County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, August 12, 2026
9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

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Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

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The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

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Enter this Meeting ID number 953 1627 6581 when prompted.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in

implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

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Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov. En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor,

Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Paul C. Getzelman – Chair
Amy Roberts – Vice Chair
Ben Work
Francisco Javier Mendoza
Jessica Hartzell
Ernesto G. Gonzalez
Ramon Gomez
Etna Monsalve
Christine Shaw
Martha Diehl

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL OF CONSENT CALENDAR

1. **APPROVAL OF THE JULY 8, 2026, PLANNING COMMISSION MEETING MINUTES.**

   Attachments: Cover Page
   Exhibit A - Draft PC Meeting Minutes 070826

9:00 A.M. – SCHEDULED MATTERS

2. **REF250009 - IMPLEMENTATION ORDINANCE FOR THE AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J)**

Public hearing to consider recommending the Board of Supervisors adopt an ordinance to amend Chapter 21.06 (Definitions), Chapter 21.08 (Establishment of Zoning Districts) to add an Agricultural and Winery Corridor Plan (AWCP) Zoning District designation, amend the Zoning Sectional District Maps to add the AWCP Combining District to associated properties, add Chapter 21.51 (Regulations for the Agricultural and Winery Corridor District), and add Chapter 21.71(Regulations for Zoning Clearances) to the Monterey County Code, to implement the Agricultural and Winery Corridor Plan.
Planning Area: Inland (non-coastal) unincorporated areas
Proposed CEQA action: Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required.

Attachments:
Staff Report
Exhibit A - Agricultural and Winery Corridor Plan Resolution
Exhibit B - Agricultural and Winery Corridor Plan Implementing Ordinance (clean)
Exhibit C - Agricultural and Winery Corridor Plan Implementing Ordinance (includes amendments to Chapter 21.06 Definitions, proposed Chapter 21.51 – Regulations for Agricultural and Winery Corridor Plan, proposed Chapter 21.71 – Regulations for Zoning Cle
Exhibit D - Agricultural and Winery Corridor Plan (Chapter 9.J. of the 2010 General Plan)
Exhibit E - Agricultural and Winery Corridor Plan Map

3. PLN220125 - MONTEREY COUNTY SHERIFFS POSSE

Public hearing to consider allowing hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.
Project Location: 395 Old Natividad Road, Salinas.
Proposed CEQA Action: Find that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - County of Monterey Zoning Administrator Letter Dated 1992
Exhibit C - Traffic Analysis Report
Exhibit D – Vicinity Map
Exhibit E - Historic Events 2017-2024
Exhibit F – Applicant Comment Letter from June 10, 2026 Planning Commission

4. Public hearing to consider an appeal by Douglas Clay of the June 11, 2026 Zoning Administrator's

decision to approve an after-the-fact Use Permit (PLN240358/Clay) to allow a Commercial Vacation Rental for transient lodging of a residential property for a period of 30 calendar days or fewer.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B – Notice of Appeal
Exhibit C - Private Road Regulation Flow Chart
Exhibit D - Property's Deed Restrictions & Private Road Agreement
Exhibit E - Public Comment
Exhibit F - Zoning Administrator Resolution No. 26-057

5. Public hearing to consider combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District, and the construction of water system infrastructure upgrades, including new pipelines, storage tanks, booster pump stations, upgraded wells, treatment systems, and water service connections to eight new residential connections. The project would require grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill. Improvements will be located within 750 feet of known archaeological resources, 100 feet of environmentally sensitive habitat areas, on slopes in excess of 25%, and require the removal of two Coast Live Oak trees.
Project Location: The project is located along Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road.
CEQA Action: Consider the previously adopted Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B – Vicinity Map
Exhibit C – North County Land Use Advisory Committee Minutes (May 6, 2026)
Exhibit D – Agricultural Advisory Committee Minutes (May 28, 2026)
Exhibit E – Final Initial Study & Mitigated Negative Declaration
Exhibit F – Mitigation Monitoring and Reporting Program
Exhibit G – Pajaro Sunny Mesa Community Services District Board of Directors adopted
Exhibit H – Land Use Map
Exhibit I – Existing Water System Locations Map
Exhibit J – Water System Improvements Map

6. **PLN260014 - WILLIAMS JASON & PAMELA FERNANDES TRS**
Public hearing to consider the removal of 11 protected trees and construction of 215 linear feet of

retaining walls on slopes in excess of 25%.

Project Location: 51 Marguerite, Carmel Valley, Carmel Valley Master Plan

Proposed CEQA Action: Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B - Vicinity Map
Exhibit C – Arborist Report and Tree Assessment (County of Monterey Library No. LIB260086), dated October 11, 2025
Exhibit D – Carmel Valley LUAC Minutes, June 15, 2026

DEPARTMENT REPORT

ADJOURNMENT

County of Monterey

Board Report

Legistar File Number: MIN 26-050

Item No.1

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

August 12, 2026

Introduced: 8/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Minutes

APPROVAL OF THE JULY 8, 2026, PLANNING COMMISSION MEETING MINUTES.

Exhibit A - Draft PC Minutes 07-08-2026

County of Monterey
Planning Commission

Agenda Item No.1

Legistar File Number: MIN 26-050

Item No.1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
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August 12, 2026

Introduced: 8/5/2026
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APPROVAL OF THE JULY 8, 2026, PLANNING COMMISSION MEETING MINUTES.

Exhibit A - Draft PC Minutes 07-08-2026

Exhibit A

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County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, July 8, 2026

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Shaw.

ROLL CALL

Present:
Paul C. Getzelman - Chair
Amy Roberts - Vice Chair
Ben Work
Francisco Javier Mendoza
Jessica Hartzell
Ernesto G. Gonzalez
Ramon Gomez
Etna Monsalve – Just Cause Appearance
Christine Shaw
Martha Diehl

Absent:
None

Secretary Beretti provided the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that an Errata Memo from staff was distributed for Agenda Item No.3 – Agricultural and Winery Corridor Plan, and additional correspondence was received for Agenda Item No.4 - PLN250286 – Carmel Reserve LLC (One Grove Inclusionary Housing) and Agenda Item No.5 – PLN250292 – Signal Hill LLC.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw requested that LUACs have the option to not recommend approval for projects within their purview on meeting minutes.

APPROVAL OF CONSENT CALENDAR

1. **LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENTS AND RESIGNATIONS**
2. Approval of the June 24, 2026, Planning Commission Meeting Minutes.

Public Comment: None

It was moved by Commissioner Gonzalez, seconded by Commissioner Shaw, and passed by the following vote to approve the consent calendar:

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell, Gonzalez
NOES: None
ABSENT: None
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

3. **REF250009 - AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J) WORKSHOP**
Receive an informational presentation on the Agricultural and Winery Corridor Plan (Chapter 9.J of the 2010 General Plan) and required implementation actions .
Planning Area: Inland (non-coastal) unincorporated areas
Proposed CEQA action: An informational presentation is exempt per CEQA Guidelines Section 15262.

Katie Scariot, Project Planner, presented the item.

Public Comment: Norm Groot

The Planning Commission received the informational presentation, no motion required.

4. **PLN250286 - CARMEL RESERVE LLC (ONE GROVE INCLUSIONARY HOUSING)**
Public hearing to consider construction of 22 affordable housing units for the September Ranch Subdivision Project. Units would be comprised of two- and three-bedroom single-family residences. The project includes approximately 11,230 cubic yards of cut and 7,800 cubic yards of fill and previously entitled removal of up to 205 Oak trees and 24 Pine trees, which were authorized under the September Ranch Subdivision Project, PLN110173-AMD1.
Project Location: 2.5 miles east of Highway 1 on the north side of Carmel Valley Road, between Canada Way & Valley Greens Drive, Carmel Valley Master Plan.
Proposed CEQA Action: Consider and find that the project is consistent with the previously certified Environmental Impact Report (EIR) and Addendum pursuant to California Environmental Quality Act (CEQA) guidelines section 15162 and 15164.

Taylor Price, Project Planner, presented the item.

Applicant/Agent Representative: Cody Phillips, Katie, Armritha Tahiliani

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Hartzell, and passed by the following vote to accept the Certified Final Revised Environmental Impact Report (SCH. NO. 1995083033) for the September Ranch Subdivision Project and find the approval of 22 inclusionary housing units does not warrant a subsequent EIR pursuant to CEQA Guidelines Section 15162 and 15164 and approve a Design Approval to allow construction of 22 inclusionary housing units, comprised of two- and three-bedroom single-family residences in a Planned Unit Development, and associated site improvements, including 22 carports with modifications to condition 12.

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell, Gonzalez
NOES: None
ABSENT: None
ABSTAIN: None

The meeting recessed at 10:25AM, and reconvened at 10:40AM

Item No. 6 was heard before Item No. 5

6. PLN220053 - TEDFORD JEFFREY R & DONNA M TRUST

Public hearing to consider major remodel of a 3,107 square foot single family dwelling, resulting in a 7,071 square foot single family dwelling, and associated site improvements, including new and replacement accessory structures (covered entry, sheds, loggia, terraces) and re-configuration of the driveway. The project also involves after-the-fact development on slopes in excess of 30 percent, restoration of previously disturbed areas with native coastal scrub plants, development within the Critical Viewshed, within 100 feet of environmentally sensitive habitat, and within 750 feet of known archaeological resources.

Project Location: 31525 Highway 1, Carmel

Proposed CEQA action: Find that the project qualifies for Class 1, Class 2, and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302 and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply.

Mary Israel, Project Planner, presented the item.

Applicant/Agent Representative: Jun Sillano

Public Comment: None

The meeting recessed at 11:10AM, and reconvened at 11:27

Clerk Navarro took roll: All commissioners present.

It was moved by Commissioner Hartzell, seconded by Commissioner Diehl,

and passed by the following vote to find that the project qualifies for Class 1, 2 and 33 Categorical Exemptions pursuant to CEQA Guidelines sections 15301, 15302, and 15333, and that none of the exceptions from CEQA Guidelines 15300.2 apply and approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow major remodel of an existing 3,107 square foot single family dwelling resulting in a 7,071 square foot dwelling, demolition of accessory structures (covered entries, sheds and loggia) and construction of a 189 square foot storage shed, 385 square foot loggia, 581 square feet of terrace, and 112 square foot covered entry with associated site improvements of 428 square feet of at-grade patio and re-configuration of the driveway adding 382 square feet of pavement, a Coastal Development Permit to allow development in the Critical Viewshed, an after-the-fact Coastal Development Permit to allow approximately 5,140 square feet of development on slopes in excess of 30%, a Restoration of approximately 2,500 square feet of slopes in excess of 30% and approximately 12,500 square feet of previously disturbed area with native plants, an after-the-fact Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (maritime chaparral/coastal scrub/sagebrush coastal scrub) and a Coastal Administrative Permit to allow development within 750 feet of archaeological resources with edits to the resolution and condition 5.

AYES: Getzelman, Mendoza, Work, Diehl, Roberts, Monsalve, Gomez, Shaw, Hartzell, Gonzalez
NOES: None
ABSENT: None
ABSTAIN: None

5. PLN250292 - SIGNAL HILL LLC

Public hearing to consider the construction of an attached 798 square foot Accessory Dwelling Unit, development within 100 feet of Environmentally Sensitive Habitat Area, development on slopes in excess of 30 percent, removal and relocation of 1 Monterey Cypress tree, and development within 750 feet of a known archaeological resource.

Project Location: 1170 Signal Hill Road, Pebble Beach

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

The Planning Commission did not hear agenda item no 5 as the item was pulled by Staff in accordance with CA Government Code section 66329. The item will go before the Chief of Planning.

DEPARTMENT REPORT

Secretary Beretti informed the Commission:

That on July 7, 2026, the Board of Supervisors heard the first Vacation Rentals appeal, and continued the hearing on the item to August 18, 2026. Staff recommended denial of approval to uphold the Zoning Administrator's decision and reminded the Commission that there is no meeting on July 29, 2026.

ADJOURNMENT

The meeting was adjourned by Chair Getzelman at 11:52 a.m.

Introduced: 8/4/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

REF250009 - IMPLEMENTATION ORDINANCE FOR THE AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J)

Public hearing to consider recommending the Board of Supervisors adopt an ordinance to amend Chapter 21.06 (Definitions), Chapter 21.08 (Establishment of Zoning Districts) to add an Agricultural and Winery Corridor Plan (AWCP) Zoning District designation, amend the Zoning Sectional District Maps to add the AWCP Combining District to associated properties, add Chapter 21.51 (Regulations for the Agricultural and Winery Corridor District), and add Chapter 21.71(Regulations for Zoning Clearances) to the Monterey County Code, to implement the Agricultural and Winery Corridor Plan.

Planning Area: Inland (non-coastal) unincorporated areas

Proposed CEQA action: Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution recommending that the Board of Supervisors:

1. Find the project is consistent with the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162;
2. Adopt a draft ordinance amending and adding the following sections to the Monterey County Code (MCC) to implement the Agricultural and Winery Corridor Plan of the 2010 General Plan which includes the following:
    a. Amend Chapter 21.06 of the MCC (Definitions);
    b. Amend Chapter 21.08 of the MCC (Establishment and Designation of Zoning Districts);
    c. Amend associated Zoning Sectional District Maps to add the AWCP Combining District to associated properties;
    d. Add Chapter 21.51 to the MCC (Regulations of the Agricultural Winery Corridor Plan Zoning District or "AWCP" District) as a Combining District to Title 21; and
    e. Add Chapter 21.71 to the MCC (Regulations for Zoning Clearances).

SUMMARY:

On October 26, 2010, pursuant to California Government Code Section 65350 *et seq*., the Board of Supervisors of the County of Monterey adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County ("2010 General Plan") (Board of Supervisors Resolution No. 10-291).

The Agricultural and Winery Corridor Plan (AWCP) was envisioned to encourage the development of agricultural and winery-related uses within specifically designated areas of unincorporated Monterey County. The AWCP Area is intended to address viticulture-related uses in three specific planning areas (Toro, Central Salinas Valley, and South County). The AWCP is divided into three segments that make up the broader AWCP: River Road, Jolon Road, and Metz Road. The AWCP is intended to provide additional detail for project approvals in these areas and, in certain instances, provide for simplified project approvals and environmental review. These simplified project approvals and environmental reviews were identified and analyzed as a part of the 2010 General Plan FEIR. https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/2010-monterey-county-general-plan-adopted-october-26-2010/final-environmental-impact-report-feir

A significant portion of unincorporated Monterey County's agricultural land was utilized for grape production at the time the 2010 General Plan was adopted. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. Recent trends in the wine industry have shown a decline in grape production in recent years, but other crops remain of economic value. Adoption of implementing regulations for the AWCP would allow for streamlined approval of certain agricultural and winery related uses and result in implementation of Chapter 9.J of the 2010 General Plan.

Staff requests that the Planning Commission provide direction on how "agricultural/winery visitor serving uses" should be addressed in the draft regulations. Staff also requests that the Planning Commission recommend that the Board of Supervisors adopt a resolution to amend various chapters of Title 21 Zoning, add Chapters 21.51 - Regulations for Agricultural Winery Corridor Plan and Chapter 21.71 - Regulations for Zoning Clearances, and amend the Zoning Sectional District Maps for specific parcels to implement Chapter 9.J AWCP of the 2010 General Plan.

DISCUSSION:

Background
In April of 2001, the Monterey County Vintners and Growers Association (now dissolved) made a presentation to the Board of Supervisors ("Board") on problems facing the wine industry in Monterey County. The Board then appointed a committee that developed a "Winery Corridor Plan" to help keep the wine industry economically viable.

At the time of adoption of the 2010 General Plan, a significant portion of unincorporated Monterey County's agricultural land was utilized for grape production. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. The AWCP was designed to provide a long-range plan for development of agricultural and winery related uses within specific areas of the County and provide a framework for the assessment of environmental impacts associated with such a plan. The AWCP encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. Trends over the last ten years,

however, show a decline in wine grape production in the County. The 2025 Monterey County Crop and Livestock Report wine grapes have continued to decline for a second year in a row and experienced a 25% decline in gross value caused by oversupply and reduced demand reflecting changing consumer preferences. According to the 2025 Monterey County Crop and Livestock Report top crops such as strawberries, leaf lettuce, head lettuce continues to be valuable crops. Monterey County is again the fourth highest ag producing county in California.

In response to these on-going challenges, the Monterey County Vintners and Growers Association ("Association") announced in August 2025 that they would dissolve. There has been a significant shift throughout the industry such as winery mergers, acquisitions, and ongoing economic challenges to the wine sector. Although the Association has dissolved, local growers in Monterey County remain active with the Monterey County agricultural industry. Notably, the Monterey County Farm Bureau remains a unified voice for farmers and ranchers within the County. The implementation of the AWCP could provide further support for the struggling winery industry and bolster the overall agricultural industry as discussed below.

Components of the AWCP

The Agricultural and Winery Corridor Plan is broken down into four sections:

1. Introduction: identifies regional setting for AWCP, project background and plan objectives
2. Project Description: discusses purpose and intent of the corridor, a description of the geographic extent of the winery corridor, development potential and circulation constraints.
3. Development Standards/Design Guidelines: Section of the AWCP that defines allowable number of facilities, allowed uses, uses requiring a ministerial approval, uses requiring an administrative permit, development standards, regulations for special winery related events for 500 or more people, and design criteria for development within the corridor.
4. Implementation: Section that provides information on general administration, review and approval of projects within the corridor, environmental review for projects that are consistent with the AWCP, and financing options for the AWCP.

For additional information on any of these sections, please see **Exhibit D.**

Role of Base Zoning District and Combining District

Properties within the AWCP have a base zoning district such as "Farmlands" zoning district that permit agricultural related uses. The Farmlands zoning district is the base zoning district for most properties within the AWCP. This base zoning district and any existing agricultural uses allowed on properties located within the AWCP would not change due to adoption of implementing regulations for the AWCP. Rather, in addition to the existing zoning districts, the AWCP Combining District would enact as an overlay to the properties within the corridor. The intention of the combining district is to help streamline permit processes associated with certain agricultural and winery uses within the corridor and works in conjunction with allowed uses through the base zoning district (i.e. Farmlands).

The AWCP provides procedures and a framework for the corridor where certain uses qualify for a more streamlined approval process than may otherwise be allowed by the base zoning district

to incentivize development that furthers the development of viticultural and agricultural related uses.

Overview of Zoning Code Amendments
As outlined in the 2010 General Plan, the AWCP was envisioned as a Combining District. As discussed above, the AWCP combining district would overlay on all existing zoning districts in the AWCP Area. The AWCP combining district already exists and is in effect as of 2010 General Plan adoption, but this action will codify the AWCP zoning district in Title 21 (proposed Chapter 21.51) and on the County's zoning maps. Additionally, development of a new section of Title 21 (proposed Chapter 21.71) related to granting of a zoning clearance for AWCP uses requiring issuance of a ministerial approval.

A summary of the revisions to Title 21 to implement the AWCP include:

- Establishment of a new Chapter of Title 21 (Chapter 21.51), regulations for the AWCP Zoning District that codify Chapter 9.J. of the 2010 General Plan (**Exhibit D**) into the MCC. Staff recommends incorporation of various components of the Chapter with reference to the 2010 General Plan, with other sections requiring more specificity be detailed in the ordinance.
- Adding and amending various definitions in Title 21 for agricultural and winery-related items to ensure Title 21 compliance with the 2010 General Plan and Chapter 9.J (Agricultural and Winery Corridor Plan).
- Carry forward the applicability where the AWCP governs if it conflicts with other portions of the MCC, the 2010 General Plan, or associated Area Plans. (Section 21.51.030).
- Establish uses allowed with ministerial process in the AWCP. MCC does not currently have a codified ministerial approval process. Chapter 21.51 includes new regulations that govern the granting of a "zoning clearance" for uses in the AWCP that qualify for a ministerial process (see Chapter 21.71). The proposed ministerial process was modeled after other jurisdictions and formatted to be consistent with the structure of existing County regulations. (Section 21.51.060).
- Establish objective design standards for uses requiring ministerial approval where Chapter 9.J. is silent (Section 21.51.080)
- Establish uses allowed with an administrative permit, which uses the existing administrative permit process established by Chapter 21.70. (Section 21.51.070).
- Establish site development standards for development in the Agricultural and Winery Corridor that were vetted as a part of the 2010 General Plan public process and FEIR. (Section 21.51.080).
- Establish the Special Winery Related Event Permit to create a clear approval process and standards for special events with 500 or more people. This permitting process was previously contemplated as a part of the 2010 General Plan public engagement process and FEIR. (Section 21.51.100).
- Updating the zoning sectional district maps to reflect the creation of the AWCP Combining District for parcels located within the AWCP Area (Section 21.08.060)
- Establishment of a new Chapter of Title 21 (Chapter 21.71), regulations for zoning clearances to allow for issuance of ministerial approval.

Zoning Clearance Process
The AWCP includes specific uses that are allowed subject to a ministerial approval subject to being consistent with the requirements of the AWCP. The MCC does not include procedures for processing ministerial approval, prompting the creation of Chapter 21.71 Regulations for Zoning Clearance. The 2010 General Plan FEIR contemplated specific uses that are allowed subject to a ministerial approval. Uses requiring an administrative permit or other discretionary approval as identified in the plan may require additional environmental review depending on the characteristics of the project and if it exceeds what was contemplated in the FEIR.

Projects requesting a ministerial approval would be reviewed for consistency with the criteria in the AWCP, including compliance with various development and design standards, for the Chief of Planning to approve the establishment of the use. Ministerial approvals are not subject to any other zoning review by the County. Staff have reviewed other jurisdictions procedures for processing ministerial approvals and informed development of the draft ordinance before the Planning Commission. Objective design standards have been included in Chapter 21.51.080 to ensure that projects that qualify for ministerial approval have clear standards that need to be met for processing. These standards include those listed in the AWCP and additional standards listed in the chapter where the AWCP was silent (i.e. landscaping and lighting requirements).

Agricultural Advisory Committee Review
On April 24, 2025, the AWCP went before the Agricultural Advisory Committee ("AAC"). Staff received a recommendation from the AAC to bring the draft ordinance to the Planning Commission with minor edits and recommendations. Some of the edits and recommendations the AAC had were:

- Concerns were raised by the AAC regarding the number of units that an "Inn" could have. Members of the AAC that were present during the adoption of the 2010 General Plan recalled the intention of an "Inn" to be small and quaint. Some members of the AAC recommended a 10-room limitation.
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AWCP Informational Presentation and Follow Up
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During the presentation staff received questions and comments from the Planning Commission as well as public comment from the Monterey County Farm Bureau (MCFB). The Planning

Commission expressed specific interest in understanding the overarching purpose and goals of the AWCP and how provisions of the AWCP may be applicable to other uses outside of wine and viticulture.

Staff reviewed the AWCP with these questions in mind. Overall, the main emphasis of the AWCP as noted in the Project Background and Plan Objectives (Sections 1.2 and 1.3 of AWCP) is to provide a long-range program in the 2010 General Plan that provides a planned approach to how the wine industry develops and encourages wine related economic growth in the Salinas Valley. While the primary intent was to broadly support the wine industry, there are a number of provisions in the AWCP clearly intended to benefit the agricultural industry as a whole. Due to a lack of clarity, staff want to provide further explanation on areas that allow for development of agricultural uses in the corridor where viticulture and wine are not the primary focus.

Staff also wanted to provide some clarification on the following definitions and uses as defined in the AWCP and how these definitions encourage different types of agricultural uses:

- *"Winer*y": Title 21.06.1400 of the Monterey County Code define a Winery to mean "an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations." However, staff proposes to edit the definition of Winery to mean "an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, warehousing, wine tasting facility, administrative office functions including wholesale and retail sales of associated wine and wine related items, and events."
    - Staff believes that the proposed definition of Winery would allow for the distillation of other types of spirits outside of wine grapes. The definition would then encompass uses such as producing hard ciders and various other spirits.
- *Industry-Wide (Winery) Events:* The 2010 General Plan and draft ordinance define Industry-Wide (Winery) Events to mean "…are special events, festivals and programs sponsored by vintner(s) or the Monterey County Vintners and Growers Association or its successor to feature Monterey County wineries and wine, educate the public on viticulture or generally promote the Agricultural and Winery Corridor."
    - Staff interpret this definition to allow for events that generally promote the wider Agricultural Winery Corridor, in addition to the wine industry
- *Agricultural/Winery Related Visitor-Serving Uses*: The 2010 General Plan allows for these uses but is silent on providing a definition. As part of the draft ordinance, Agricultural/Winery Related Visitor-Serving Uses are defined to mean "…visitor serving activities that are principally established to serve the on-site winery activities, and which rely on the on-site winery as its major means of support. Agricultural/Winery related visitor-serving uses include but are not limited to produce stands, gift shops,

boutique cheese factories and processing facilities, boutique olive oil processing facilities, and boutique grocery stores."

- As noted in the AWCP, agricultural/winery related visitor serving uses are allowed ministerially but are not clearly defined. Staff brought this definition to the AAC at its meeting on April 24, 2025 for input and guidance, which informed this definition. The proposed definition attempts to add clarity and include other suggested examples beyond just "produce stand" as noted in the AWCP. This definition was also modeled off how the AWCP treats ministerially approved uses, which require that these uses be developed in conjunction with a winery.

Staff recommend and have added provisions to clarify approval processes for agricultural/ winery visitor serving uses to clarify procedures and applicability for other agricultural/visitor related uses where a viticultural or winery use is not present. Section 21.51.070(G) states:

- Agricultural Visitor Serving Uses allowed in Section 21.51.060 without a winery on-site and other agricultural visitor serving uses that are in keeping with the character and nature of the AWCP.

These projects would require an administrative permit, subject to review and approval by the Chief of Planning. Staff proposes this addition to allow for a wider array of agricultural tourism-related uses to be streamlined in a similar manner and treated as winery adjunct uses that are proposed without a winery component in Chapter 9J in the 2010 General Plan (allowed with an administrative permit). Projects could still qualify for streamlining under the 2010 General Plan FEIR with only focused studies as needed if cumulative impacts may occur due to establishment of the use.

Follow Up with Monterey County Farm Bureau (MCFB)
Staff met with a representative of the MCFB to discuss questions raised during July 8, 2026, informational presentation and provided further clarification on AWCP. The MCFB staff also provided additional information to staff on changes in the wine industry since adoption of the 2010 General Plan and the AWCP.

CEQA:
This ordinance implements the 2010 General Plan by establishing regulations for development in the AWCP Combining District. Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District and various MCC amendments to implement the combing district were analyzed in the 2010 General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified. This project is consistent with the scope of the previously certified Final Environmental Impact Report ("FEIR") for the 2010 General Plan, pursuant to CEQA Guidelines Section 15162.

OTHER AGENCY INVOLVEMENT:
The Office of the County Counsel has reviewed and approved the ordinance as to form. The AAC reviewed and provided recommendations on the draft ordinance as discussed above.

Prepared by: Katie Scariot, Assistant Planner (831) 796-6083
Prepared and Reviewed by: Sarah Wikle, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:
Exhibit A - Agricultural and Winery Corridor Plan Resolution
Exhibit B - Agricultural and Winery Corridor Plan Implementing Ordinance (clean)
Exhibit C - Agricultural and Winery Corridor Plan Implementing Ordinance (includes amendments to Chapter 21.06 Definitions, proposed Chapter 21.51 - Regulations for Agricultural and Winery Corridor Plan, proposed Chapter 21.71 - Regulations for Zoning Clearance, and proposed Sectional Maps) (redline)
Exhibit D - Agricultural and Winery Corridor Plan (Chapter 9.J. of the 2010 General Plan)
Exhibit E - Agricultural and Winery Corridor Plan Map

cc: Katie Scariot, Assistant Planner; Sarah Wikle, Principal Planner; Melanie Beretti, AICP, Chief of Planning; Craig Spencer, HCD Director; Fionna Jensen, Principal Planner; Jacquelyn Nickerson, Principal Planner, Elizabeth Gonzales, Permit Center Manager; Front Counter Copy; Land Use Advisory, Agricultural Commissioner Office; Agricultural Advisory Committee Interested Parties, AWCP Interested Parties List; **REF250009.**

Introduced: 8/4/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

REF250009 - IMPLEMENTATION ORDINANCE FOR THE AGRICULTURAL AND WINERY CORRIDOR PLAN (2010 MONTEREY COUNTY GENERAL PLAN CHAPTER 9.J)

Public hearing to consider recommending the Board of Supervisors adopt an ordinance to amend Chapter 21.06 (Definitions), Chapter 21.08 (Establishment of Zoning Districts) to add an Agricultural and Winery Corridor Plan (AWCP) Zoning District designation, amend the Zoning Sectional District Maps to add the AWCP Combining District to associated properties, add Chapter 21.51 (Regulations for the Agricultural and Winery Corridor District), and add Chapter 21.71(Regulations for Zoning Clearances) to the Monterey County Code, to implement the Agricultural and Winery Corridor Plan.

Planning Area: Inland (non-coastal) unincorporated areas

Proposed CEQA action: Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required.

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution recommending that the Board of Supervisors:

1. Find the project is consistent with the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162;
2. Adopt a draft ordinance amending and adding the following sections to the Monterey County Code (MCC) to implement the Agricultural and Winery Corridor Plan of the 2010 General Plan which includes the following:
    a. Amend Chapter 21.06 of the MCC (Definitions);
    b. Amend Chapter 21.08 of the MCC (Establishment and Designation of Zoning Districts);
    c. Amend associated Zoning Sectional District Maps to add the AWCP Combining District to associated properties;
    d. Add Chapter 21.51 to the MCC (Regulations of the Agricultural Winery Corridor Plan Zoning District or “AWCP” District) as a Combining District to Title 21; and
    e. Add Chapter 21.71 to the MCC (Regulations for Zoning Clearances).

SUMMARY:

On October 26, 2010, pursuant to California Government Code Section 65350 *et seq*., the Board of Supervisors of the County of Monterey adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County (“2010 General Plan”) (Board of Supervisors Resolution No. 10-291).

The Agricultural and Winery Corridor Plan (AWCP) was envisioned to encourage the development of agricultural and winery-related uses within specifically designated areas of unincorporated Monterey County. The AWCP Area is intended to address viticulture-related uses in three specific planning areas (Toro, Central Salinas Valley, and South County). The AWCP is divided into three segments that make up the broader AWCP: River Road, Jolon Road, and Metz Road. The AWCP is intended to provide additional detail for project approvals in these areas and, in certain instances, provide for simplified project approvals and environmental review. These simplified project approvals and environmental reviews were identified and analyzed as a part of the 2010 General Plan FEIR. https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/2010-monterey-county-general-plan-adopted-october-26-2010/final-environmental-impact-report-feir

A significant portion of unincorporated Monterey County's agricultural land was utilized for grape production at the time the 2010 General Plan was adopted. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. Recent trends in the wine industry have shown a decline in grape production in recent years, but other crops remain of economic value. Adoption of implementing regulations for the AWCP would allow for streamlined approval of certain agricultural and winery related uses and result in implementation of Chapter 9.J of the 2010 General Plan.

Staff requests that the Planning Commission provide direction on how "agricultural/winery visitor serving uses" should be addressed in the draft regulations. Staff also requests that the Planning Commission recommend that the Board of Supervisors adopt a resolution to amend various chapters of Title 21 Zoning, add Chapters 21.51 - Regulations for Agricultural Winery Corridor Plan and Chapter 21.71 - Regulations for Zoning Clearances, and amend the Zoning Sectional District Maps for specific parcels to implement Chapter 9.J AWCP of the 2010 General Plan.

DISCUSSION:

Background

In April of 2001, the Monterey County Vintners and Growers Association (now dissolved) made a presentation to the Board of Supervisors ("Board") on problems facing the wine industry in Monterey County. The Board then appointed a committee that developed a "Winery Corridor Plan" to help keep the wine industry economically viable.

At the time of adoption of the 2010 General Plan, a significant portion of unincorporated Monterey County's agricultural land was utilized for grape production. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. The AWCP was designed to provide a long-range plan for development of agricultural and winery related uses within specific areas of the County and provide a framework for the assessment of environmental impacts associated with such a plan. The AWCP encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. Trends over the last ten years, however, show a decline in wine grape production in the County. The 2025 Monterey County Crop and Livestock Report wine grapes have continued to decline for a

second year in a row and experienced a 25% decline in gross value caused by oversupply and reduced demand reflecting changing consumer preferences. According to the 2025 Monterey County Crop and Livestock Report top crops such as strawberries, leaf lettuce, head lettuce continues to be valuable crops. Monterey County is again the fourth highest ag producing county in California.

In response to these on-going challenges, the Monterey County Vintners and Growers Association ("Association") announced in August 2025 that they would dissolve. There has been a significant shift throughout the industry such as winery mergers, acquisitions, and ongoing economic challenges to the wine sector. Although the Association has dissolved, local growers in Monterey County remain active with the Monterey County agricultural industry. Notably, the Monterey County Farm Bureau remains a unified voice for farmers and ranchers within the County. The implementation of the AWCP could provide further support for the struggling winery industry and bolster the overall agricultural industry as discussed below.

Components of the AWCP

The Agricultural and Winery Corridor Plan is broken down into four sections:

1. Introduction: identifies regional setting for AWCP, project background and plan objectives
2. Project Description: discusses purpose and intent of the corridor, a description of the geographic extent of the winery corridor, development potential and circulation constraints.
3. Development Standards/Design Guidelines: Section of the AWCP that defines allowable number of facilities, allowed uses, uses requiring a ministerial approval, uses requiring an administrative permit, development standards, regulations for special winery related events for 500 or more people, and design criteria for development within the corridor.
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For additional information on any of these sections, please see **Exhibit D.**

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discussed above, the AWCP combining district would overlay on all existing zoning districts in the AWCP Area. The AWCP combining district already exists and is in effect as of 2010 General Plan adoption, but this action will codify the AWCP zoning district in Title 21 (proposed Chapter 21.51) and on the County's zoning maps. Additionally, development of a new section of Title 21 (proposed Chapter 21.71) related to granting of a zoning clearance for AWCP uses requiring issuance of a ministerial approval.

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Prepared and Reviewed by: Sarah Wikle, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

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Exhibit D - Agricultural and Winery Corridor Plan (Chapter 9.J. of the 2010 General Plan)
Exhibit E - Agricultural and Winery Corridor Plan Map

cc: Katie Scariot, Assistant Planner; Sarah Wikle, Principal Planner; Melanie Beretti, AICP, Chief of Planning; Craig Spencer, HCD Director; Fionna Jensen, Principal Planner; Jacquelyn Nickerson, Principal Planner, Elizabeth Gonzales, Permit Center Manager; Front Counter Copy; Land Use Advisory, Agricultural Commissioner Office; Agricultural Advisory Committee Interested Parties, AWCP Interested Parties List; **REF250009.**

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
REGULATIONS TO IMPLEMENT THE AGRICULTURAL AND WINERY CORRIDOR PLAN (CHAPTER 9.J.) OF THE 2010 GENERAL PLAN (REF250009)
RESOLUTION NO.

Resolution by the County of Monterey Planning Commission recommending that the County of Monterey Board of Supervisors:

1. Find the project is consistent with the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162;
2. Adopt an ordinance amending and adding the following sections to the Monterey County Code (MCC) to implement the Agricultural and Winery Corridor Plan of the 2010 General Plan, which includes the following:
    a. Amend Chapter 21.06 of the MCC (Definitions);
    b. Amend Chapter 21.08 of the MCC (Establishment and Designation of Zoning Districts);
    c. Amend associated Zoning Sectional District Maps to add the AWCP Combining District to associated properties;
    d. Add Chapter 21.51 to the MCC (Regulations of the Agricultural Winery Corridor Plan Zoning District or "AWCP" District) as a

Combining District to Title 21; and
e. Add Chapter 21.71 to the MCC (Regulations for Zoning Clearances).

The proposed ordinance amending and adding regulations to the MONTEREY COUNTY CODE TO IMPLEMENT THE AGRICULTURAL AND WINERY CORRIDOR PLAN came before the Planning Commission at a duly noticed public hearing on August 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony and other evidence presented, the Planning Commission forwards the following recommendation to the Board of Supervisors with reference to the following facts:

I. RECITALS

1. On October 26, 2010, pursuant to California Government Code Section 65350 *et seq*., the Board of Supervisors of the County of Monterey adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County ("2010 General Plan") (Board of Supervisors Resolution No. 10-291).

2. Policies AG-4.3 and AWCP-4.4 of the General Plan requires establishment and maintaining an "Agricultural and Winery Corridor Plan" ("AWCP") zoning overlay district for properties located within the Plan boundary. The current Monterey County inland zoning ordinance, Title 21 of the Monterey County Code, does not contain an AWCP zoning overlay district.

3. The ordinance would add an "AWCP" Combining District to Title 21 of the Monterey County Code to implement the 2010 General Plan and provide consistency between County's inland zoning ordinance and the 2010 General Plan.

4. The AWCP was envisioned to encourage the development of agricultural and winery-related uses within specifically designated areas of unincorporated Monterey County. The AWCP Area is intended to address viticulture-related uses in three specific Planning Areas (Toro, Central Salinas Valley, and South County). The AWCP is divided into three segments that make up the broader AWCP: River Road, Jolon Road, and Metz Road. The AWCP is intended to provide additional detail for project approvals in these areas and, in certain instances, provide for simplified project approvals and environmental review.

5. At the time of adoption of the 2010 General Plan, a significant portion of unincorporated Monterey County's agricultural land was utilized for grape production. Wine grapes were one of the top crops by value in the County and continue to be an important contributor to the County's agricultural economy. The AWCP encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. Trends over the last ten years, however, show a decline in wine grape

production in the County. The 2025 Monterey County Crop and Livestock Report wine grapes have continued to decline for a second year in a row and experienced a 25% decline in gross value caused by oversupply and reduced demand reflecting changing consumer preferences. However, according to the 2025 Monterey County Crop and Livestock Report top crops such as strawberries, leaf lettuce, head lettuce continues to be valuable crops. Monterey County is again the fourth highest ag producing County in California. Adoption of regulations to implement the AWCP, is anticipated to provide streamlined approval process for projects meeting certain criteria that further the purpose and intent of the AWCP.

6. On October 26, 2010, the Board of Supervisors of Monterey County certified an Environmental Impact Report ("EIR") prepared for the 2010 General Plan (Resolution No. 10-290). The EIR evaluated environmental impacts associated with implementation of the 2010 General Plan, including changes in land use designations. Pursuant to Section 15162 of the California Environmental Quality Act ("CEQA") Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District were analyzed in the 2010 General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified.

7. The AWCP was envisioned to encourage the development of agricultural and winery-related uses within specifically designated areas of Monterey County. As noted above, the AWCP is intended to provide additional detail for project approvals in these areas and, in certain instances, provide for simplified project approvals and environmental review. These simplified project approvals and environmental reviews were identified and analyzed as a part of the 2010 General Plan FEIR. (https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/2010-monterey-county-general-plan-adopted-october-26-2010/final-environmental-impact-report-feir)

8. The ordinance implements the 2010 General Plan by establishing regulations for development in the AWCP Combining District. Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District and various MCC amendments to implement the combing district were analyzed in the 2010 General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified. This project is consistent with the scope of the previously certified Final Environmental Impact Report ("FEIR") for the 2010 General Plan, pursuant to CEQA Guidelines Section 15162.

9. The AWCP combining district would overlay on all existing zoning districts in the AWCP Area. The AWCP combining district would not change or alter the underlying zoning district. This overlay already exists and is in effect as of the 2010 General Plan adoption, but this action will codify the AWCP zoning district in Title 21, modify and add various definitions to implement the AWCP in Title 21, and modify the County's sectional district maps to include the "AWCP" combining district, and codify a new section of Title 21 related to granting of a zoning clearance for uses requiring issuance of a ministerial permit.

10. On April 24, 2025, the Agricultural Advisory Committee ("AAC") recommended that staff bring a revised draft ordinance forward to the Planning Commission. The AAC provided edits and comments to staff. Staff then implemented the recommended edits proposed by the AAC as shown in Exhibit B.

11. On June 4, 2026, staff published a public hearing notice for REF250009 – Agricultural and Winery Corridor Plan and Zoning Clearance Ordinance to be heard at the June 24, 2026 Planning Commission Hearing.

12. On June 24, 2026, staff requested a continuance to a date certain of August 12, 2026 to allow staff more time to finalize the ordinance. The Planning Commission requested staff to provide a presentation on the Agricultural and Winery Corridor Plan on July 8, 2026 to provide a general overview of the AWCP as a whole.

13. On July 8, 2026, staff provided an informational presentation to the Planning Commission to provide an overview of Chapter 9.J Agricultural and Winery Corridor Plan of the 2010 General Plan. During the presentation staff received questions and comments from the Planning Commission and public comment from the Monterey County Farmer Bureau.

II. DECISION

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that the Board of Supervisors:

1) Find the project is consistent with the scope of the previously certified Final Environmental Impact Report (FEIR) for the 2010 General Plan, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162;
2) Adopt an ordinance amending and adding the following sections to the Monterey County Code (MCC) to implement the Agricultural and Winery Corridor Plan of the 2010 General Plan, which includes the following:
    a. Amend Chapter 21.06 of the MCC (Definitions);
    b. Amend Chapter 21.08 of the MCC (Establishment and Designation of Zoning Districts);
    c. Amend associated Zoning Sectional District Maps to add the AWCP Combining District to associated properties;
    d. Add Chapter 21.51 to the MCC (Regulations of the Agricultural Winery Corridor Plan Zoning District or "AWCP" District) as a Combining District to Title 21; and
    e. Add Chapter 21.71 to the MCC (Regulations for Zoning Clearances).

PASSED AND ADOPTED on this 12th day of August 2026, by the following vote:

AYES:
NOES:
ABSENT:

By: _____
Melanie Beretti, AICP
Planning Commission Secretary

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Exhibit B

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ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING CHAPTERS 21.06 AND 21.08, AND ADDING CHAPTERS 21.51 AND 21.71 TO THE MONTEREY COUNTY CODE RELATING TO REGULATIONS FOR THE AGRICULTURAL AND WINERY CORRIDOR PLAN DISTRICT

County Counsel Summary

This Ordinance adds Chapter 21.51 to the Monterey County Code to establish an Agricultural and Winery Corridor Plan Combining District ("District") and implementing regulations for development in the District to implement the policies of the 2010 County of Monterey General Plan. The ordinance also adds Chapter 21.71 to the Monterey County Code to establish a Zoning Clearance process for certain types of development in the District. Lastly, the ordinance amends numerous definitions of Chapter 21.06 relative to the District, and amends Chapter 21.08 to amend the sectional district maps to add the District.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Findings and Declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey ("County") may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. On October 26, 2010, pursuant to California Government Code Section 65350 *et seq*., the Board of Supervisors of the County of Monterey ("Board") adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County ("General Plan") (Board of Supervisors Resolution No. 10-291).

C. Policy AWCP-4.4 of the General Plan establishes an Agricultural and Winery Corridor Plan ("AWCP") zoning overlay district for properties located within the AWCP Plan boundary. Title 21 of the Monterey County Code ("MCC") needs to be amended to add the AWCP zoning overlay district to ensure consistence with the General Plan.

D. This ordinance adds the AWCP Combining District to the MCC to implement the General Plan and provide consistency between County's inland zoning ordinance and the General Plan.

E. This ordinance also encourages agriculture and winery-related economic growth in the Salinas Valley and provides for a planned approach for the development of agricultural and winery-related uses within specific areas of Monterey County.

F. On October 26, 2010, the Board certified an Environmental Impact Report ("EIR") prepared for the General Plan (Resolution No. 10-290). The EIR evaluated environmental impacts associated with implementation of the General Plan, including changes in land use designations. This ordinance implements the General Plan by establishing regulations for development in the AWCP Combining District. Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District were analyzed in the General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified.

G. Since the adoption of the 2010 General Plan, the winery industry has changed. In recent years there has been a significant shift in the winery industry as there is an oversupply of wine grapes due to alcohol consumption being down. The shift has been experienced at a national level but more specifically it has been felt in Monterey County.

H. In 2025, the Monterey County Vintners & Growers Association dissolved due to the industry wide shift, winery mergers, acquisitions, and various economic challenges.

I. This ordinance encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. Although the Vintners & Growers Association has since dissolved, local growers and vintners continue to work together towards rebuilding a thriving winery industry in Monterey County.

SECTION 2. Section 21.06.102 is hereby added to the Monterey County Code to read as follows:

"Arterial Road" means as defined in Section 14.04.010.A.

SECTION 3. Section 21.06.235 is hereby added to the Monterey County Code to read as follows:

"County Highway" means as defined in Section 14.04.010.A.

SECTION 4. Section 21.06.285 is hereby added to the Monterey County Code to read as follows:

"Delicatessen" means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption.

SECTION 5. Section 21.06.565 is hereby added to the Monterey County Code to read as follows:

"Food facility" means an operation that stores, prepares, packages serves, vends, or otherwise provides food for human consumption at the retail level as defined by Section 113789

of the California Health Safety Code commonly known as the “California Uniform Retail Food Facilities Law”.

SECTION 6. Section 21.06.697 is hereby added to the Monterey County Code to read as follows:

“Inn” means a “Hotel” as defined in Section 21.06.660 or “Motel” as defined in Section 21.06.810, and subject to the criteria outlined in Section 21.51.060.

SECTION 7. Section 21.06.945 is hereby added to the Monterey County Code to read as follows:

“Restaurant” means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption, or as otherwise defined in 14 California Code of Regulations Section 18982(a)(64).

SECTION 8. Section 21.06.1400 of the Monterey County Code is hereby amended to read as follows:

“Winery” means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, warehousing, wine tasting facility, administrative office functions including wholesale and retail sales of associated wine and wine related items, and events.

SECTION 9. Section 21.06.1425 is hereby added to the Monterey County Code to read as follows:

“Winery Tasting Facilities” means a bonded Winery Tasting Facility, also known as an "on or off winery premise,” as provided by federal law under the jurisdiction of the Tax and Trade Bureau. A Winery Tasting Facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine related items, events, warehousing, and storage.

SECTION 10. Section 21.08.020 of the Monterey County Code is hereby amended to read as follows:

Designation	**District Name**
AWCP	Agricultural and Winery Corridor District
B	Building Site District
D	Design Control District
S	Site Plan Review District
VS	Visual Sensitivity District
A	Limited Agricultural District
HMP	Industrial Hemp District
UR	Urban Reserve District

RAZ	Residential Allocation District
HR	Historical Resources District
Z	Street Improvements District
RES	Regulations for Parking and Use of Major Recreational Equipment Storage Seaward Zone

SECTION 11. Chapter 21.51 is hereby added to the Monterey County Code to read as follows:

CHAPTER 21.51
REGULATIONS FOR AGRICULTURAL AND WINERY CORRIDOR DISTRICT OR "AWCP" DISTRICT

21.51.010 Purpose.
21.51.020 Definitions.
21.51.030 Applicability.
21.51.040 Number of facilities allowed.
21.51.050 Uses allowed.
21.51.060 Uses allowed – Zoning clearance required in each case.
21.51.070 Uses allowed – Administrative permit required in each case.
21.51.080 Site development standards.
21.51.090 Special winery-related events, 151 persons to 500 persons.
21.51.100 Special winery-related events, more than 500 persons.

21.51.010 Purpose.

The purpose of this Chapter is to identify agricultural and winery-related uses as established in the 2010 Monterey County General Plan and adopted Agricultural and Winery Corridor Plan. The Agricultural and Winery Corridor provides a long-range plan for development that supports the wine industry and winery-related uses. The intent of this Chapter is to provide standards for development in the Agricultural and Winery Corridor and clearly state the uses allowed in the Agricultural and Winery Corridor Combining District.

21.51.020 Definitions.

For the purpose of this Chapter, certain terms used in this Chapter shall be as defined below. The definitions in Chapter 21.06 shall otherwise apply.

A. "Agricultural and Winery Corridor" means three planning areas (River Road segment, Metz Road segment, and Jolon Road segment) located in unincorporated Monterey County where agriculture and winery-related growth and development is prioritized as outlined in Chapter 9.J Agricultural and Winery Corridor Plan in the 2010 General Plan.

B. "Agricultural/Winery related visitor-serving uses" means visitor serving activities that are principally established to serve the on-site winery activities, and which rely on the on-site winery as its major means of support. Agricultural/Winery related visitor-serving uses include but are not limited to produce stands, gift shops, boutique cheese factories and processing facilities, boutique olive oil processing facilities, and boutique grocery stores.

C. "Industry-Wide (Winery) Events" are special events, festivals and programs sponsored by vintner(s) or the Monterey County Vintners and Growers Association or its successor to feature Monterey County wineries and wine, educate the public on viticulture or generally promote the Agricultural and Winery Corridor.

D. "Visitor Center" means a location that provides visitor information about the Agricultural and Winery Corridor to the visiting public. There can be up to two Visitor Centers established within the vicinity of Highway 101 and Arroyo Seco Road and/or near Highway 68 and Reservation and River Road.

E. "Winery Adjunct Uses" means uses not considered an inherent part of a winery, but frequently associated with wineries and the agricultural tourism industry. Winery Adjunct Uses include, but are not limited to, restaurants, delicatessens, events, and concerts.

F. "Winery, Artisan" means a winery that produces between 2,000 and 50,000 cases per year, with a Winery Tasting Facility up to 2,500 square feet in size.

G. "Winery, Full-scale" means a winery that produces more than 50,000 cases per year.

H. "Winery-Related Events" means events held at wineries and tasting facilities for the purpose of promoting and marketing agricultural products grown or processed in the County. Winery-related events such as weddings, advertised fund raising events, company holiday parties, and employee related private events are secondary and incidental to agricultural production activities occurring onsite and/or in the area.

21.51.030 Applicability.

A. The provisions of this Chapter shall only apply in districts that are combined with the "AWCP" District when an applicant proposes development related to the wine industry.

B. Where provisions of this Title or other Area Plans and the provisions of the Agricultural Winery Corridor Plan differ, the provisions of the Agricultural Winery Corridor Plan shall prevail.

21.51.040 Number of facilities allowed.

The number of facilities allowed within the Agricultural Winery Corridor is prescribed in the Agricultural Winery Corridor Plan at Section 3.1 General Regulations in Chapter 9.J of the 2010 General Plan.

21.51.050 Uses allowed.

The following uses shall be allowed at facilities approved under the AWCP located within the designated corridor.

A. Winery Adjunct Uses.

B. Industry-wide events up to 150 people at any one venue at any one time.

C. Winery-related events up to 150 people at any one venue at any one time. Including, but not limited to:

1. Advertised fund raising events;

2. Winemaker dinners open to the general public; and

3. Weddings.

D. Private winery events up to 150 people at any one venue at any one time, including, but not limited to:

1. Company holiday party; and

2. Employee-related private parties.

21.51.060 Uses allowed – Zoning clearance required in each case (Chapter 21.71).

A. Uses allowed where a zoning clearance per Chapter 21.71 of this Code is required in each case:

1. Winery, Artisan.

2. Winery Tasting Facilities, including a catering kitchen or cooking facilities that comply with state law and this Code.

3. Agricultural/Winery related visitor-serving uses.

4. Food Facility may be established in conjunction with a winery-related facility where they meet the following criteria:

a. The use is clearly incidental, related, and subordinate in size to the primary operation of the winery as a production facility or to the existing visitor-serving use where the use is not a winery;

b. The use is located within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor-serving use where the use is not a winery; and

c. The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.

5. Winery-Related Events between 151 and 500 people on any one venue at any one time. Including but not limited to:

a. Advertised fund raising events;

b. Winemaker dinners open to the general public; and

c. Festivals, tours, or celebrations.

6. One guesthouse for each new winery, as defined in Section 21.06.620 and subject to the criteria outlined in Section 21.64.020.

7. Single family dwellings accessory to the agricultural use of the property, not exceeding one in total, for an owner, operator, or employees employed on-site, excluding Farmland, Rural Grazing, and Permanent Grazing zoning districts where the number of single family dwellings shall not exceed three in total or where the underlying zoning district may allow a greater density of single family dwellings.

8. Employee housing, as defined in Section 21.06.429 of this Code, that provides accommodations for up to three employee housing units.

B. A biological study shall be required for any of the permanent facilities in this Section with the potential to affect resources as defined in 2010 General Plan Policy OS-5.16. If the biological study indicates a potential for significant impact to said resources, then an administrative permit shall be required.

21.51.070 Uses Allowed – Administrative permit required in each case (Chapter 21.70).

The following uses are allowed with an administrative permit, subject to the regulations found in Section 21.51.080.

A. Restaurant or Delicatessen; subject to the following criteria:

1. Located within five miles from an urban limit line, community area, or rural center or within one mile of an Arterial Road or County Highway; and

2. Parking shall be provided as required for a Restaurant in Chapter 21.58 of this Code.

B. Inn, onsite with a winery facility; subject to all the following criteria:

1. The Inn is clearly accessory use, related, and subordinate to the primary operation of the winery as a production facility.

2. Separate structure(s) shall be built expressly for an Inn.

3. Includes no more than ten guest rooms, and a family does not need to be in permanent residence within the Inn.

4. Design shall use a consistent style for all buildings on the same lot.

5. Parking shall be provided at one space/unit.

C. Inn, stand alone; subject to all the following criteria:

1. The facility is located:

a. More than 500 feet from a parcel on which any other Inn facility is located; and

b. No closer than 400 feet to any existing residence outside the ownership of the applicant.

2. Includes no more than ten guest rooms, and a family does not need to be in permanent residence within the Inn.

3. Design shall use a consistent style for all buildings on the same lot.

4. Parking shall be provided at one space/unit.

D. Winery, Full-scale, including tasting facilities and a catering kitchen as a part of the winery. Events included as a part of the permit for full-scale winery shall not be subject to other permit requirements as required by Section 21.51.060.A.

E. Visitor Centers, including a kiosk that provides maps of the Agricultural and Winery Corridor along with contact information for the various facilities located within the Agricultural and Winery Corridor.

G. Agricultural/Winery related visitor-serving uses allowed in Section 21.51.060 without a winery onsite and other agricultural visitor serving uses that are in keeping with the character and nature of the AWCP.

21.51.080 Site development standards.

A. Site development standards shall be applied at facilities within the Agricultural Winery Corridor as prescribed in the Agricultural Winery Corridor Plan at Section 3.5 Development Standards and Section 3.7 Design Criteria in Chapter 9.J of the 2010 General Plan.

B. The following standards apply for all allowable uses in the Agricultural Winery Corridor Plan, in addition to the standards listed in subsection A, C, and D.

1. Exterior materials and colors. The design, scale, and character of the winery shall be compatible with existing development in the vicinity. Structures associated with the winery including production facilities shall have an exterior design style that is agricultural or residential in nature using natural and rustic materials (such as wood, stone, adobe), earth tones (such as browns, siennas, beiges, greens) and non-reflective paints, siding, non-reflective windows, and roofing materials.

2. Screening. The visibility of accessory winery structures from public roads shall be minimized through the use of landscaping and other screening devices (such as fencing, earthen berms, or a combination fencing, landscaping or earthen berms) to ensure that the character of the area is retained.

3. Height. The height of a structure associated with a winery facility shall be limited to 35 feet. The structural height limit may be increased to 45 feet without a variance to accommodate processing facilities.

4. Accessory structures. The exterior design of the accessory structures shall be of the same architectural style as the primary structure.

5. Outdoor storage. In visually sensitive corridors identified in the 2010 General Plan, outdoor storage of equipment and storage tanks shall be screened from public view through the use of fencing and/or landscaping.

6. Fences. The design of fences shall be constructed of natural materials or wrought iron. Chain link fencing with appropriate batten wood inserts is allowed outside of the required front yard setback area.

C. Landscaping Requirements. For developments that have landscaping they shall comply with Chapter 16.63 of this Code.

D. Lighting Requirements.

1. For any new development that includes exterior lighting, all exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Section 21.63.020, unless exempt under Section 21.63.020.D.

2. Review by the Chief of Planning of all exterior lighting associated with any construction permit for consistency with the Design Guidelines for Exterior Lighting and approval by the Chief of Planning are required prior to issuance of the construction permit.

3. Applications for construction permits which are subject to these lighting regulations must include all the following information:

a. Plans indicating the location of each light fixture.

b. Manufacturer's catalog specification sheet for each type of fixture.

4. The Chief of Planning may waive these submittal requirements or request additional information, as deemed necessary on a project-by-project basis.

5. Exterior lighting fixtures shall be of a low intensity, low glare design and directed downward to ensure that neither the lamp nor the related reflector interior surface is visible from a location off the winery premises in order to prevent light pollution. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. Exterior lighting shall not be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

21.51.090 Special winery-related events, 151 persons to 500 persons.

Special winery-related event permits between 151 and 500 persons on any one venue at one time shall be allowed with a Zoning Clearance. The Zoning Clearance application shall include submittal of a special events questionnaire form as prescribed by the Department of Housing and Community Development in addition to procession of a Zoning Clearance application. Processing of such requests shall be consistent with the requirements in Chapter 21.71.

21.51.100 Special winery-related events, more than 500 persons.

Special winery-related event permits shall be allowed at facilities within the Agricultural Winery Corridor as prescribed in the Agricultural Winery Corridor Plan at in Section 3.6 Special Winery Related Event Permit in Chapter 9.J of the 2010 General Plan.

SECTION 12. Chapter 21.71 is hereby added to the Monterey County Code to read as follows:

CHAPTER 21.71
REGULATIONS FOR ZONING CLEARANCE

21.71.010 Purpose.
21.71.020 Applicability.
21.71.030 Appropriate authority.
21.71.040 Application.
21.71.050 Action by appropriate authority.
21.71.060 Revocation.
21.71.070 Expiration.
21.71.080 Effect.
21.71.090 Filing fee.
21.71.100 Extension to zoning clearance.
21.71.110 Amendments to zoning clearance.

21.71.010 Purpose.

The purpose of this Chapter is to provide a process whereby certain use can be considered through a ministerial process. The ministerial process will verify that the proposed use complies with the list of uses allowed in the applicable zoning district, the development standards within Monterey County Code, and is consistent with other applicable County of Monterey regulations.

21.71.020 Applicability.

Any use identified within the zoning district regulations as being a permitted use requiring a Zoning Clearance is subject to the provisions of this Chapter.

21.71.030 Appropriate authority.

The Chief of Planning or designee is the Appropriate Authority to consider Zoning Clearances.

21.71.040 Application.

Application for a Zoning Clearance shall be made to the Appropriate Authority in writing on a form prescribed by the Director of Housing and Community Development and shall be accompanied by statements, plans, and elevations necessary to show the detail of the proposed use.

21.71.050 Action by appropriate authority.

A. The Appropriate Authority shall deem the permit application complete if it contains all required information, documents, and all required application fees have been paid.

B. In acting on Zoning Clearances, the Appropriate Authority shall find that the proposed use is in conformance with all applicable provisions of this Title or other adopted policies of the County.

21.71.060 Grounds for revocation.

A. When a Zoning Clearance was granted on the basis of false material information, written or oral, given willfully or negligently by the applicant, the Appropriate Authority may revoke or modify the Zoning Clearance following public hearing pursuant to Chapter 21.78 of this Title.

B. An appeal may be taken from such revocation or modification in the same manner as described in Chapter 21.80.

21.71.070 Expiration.

A. Any Zoning Clearance issued under the terms of this Chapter shall be valid until the date of expiration stated on the permit. If no date of expiration is stated on the permit, any permit which allows a use, excluding a use which contemplates the construction of buildings or other structure, shall expire two years from the date of granting the permit unless use of the property has begun within this period.

B. If no date of expiration is stated on the Zoning Clearance, any clearance granted under this Chapter which allows for the construction of buildings or other structures shall remain valid as long as actual construction has begun within two years from the date of the granting of the Zoning Clearance.

21.71.080 Effect.

A Zoning Clearance shall be obtained before the County issues new or modified Building Permits, Grading Permits, and any other permits that may be required for operation of the use. Permits shall not be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the Zoning Clearance granted by the Appropriate Authority.

21.71.090 Filing fee.

The application fee for Zoning Clearance shall be established from time to time by the Board of Supervisors, and no part of such fee shall be refundable unless said refund is requested in writing concurrent with the withdrawal of the Zoning Clearance and provided that the applicant has not yet been sent written notice of the applications completeness or incompleteness. In such cases, 50% of the filing fee shall be refunded.

21.71.100 Extension to zoning clearance.

The Appropriate Authority may extend a Zoning Clearance upon receipt of an extension application from the applicant, provided such extension application is made at least 30 days prior

to the expiration of the Zoning Clearance. The written request shall be filed with the Appropriate Authority and set forth reasons supporting the request.

21.71.110 Amendments to Zoning clearance.

A. Proposed amendments to any Zoning Clearance issued under the provisions of this Chapter shall be submitted to the Appropriate Authority through an amendment application and in sufficient detail to adequately assess the nature of the amendment and any potential impacts of the amendment.

B. Proposed amendments shall be handled in the following manner:

1. The Appropriate Authority shall determine if the amendment is of a minor nature by reviewing the following standards:

a. The amendment would not result in any environmental impacts;

b. The amendment is consistent with the prior action of the Appropriate Authority;

c. The amendment would result in minimal impacts to the land in relation to the approved Zoning Clearance; and

d. The amendment would meet all relevant site development standards.

2. If the standards in Subsection B.1 are met, then the amendment shall be approved by the Appropriate Authority. All other amendments are considered major in nature and would require a discretionary permit.

SECTION 13. ZONING DISTRICT MAP. The following Sectional District Maps of Section 21.08.060 of the Monterey County Code are hereby amended to add the Agricultural and Winery Corridor District ("AWCP" District) designation to certain properties shown in the revised Sectional District Maps for each of the amended sections listed below with said maps being attached to and incorporated herein by reference.

1. Section 12
2. Section 13
3. Section 18
4. Section 19
5. Section 20
6. Section 25
7. Section 26
8. Section 27
9. Section 33
10. Section 34

11. Section 35
12. Section 40
13. Section 41
14. Section 42
15. Section 50
16. Section 51
17. Section 52
18. Section 60
19. Section 61
20. Section 68
21. Section 69
22. Section 77
23. Section 77
24. Section 78
25. Section 79
26. Section 80
27. Section 87
28. Section 88
29. Section 89
30. Section 90
31. Section 105
32. Section 106
33. Section 108

SECTION 14. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 15. EFFECTIVE DATE. This ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this_____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

_____

Wendy Root-Askew, Chair
Monterey County Board of Supervisors

ATTEST

VALERIE RALPH
Clerk of the Board of Supervisors

By: _____
Deputy

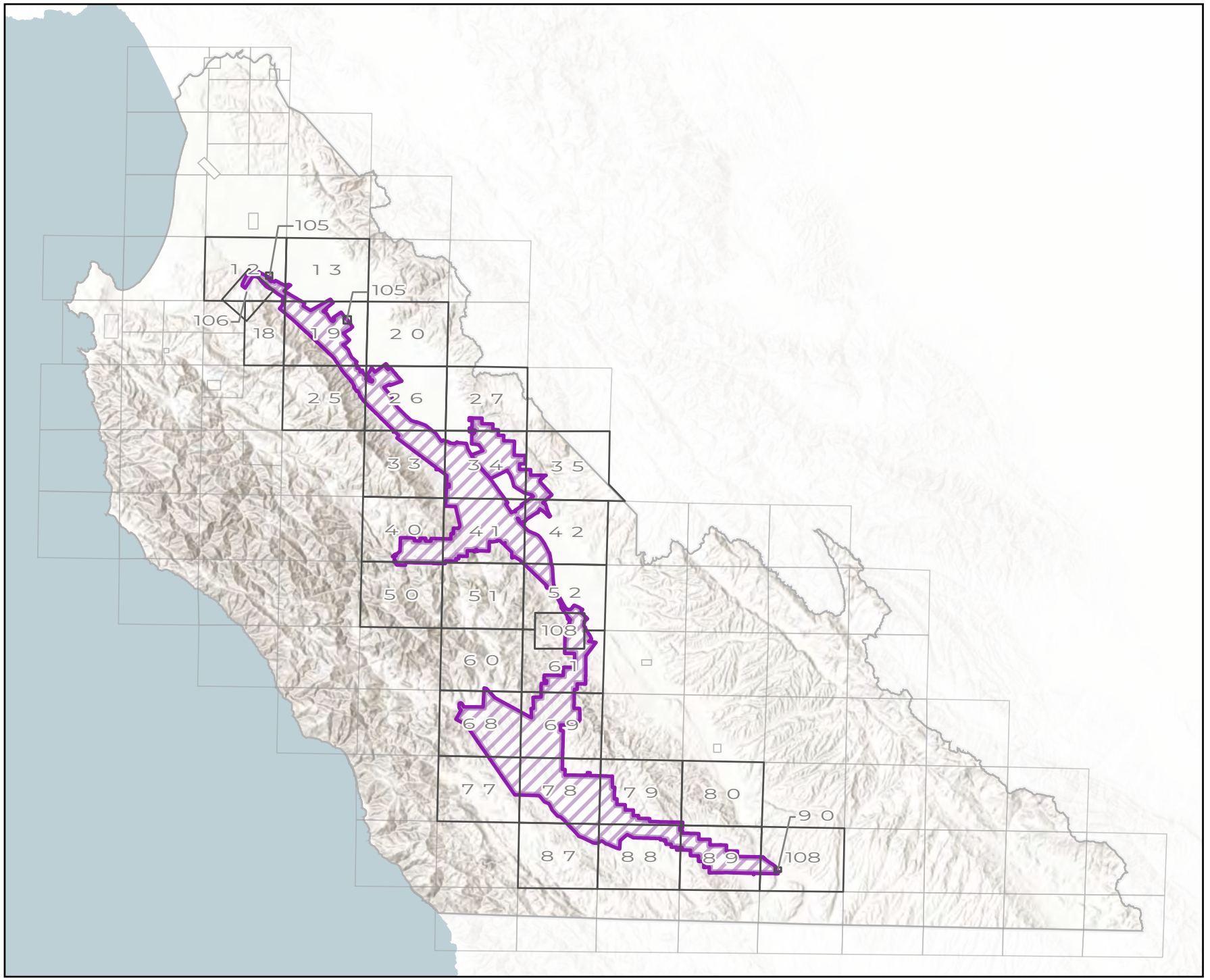
APPROVED AS TO FORM:

KELLY L. DONLON
Chief Assistant County Counsel

COUNTY OF MONTEREY AGRICULTURAL & WINE CORRIDOR PLAN (AWCP)

ZONING SECTIONS WITHIN THE AWCP

105	42
106	50
108	51
12	52
13	60
18	61
19	68
20	69
25	77
26	78
27	79
33	80
34	87
35	88
40	89
41	90



Agricultural & Wine Corridor (AWCP)

Zoning Section Boundary (within AWCP)

Zoning Section Boundary

MAP PREPARED:
4/17/2026

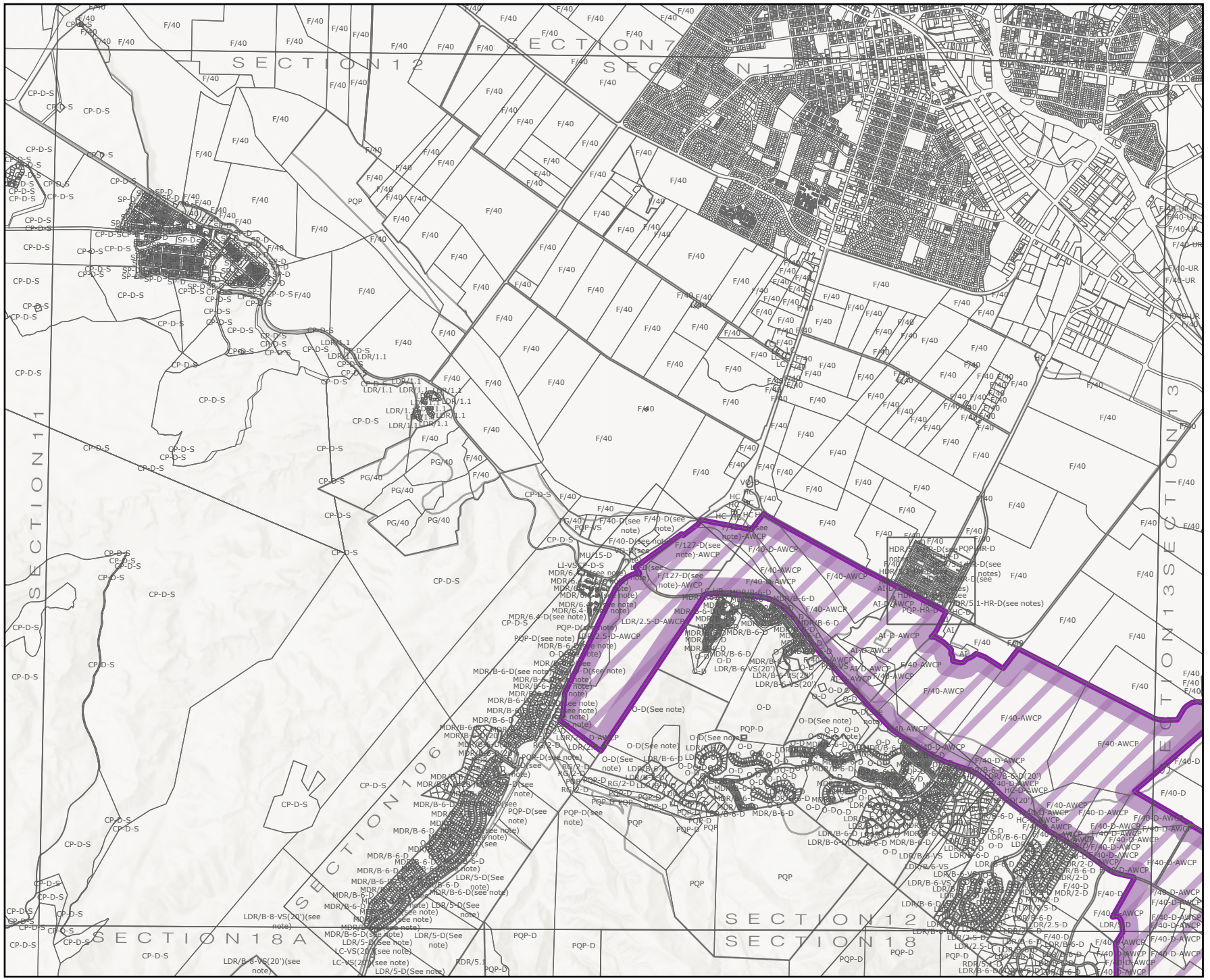
N

0 5 10 20 Miles

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 12 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	12/8/92	3648
		12/24/92	3695
		7/20/93	3951
		2/10/98	5002
		9/27/05	5000



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

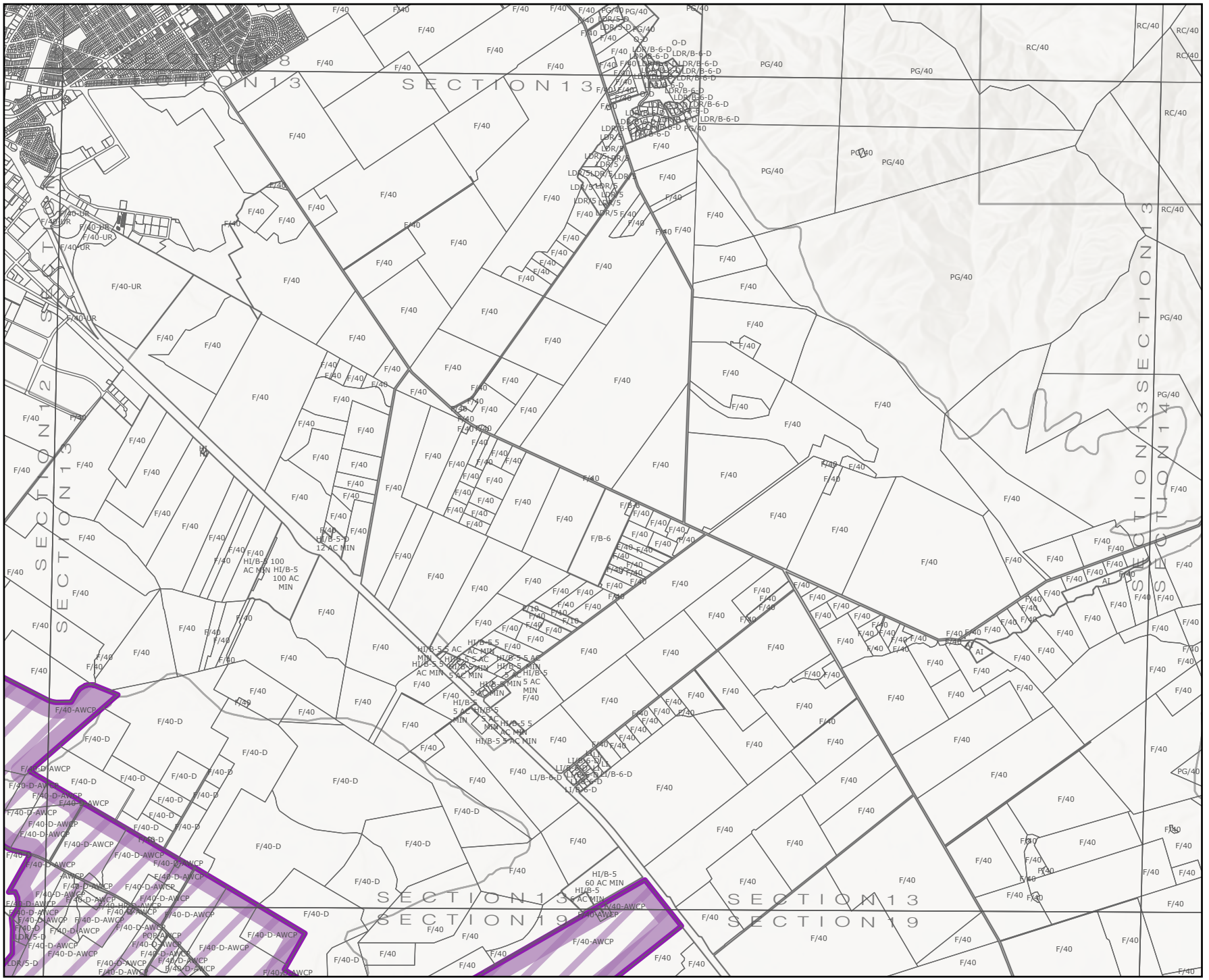
0 5,000 10,000 FEET

SECTION 12

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 13 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	12/8/92	3648
		3/30/93	3670
		6/8/93	3681
		8/24/93	6806
		9/21/93	3710
		10/26/93	3723
		4/12/94	3758
		10/11/94	3758



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

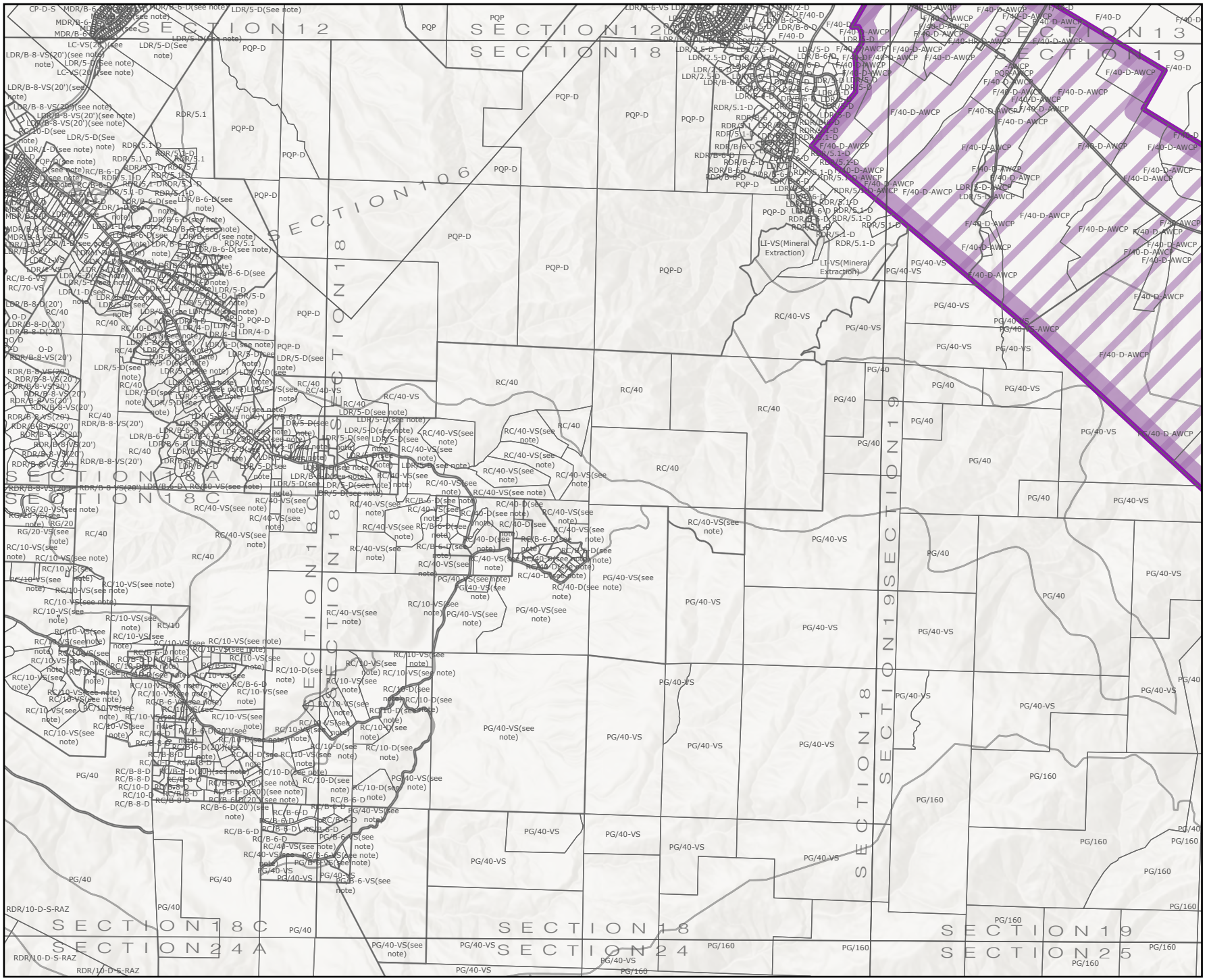
0 5,000 10,000 FEET

SECTION 13

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 18 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
12/8/92	3648	12/24/92	3647
		2/2/93	3662
		7/20/93	3695
		11/9/93	3725
		6/7/94	3767
		2/10/98	3951



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

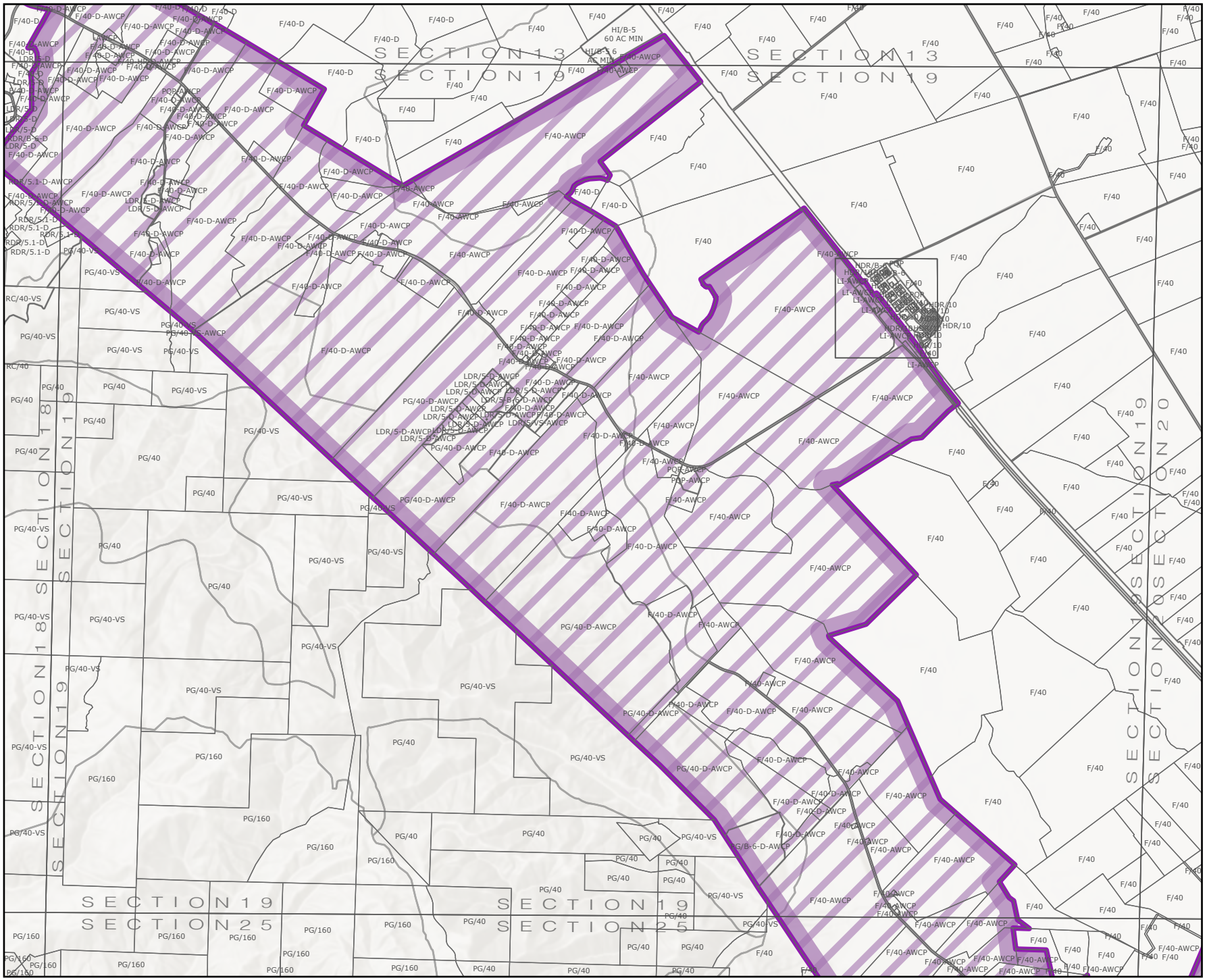
0 5,460 10,920 FEET

SECTION 18

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 19 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	12/8/92	3648
		9/21/93	3710
		6/7/94	3767
		2/15/05	4261
		6/2/09	5130
		12/9/08	5118



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

SECTION 19

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 20 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

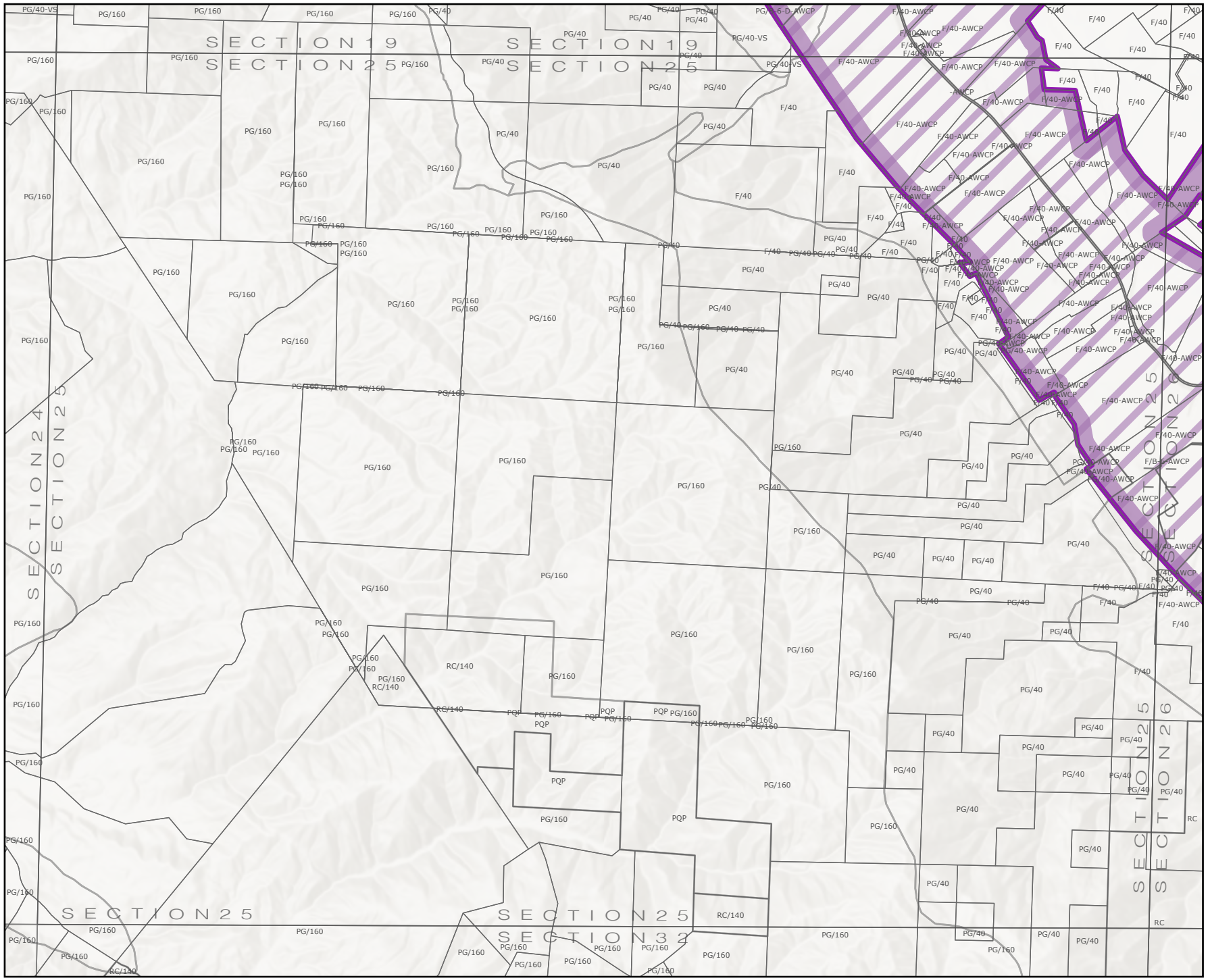
0 5,000 10,000 FEET

SECTION 20

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 25 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
12/8/92	3648	9/21/93	3710
		6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

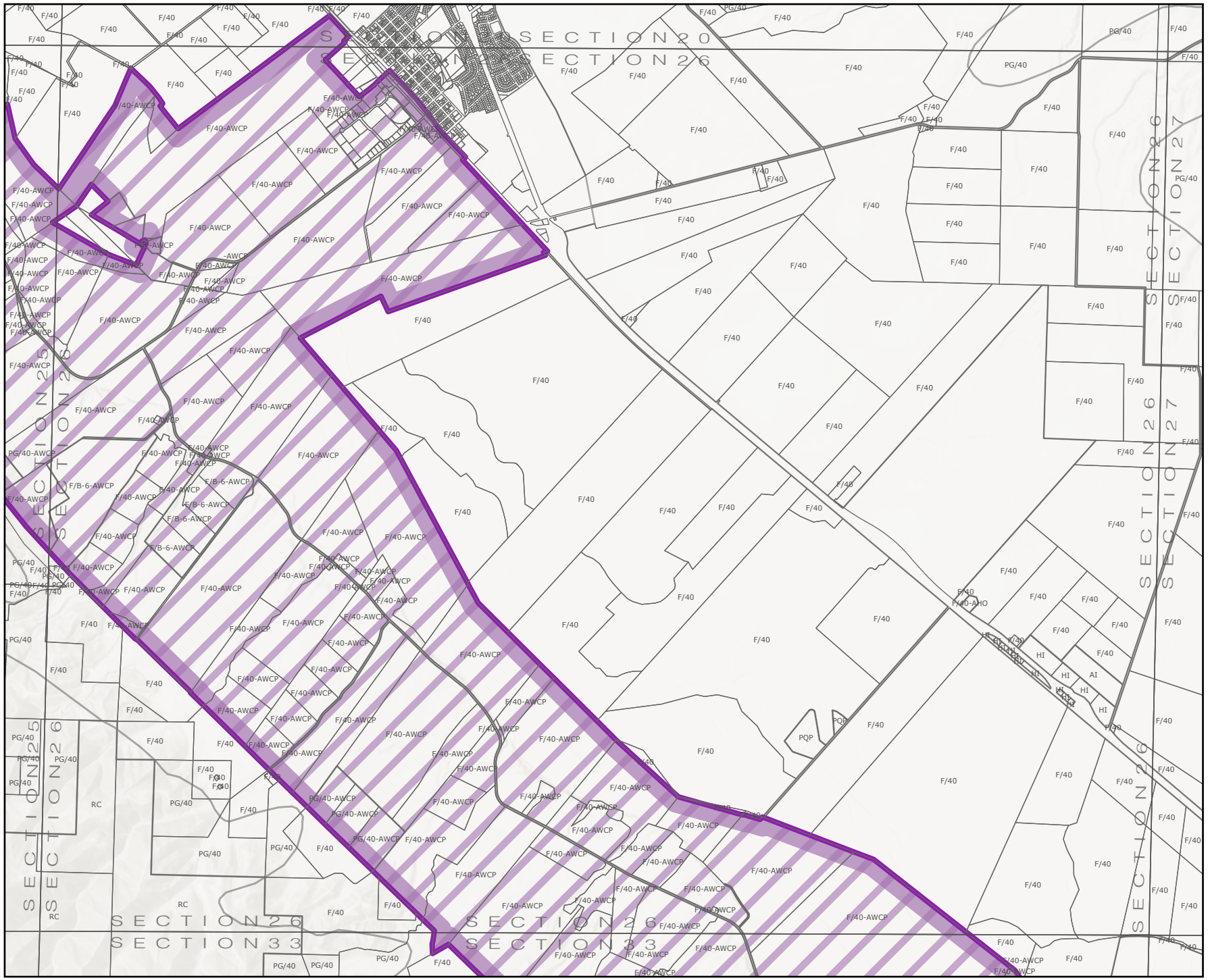
0 5,000 10,000 FEET

SECTION 25

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 26 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	7/31/12	5205



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

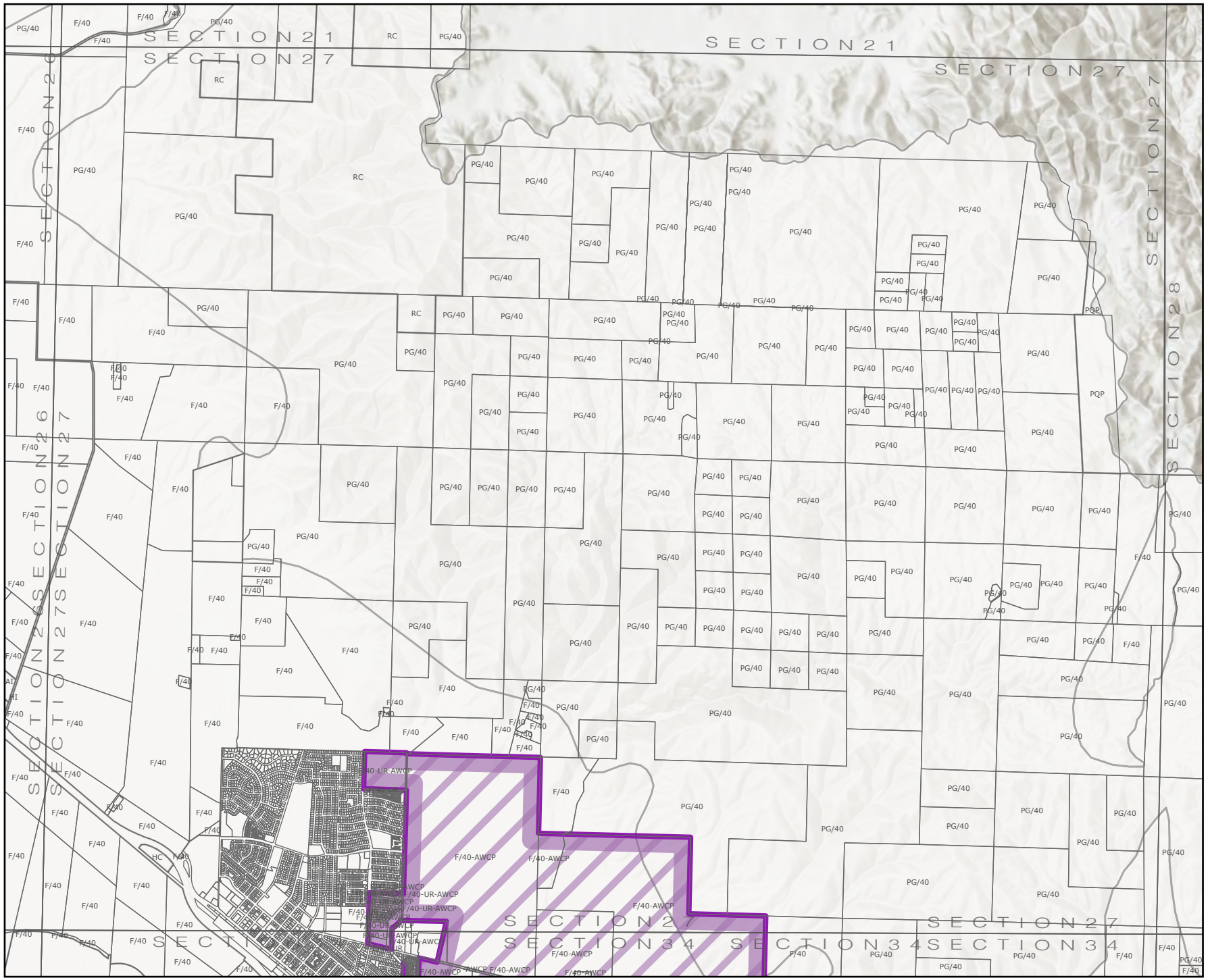
SECTION 26

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 27 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

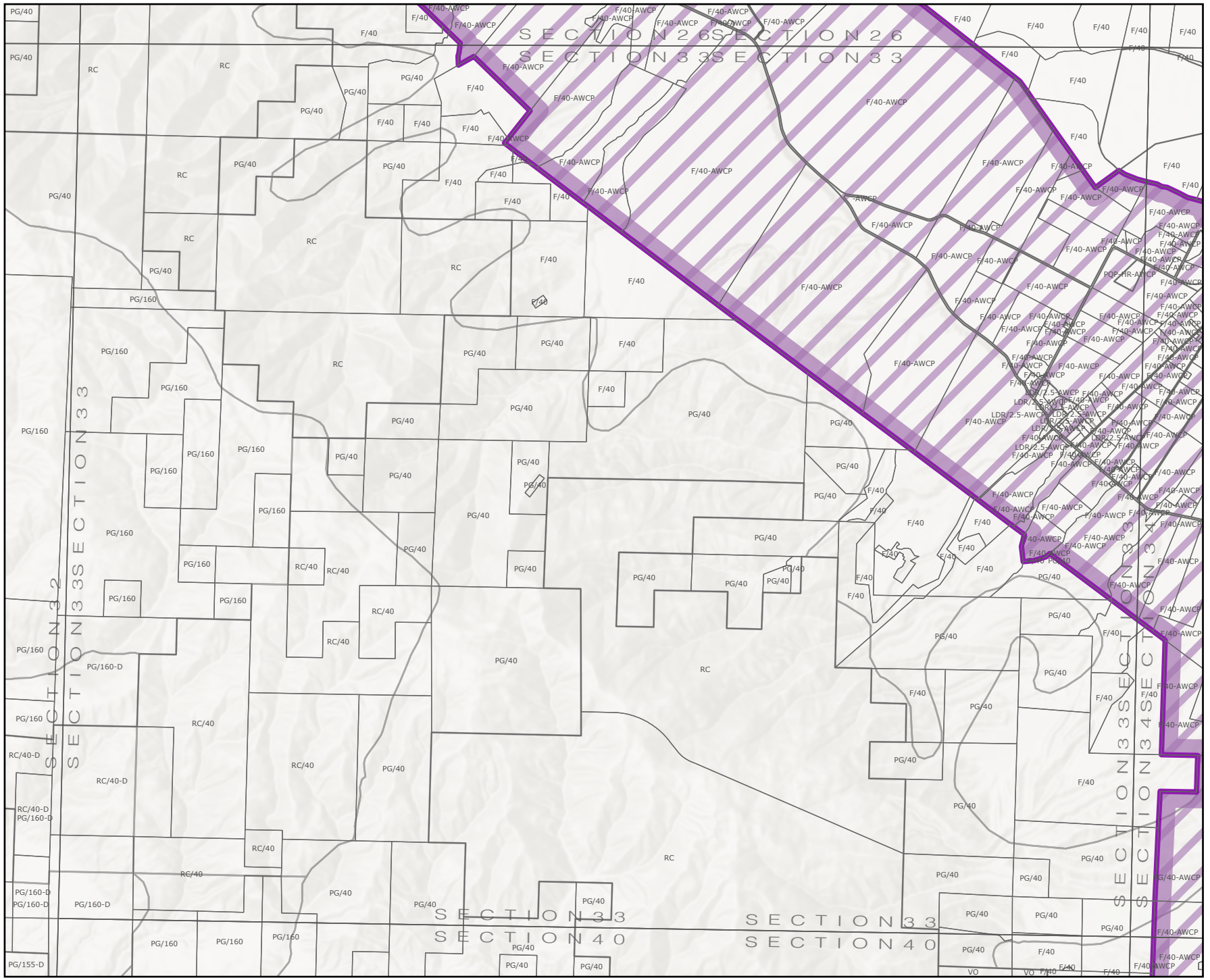
0 5,000 10,000 FEET

SECTION 27

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 33 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

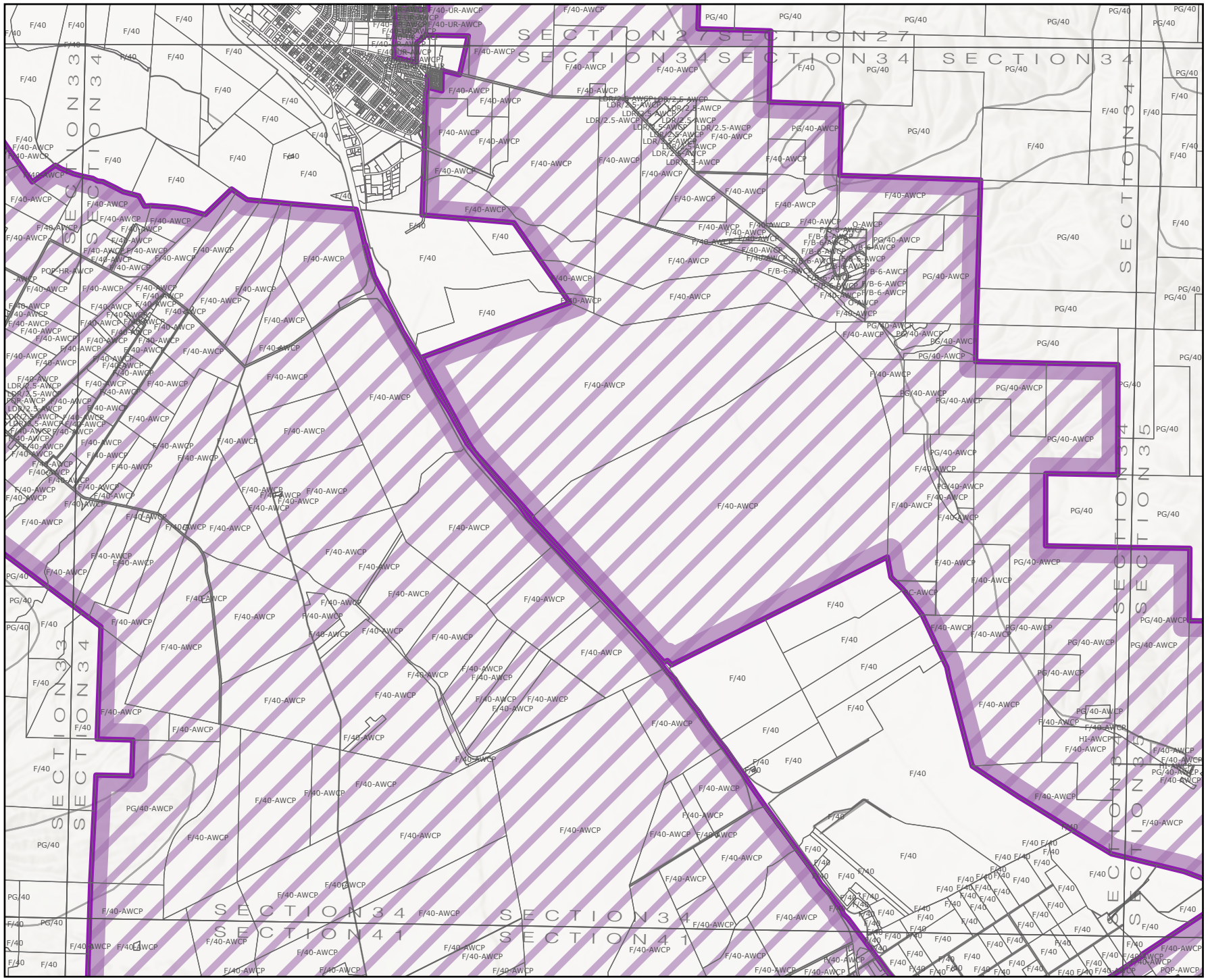
0 5,000 10,000 FEET

SECTION 33

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 34 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	4/11/97	3943



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

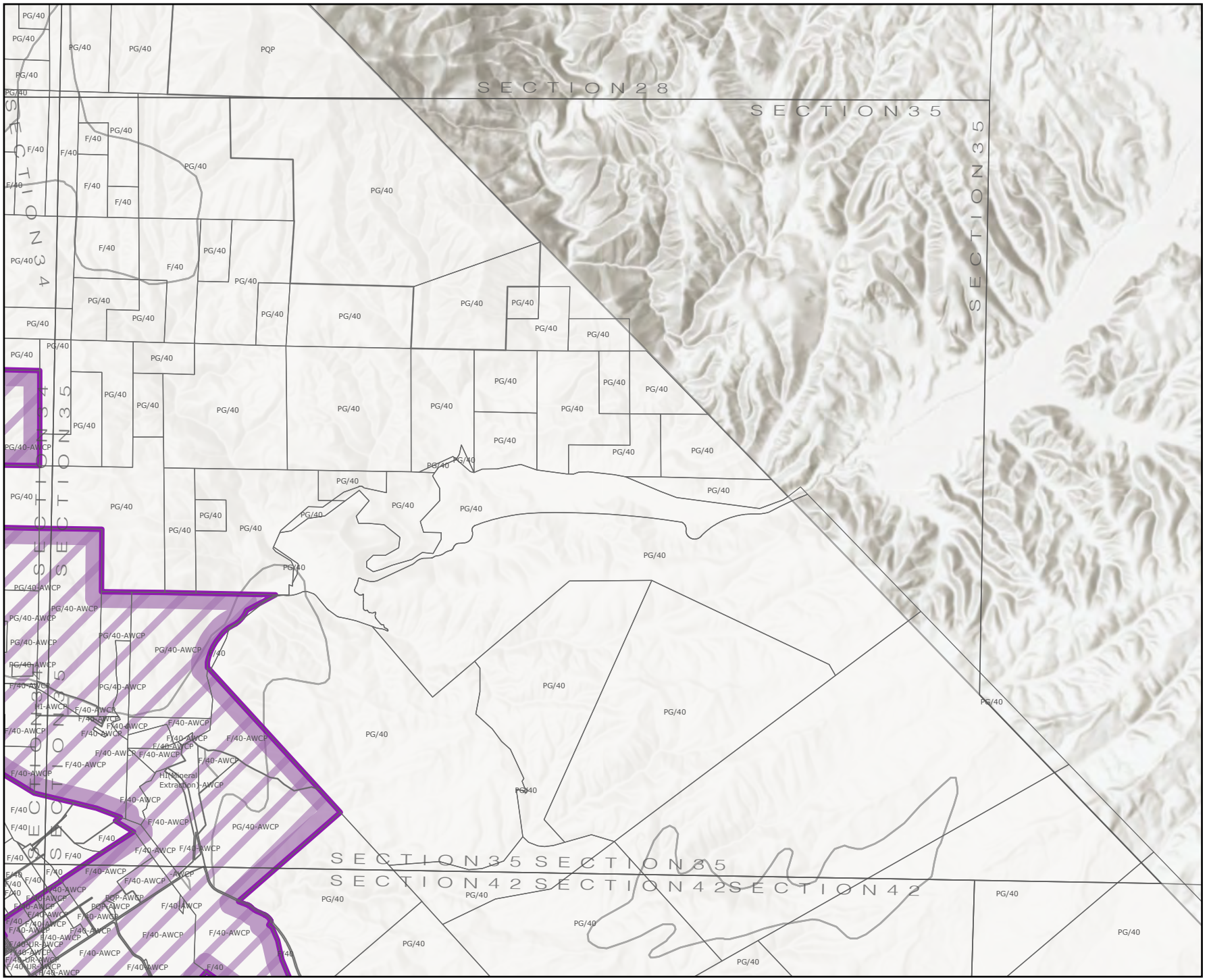
0 5,000 10,000 FEET

SECTION 34

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 35 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	1/13/04	4211



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

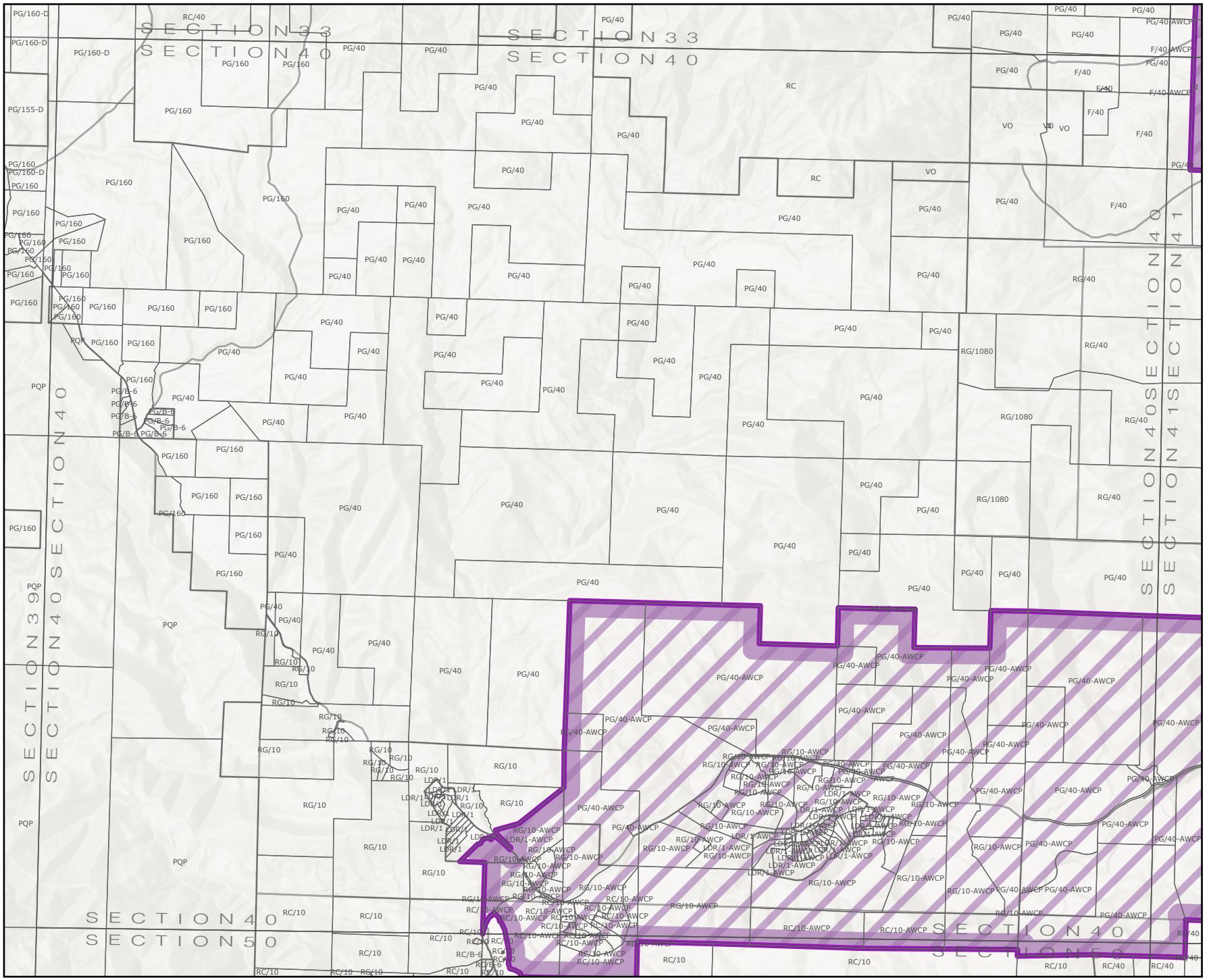
0 5,000 10,000 FEET

SECTION 35

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 40 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	6/7/94	3767
		8/22/95	3834



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

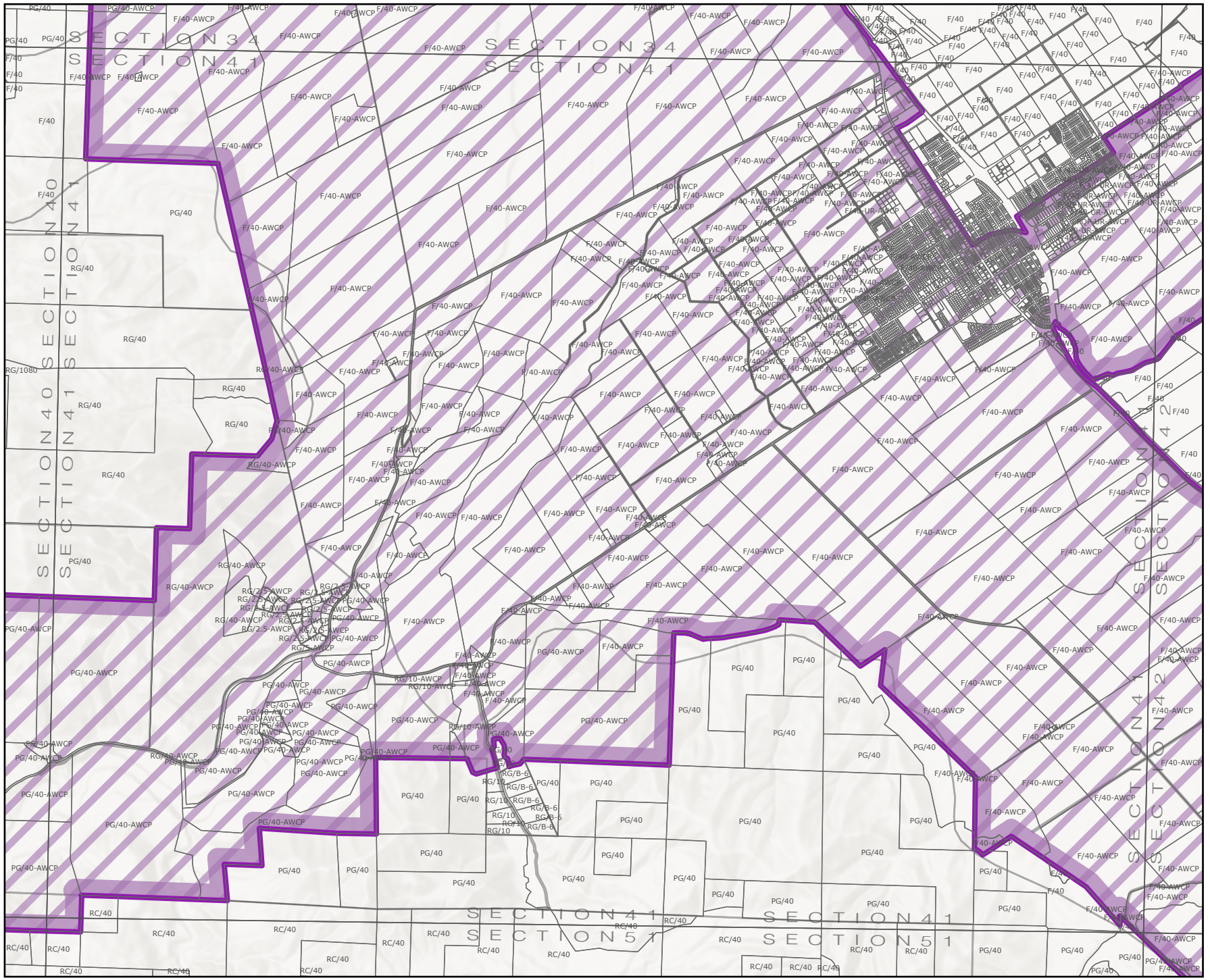
0 5,000 10,000 FEET

SECTION 40

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 41 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	8/22/95	3834



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

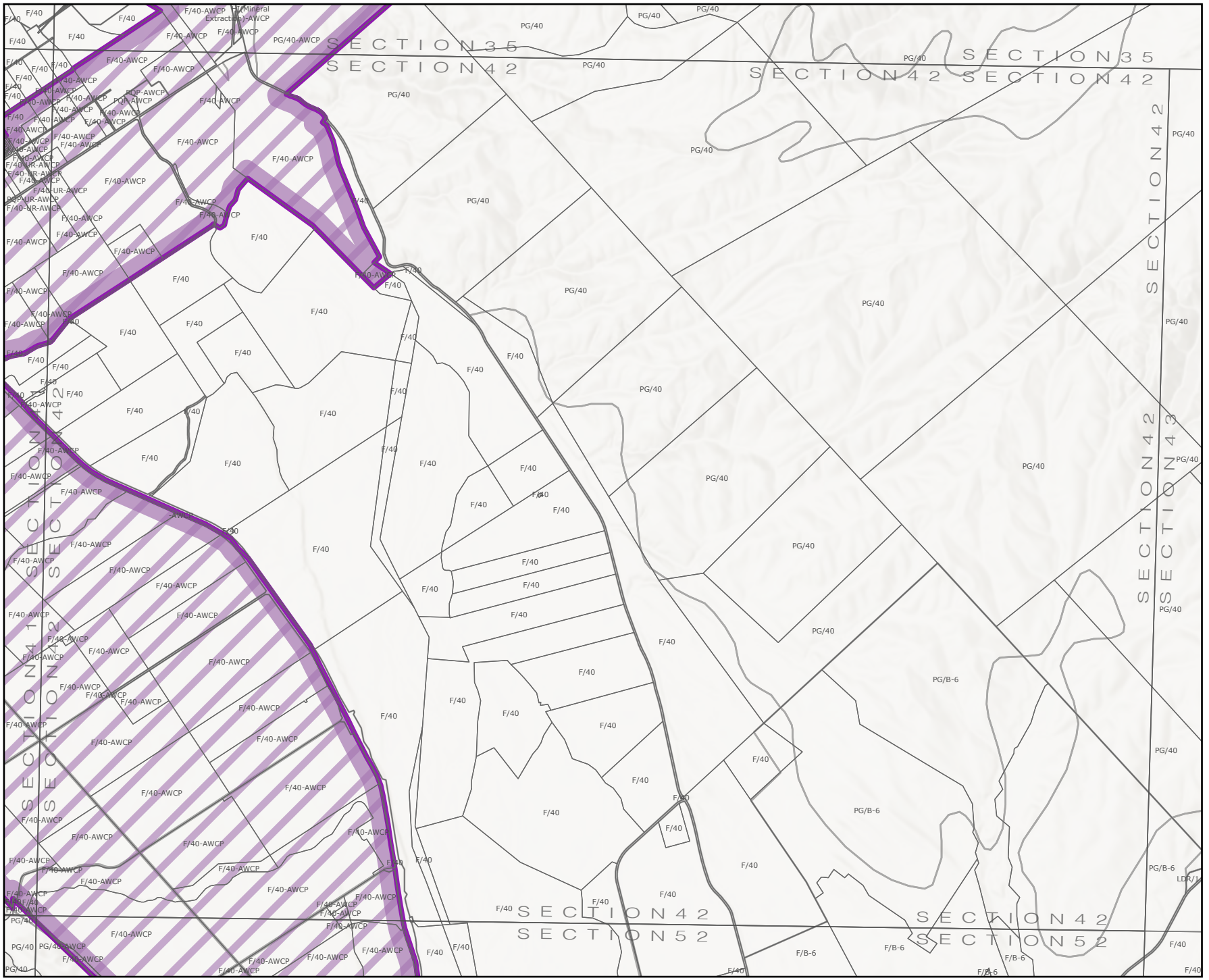
SECTION 41

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 42 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

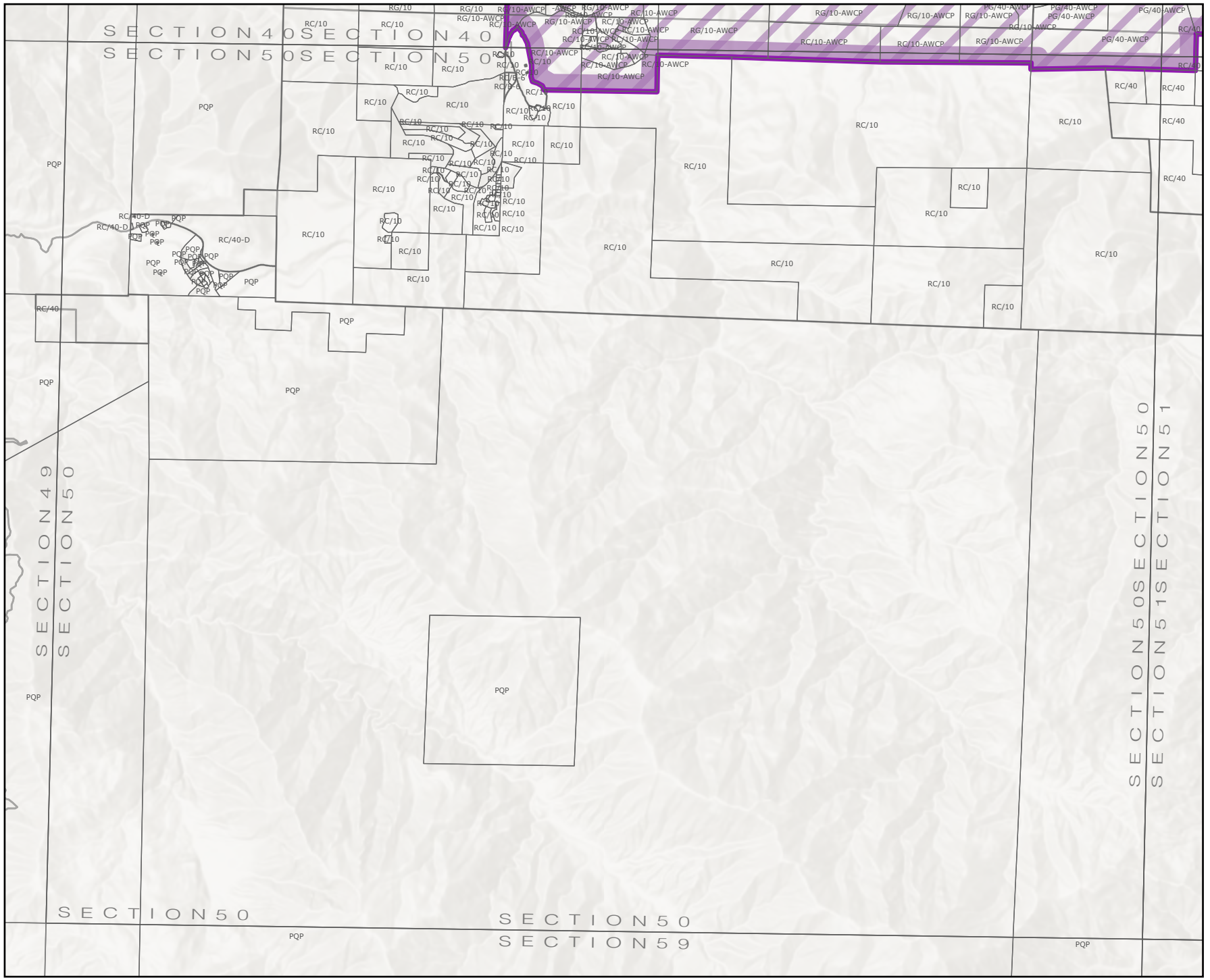
0 5,000 10,000 FEET

SECTION 42

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 50 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

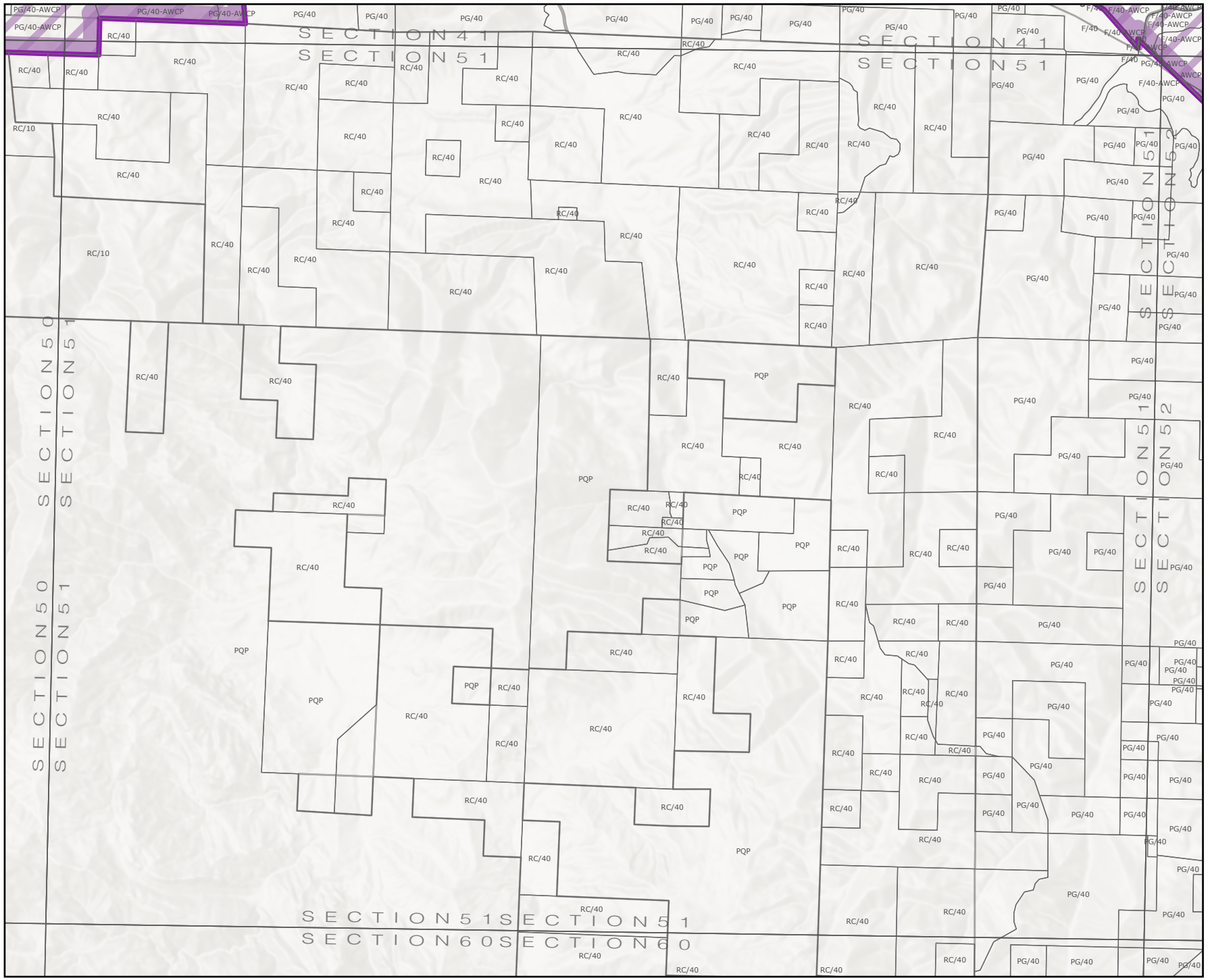
SECTION 50

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 51 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

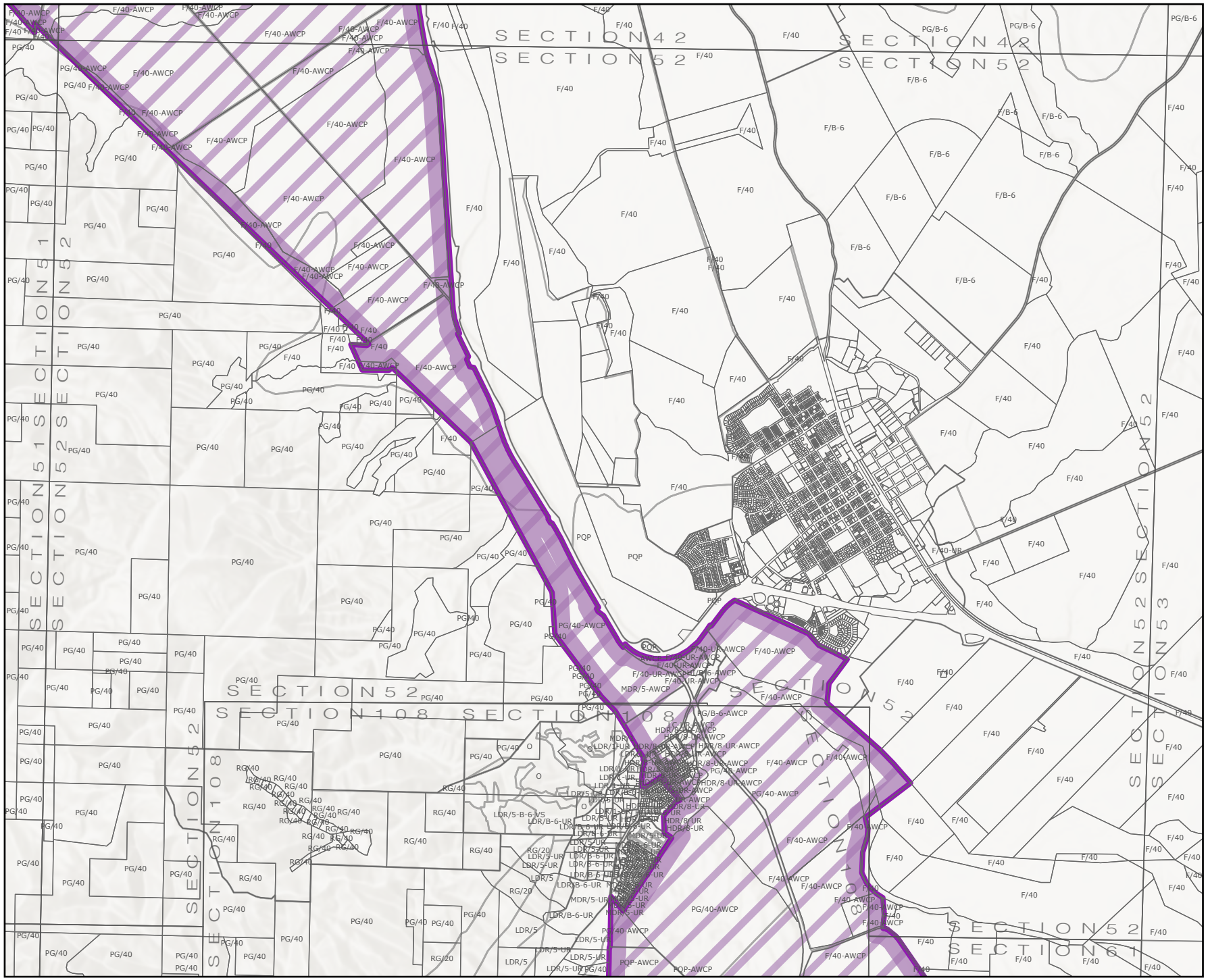
0 5,000 10,000 FEET

SECTION 51

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 52 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	2/14/06	5017



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

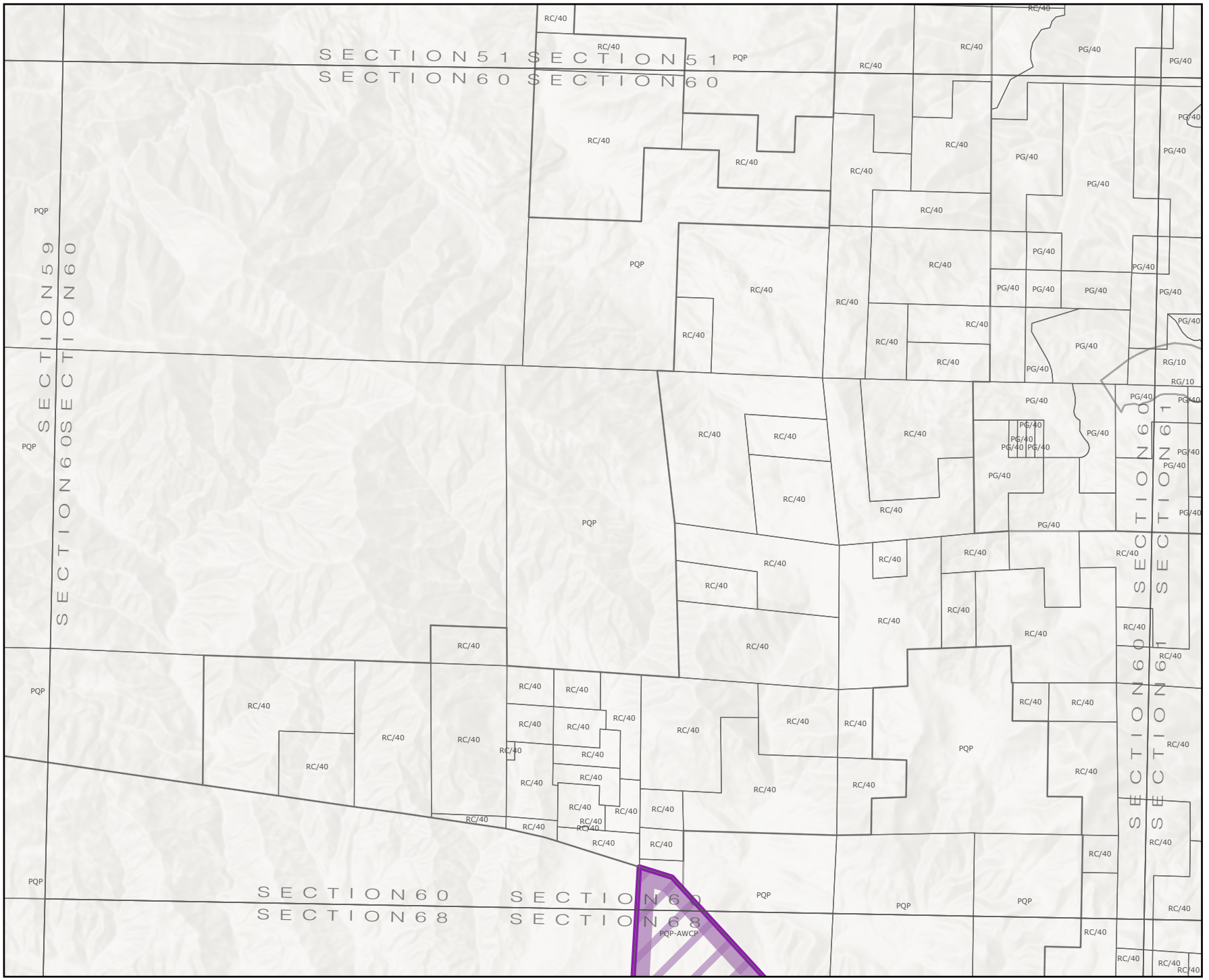
0 5,000 10,000 FEET

SECTION 52

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 60 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

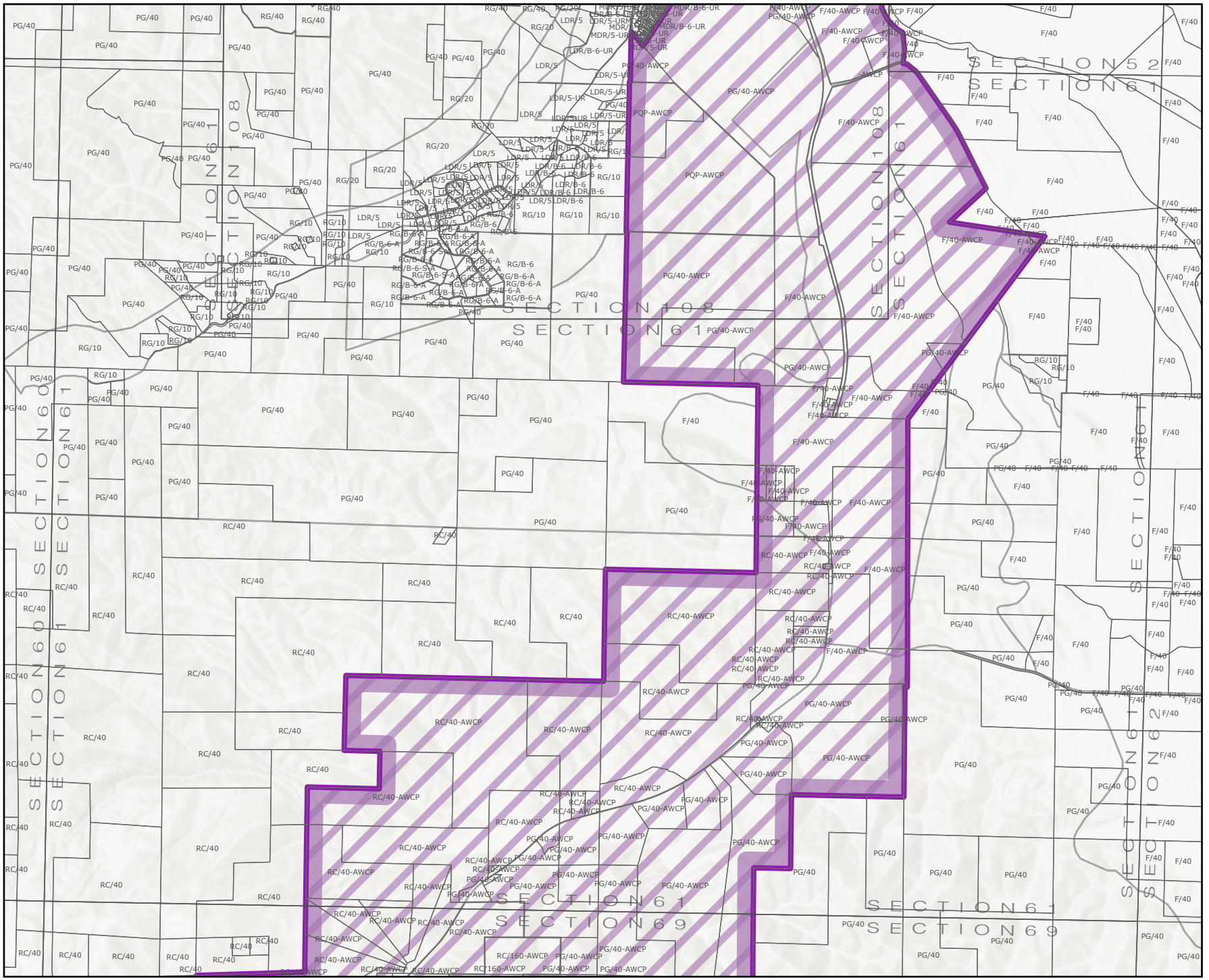
0 5,000 10,000 FEET

SECTION 60

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 61 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

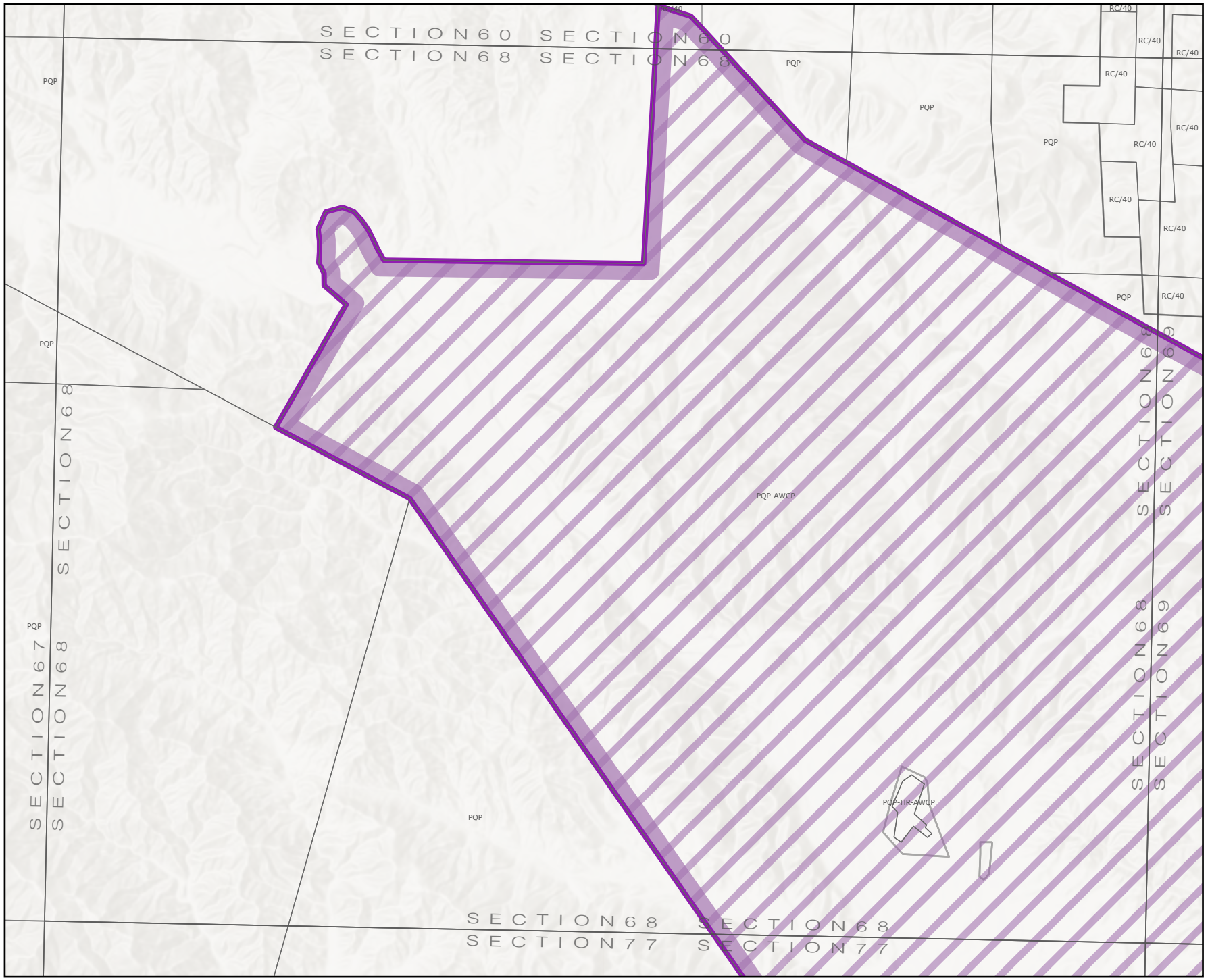
0 5,000 10,000 FEET

SECTION 61

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 68 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

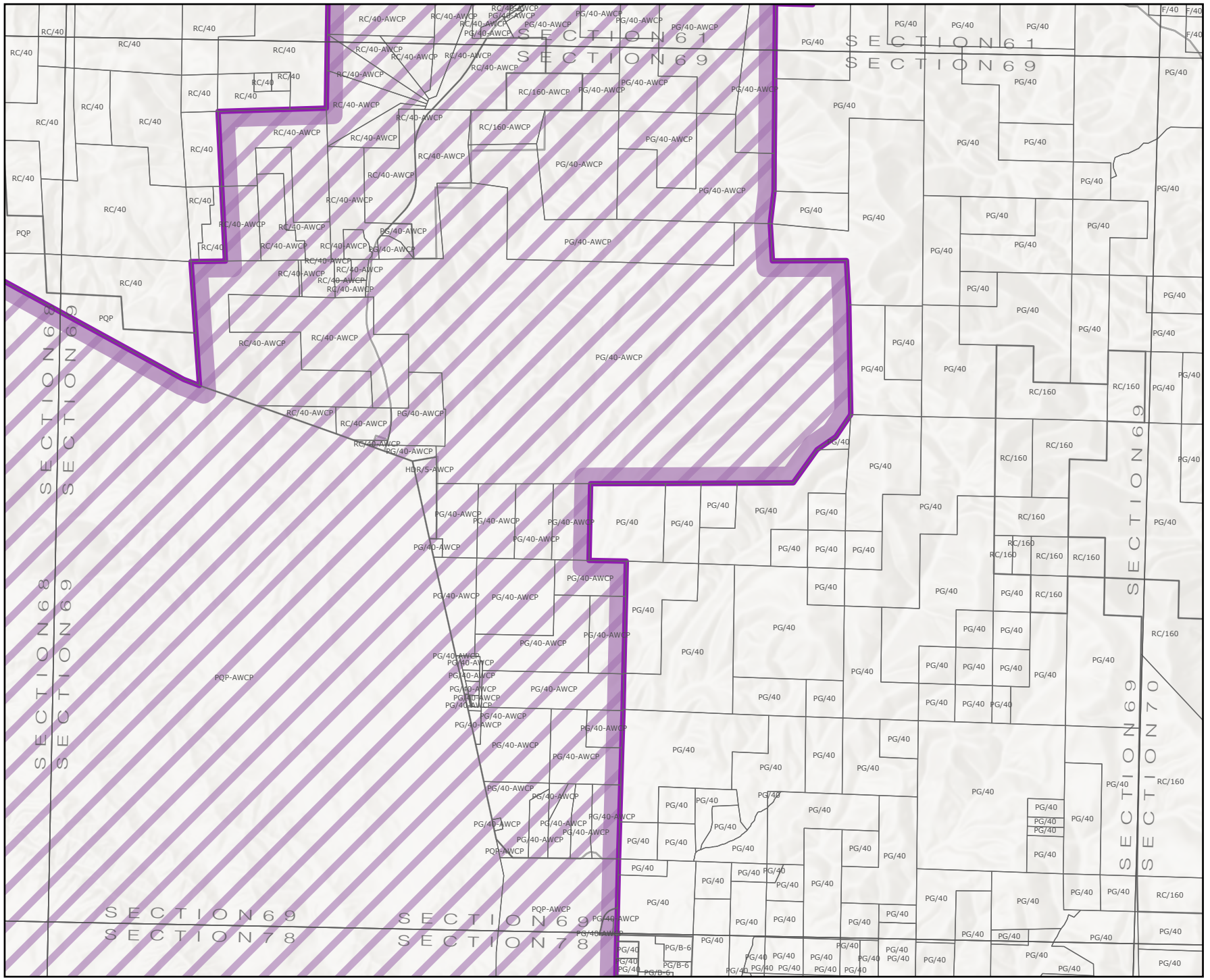
0 5,000 10,000 FEET

SECTION 68

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 69 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710
		3/16/99	4004



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

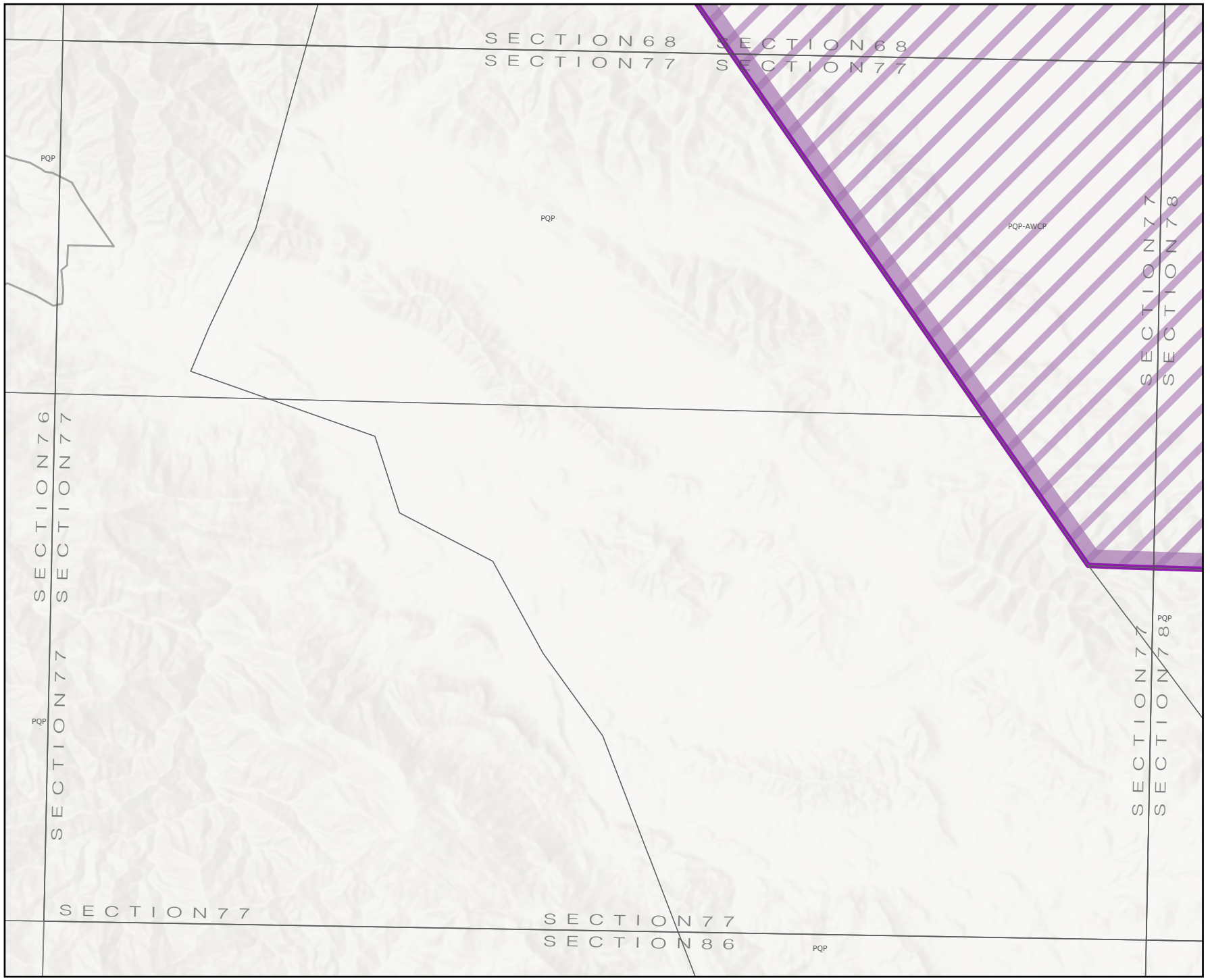
0 5,000 10,000 FEET

SECTION 69

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 77 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

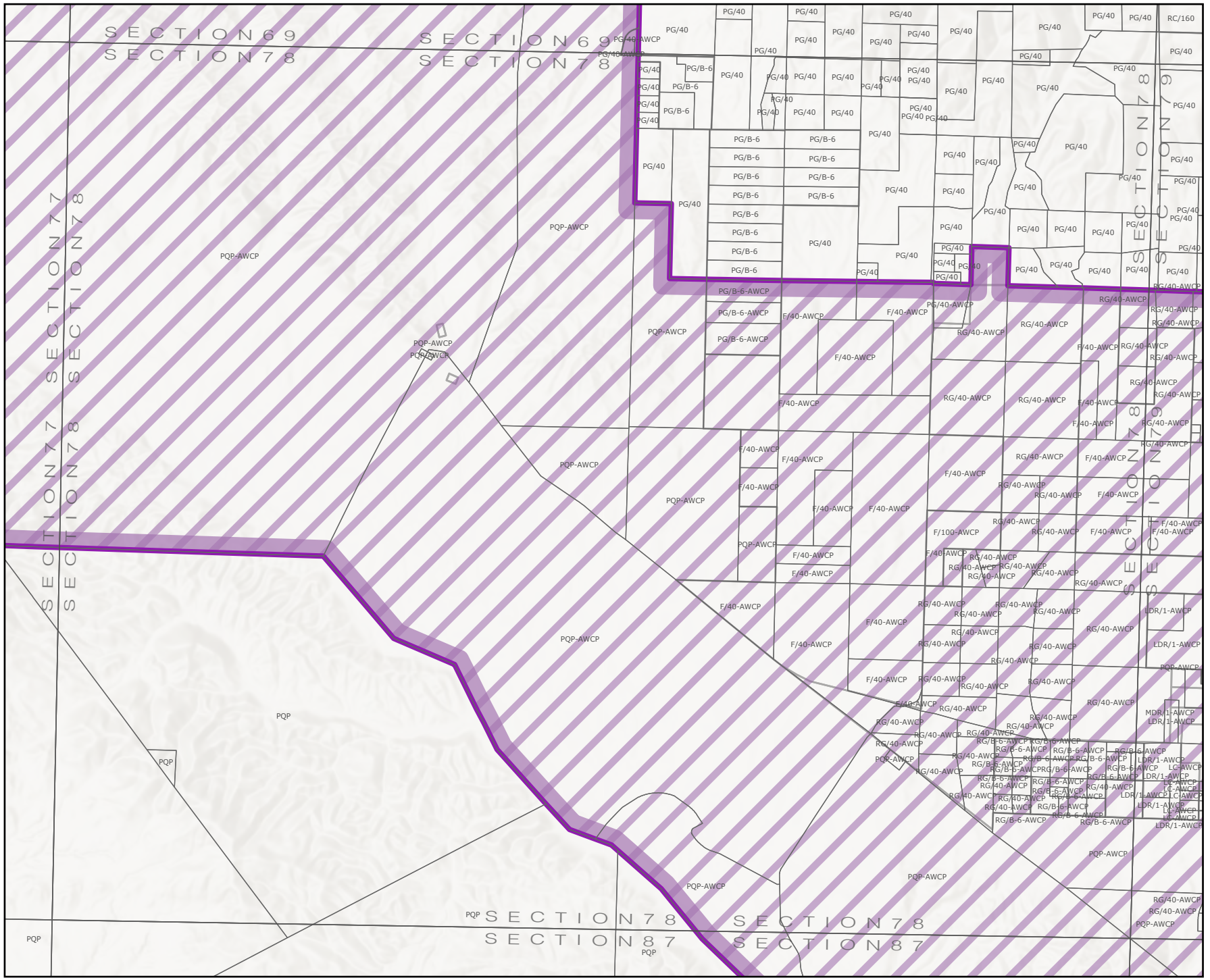
SECTION 77

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 78 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

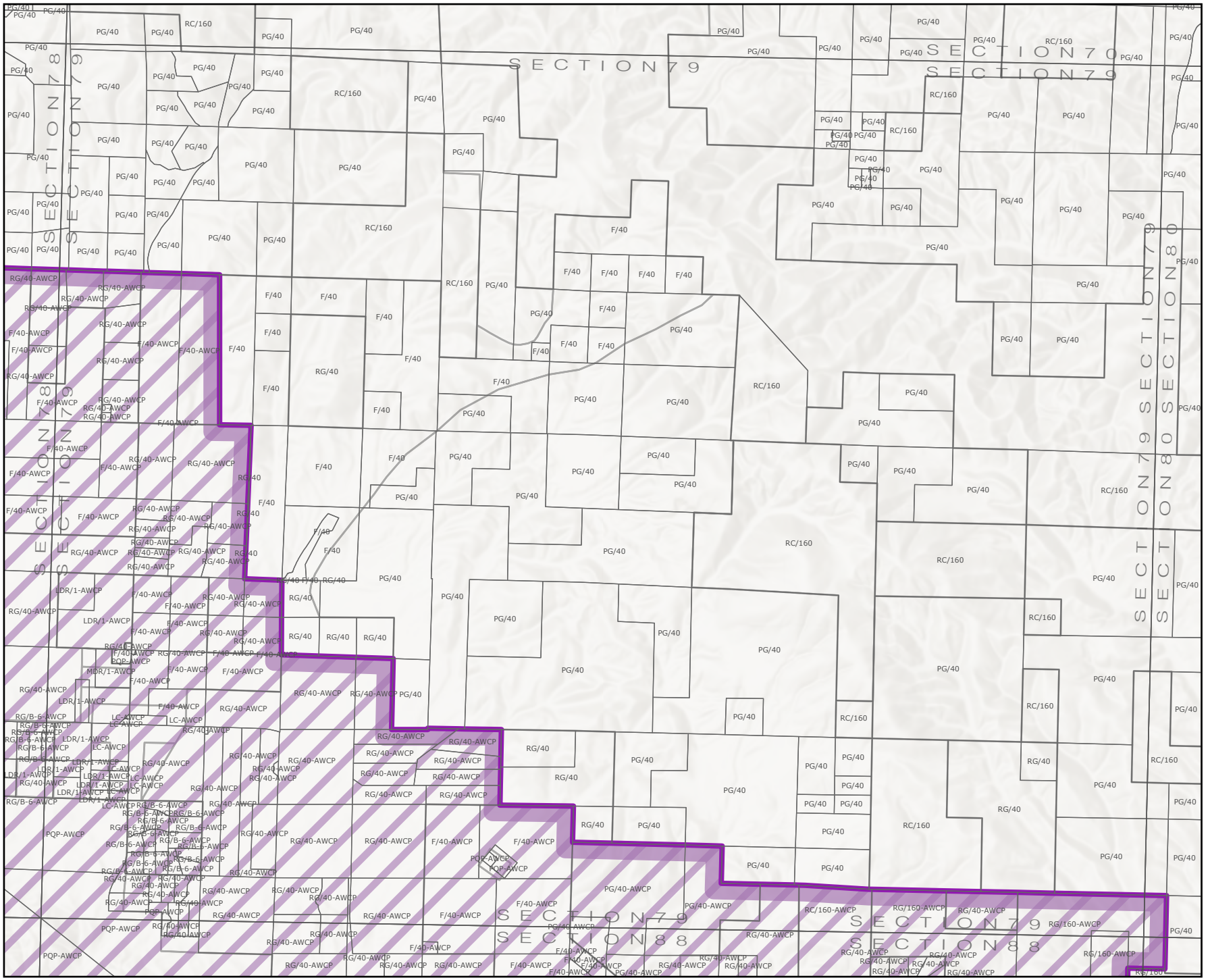
0 5,000 10,000 FEET

SECTION 78

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 79 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	7/10/12	5204



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

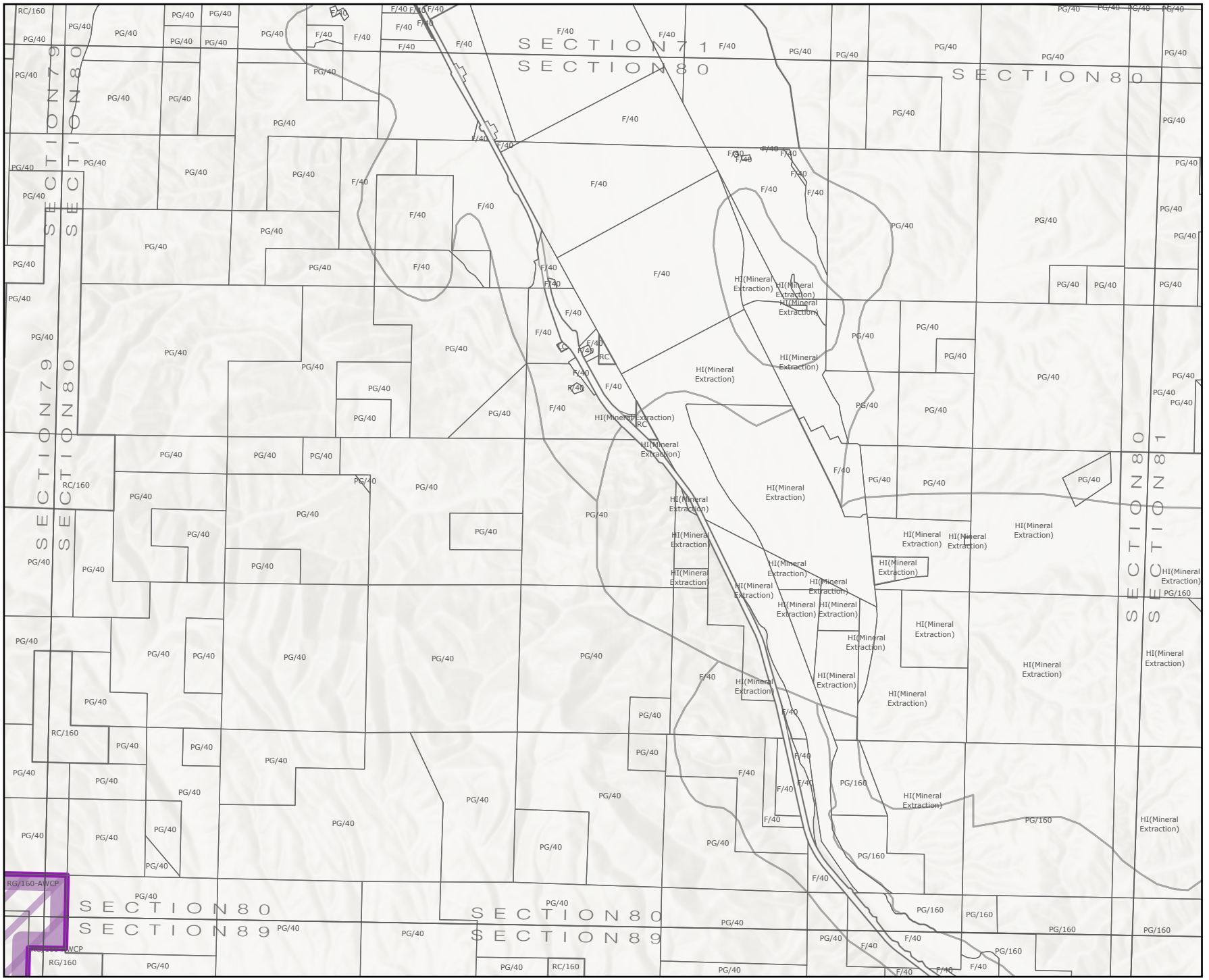
SECTION 79

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 80 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

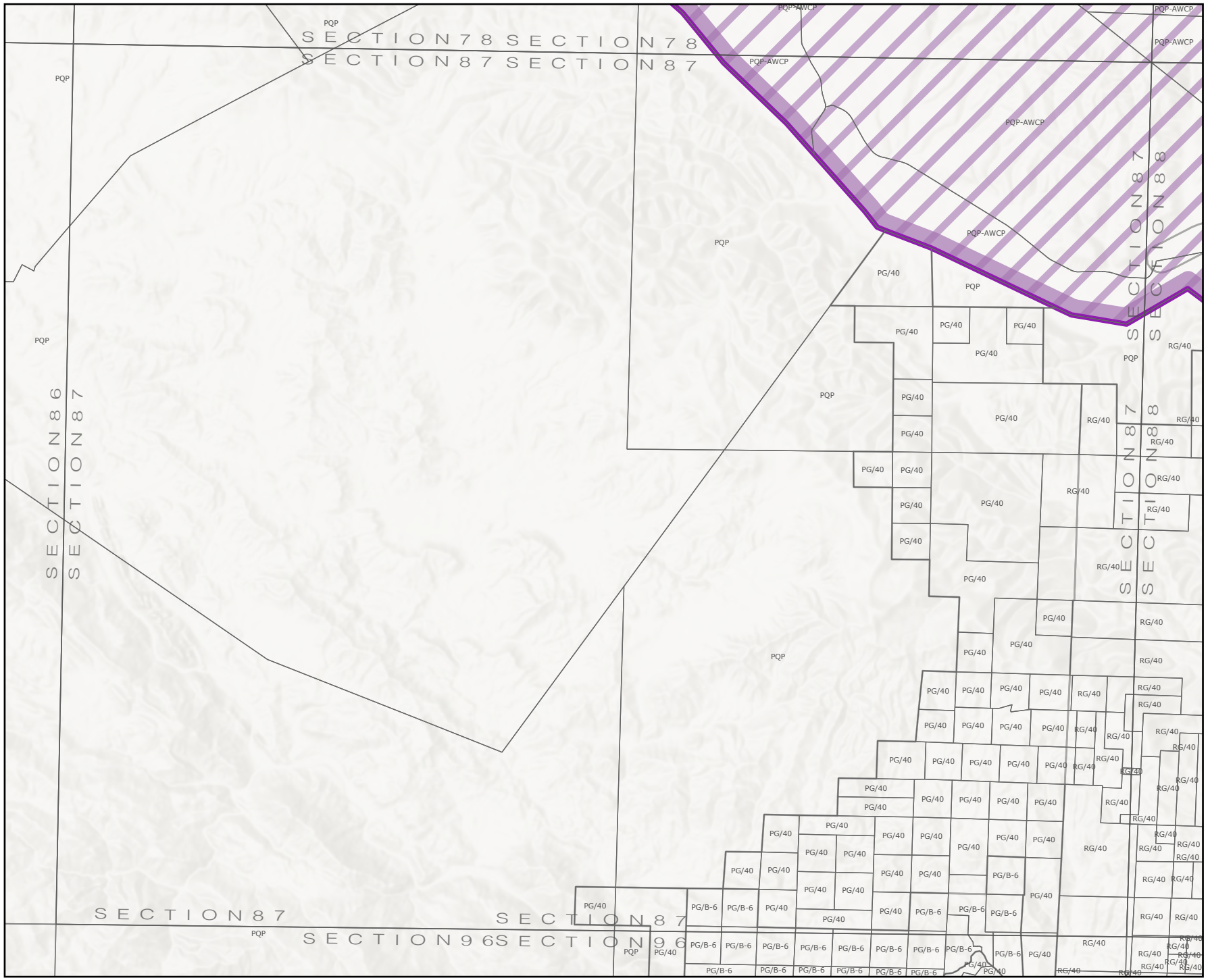
SECTION 80

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 87 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

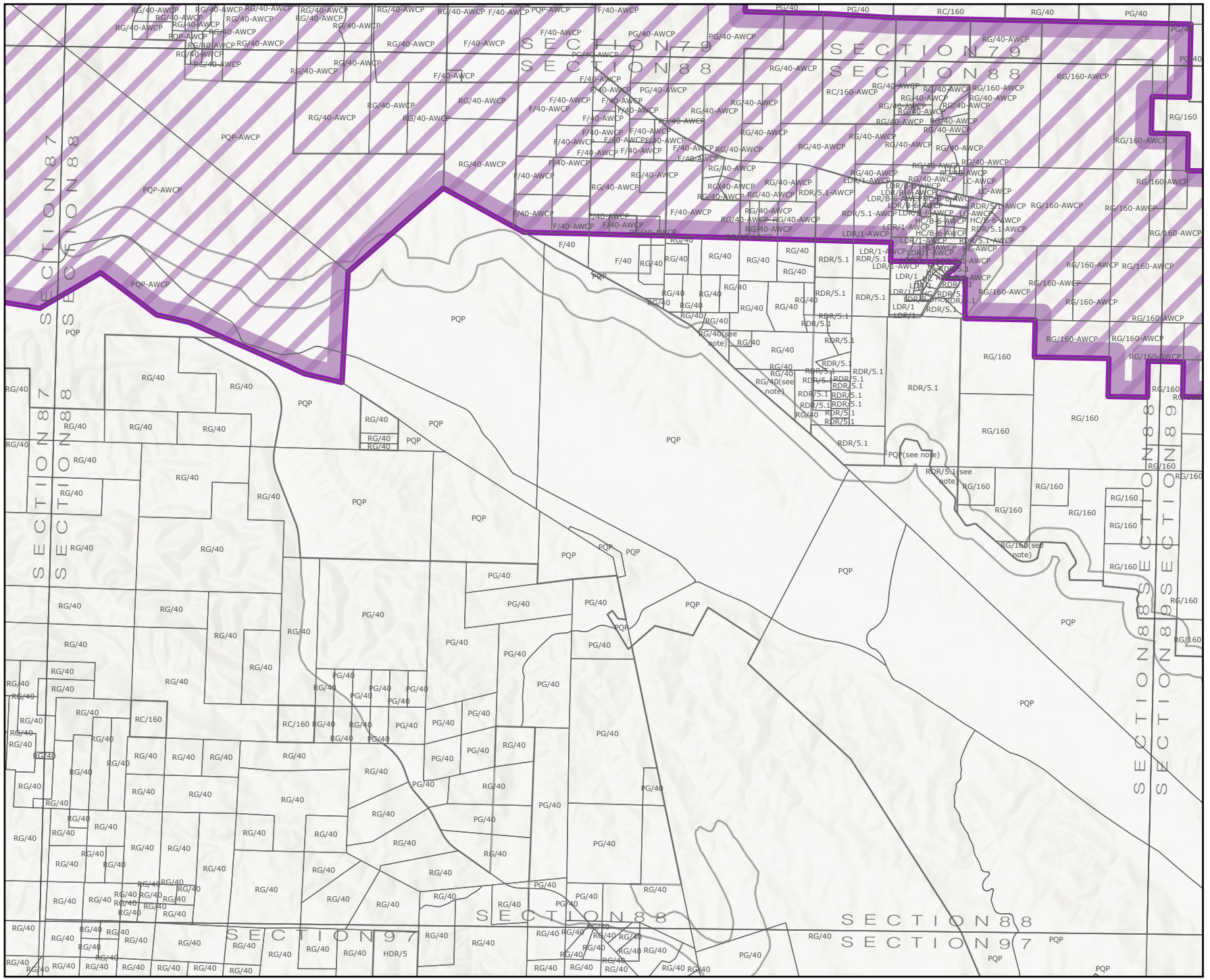
0 5,000 10,000 FEET

SECTION 87

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 88 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	12/13/94	3804
		12/4/07	5094



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

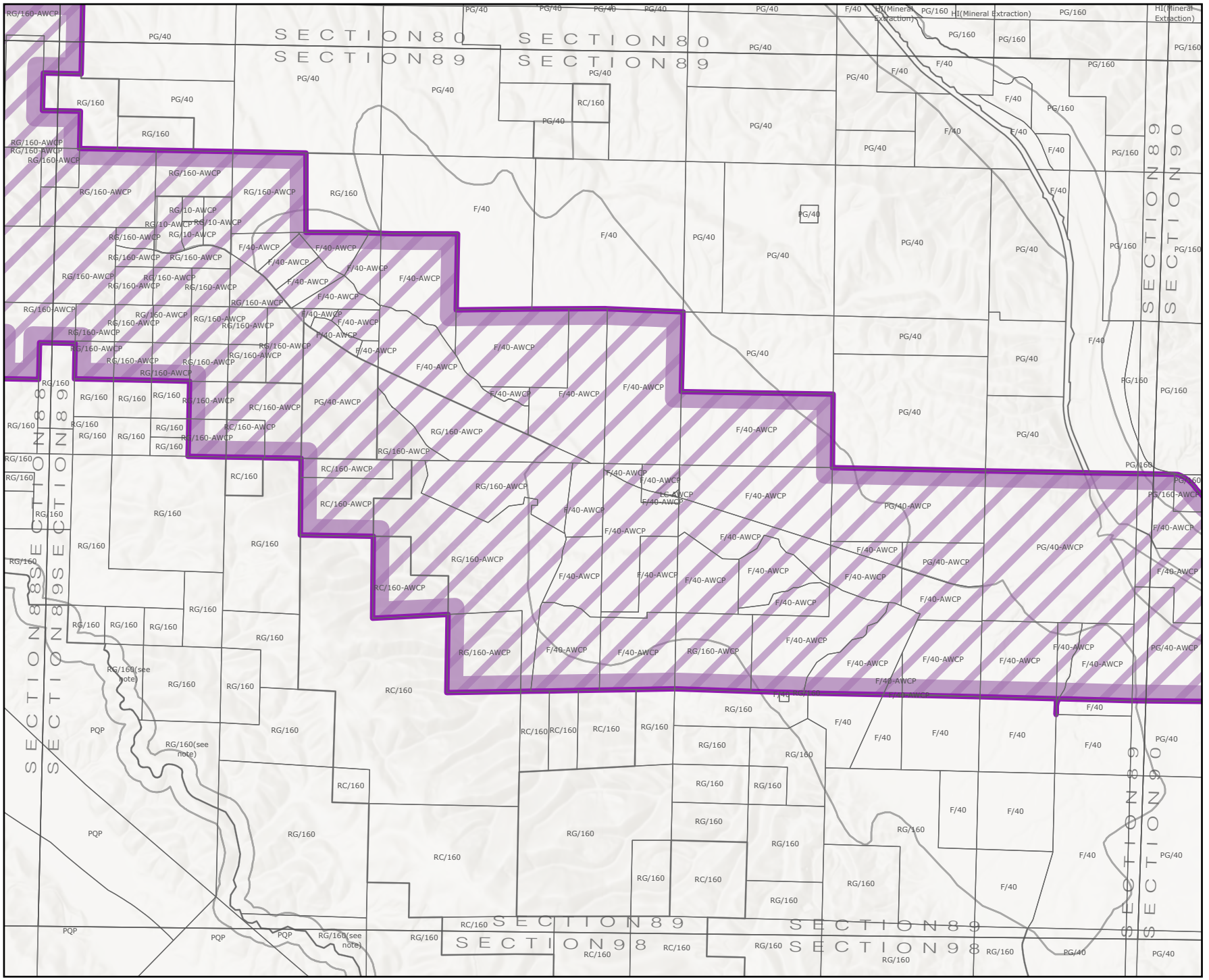
SECTION 88

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 89 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

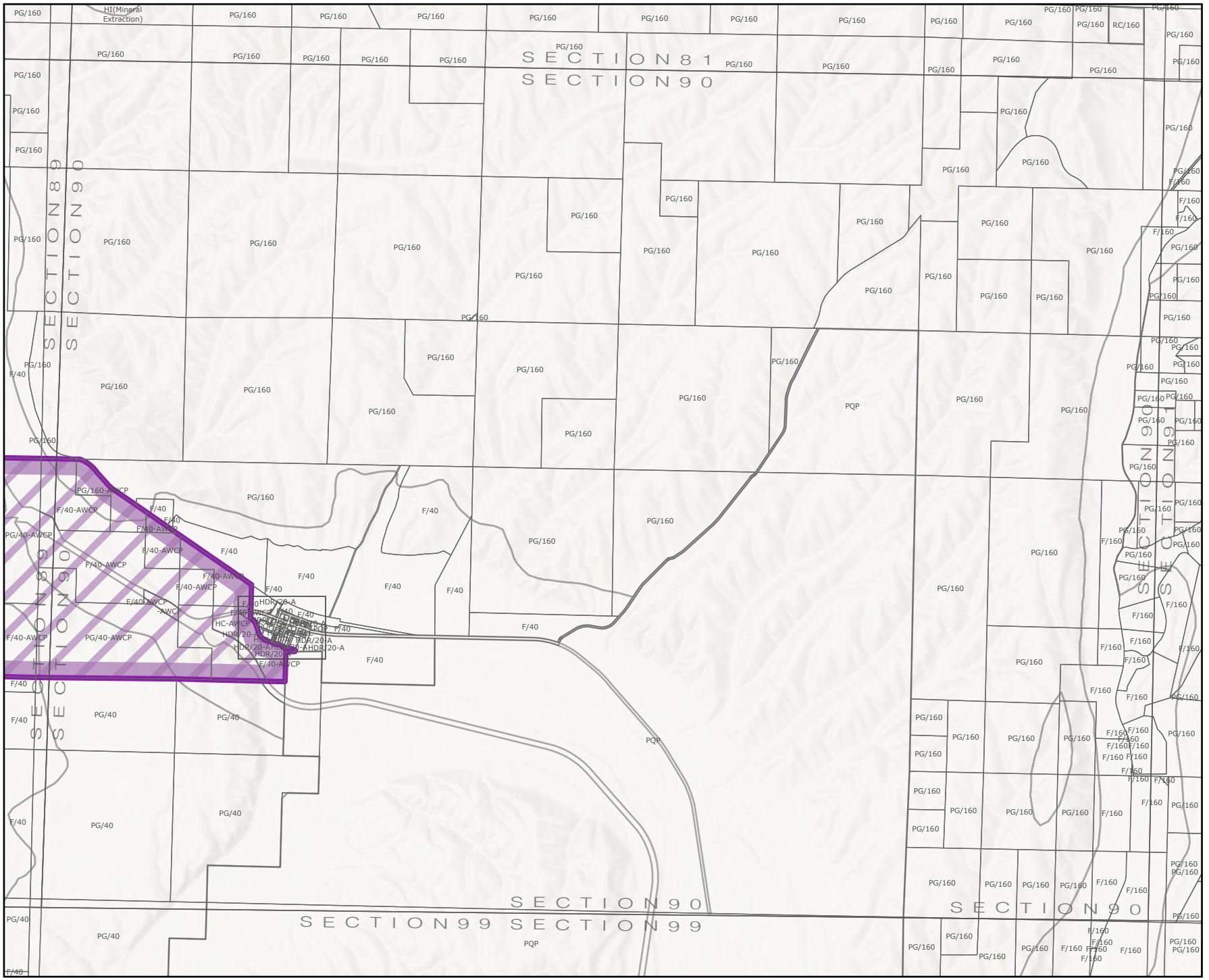
SECTION 89

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 90 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

SECTION 90

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 105 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	9/21/93	3710
		12/14/93	3733
		3/15/94	3752
		2/14/95	3813
		11/21/95	3847
		7/7/98	3977
		12/1/98	3998
		12/4/98	4131
		9/27/05	5002

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 500 1,000 FEET

SECTION 105

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 105 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	9/21/93	3710
		12/14/93	3733
		3/15/94	3752
		2/14/95	3813
		11/21/95	3847
		7/7/98	3977
		12/1/98	3998
		12/4/98	4131
		9/27/05	5002

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

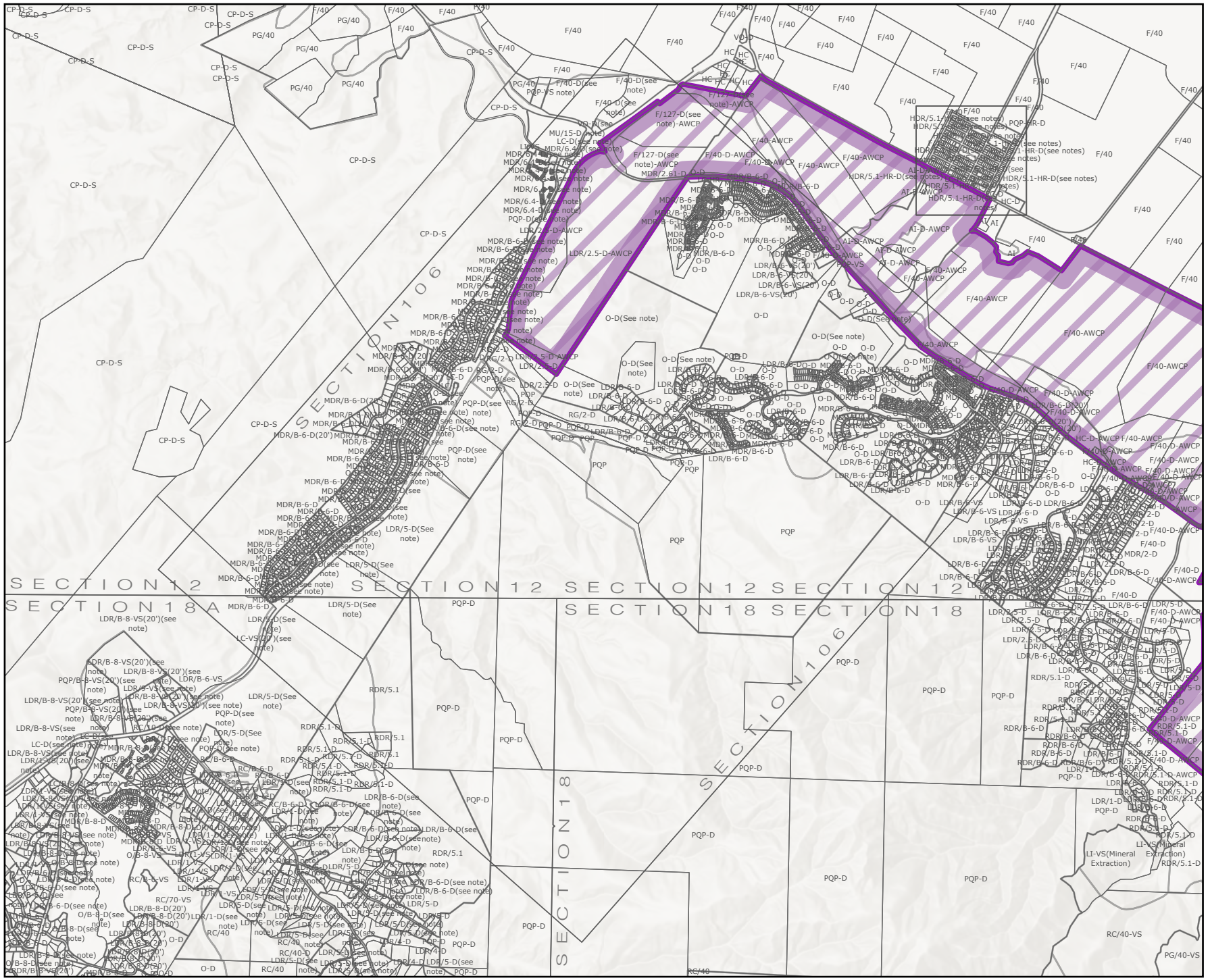
0 500 1,000 FEET

SECTION 105

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 106 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	10/6/92	3637
		12/8/92	3648
		7/20/93	3695
		12/6/94	3796
		5/2/95	3818
		6/18/96	3870
		9/17/96	3885
		7/1/97	3925
		9/32/97	3936
		6/16/98	3974
		10/13/98	3990
		6/8/99	4017
		10/5/99	4034
		4/25/00	4057



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 4,000 8,000 FEET

SECTION 106

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 108 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710
		2/14/06	5017
		3/28/06	5022

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

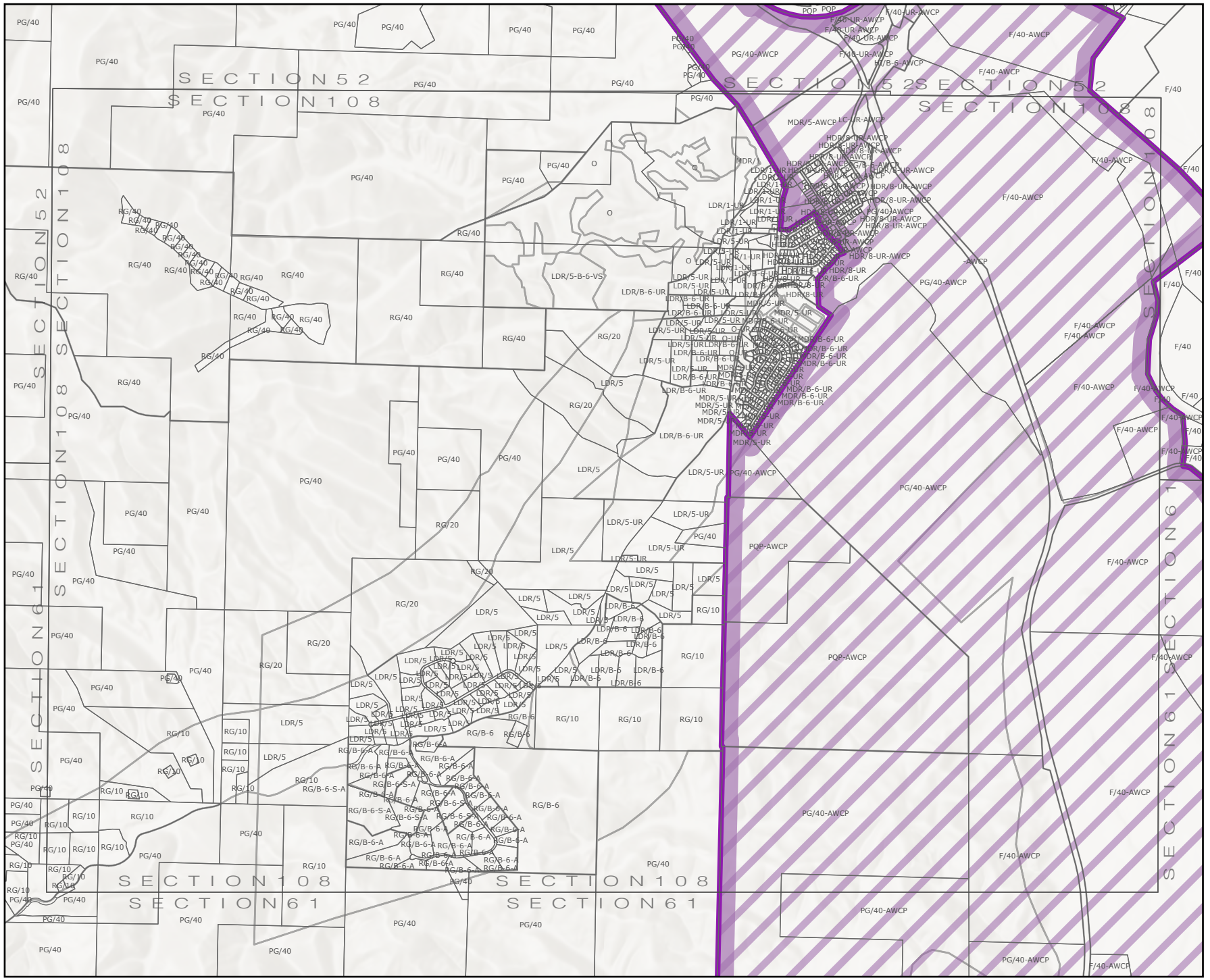
N

0 500 1,000 FEET

SECTION 108
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 108 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710
		2/14/06	5017
		3/28/06	5022



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 3,000 6,000 FEET

SECTION 108

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit C

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ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING CHAPTERS 21.06 AND 21.08, AND ADDING CHAPTERS 21.51 AND 21.71 TO THE MONTEREY COUNTY CODE RELATING TO REGULATIONS FOR THE AGRICULTURAL AND WINERY CORRIDOR PLAN DISTRICT

County Counsel Summary

This Ordinance adds Chapter 21.51 to the Monterey County Code to establish an Agricultural and Winery Corridor Plan Combining District ("District") and implementing regulations for development in the District to implement the policies of the 2010 County of Monterey General Plan. The ordinance also adds Chapter 21.71 to the Monterey County Code to establish a Zoning Clearance process for certain types of development in the District. Lastly, the ordinance amends numerous definitions of Chapter 21.06 relative to the District, and amends Chapter 21.08 to amend the sectional district maps to add the District.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Findings and Declarations.

A. Pursuant to Article XI, section 7 of the California Constitution, the County of Monterey ("County") may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens.

B. On October 26, 2010, pursuant to California Government Code Section 65350 *et seq*., the Board of Supervisors of the County of Monterey ("Board") adopted a comprehensive update to the County General Plan, referred to as the 2010 Monterey County General Plan, for the unincorporated non-coastal area of the County ("General Plan") (Board of Supervisors Resolution No. 10-291).

C. Policy AWCP-4.4 of the General Plan establishes an Agricultural and Winery Corridor Plan ("AWCP") zoning overlay district for properties located within the AWCP Plan boundary. Title 21 of the Monterey County Code ("MCC") needs to be amended to add the AWCP zoning overlay district to ensure consistence with the General Plan.

D. This ordinance adds the AWCP Combining District to the MCC to implement the General Plan and provide consistency between County's inland zoning ordinance and the General Plan.

E. This ordinance also encourages agriculture and winery-related economic growth in the Salinas Valley and provides for a planned approach for the development of agricultural and winery-related uses within specific areas of Monterey County.

F. On October 26, 2010, the Board certified an Environmental Impact Report ("EIR") prepared for the General Plan (Resolution No. 10-290). The EIR evaluated environmental impacts associated with implementation of the General Plan, including changes in land use designations. This ordinance implements the General Plan by establishing regulations for development in the AWCP Combining District. Pursuant to Section 15162 of the California Environmental Quality Act Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the AWCP Combining District were analyzed in the General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified.

G. Since the adoption of the 2010 General Plan, the winery industry has changed. In recent years there has been a significant shift in the winery industry as there is an oversupply of wine grapes due to alcohol consumption being down. The shift has been experienced at a national level but more specifically it has been felt in Monterey County.

H. In 2025, the Monterey County Vintners & Growers Association dissolved due to the industry wide shift, winery mergers, acquisitions, and various economic challenges.

I. This ordinance encourages the development of grape production and appropriately manages the growth of the winery-related industry in Monterey County. Although the Vintners & Growers Association has since dissolved, local growers and vintners continue to work together towards rebuilding a thriving winery industry in Monterey County.

SECTION 2. Section 21.06.102 is hereby added to the Monterey County Code to read as follows:

"Arterial Road" means as defined in Section 14.04.010.A.

SECTION 3. Section 21.06.235 is hereby added to the Monterey County Code to read as follows:

"County Highway" means as defined in Section 14.04.010.A.

SECTION 4. Section 21.06.285 is hereby added to the Monterey County Code to read as follows:

"Delicatessen" means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption.

SECTION 5. Section 21.06.565 is hereby added to the Monterey County Code to read as follows:

"Food facility" means an operation that stores, prepares, packages serves, vends, or otherwise provides food for human consumption at the retail level as defined by Section 113789

of the California Health Safety Code commonly known as the "California Uniform Retail Food Facilities Law".

SECTION 6. Section 21.06.697 is hereby added to the Monterey County Code to read as follows:

"Inn" means a "Hotel" as defined in Section 21.06.660 or "Motel" as defined in Section 21.06.810, and subject to the criteria outlined in Section 21.51.060.

SECTION 7. Section 21.06.945 is hereby added to the Monterey County Code to read as follows:

"Restaurant" means an establishment primarily engaged in the retail sale of food and drinks for on-premises or immediate consumption, or as otherwise defined in 14 California Code of Regulations Section 18982(a)(64).

SECTION 8. Section 21.06.1400 of the Monterey County Code is hereby amended to read as follows:

"Winery" means an agricultural processing plant used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, ~~administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations.~~ warehousing, wine tasting facility, administrative office functions including wholesale and retail sales of associated wine and wine related items, and events.

SECTION 9. Section 21.06.1425 is hereby added to the Monterey County Code to read as follows:

"Winery Tasting Facilities" means a bonded Winery Tasting Facility, also known as an "on or off winery premise," as provided by federal law under the jurisdiction of the Tax and Trade Bureau. A Winery Tasting Facility shall accommodate wine tasting, an administrative office, retail sales of associated wine and wine related items, events, warehousing, and storage.

SECTION 10. Section 21.08.020 of the Monterey County Code is hereby amended to read as follows:

Designation	**District Name**
AWCP	Agricultural and Winery Corridor District
B	Building Site District
D	Design Control District
S	Site Plan Review District
VS	Visual Sensitivity District
A	Limited Agricultural District

HMP	Industrial Hemp District
UR	Urban Reserve District
RAZ	Residential Allocation District
HR	Historical Resources District
Z	Street Improvements District
RES	Regulations for Parking and Use of Major Recreational Equipment Storage Seaward Zone

SECTION 11. Chapter 21.51 is hereby added to the Monterey County Code to read as follows:

CHAPTER 21.51
REGULATIONS FOR AGRICULTURAL AND WINERY CORRIDOR DISTRICT OR "AWCP" DISTRICT

21.51.010 Purpose.
21.51.020 Definitions.
21.51.030 Applicability.
21.51.040 Number of facilities allowed.
21.51.050 Uses allowed.
21.51.060 Uses allowed – Zoning clearance required in each case.
21.51.070 Uses allowed – Administrative permit required in each case.
21.51.080 Site development standards.
21.51.090 Special winery-related events, 151 persons to 500 persons.
21.51.100 Special winery-related events, more than 500 persons.

21.51.010 Purpose.

The purpose of this Chapter is to identify agricultural and winery-related uses as established in the 2010 Monterey County General Plan and adopted Agricultural and Winery Corridor Plan. The Agricultural and Winery Corridor provides a long-range plan for development that supports the wine industry and winery-related uses. The intent of this Chapter is to provide standards for development in the Agricultural and Winery Corridor and clearly state the uses allowed in the Agricultural and Winery Corridor Combining District.

21.51.020 Definitions.

For the purpose of this Chapter, certain terms used in this Chapter shall be as defined below. The definitions in Chapter 21.06 shall otherwise apply.

A. "Agricultural and Winery Corridor" means three planning areas (River Road segment, Metz Road segment, and Jolon Road segment) located in unincorporated Monterey

County where agriculture and winery-related growth and development is prioritized as outlined in Chapter 9.J Agricultural and Winery Corridor Plan in the 2010 General Plan.

B. "Agricultural/Winery related visitor-serving uses" means visitor serving activities that are principally established to serve the on-site winery activities, and which rely on the on-site winery as its major means of support. Agricultural/Winery related visitor-serving uses include but are not limited to produce stands, gift shops, boutique cheese factories and processing facilities, boutique olive oil processing facilities, and boutique grocery stores.

C. "Industry-Wide (Winery) Events" are special events, festivals and programs sponsored by vintner(s) or the Monterey County Vintners and Growers Association or its successor to feature Monterey County wineries and wine, educate the public on viticulture or generally promote the Agricultural and Winery Corridor.

D. "Visitor Center" means a location that provides visitor information about the Agricultural and Winery Corridor to the visiting public. There can be up to two Visitor Centers established within the vicinity of Highway 101 and Arroyo Seco Road and/or near Highway 68 and Reservation and River Road.

E. "Winery Adjunct Uses" means uses not considered an inherent part of a winery, but frequently associated with wineries and the agricultural tourism industry. Winery Adjunct Uses include, but are not limited to, restaurants, delicatessens, events, and concerts.

F. "Winery, Artisan" means a winery that produces between 2,000 and 50,000 cases per year, with a Winery Tasting Facility up to 2,500 square feet in size.

G. "Winery, Full-scale" means a winery that produces more than 50,000 cases per year.

H. "Winery-Related Events" means events held at wineries and tasting facilities for the purpose of promoting and marketing agricultural products grown or processed in the County. Winery-related events such as weddings, advertised fund raising events, company holiday parties, and employee related private events are secondary and incidental to agricultural production activities occurring onsite and/or in the area.

21.51.030 Applicability.

A. The provisions of this Chapter shall only apply in districts that are combined with the "AWCP" District when an applicant proposes development related to the wine industry.

B. Where provisions of this Title or other Area Plans and the provisions of the Agricultural Winery Corridor Plan differ, the provisions of the Agricultural Winery Corridor Plan shall prevail.

21.51.040 Number of facilities allowed.

The number of facilities allowed within the Agricultural Winery Corridor is prescribed in the Agricultural Winery Corridor Plan at Section 3.1 General Regulations in Chapter 9.J of the 2010 General Plan.

21.51.050 Uses allowed.

The following uses shall be allowed at facilities approved under the AWCP located within the designated corridor.

A. Winery Adjunct Uses.

B. Industry-wide events up to 150 people at any one venue at any one time.

C. Winery-related events up to 150 people at any one venue at any one time. Including, but not limited to:

1. Advertised fund raising events;

2. Winemaker dinners open to the general public; and

3. Weddings.

D. Private winery events up to 150 people at any one venue at any one time, including, but not limited to:

1. Company holiday party; and

2. Employee-related private parties.

21.51.060 Uses allowed – Zoning clearance required in each case (Chapter 21.71).

A. Uses allowed where a zoning clearance per Chapter 21.71 of this Code is required in each case:

1. Winery, Artisan.

2. Winery Tasting Facilities, including a catering kitchen or cooking facilities that comply with state law and this Code.

3. Agricultural/Winery related visitor-serving uses.

4. Food Facility may be established in conjunction with a winery-related facility where they meet the following criteria:

a. The use is clearly incidental, related, and subordinate in size to the primary operation of the winery as a production facility or to the existing visitor-serving use where the use is not a winery;

b. The use is located within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor-serving use where the use is not a winery; and

c. The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.

5. Winery-Related Events between 151 and 500 people on any one venue at any one time. Including but not limited to:

a. Advertised fund raising events;

b. Winemaker dinners open to the general public; and

c. Festivals, tours, or celebrations.

6. One guesthouse for each new winery, as defined in Section 21.06.620 and subject to the criteria outlined in Section 21.64.020.

7. Single family dwellings accessory to the agricultural use of the property, not exceeding one in total, for an owner, operator, or employees employed on-site, excluding Farmland, Rural Grazing, and Permanent Grazing zoning districts where the number of single family dwellings shall not exceed three in total or where the underlying zoning district may allow a greater density of single family dwellings.

8. Employee housing, as defined in Section 21.06.429 of this Code, that provides accommodations for up to three employee housing units.

B. A biological study shall be required for any of the permanent facilities in this Section with the potential to affect resources as defined in 2010 General Plan Policy OS-5.16. If the biological study indicates a potential for significant impact to said resources, then an administrative permit shall be required.

21.51.070 Uses Allowed – Administrative permit required in each case (Chapter 21.70).

The following uses are allowed with an administrative permit, subject to the regulations found in Section 21.51.080.

A. Restaurant or Delicatessen; subject to the following criteria:

1. Located within five miles from an urban limit line, community area, or rural center or within one mile of an Arterial Road or County Highway; and

2. Parking shall be provided as required for a Restaurant in Chapter 21.58 of this Code.

B. Inn, onsite with a winery facility; subject to all the following criteria:

1. The Inn is clearly accessory use, related, and subordinate to the primary operation of the winery as a production facility.

2. Separate structure(s) shall be built expressly for an Inn.

3. Includes no more than ten guest rooms, and a family does not need to be in permanent residence within the Inn.

4. Design shall use a consistent style for all buildings on the same lot.

5. Parking shall be provided at one space/unit.

C. Inn, stand alone; subject to all the following criteria:

1. The facility is located:

a. More than 500 feet from a parcel on which any other Inn facility is located; and

b. No closer than 400 feet to any existing residence outside the ownership of the applicant.

2. Includes no more than ten guest rooms, and a family does not need to be in permanent residence within the Inn.

3. Design shall use a consistent style for all buildings on the same lot.

4. Parking shall be provided at one space/unit.

D. Winery, Full-scale, including tasting facilities and a catering kitchen as a part of the winery. Events included as a part of the permit for full-scale winery shall not be subject to other permit requirements as required by Section 21.51.060.A.

E. Visitor Centers, including a kiosk that provides maps of the Agricultural and Winery Corridor along with contact information for the various facilities located within the Agricultural and Winery Corridor.

G. Agricultural/Winery related visitor-serving uses allowed in Section 21.51.060 without a winery onsite and other agricultural visitor serving uses that are in keeping with the character and nature of the AWCP.

21.51.080 Site development standards.

A. Site development standards shall be applied at facilities within the Agricultural Winery Corridor as prescribed in the Agricultural Winery Corridor Plan at Section 3.5 Development Standards and Section 3.7 Design Criteria in Chapter 9.J of the 2010 General Plan.

B. The following standards apply for all allowable uses in the Agricultural Winery Corridor Plan, in addition to the standards listed in subsection A, C, and D.

1. Exterior materials and colors. The design, scale, and character of the winery shall be compatible with existing development in the vicinity. Structures associated with the winery including production facilities shall have an exterior design style that is agricultural or residential in nature using natural and rustic materials (such as wood, stone, adobe), earth tones (such as browns, siennas, beiges, greens) and non-reflective paints, siding, non-reflective windows, and roofing materials.

2. Screening. The visibility of accessory winery structures from public roads shall be minimized through the use of landscaping and other screening devices (such as fencing, earthen berms, or a combination fencing, landscaping or earthen berms) to ensure that the character of the area is retained.

3. Height. The height of a structure associated with a winery facility shall be limited to 35 feet. The structural height limit may be increased to 45 feet without a variance to accommodate processing facilities.

4. Accessory structures. The exterior design of the accessory structures shall be of the same architectural style as the primary structure.

5. Outdoor storage. In visually sensitive corridors identified in the 2010 General Plan, outdoor storage of equipment and storage tanks shall be screened from public view through the use of fencing and/or landscaping.

6. Fences. The design of fences shall be constructed of natural materials or wrought iron. Chain link fencing with appropriate batten wood inserts is allowed outside of the required front yard setback area.

C. Landscaping Requirements. For developments that have landscaping they shall comply with Chapter 16.63 of this Code.

D. Lighting Requirements.

1. For any new development that includes exterior lighting, all exterior lighting shall be consistent with the Design Guidelines for Exterior Lighting adopted by the Board of Supervisors pursuant to Section 21.63.020, unless exempt under Section 21.63.020.D.

2. Review by the Chief of Planning of all exterior lighting associated with any construction permit for consistency with the Design Guidelines for Exterior Lighting and approval by the Chief of Planning are required prior to issuance of the construction permit.

3. Applications for construction permits which are subject to these lighting regulations must include all the following information:

a. Plans indicating the location of each light fixture.

b. Manufacturer's catalog specification sheet for each type of fixture.

4. The Chief of Planning may waive these submittal requirements or request additional information, as deemed necessary on a project-by-project basis.

5. Exterior lighting fixtures shall be of a low intensity, low glare design and directed downward to ensure that neither the lamp nor the related reflector interior surface is visible from a location off the winery premises in order to prevent light pollution. Pole lighting fixtures shall be used only for special events and seasonal agricultural activities. Exterior lighting shall not be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.

21.51.090 Special winery-related events, 151 persons to 500 persons.

Special winery-related event permits between 151 and 500 persons on any one venue at one time shall be allowed with a Zoning Clearance. The Zoning Clearance application shall include submittal of a special events questionnaire form as prescribed by the Department of Housing and Community Development in addition to procession of a Zoning Clearance application. Processing of such requests shall be consistent with the requirements in Chapter 21.71.

21.51.100 Special winery-related events, more than 500 persons.

Special winery-related event permits shall be allowed at facilities within the Agricultural Winery Corridor as prescribed in the Agricultural Winery Corridor Plan at in Section 3.6 Special Winery Related Event Permit in Chapter 9.J of the 2010 General Plan.

SECTION 12. Chapter 21.71 is hereby added to the Monterey County Code to read as follows:

CHAPTER 21.71
REGULATIONS FOR ZONING CLEARANCE

21.71.010 Purpose.
21.71.020 Applicability.
21.71.030 Appropriate authority.
21.71.040 Application.
21.71.050 Action by appropriate authority.
21.71.060 Revocation.
21.71.070 Expiration.
21.71.080 Effect.
21.71.090 Filing fee.
21.71.100 Extension to zoning clearance.
21.71.110 Amendments to zoning clearance.

21.71.010 Purpose.

The purpose of this Chapter is to provide a process whereby certain use can be considered through a ministerial process. The ministerial process will verify that the proposed use complies with the list of uses allowed in the applicable zoning district, the development standards within Monterey County Code, and is consistent with other applicable County of Monterey regulations.

21.71.020 Applicability.

Any use identified within the zoning district regulations as being a permitted use requiring a Zoning Clearance is subject to the provisions of this Chapter.

21.71.030 Appropriate authority.

The Chief of Planning or designee is the Appropriate Authority to consider Zoning Clearances.

21.71.040 Application.

Application for a Zoning Clearance shall be made to the Appropriate Authority in writing on a form prescribed by the Director of Housing and Community Development and shall be accompanied by statements, plans, and elevations necessary to show the detail of the proposed use.

21.71.050 Action by appropriate authority.

A. The Appropriate Authority shall deem the permit application complete if it contains all required information, documents, and all required application fees have been paid.

B. In acting on Zoning Clearances, the Appropriate Authority shall find that the proposed use is in conformance with all applicable provisions of this Title or other adopted policies of the County.

21.71.060 Grounds for revocation.

A. When a Zoning Clearance was granted on the basis of false material information, written or oral, given willfully or negligently by the applicant, the Appropriate Authority may revoke or modify the Zoning Clearance following public hearing pursuant to Chapter 21.78 of this Title.

B. An appeal may be taken from such revocation or modification in the same manner as described in Chapter 21.80.

21.71.070 Expiration.

A. Any Zoning Clearance issued under the terms of this Chapter shall be valid until the date of expiration stated on the permit. If no date of expiration is stated on the permit, any permit which allows a use, excluding a use which contemplates the construction of buildings or other structure, shall expire two years from the date of granting the permit unless use of the property has begun within this period.

B. If no date of expiration is stated on the Zoning Clearance, any clearance granted under this Chapter which allows for the construction of buildings or other structures shall remain valid as long as actual construction has begun within two years from the date of the granting of the Zoning Clearance.

21.71.080 Effect.

A Zoning Clearance shall be obtained before the County issues new or modified Building Permits, Grading Permits, and any other permits that may be required for operation of the use. Permits shall not be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the Zoning Clearance granted by the Appropriate Authority.

21.71.090 Filing fee.

The application fee for Zoning Clearance shall be established from time to time by the Board of Supervisors, and no part of such fee shall be refundable unless said refund is requested in writing concurrent with the withdrawal of the Zoning Clearance and provided that the applicant has not yet been sent written notice of the applications completeness or incompleteness. In such cases, 50% of the filing fee shall be refunded.

21.71.100 Extension to zoning clearance.

The Appropriate Authority may extend a Zoning Clearance upon receipt of an extension application from the applicant, provided such extension application is made at least 30 days prior

to the expiration of the Zoning Clearance. The written request shall be filed with the Appropriate Authority and set forth reasons supporting the request.

21.71.110 Amendments to Zoning clearance.

A. Proposed amendments to any Zoning Clearance issued under the provisions of this Chapter shall be submitted to the Appropriate Authority through an amendment application and in sufficient detail to adequately assess the nature of the amendment and any potential impacts of the amendment.

B. Proposed amendments shall be handled in the following manner:

1. The Appropriate Authority shall determine if the amendment is of a minor nature by reviewing the following standards:

a. The amendment would not result in any environmental impacts;

b. The amendment is consistent with the prior action of the Appropriate Authority;

c. The amendment would result in minimal impacts to the land in relation to the approved Zoning Clearance; and

d. The amendment would meet all relevant site development standards.

2. If the standards in Subsection B.1 are met, then the amendment shall be approved by the Appropriate Authority. All other amendments are considered major in nature and would require a discretionary permit.

SECTION 13. ZONING DISTRICT MAP. The following Sectional District Maps of Section 21.08.060 of the Monterey County Code are hereby amended to add the Agricultural and Winery Corridor District ("AWCP" District) designation to certain properties shown in the revised Sectional District Maps for each of the amended sections listed below with said maps being attached to and incorporated herein by reference.

1. Section 12
2. Section 13
3. Section 18
4. Section 19
5. Section 20
6. Section 25
7. Section 26
8. Section 27
9. Section 33
10. Section 34

11. Section 35
12. Section 40
13. Section 41
14. Section 42
15. Section 50
16. Section 51
17. Section 52
18. Section 60
19. Section 61
20. Section 68
21. Section 69
22. Section 77
23. Section 77
24. Section 78
25. Section 79
26. Section 80
27. Section 87
28. Section 88
29. Section 89
30. Section 90
31. Section 105
32. Section 106
33. Section 108

SECTION 14. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 15. EFFECTIVE DATE. This ordinance shall become effective on the thirty-first day following its adoption.

PASSED AND ADOPTED on this_____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

_____

Wendy Root-Askew, Chair
Monterey County Board of Supervisors

ATTEST

VALERIE RALPH
Clerk of the Board of Supervisors

By: _____
Deputy

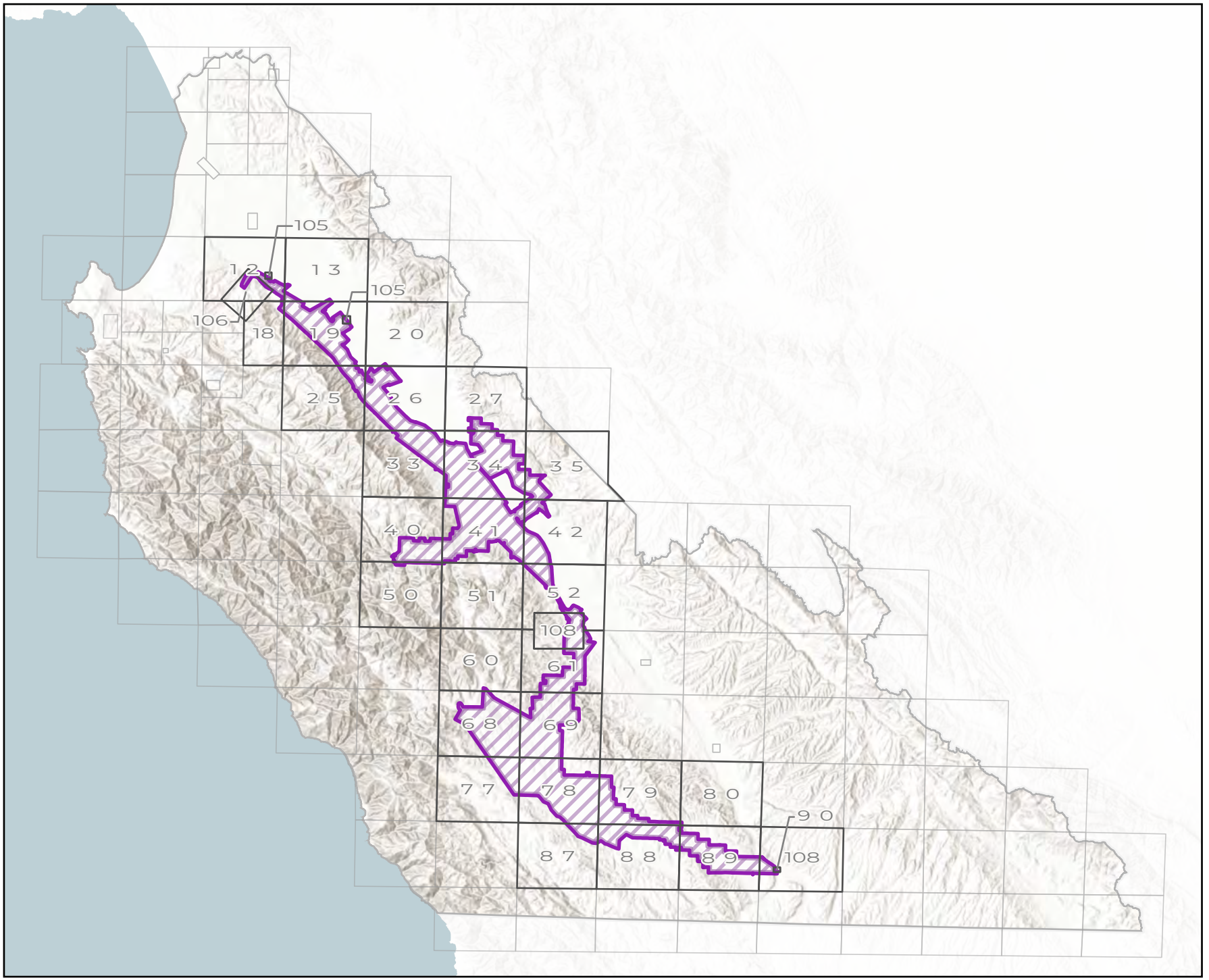
APPROVED AS TO FORM:

KELLY L. DONLON
Chief Assistant County Counsel

COUNTY OF MONTEREY AGRICULTURAL & WINE CORRIDOR PLAN (AWCP)

ZONING SECTIONS WITHIN THE AWCP

105	42
106	50
108	51
12	52
13	60
18	61
19	68
20	69
25	77
26	78
27	79
33	80
34	87
35	88
40	89
41	90



Agricultural & Wine Corridor (AWCP)

Zoning Section Boundary (within AWCP)

Zoning Section Boundary

MAP PREPARED:
4/17/2026

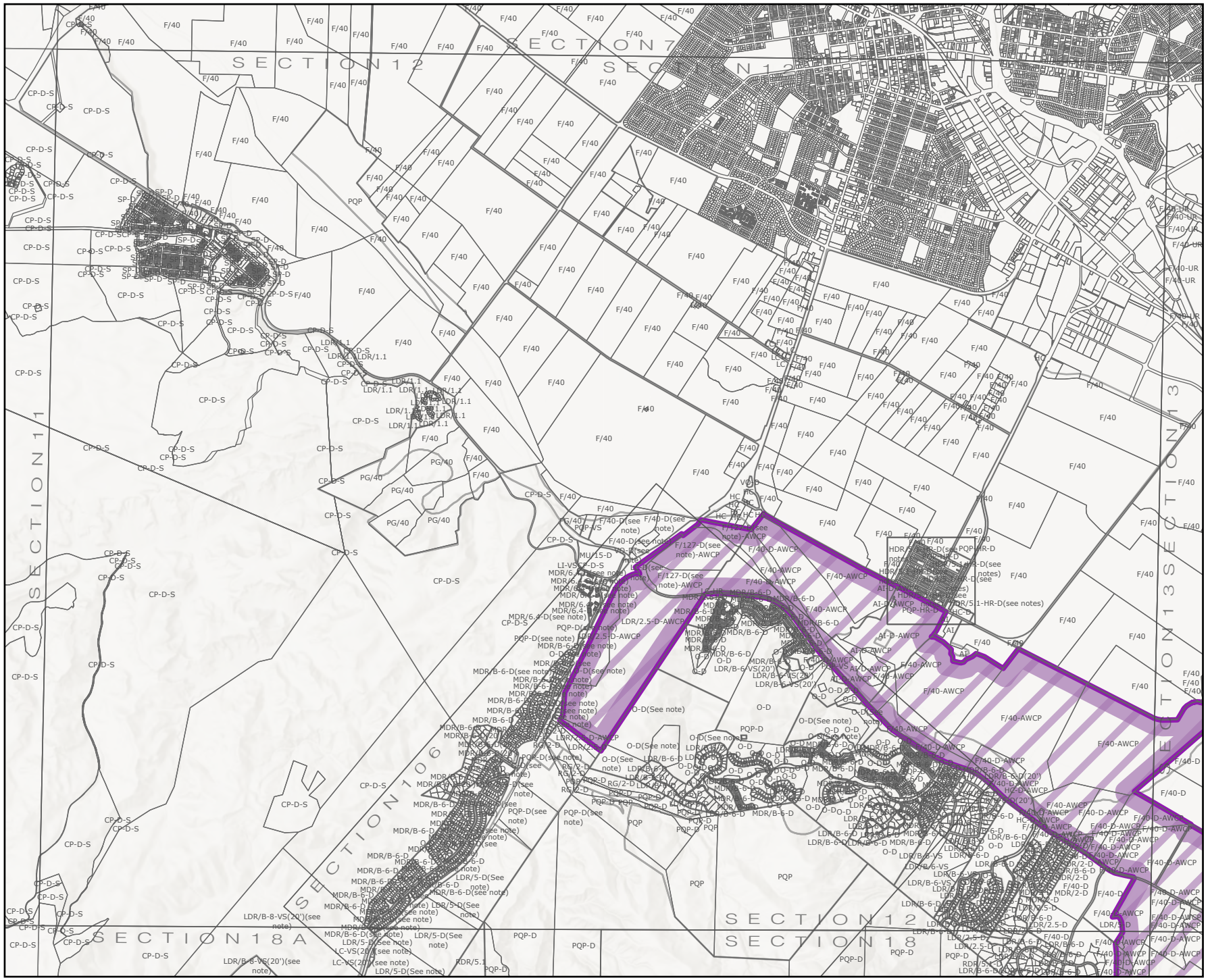
N

0 5 10 20 Miles

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 12 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	12/8/92	3648
		12/24/92	3695
		7/20/93	3951
		2/10/98	5002
		9/27/05	5000



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

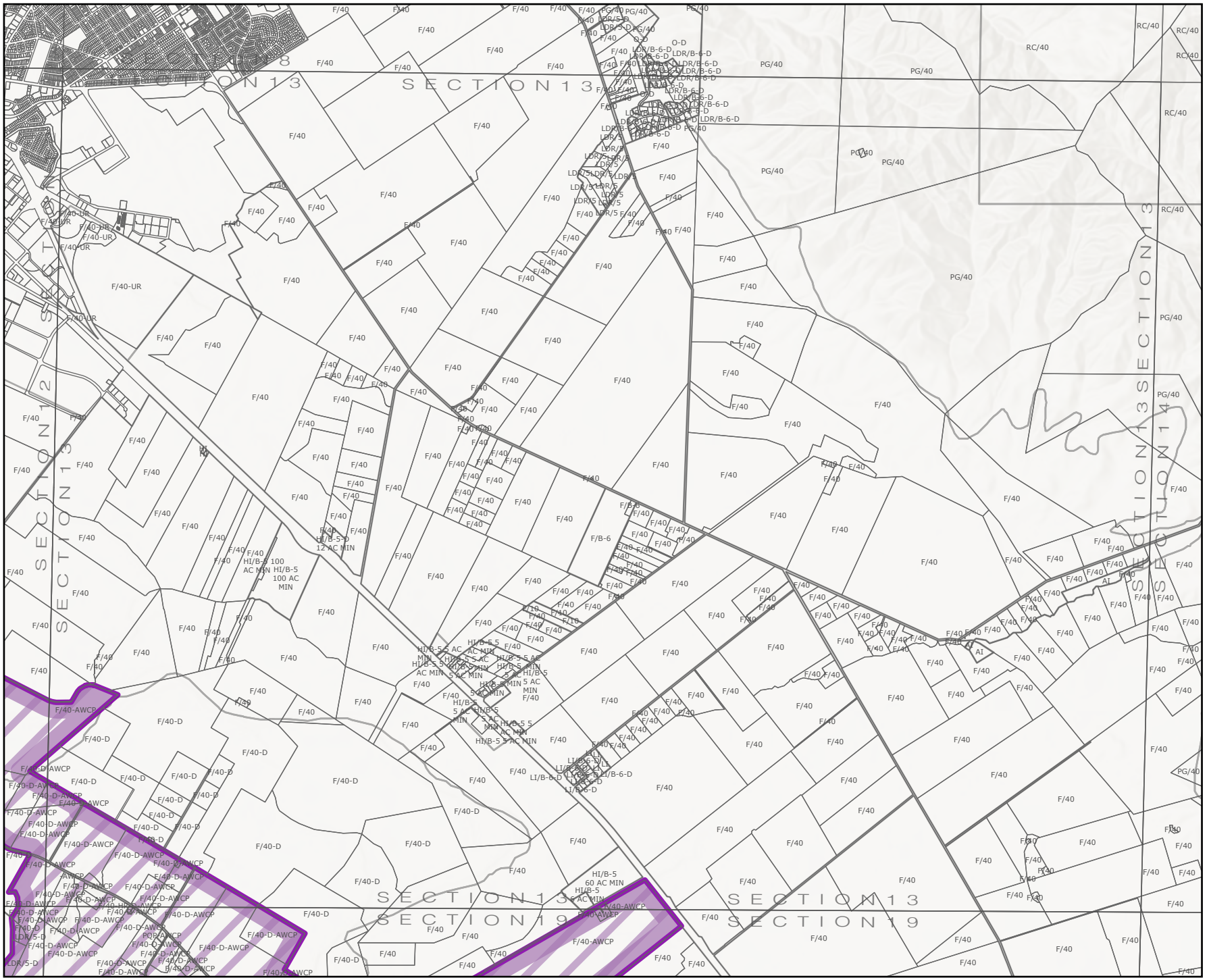
0 5,000 10,000 FEET

SECTION 12

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 13 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	12/8/92	3648
		3/30/93	3670
		6/8/93	3681
		8/24/93	6806
		9/21/93	3710
		10/26/93	3723
		4/12/94	3758
		10/11/94	3758



MAP PREPARED:
4/17/2026

N

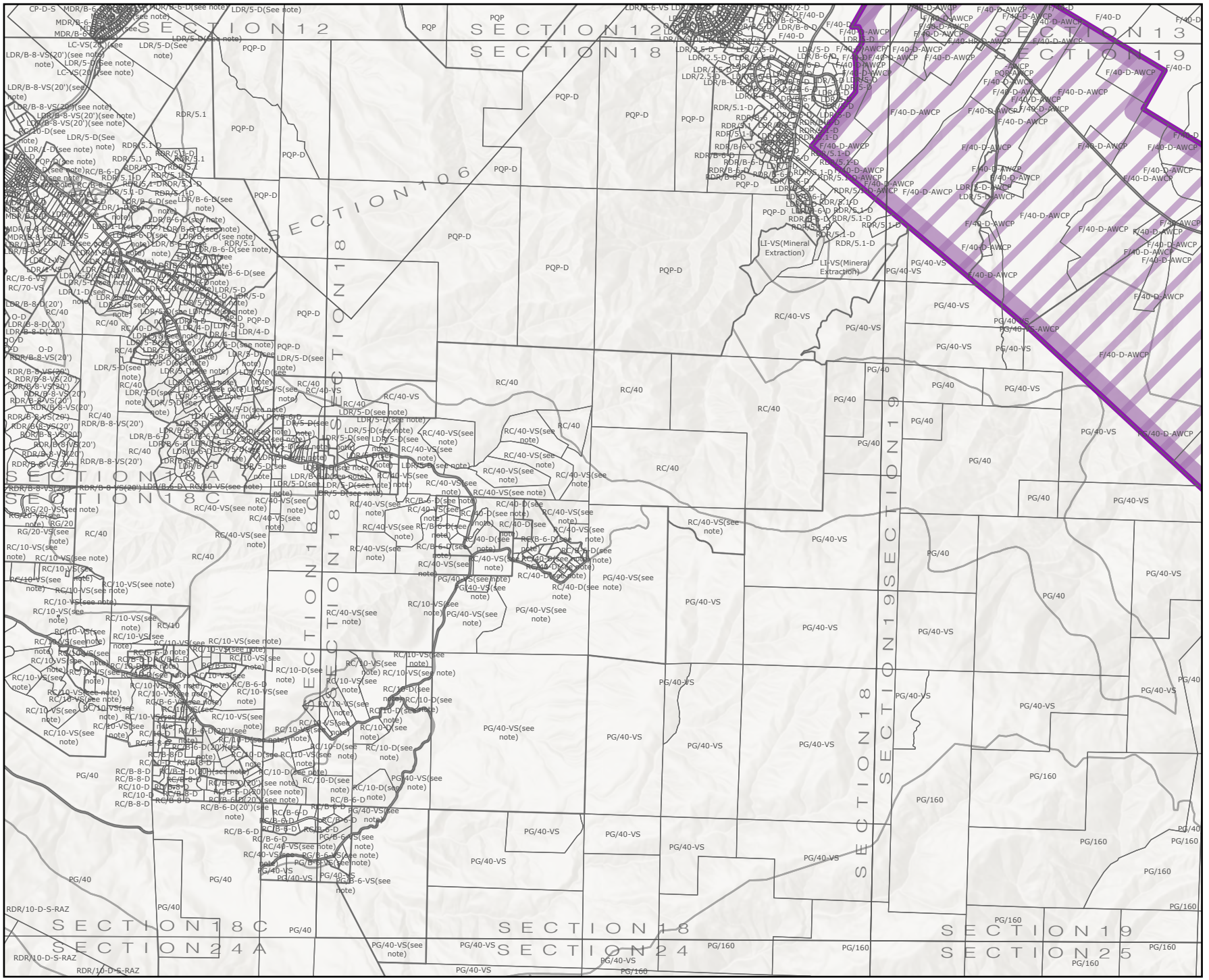
0 5,000 10,000 FEET

SECTION 13

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 18 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
12/8/92	3648	12/24/92	3647
		2/2/93	3662
		7/20/93	3695
		11/9/93	3725
		6/7/94	3767
		2/10/98	3951



Wine Corridor (AWCP)

MAP PREPARED: 4/17/2026

N

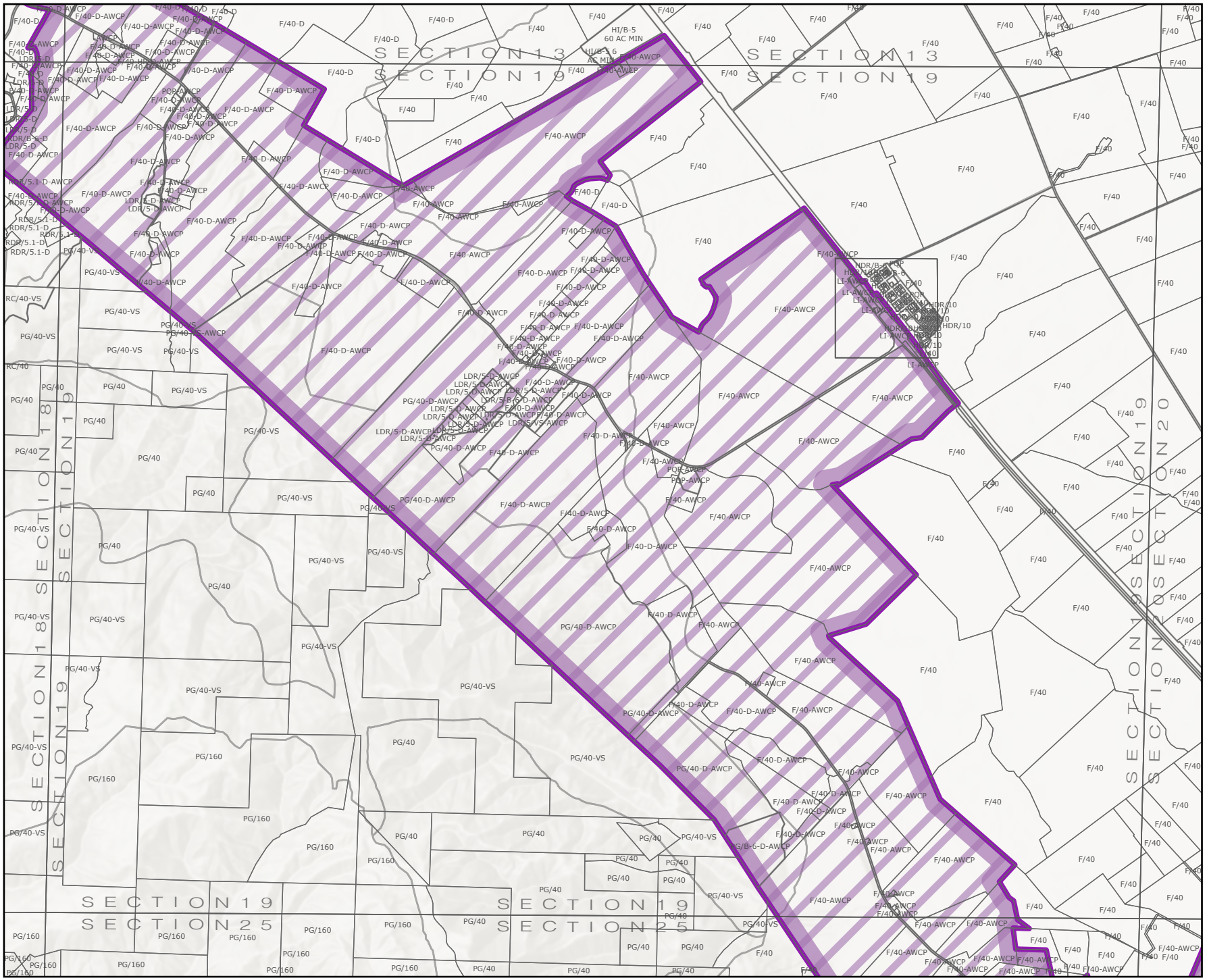
0 5,460 10,920 FEET

SECTION 18

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 19 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	12/8/92	3648
		9/21/93	3710
		6/7/94	3767
		2/15/05	4261
		6/2/09	5130
		12/9/08	5118



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

SECTION 19

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 20 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

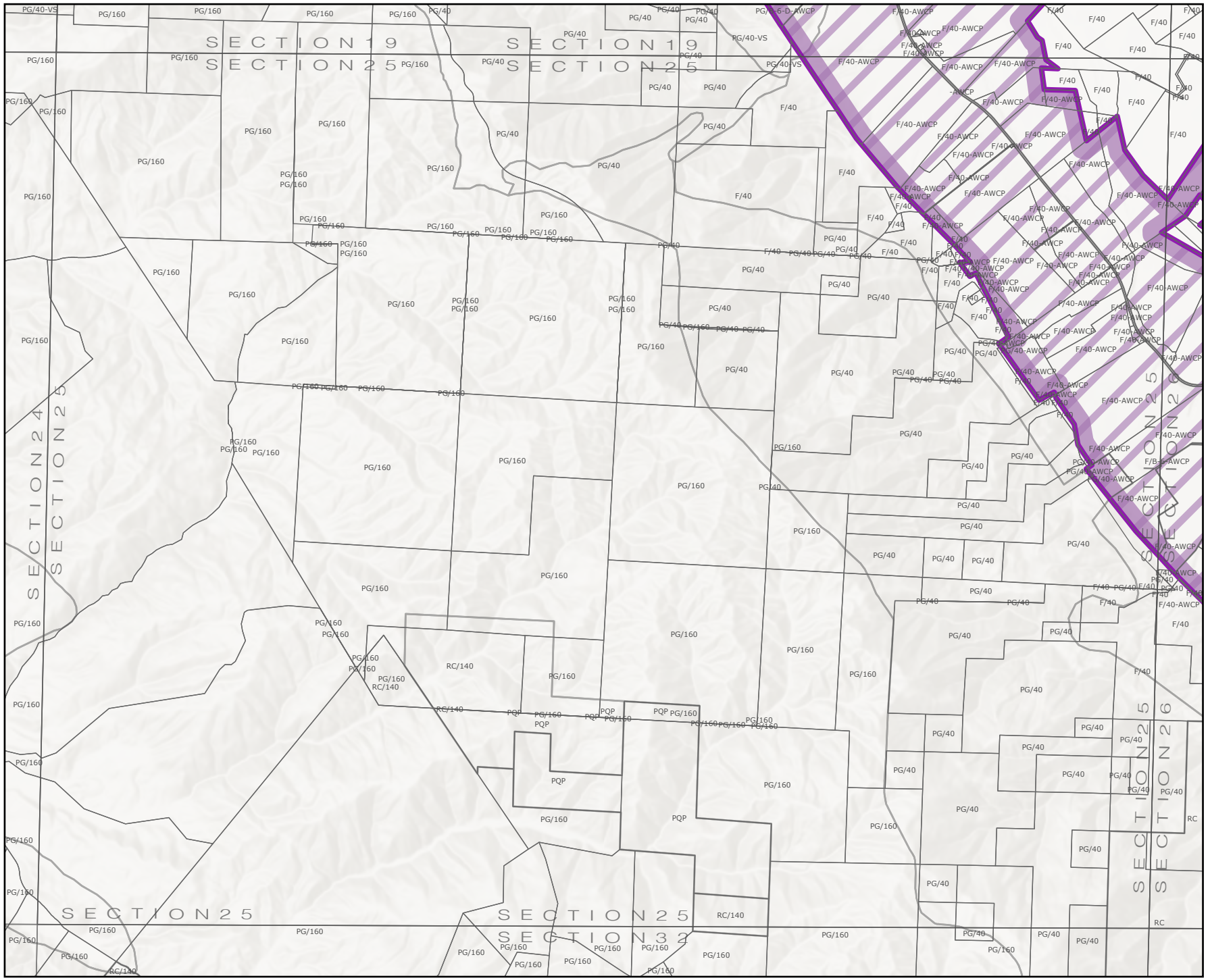
0 5,000 10,000 FEET

SECTION 20

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 25 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
12/8/92	3648	9/21/93	3710
		6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

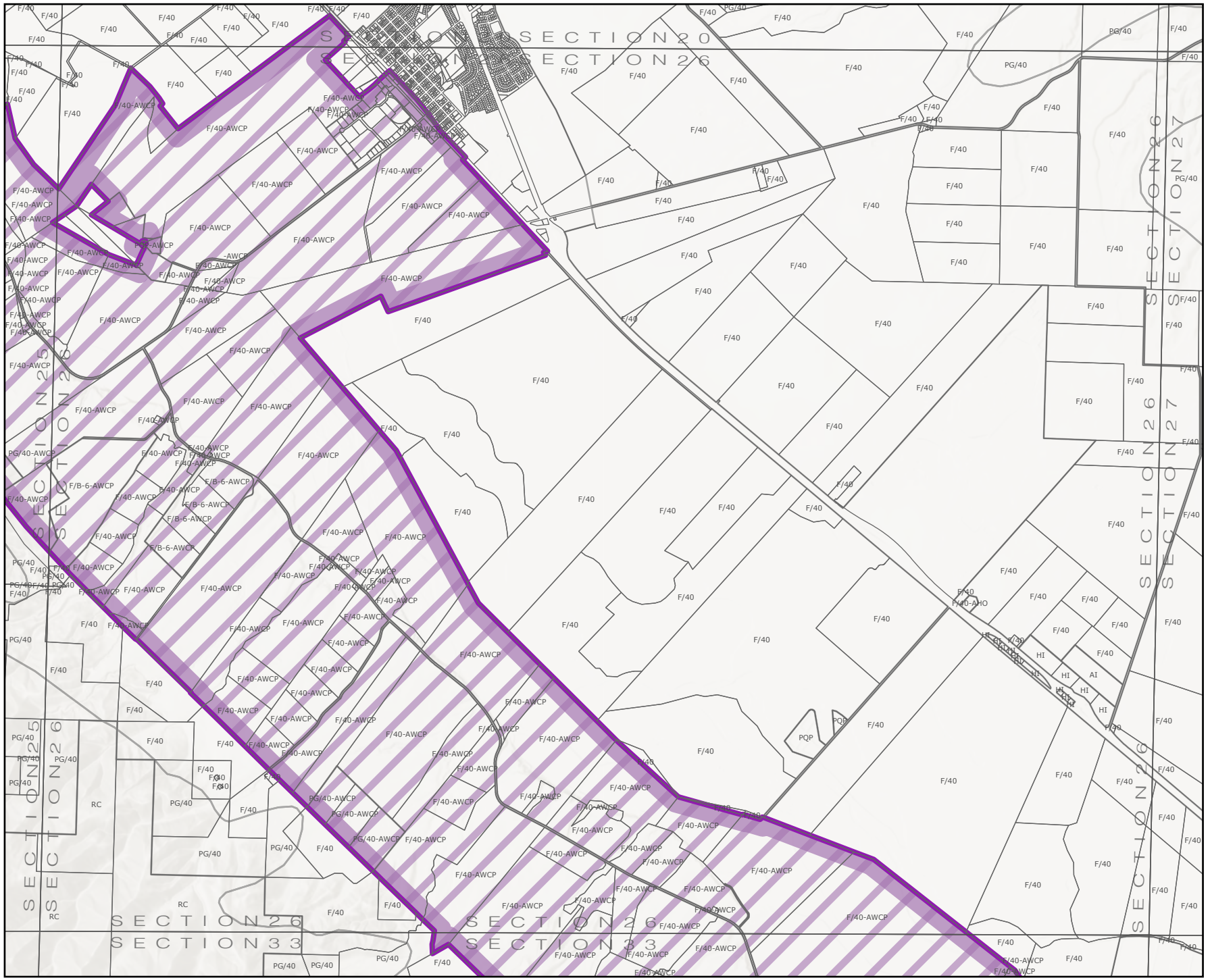
0 5,000 10,000 FEET

SECTION 25

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 26 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	7/31/12	5205



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

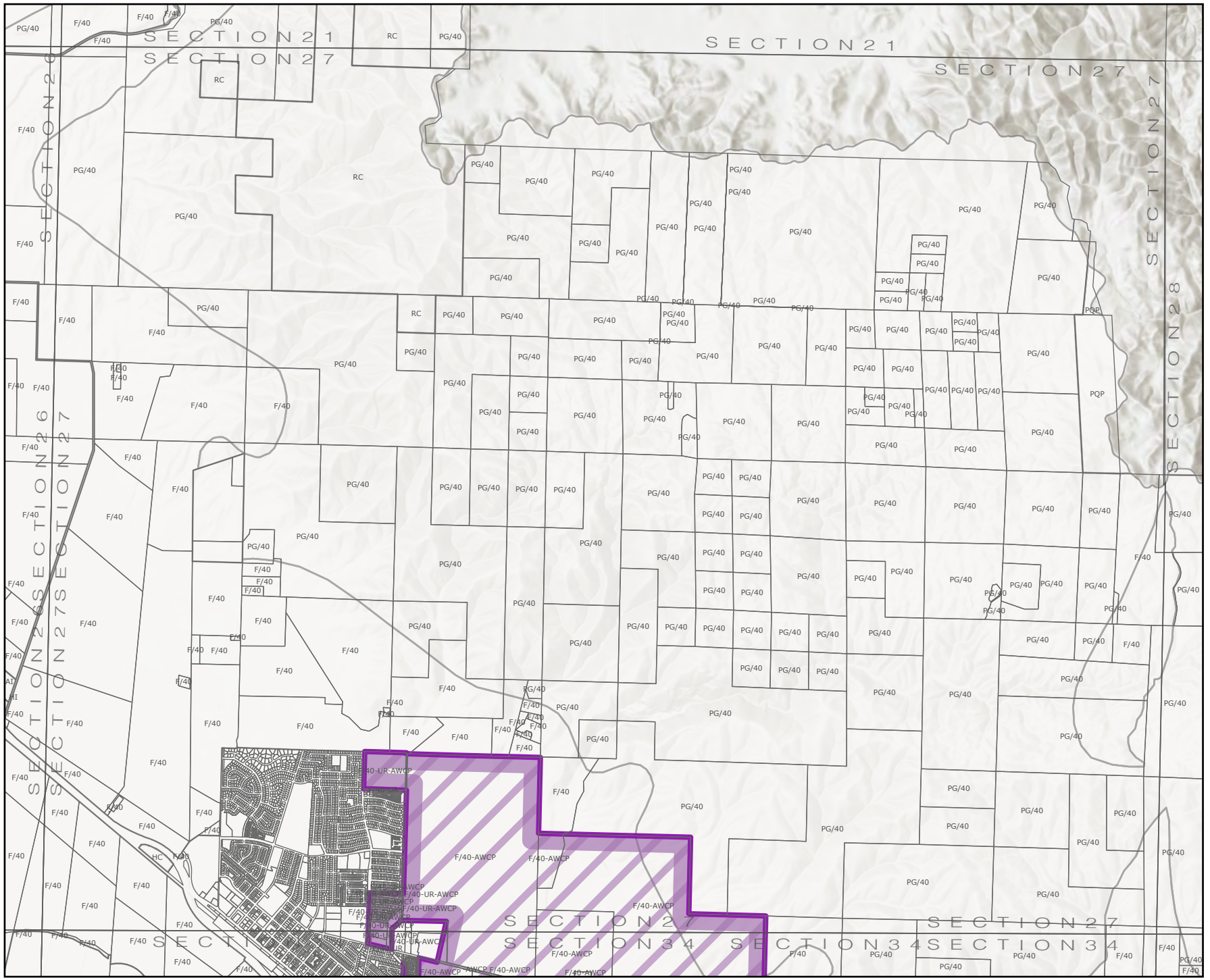
SECTION 26

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 27 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

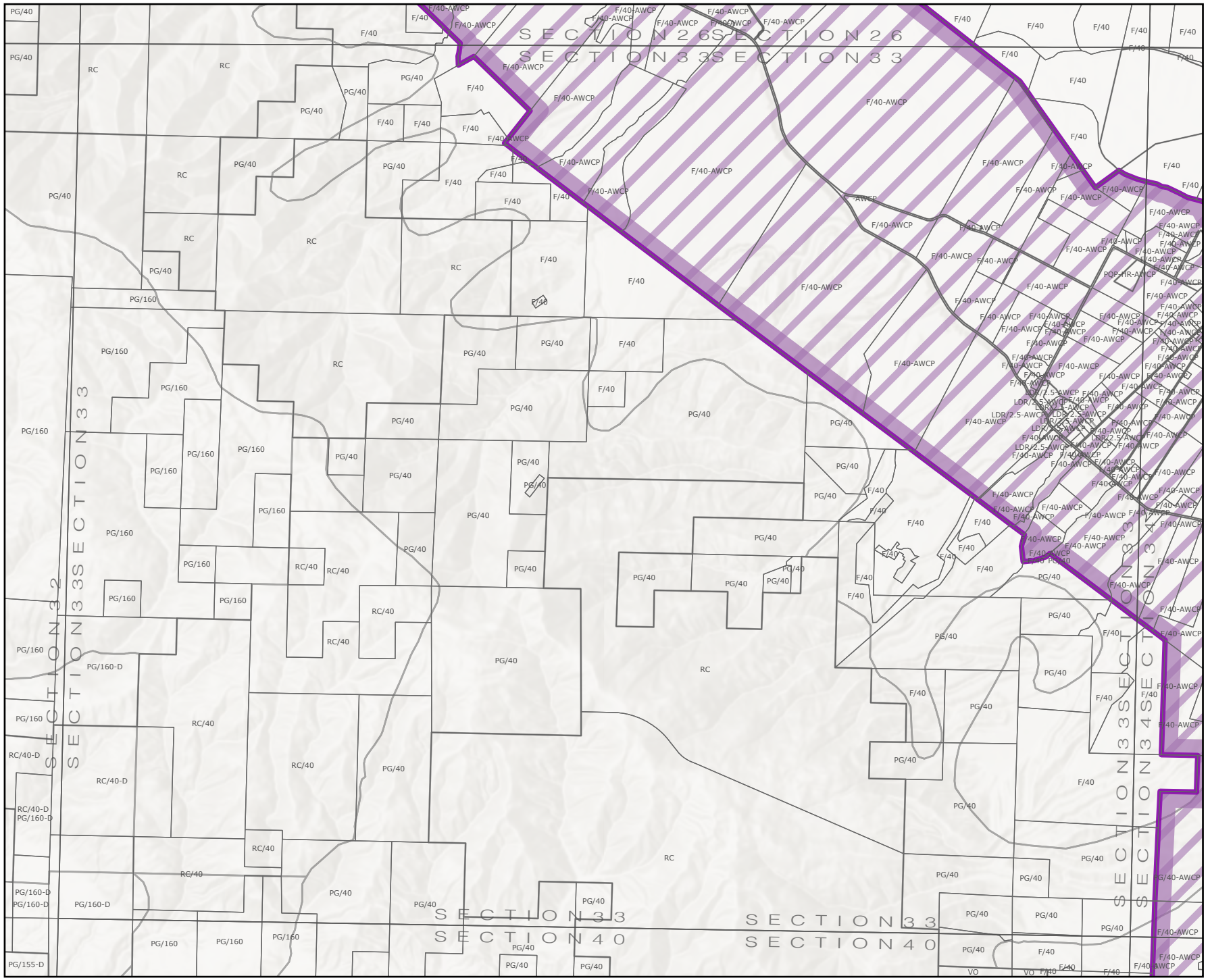
0 5,000 10,000 FEET

SECTION 27

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 33 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

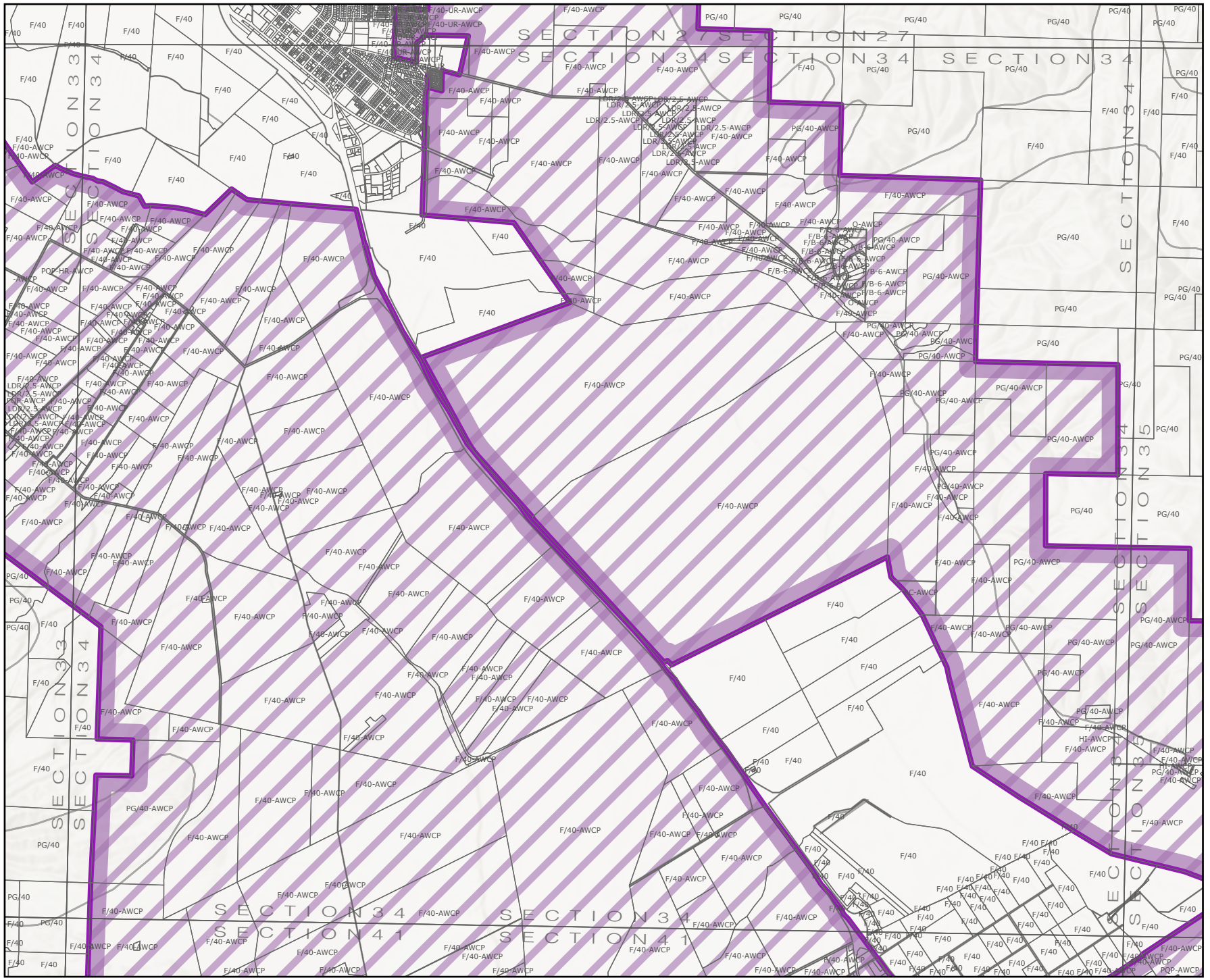
0 5,000 10,000 FEET

SECTION 33

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 34 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	4/11/97	3943



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

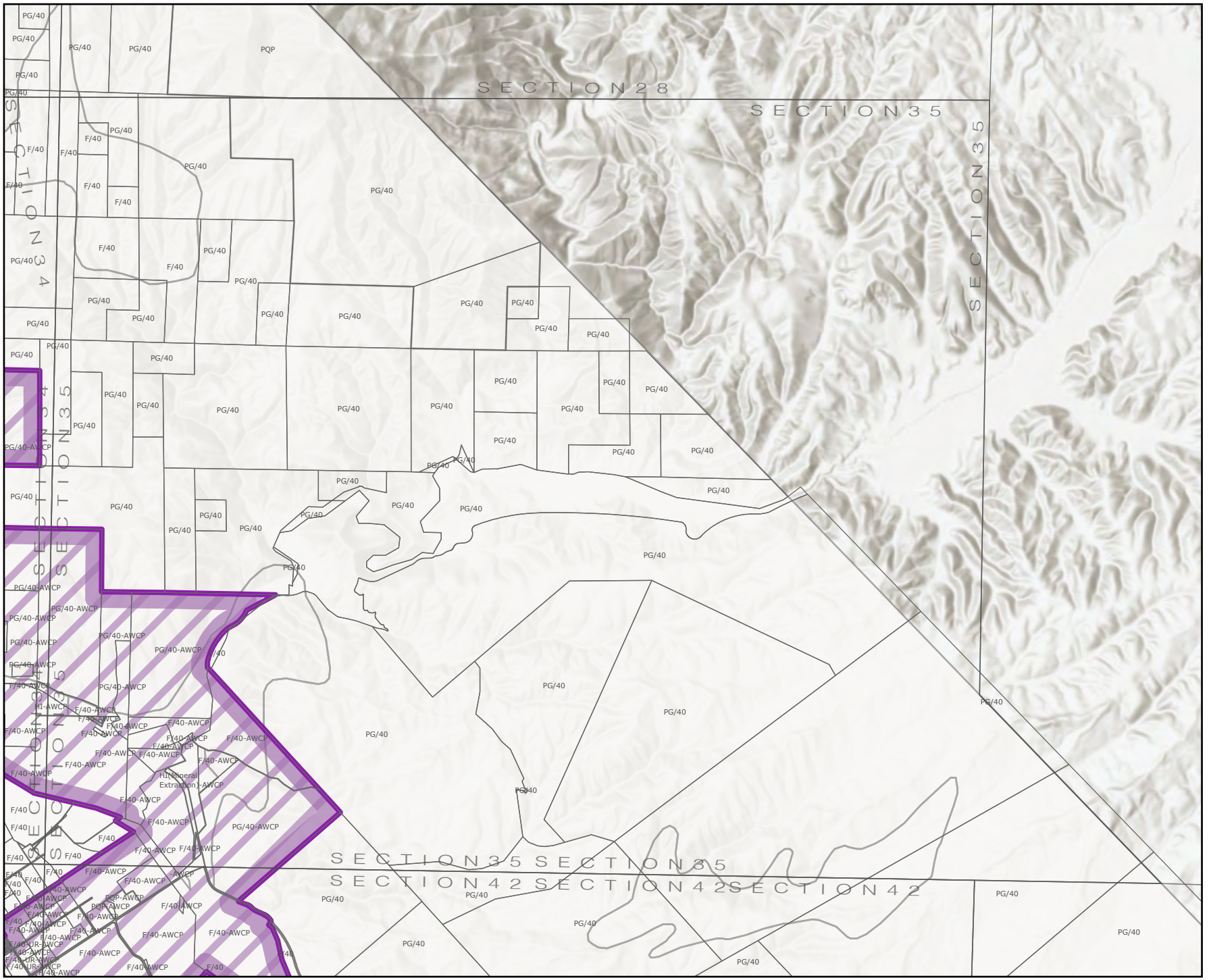
0 5,000 10,000 FEET

SECTION 34

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 35 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	1/13/04	4211



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

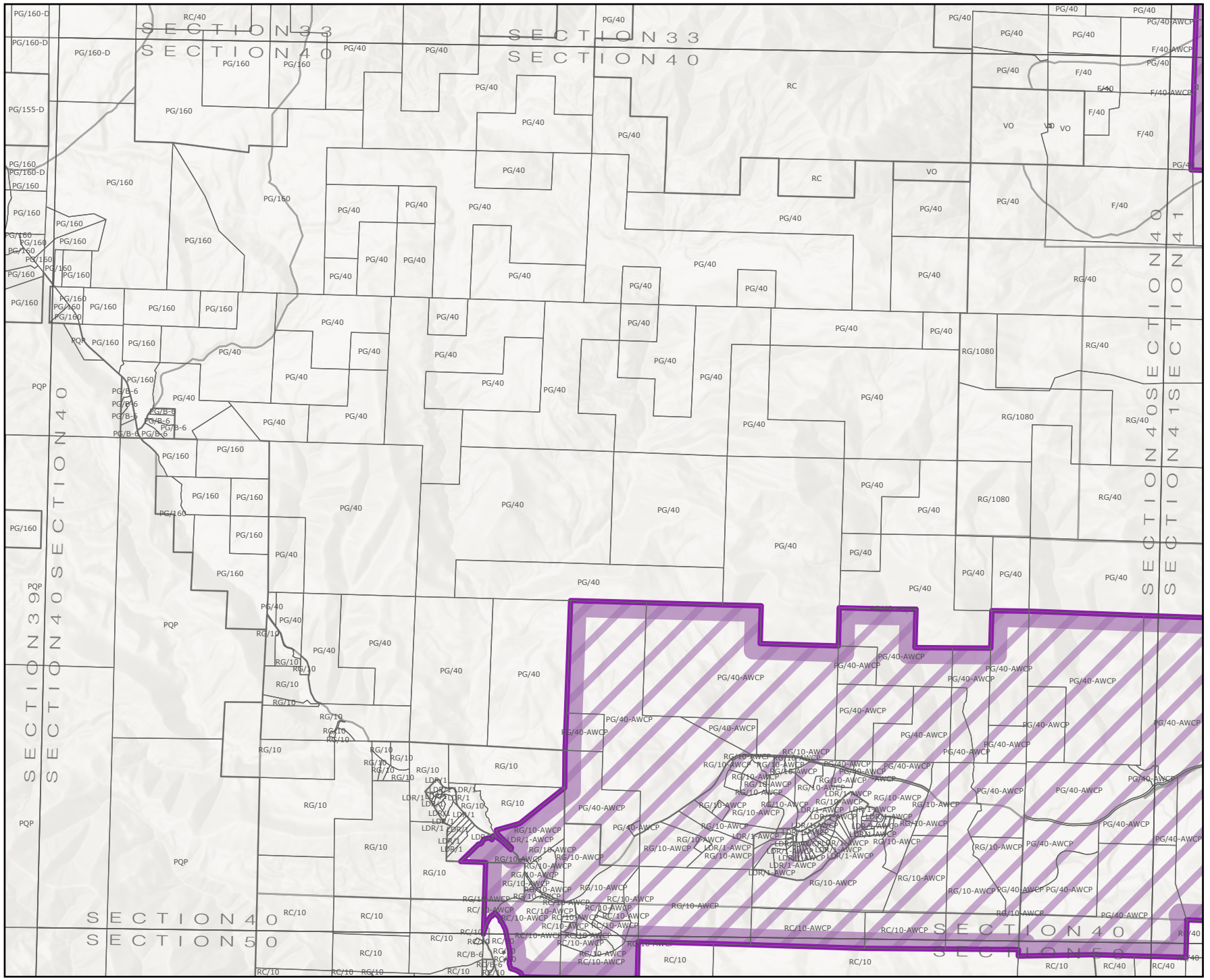
0 5,000 10,000 FEET

SECTION 35

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 40 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	6/7/94	3767
		8/22/95	3834



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

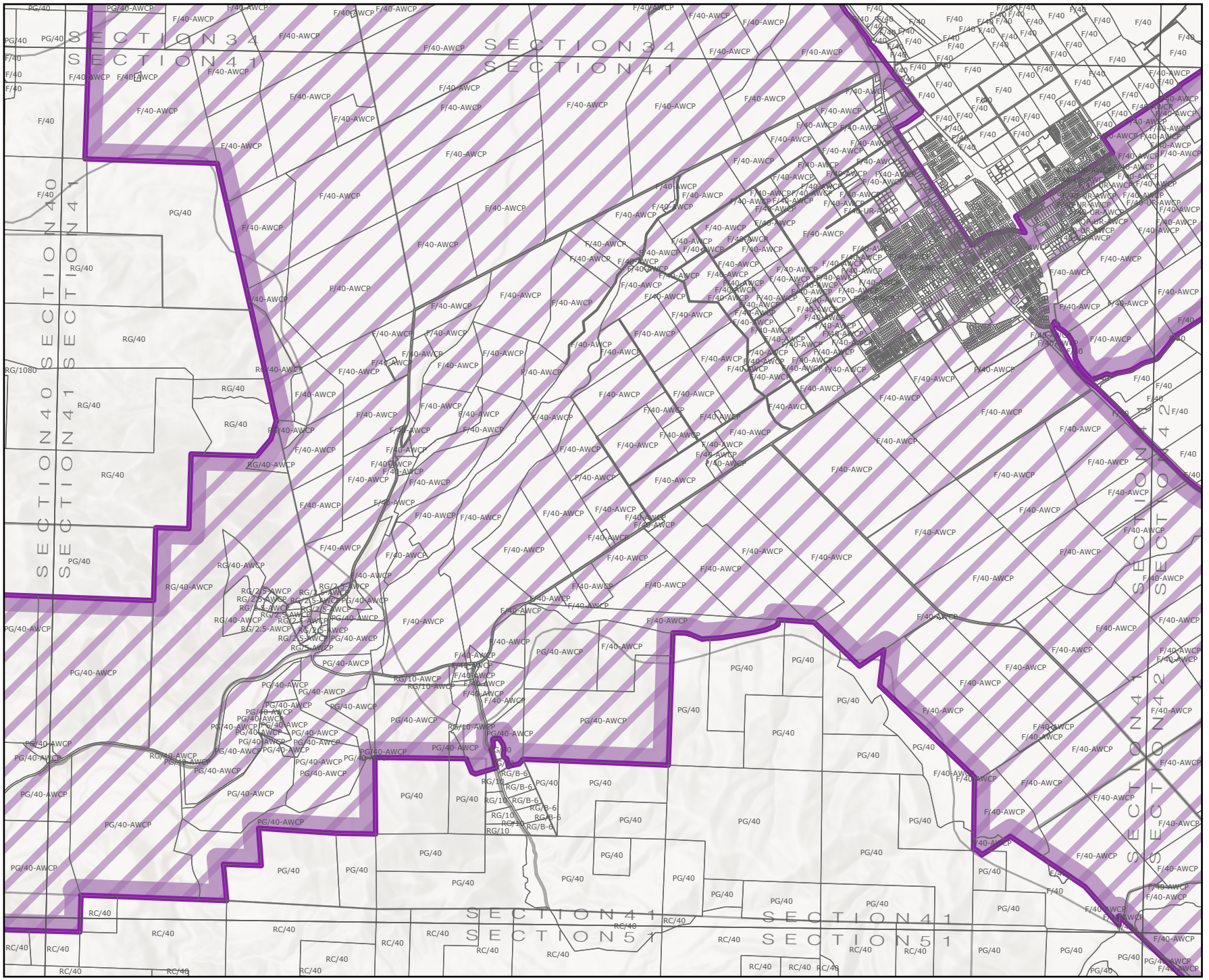
0 5,000 10,000 FEET

SECTION 40

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 41 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	8/22/95	3834



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

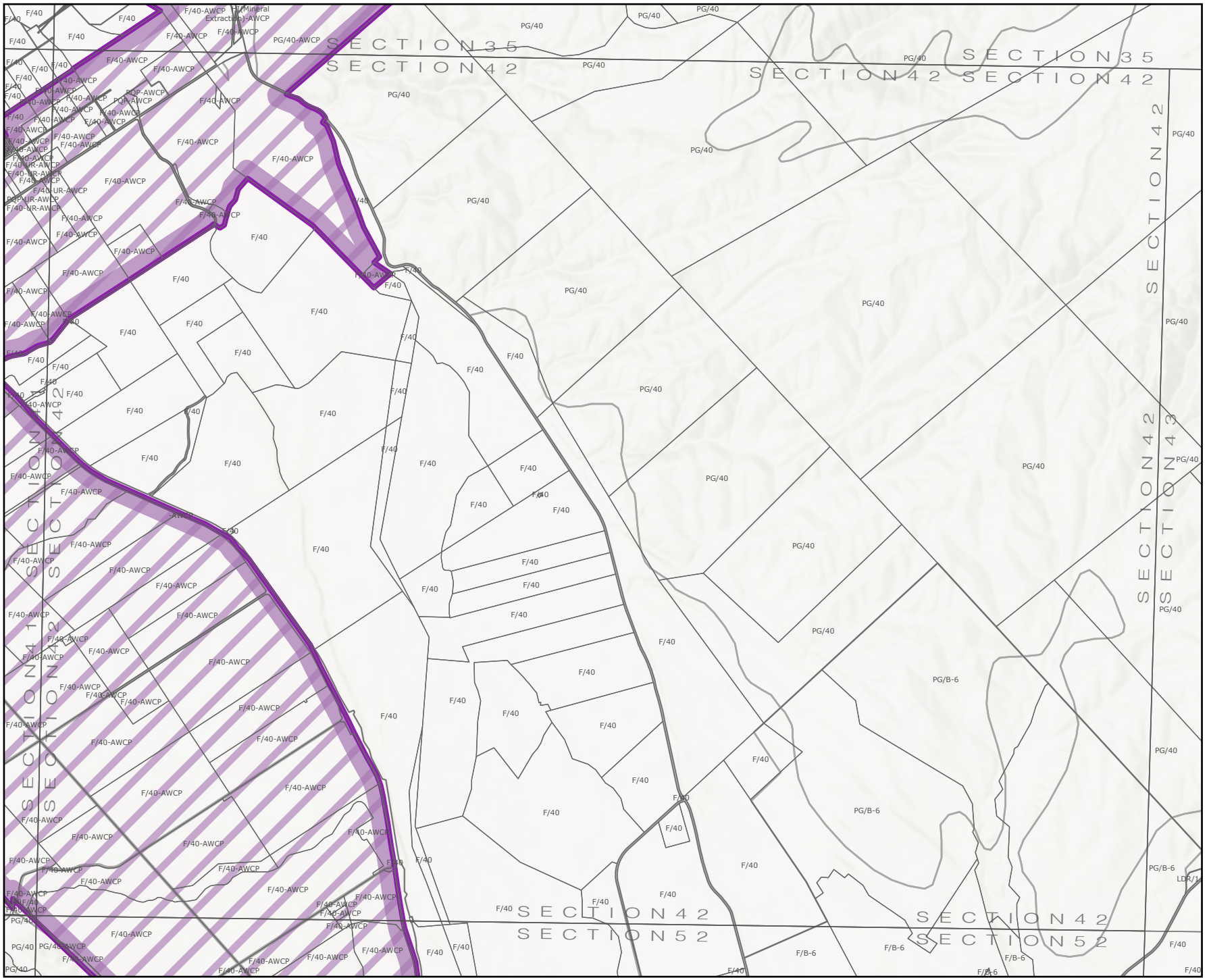
SECTION 41

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 42 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

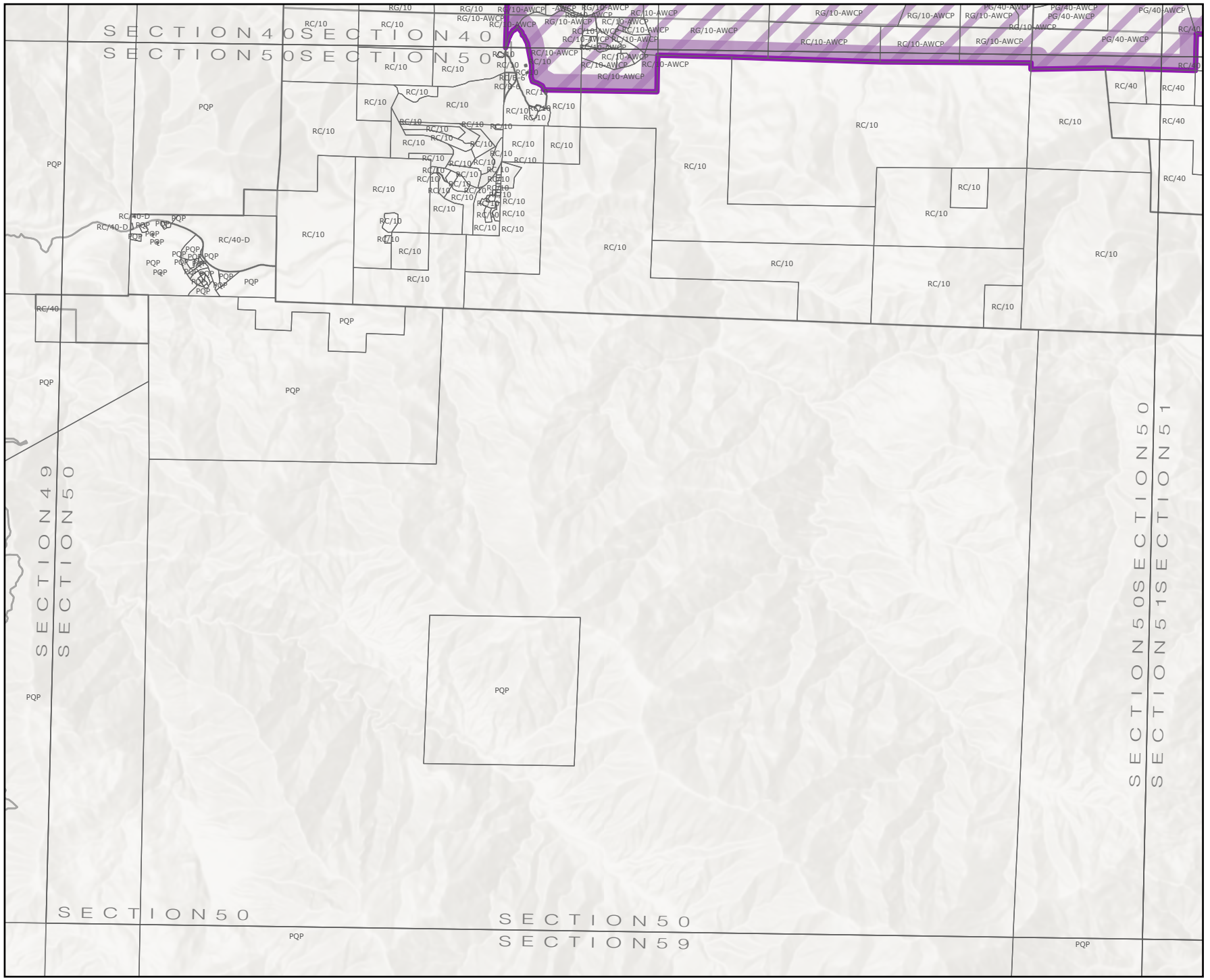
0 5,000 10,000 FEET

SECTION 42

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 50 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

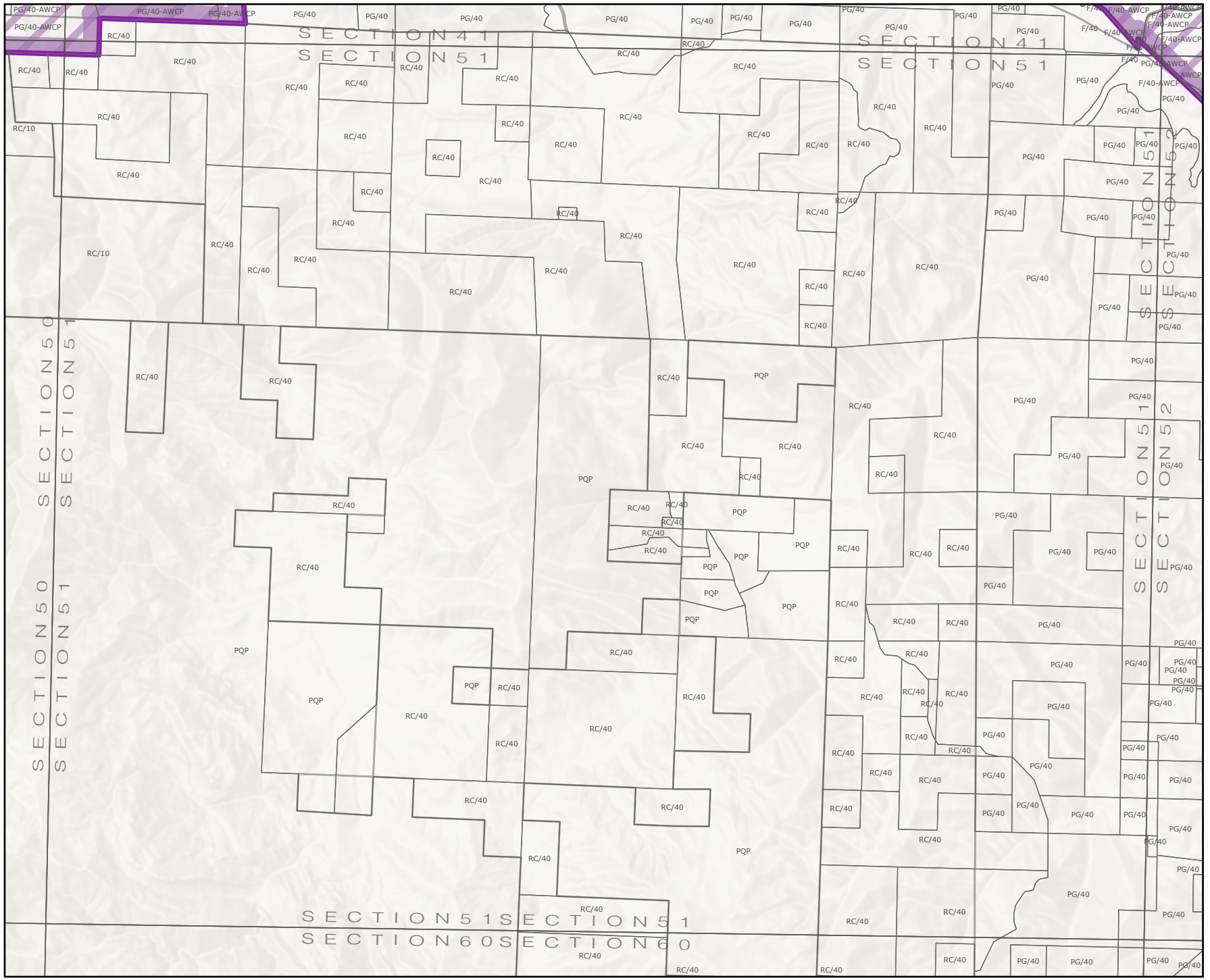
SECTION 50

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 51 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
9/21/93 3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

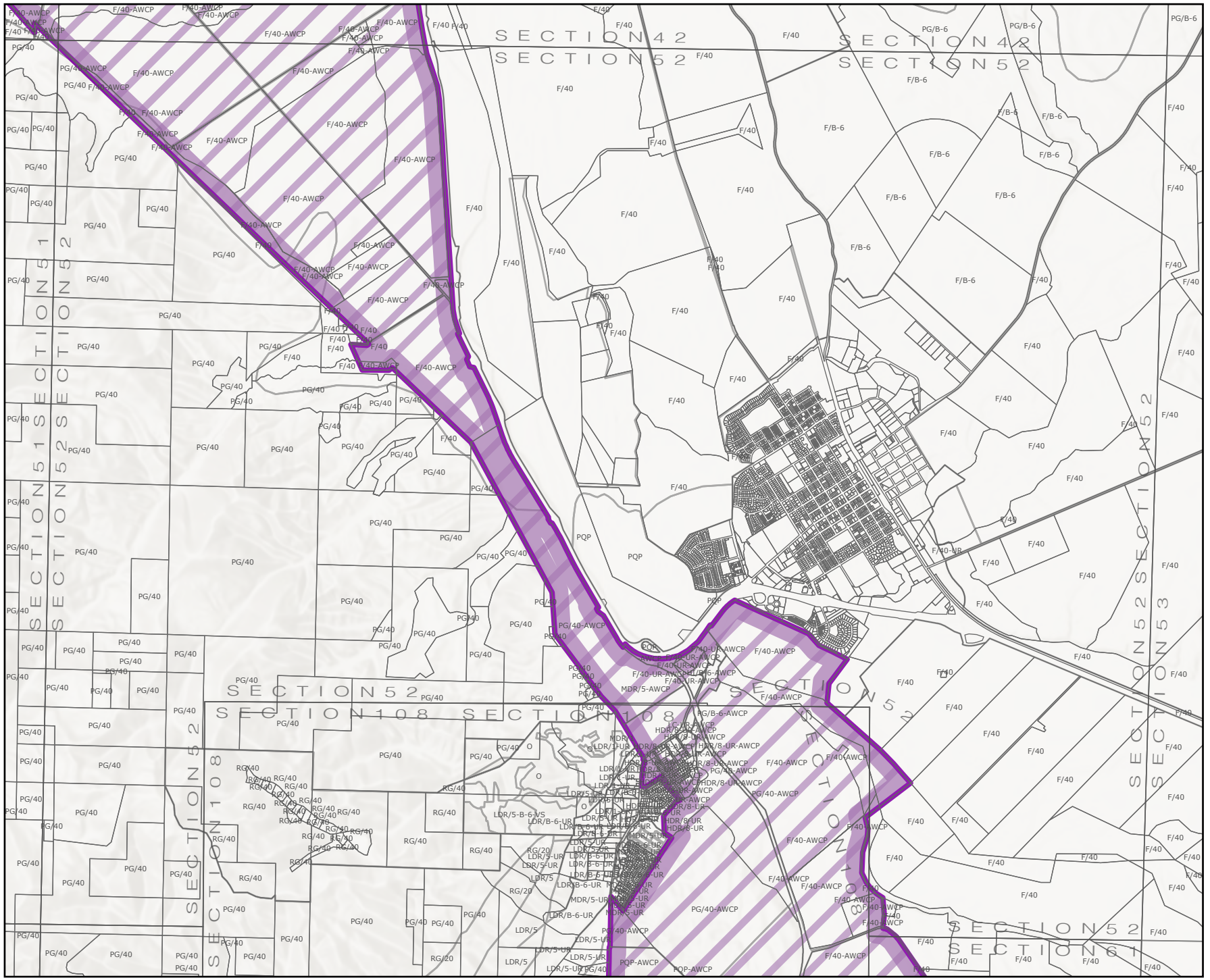
0 5,000 10,000 FEET

SECTION 51

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 52 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/21/93	3710	2/14/06	5017



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

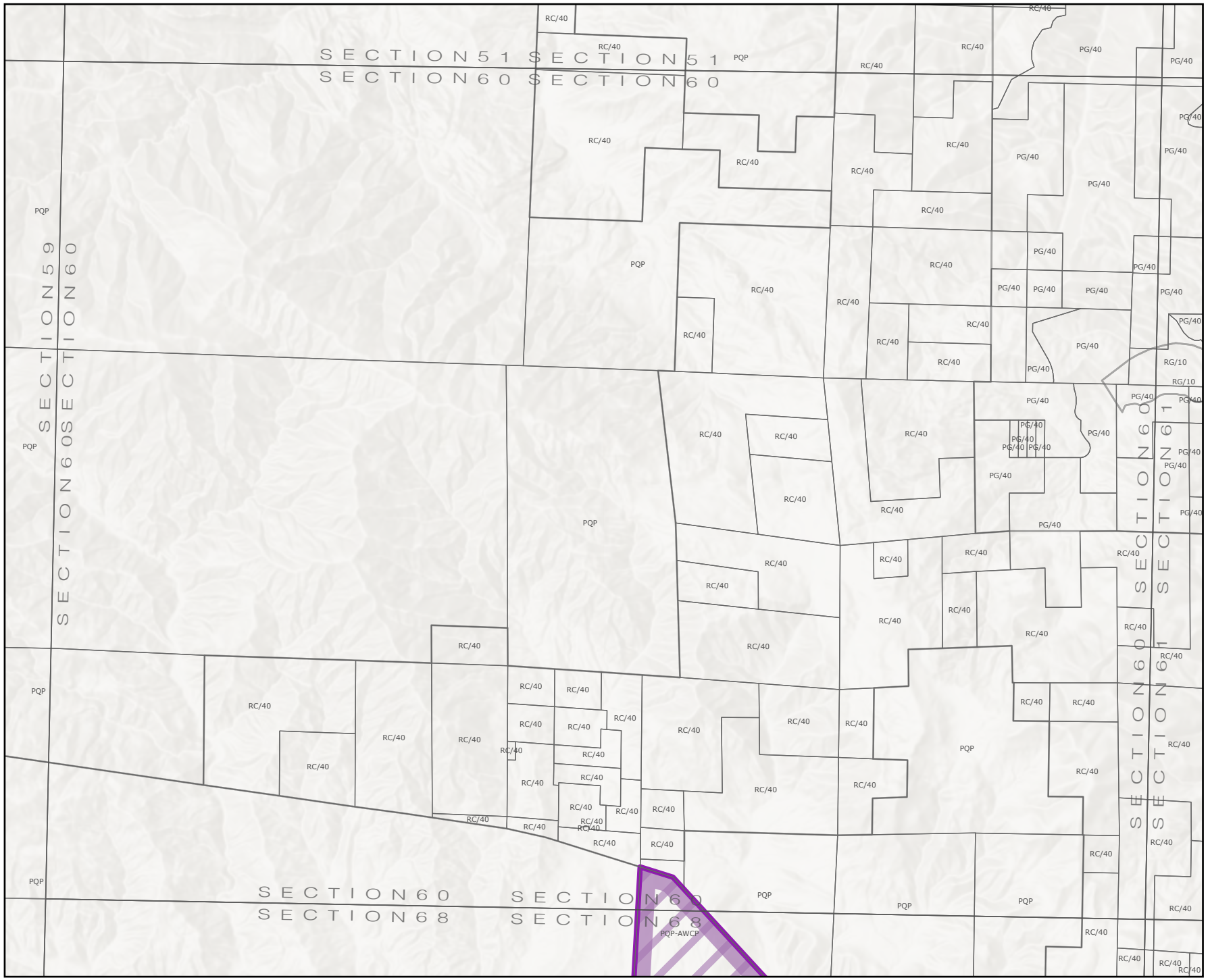
0 5,000 10,000 FEET

SECTION 52

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 60 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

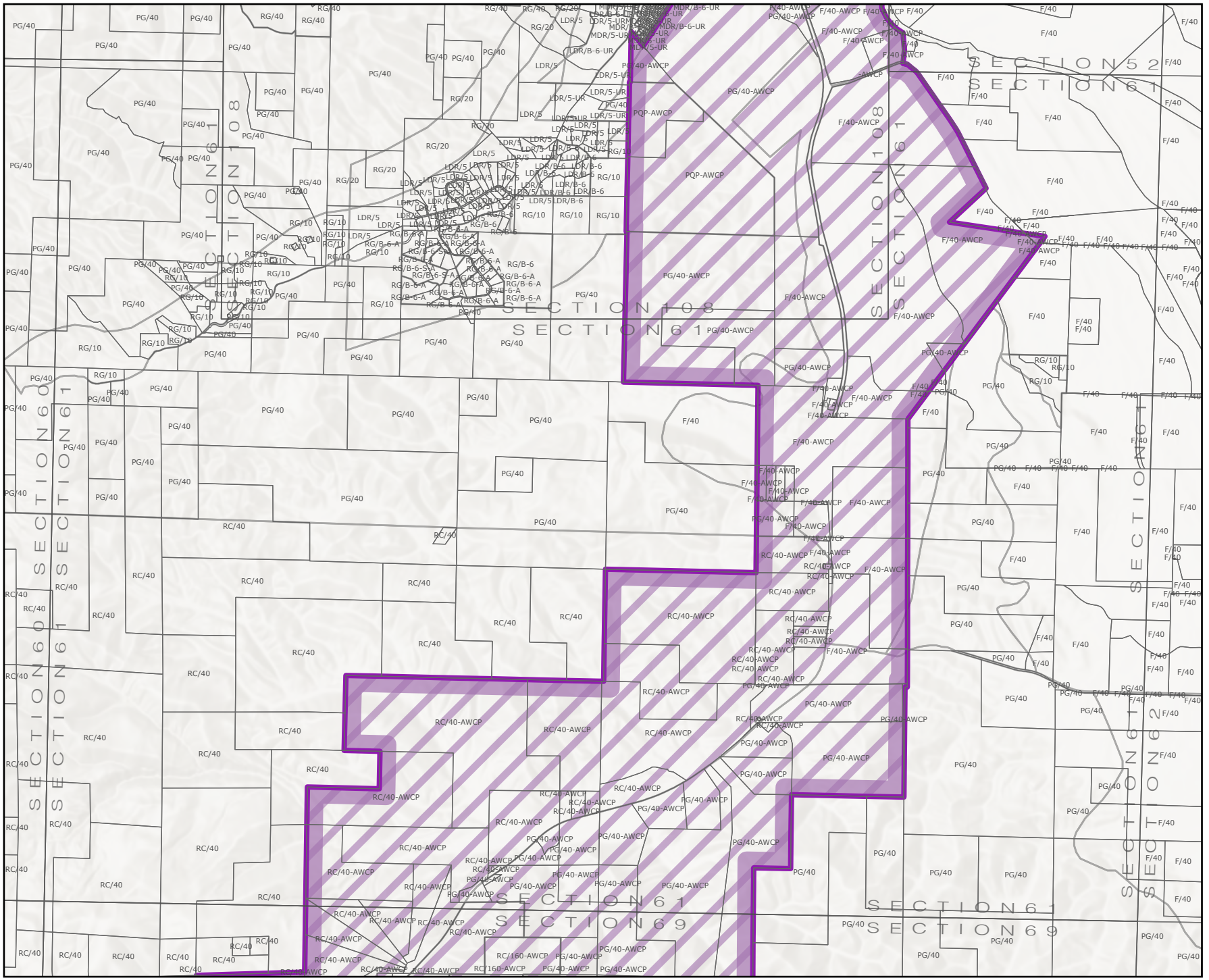
0 5,000 10,000 FEET

SECTION 60

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 61 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

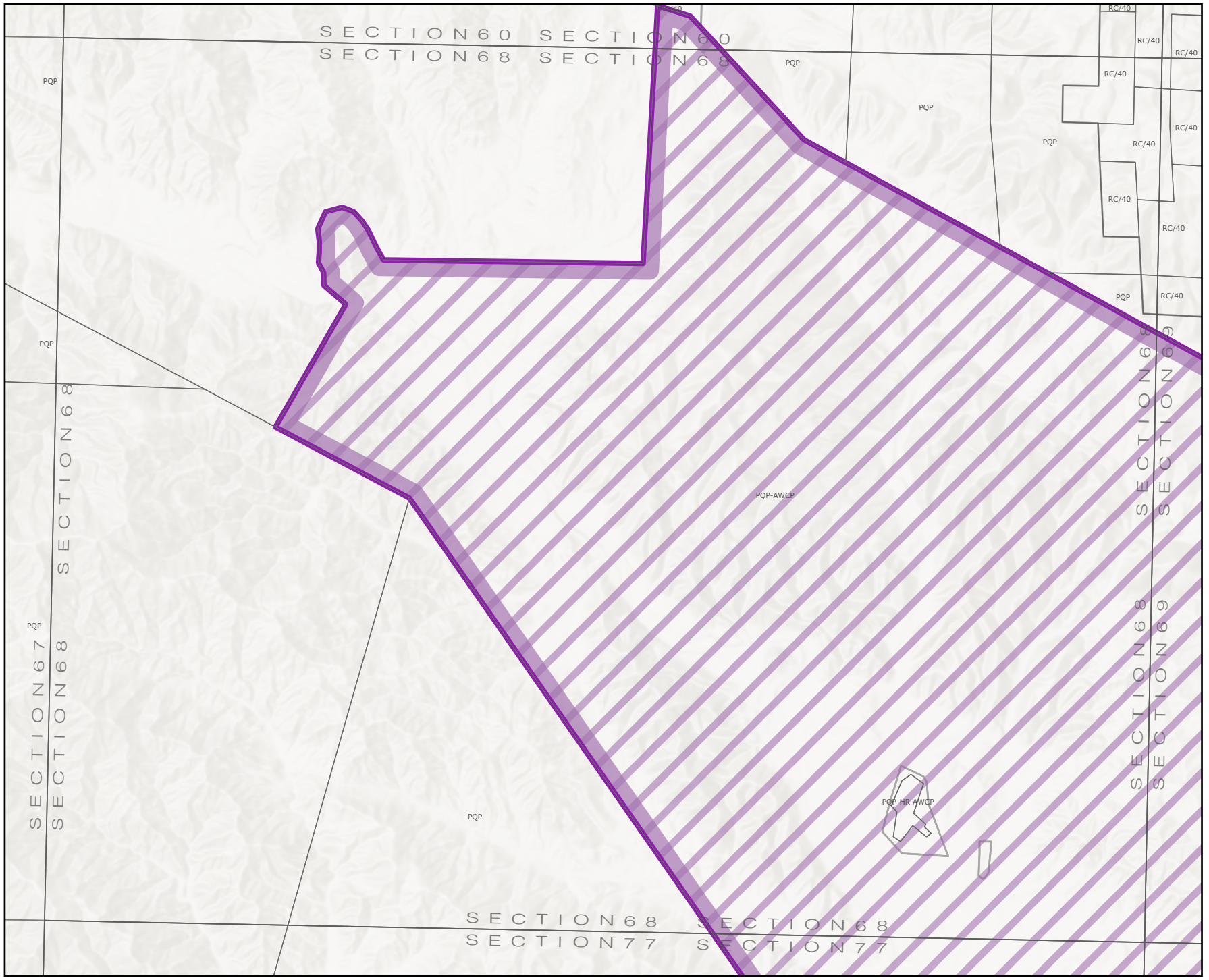
0 5,000 10,000 FEET

SECTION 61

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 68 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

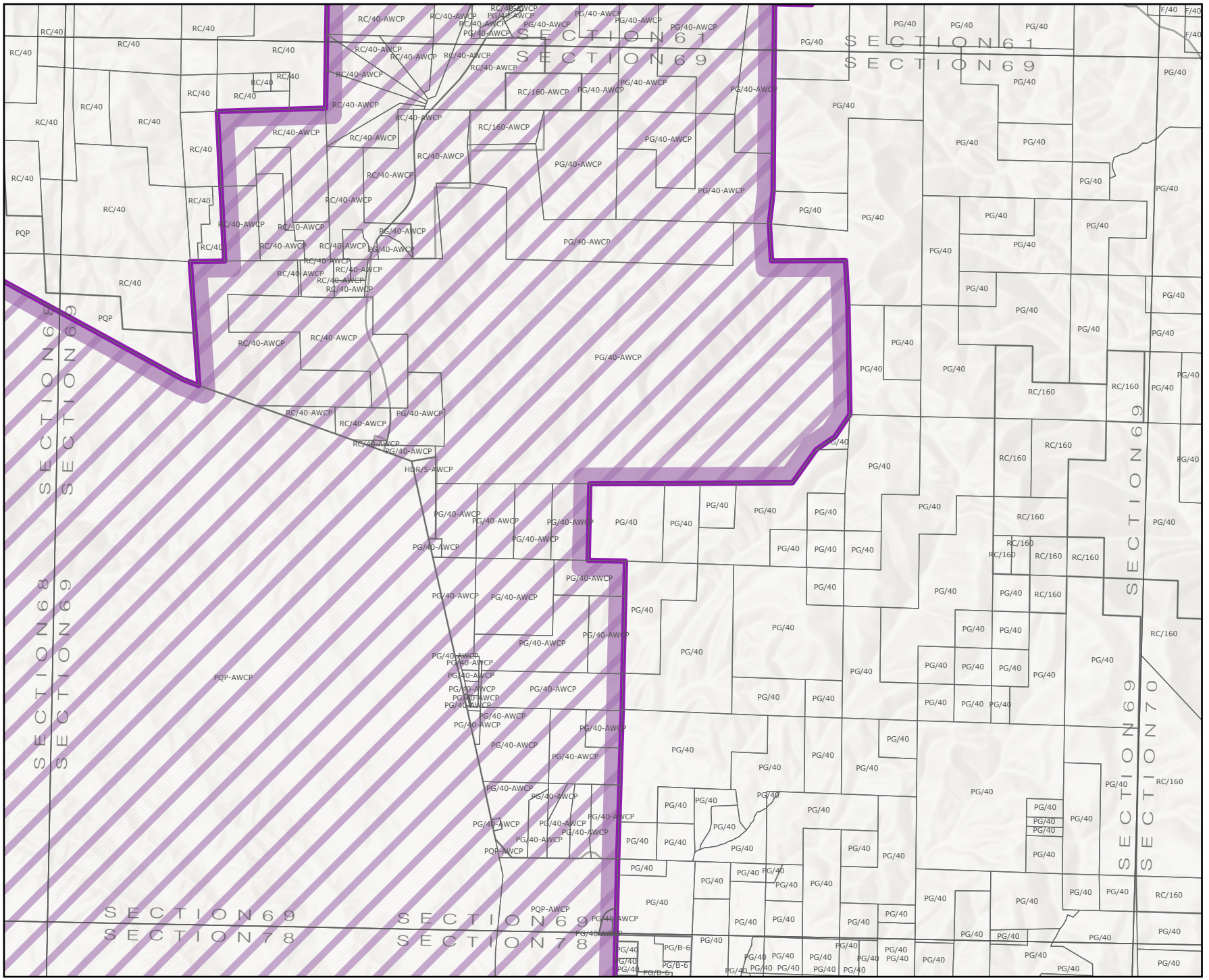
0 5,000 10,000 FEET

SECTION 68

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 69 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710
		3/16/99	4004



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

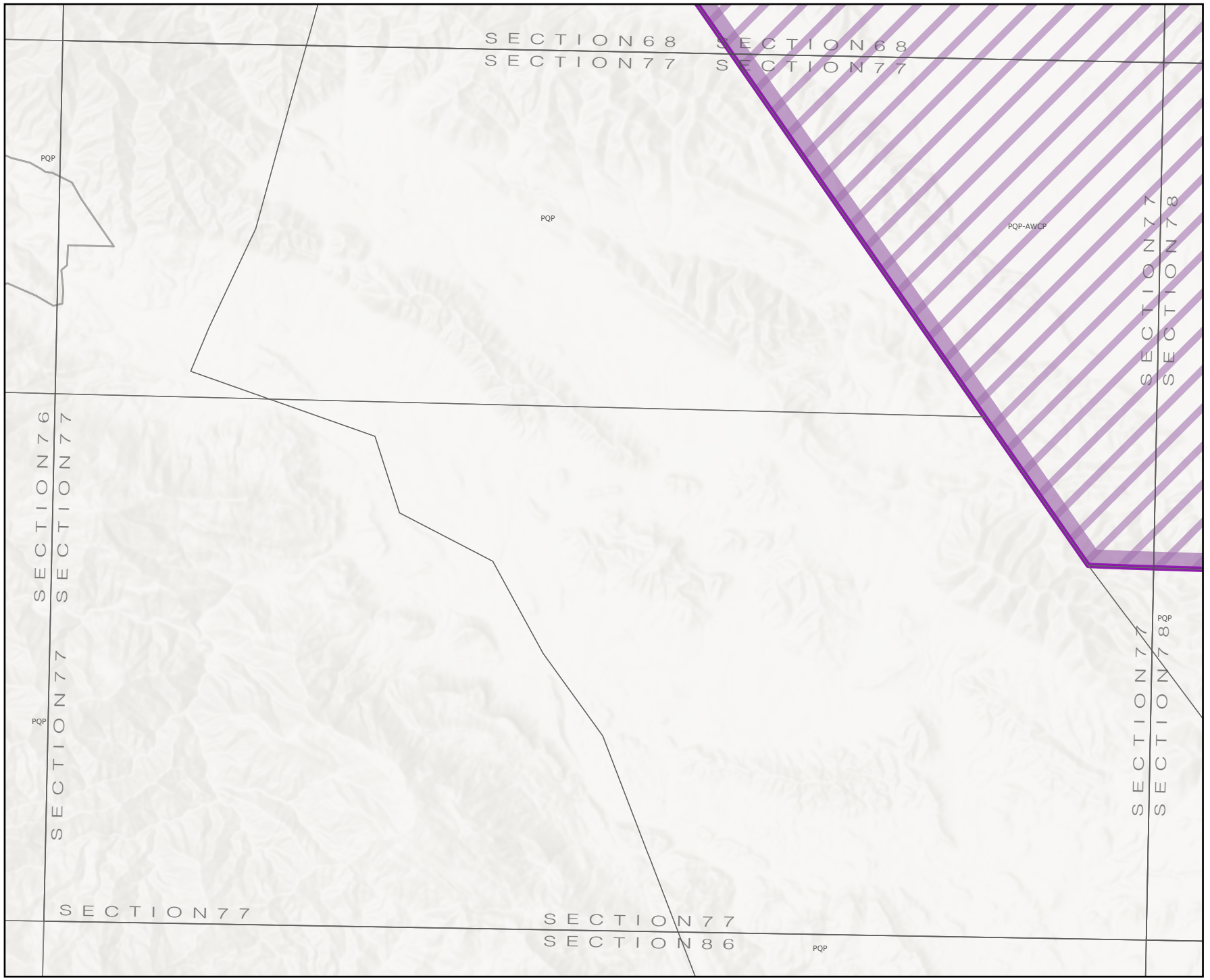
0 5,000 10,000 FEET

SECTION 69

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 77 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	6/7/94	3767



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

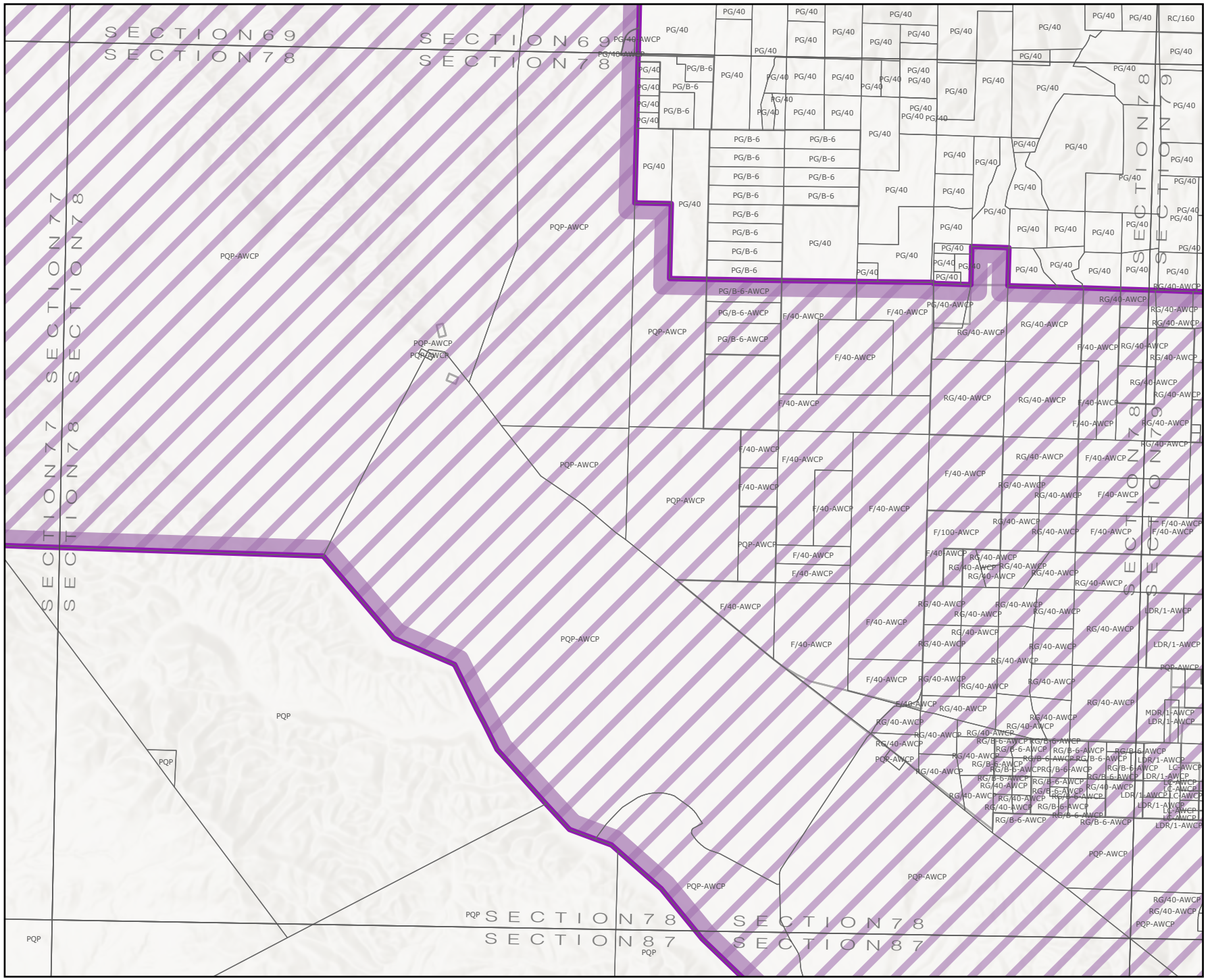
SECTION 77

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 78 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

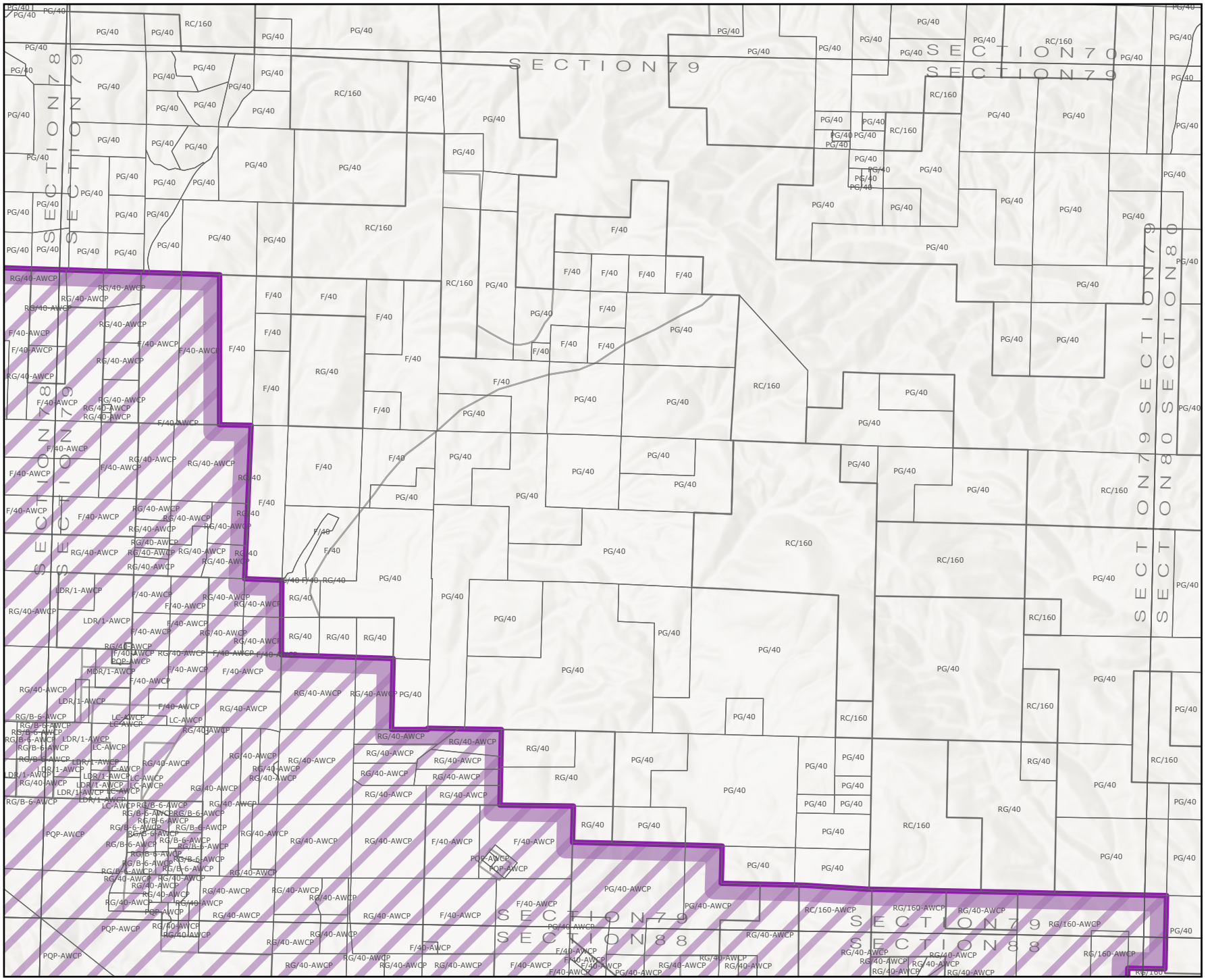
0 5,000 10,000 FEET

SECTION 78

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 79 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	7/10/12	5204



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

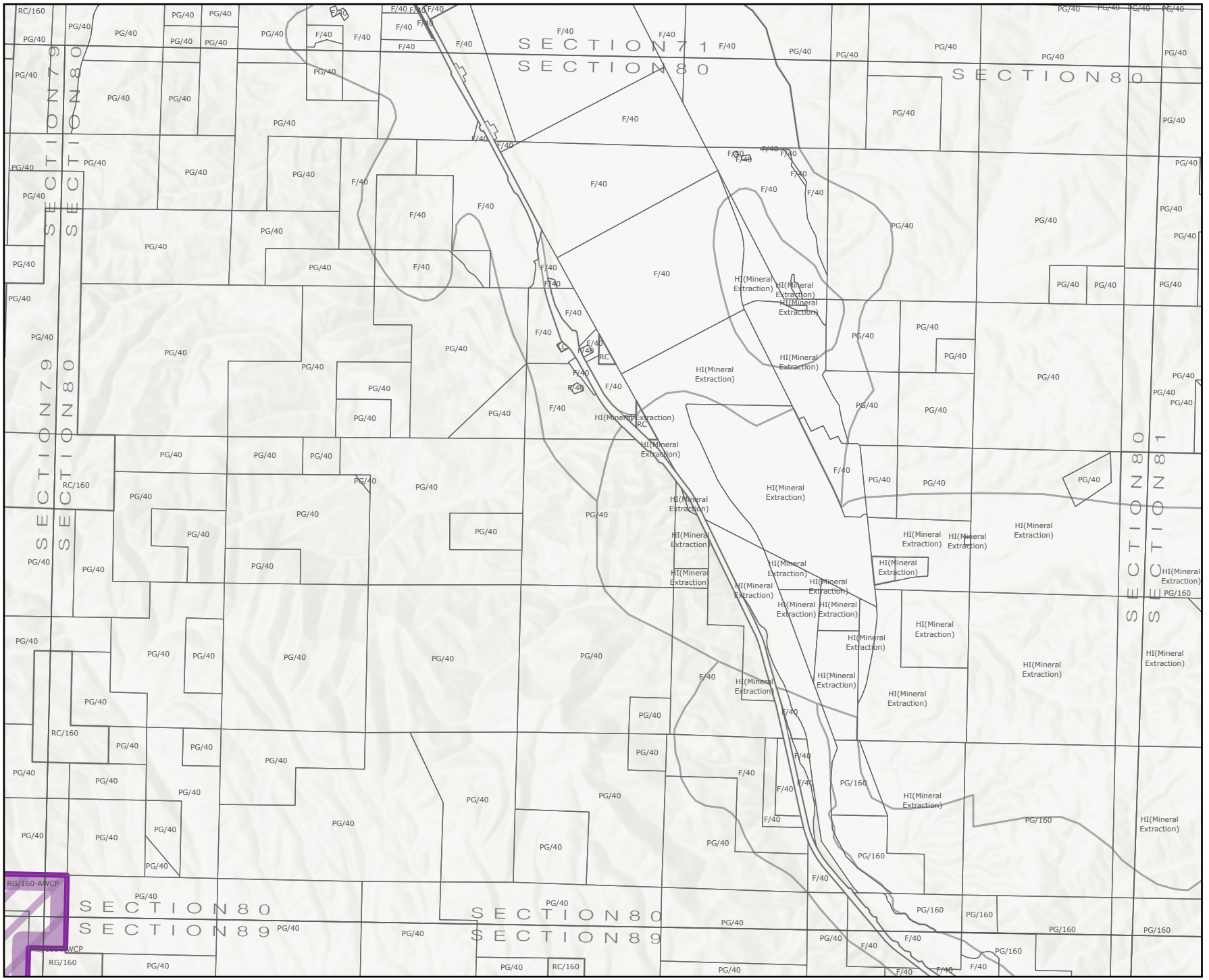
SECTION 79

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 80 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

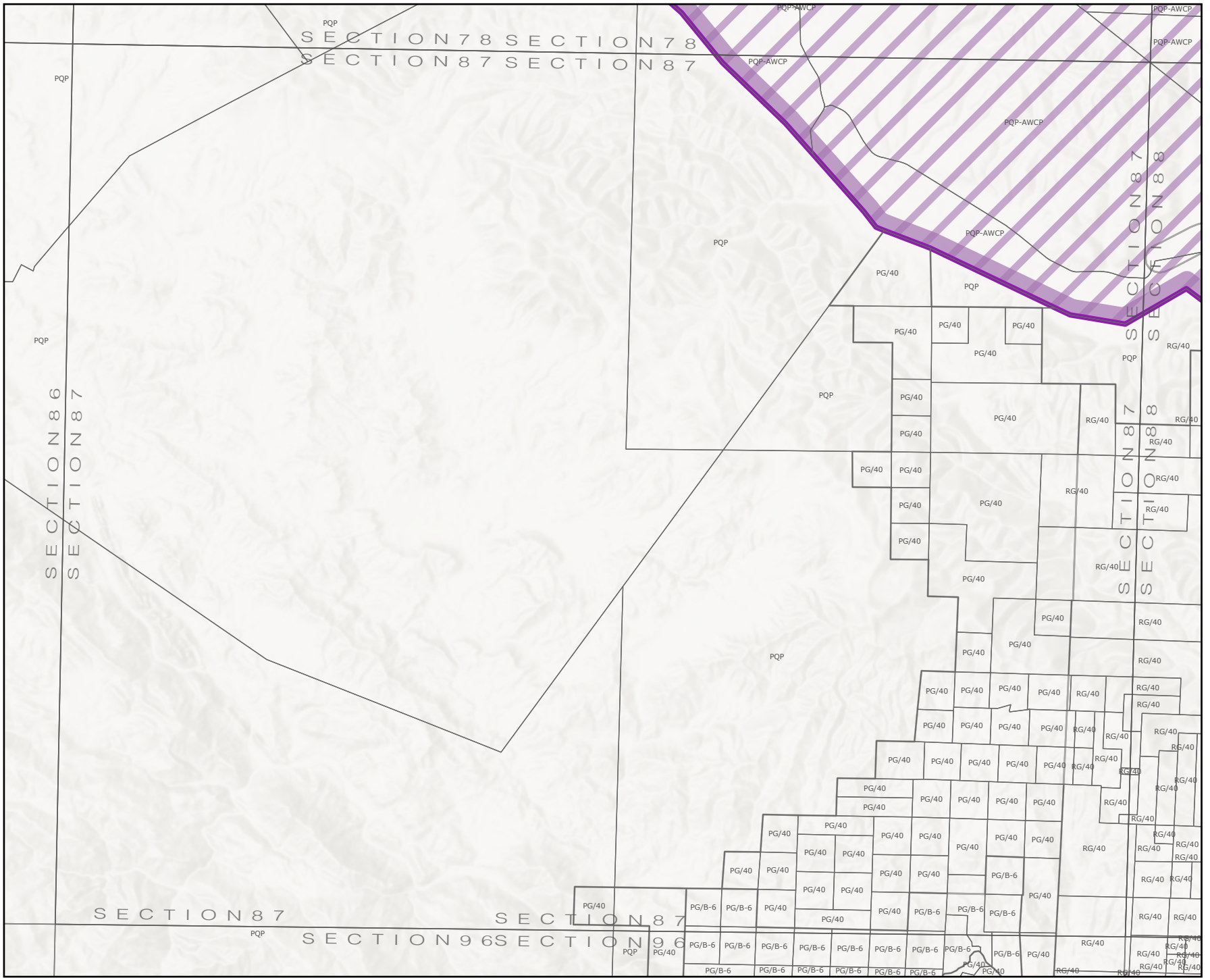
SECTION 80

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 87 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

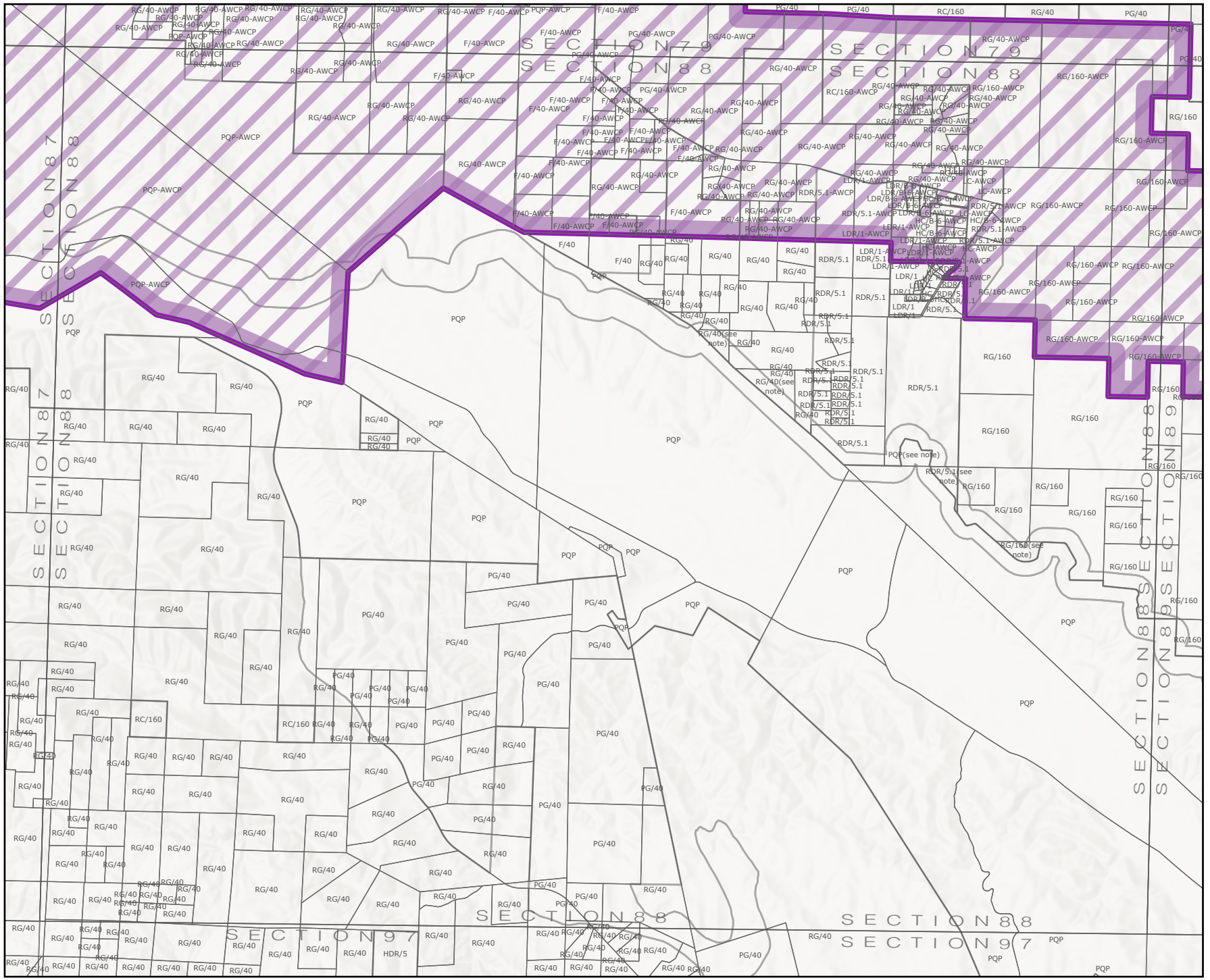
0 5,000 10,000 FEET

SECTION 87

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 88 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	12/13/94	3804
		12/4/07	5094



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

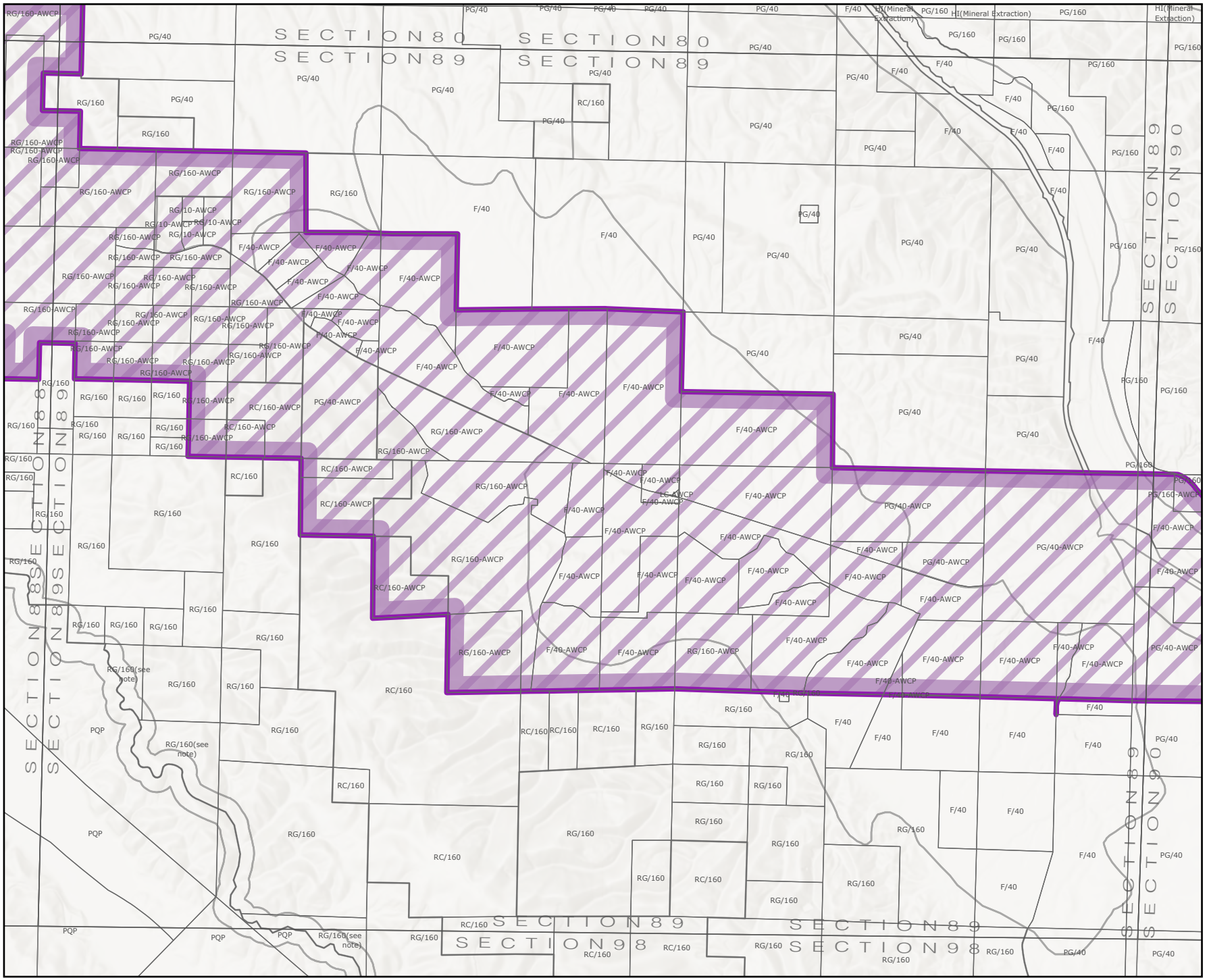
SECTION 88

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 89 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

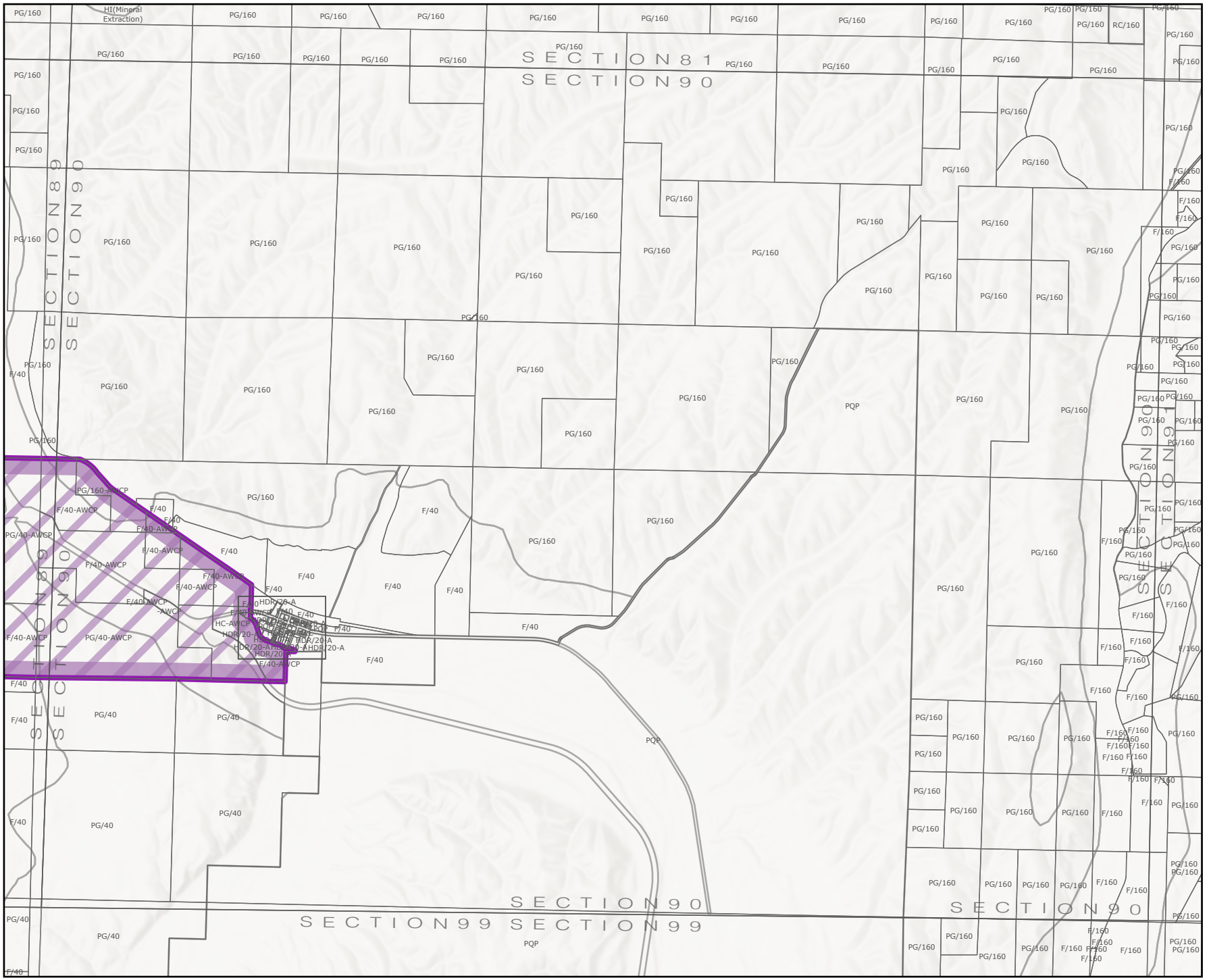
SECTION 89

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 90 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED AMENDED

Date Ord No.
3/16/93 3669



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 5,000 10,000 FEET

SECTION 90

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 105 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	9/21/93	3710
		12/14/93	3733
		3/15/94	3752
		2/14/95	3813
		11/21/95	3847
		7/7/98	3977
		12/1/98	3998
		12/4/98	4131
		9/27/05	5002

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 500 1,000 FEET

SECTION 105

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 105 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	9/21/93	3710
		12/14/93	3733
		3/15/94	3752
		2/14/95	3813
		11/21/95	3847
		7/7/98	3977
		12/1/98	3998
		12/4/98	4131
		9/27/05	5002

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 500 1,000 FEET

SECTION 105

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 106 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
9/8/92	3627	10/6/92	3637
		12/8/92	3648
		7/20/93	3695
		12/6/94	3796
		5/2/95	3818
		6/18/96	3870
		9/17/96	3885
		7/1/97	3925
		9/32/97	3936
		6/16/98	3974
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		6/8/99	4017
		10/5/99	4034
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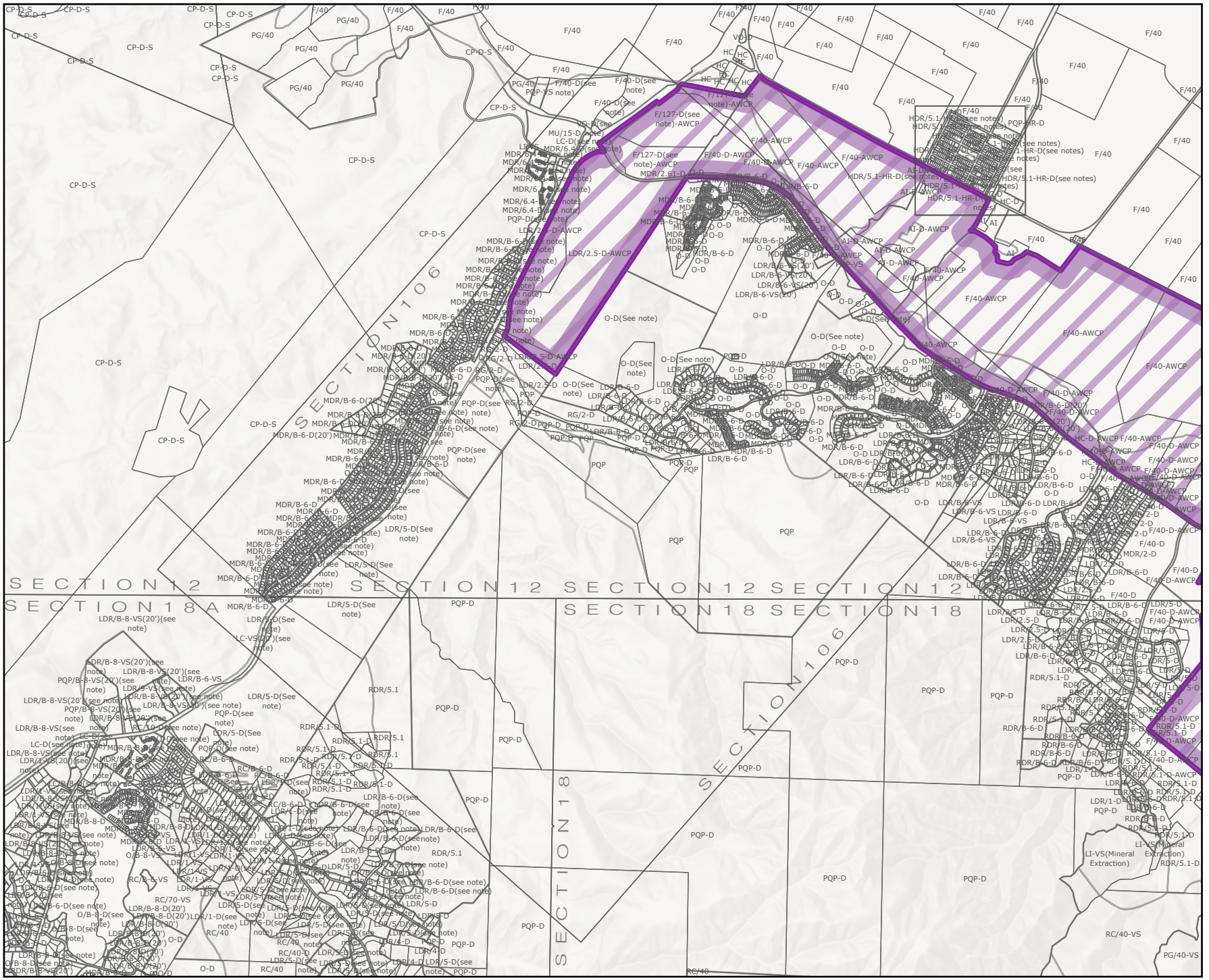


MAP PREPARED:
4/17/2026

N

0 4,000 8,000 FEET

SECTION 106

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 108 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710
		2/14/06	5017
		3/28/06	5022

Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

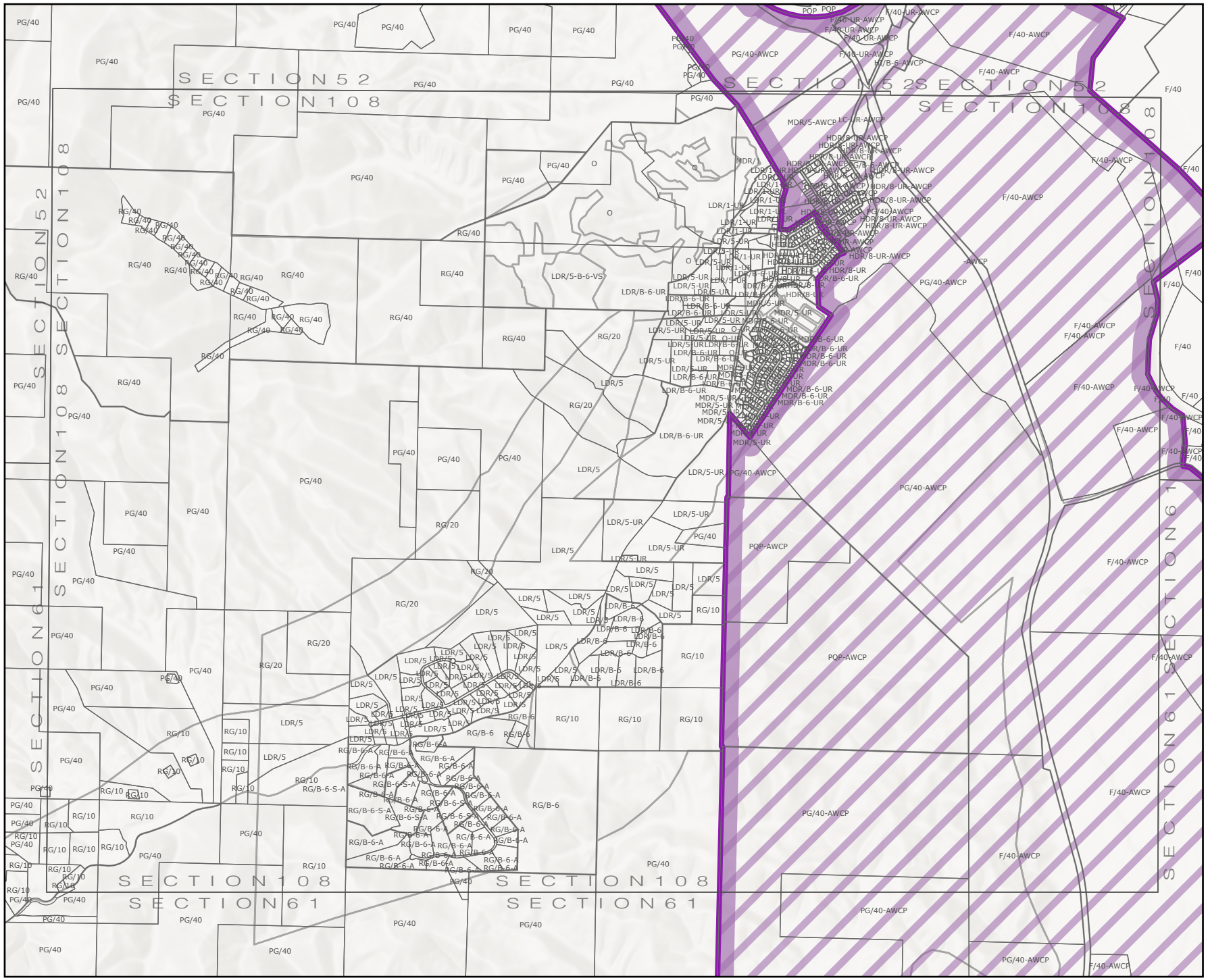
N

0 500 1,000 FEET

SECTION 108
MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

SECTION 108 OF THE ZONING PLAN OF THE COUNTY OF MONTEREY

ADOPTED		AMENDED	
Date	Ord No.	Date	Ord No.
3/16/93	3669	9/21/93	3710
		2/14/06	5017
		3/28/06	5022



Wine Corridor (AWCP)

MAP PREPARED:
4/17/2026

N

0 3,000 6,000 FEET

SECTION 108

MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT

Exhibit D

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[ADA Compliant Transcription of Original]

Chapter 9J - Agricultural and Winery Corridor Plan

1.0 - Introduction

1.1 Setting

Monterey County offers variations of geography and climate ranging from the cool steep slopes of the Santa Lucia Mountains to the warmer climate of the valleys. These conditions include superb, ancient soils, warm sunshine, cooling ocean breezes, and fog that allow this wine region to produce a wide range of styles. The Salinas Valley is the primary grape-growing area in Monterey County; in addition, the Carmel Valley, Hames Valley and the San Antonio Valley are also designated AVA appellations.

About 40,000 acres of Monterey County are in grape production (98% Salinas Valley/ 1% Carmel Valley, 1% Hames and San Antonio Valleys) with 28 established wineries. This ratio of acres to wineries makes Monterey County by far the highest ratio of acres per winery at 1,430 with the next highest being Santa Barbara at 369 acres/winery. Currently the existing wineries have facilities to ferment about 88% of the grape production in Monterey County, whereas only 5% of wines produced are produced as a Monterey appellation. Although viticulture revenues have grown to about $380 million per year, strategic planned development of this industry would help to retain more of the economic benefits within Monterey County.

1.2 Project Background

In April 2001, the Monterey County Vintners and Growers Association (Association) made a presentation to the Board of Supervisors on problems facing the wine industry in Monterey County. It included examples on how other wine-producing areas have been able to create balance for their industry within their region. A committee appointed by the Board of Supervisors developed a "Winery Corridor Plan" to help keep the wine industry economically viable in Monterey County. This Plan was created as a long-range program in the County General Plan.

1.3 Plan Objectives

The main purpose of creating an Agricultural and Winery Corridor Plan (AWCP) is to create a planned approach to how the County and the wine industry develops, and encourages wine related economic growth in the Salinas Valley. The AWCP is designed to provide a long-range plan for development of agricultural and winery related uses within specific areas of the County and provide a framework for the assessment of the environmental impacts associated with such a plan.

1.4 Conformance With Plans

Monterey County's General Plan includes Area Plans that establish policies for development addressing conditions unique to specific geographical areas within a vast, diverse County. This Agricultural and Winery Corridor Plan (AWCP) serves as a type of Area Plan that provides a greater level of detail of how to address viticulture related uses within portions of three Planning Areas (Toro, Central Salinas Valley, and South County). The intent of the AWCP is to be consistent with the goals and policies for each of the three affected Planning Areas in addition to the General Plan as a whole. Where the AWCP conflicts with a policy of the General Plan or an Area Plan, the AWCP policy will apply as providing a greater level of detail for how these uses will be handled within the Corridor.

2.0 – Project Description

2.1 Purpose And Intent

The purpose and intent of this Agricultural and Winery Corridor Plan is to establish guidelines and standards for development of wineries and wine industry related uses within the designated corridor. Guidelines include but are not limited to:

- Wineries and related uses within existing agricultural operations.
- Projected number of artisan and full-scale wineries allowed within the next 20 years.

- Criteria for creating a limited number of 5-acre or larger sized lots for artisan wineries.
- Criteria for adding winery tasting facilities to existing wineries.
- Number of new stand-alone winery tasting facilities allowed within the next 20 years.
- Type of auxiliary structures and uses allowed within the next 20 years.
- Design Guidelines that encourage unique expressions of architecture while maintaining the rural character of the area.
- Infrastructure financing that addresses industry-related impacts on the corridor over the life of the plan.

2.2 Winery Corridor Description

Monterey County American Viticulture Areas (Figure AWCP-2, Appellations Overview Map) includes eight appellations approved within the Salinas Valley (Monterey, Santa Lucia Highlands, Chalone, Arroyo Seco, San Bernabe, San Lucas, Hames Valley, and San Antonio Valley). The portion of the Monterey AVA located south of Highway 68 plus the other seven AVAs shall be used for defining the boundary of the Agricultural and Winery Corridor. The Agricultural and Winery Corridor would consist of three segments (Figure AWCP-3, Agriculture and Winery Corridors Map) that extend through three Planning Areas (Toro, Central Salinas Valley, and South County):

A. River Road Segment. Consisting generally of: River Road from Highway 68 south, excluding the west side of the road between a point 500 feet north of the Las Palmas Ranch Subdivision and 1000 feet south of Pine Canyon Road (Salinas), Chualar River Road, Gonzales River Road, Foothill Road, Fort Romie Road, Paraiso Springs Road, Los Coches Road, Thorne Road, the lower section of Arroyo Seco Road, Elm Avenue south of Highway 101, Central Avenue from Elm Avenue south to Highway 101, and Hobson Avenue.

B. Metz Road Segment. Consisting generally of: Metz Road from the City of Soledad south to Elm Avenue, and Elm Avenue from Metz Road to the City of Greenfield.

C. Jolon Road Segment. Consisting generally of: Jolon Road from Highway 101 near King City south to Highway 101 north of Bradley, Cross Road,

Gillett Road, Lockwood-Jolon Road from Cross Road to Gillett Road, and Interlake Road.

2.3 Development Potential

The area along the proposed Winery Corridor consists of primarily large parcels of agricultural lands. Some rural level of development has occurred in a couple areas along the corridor with the most intensive development occurring along River Road from an area just south of Highway 68 to Pine Canyon Road (Salinas). Important visual elements such as native trees, ridgelines, frontal slopes, and scenic road corridors are especially critical to give the Corridor its identity.

According to data provided by the Monterey County Vintners and Growers Association, a typical two (2) million-case full-scale winery could cover a total of approximately 410,000 square feet of surface area with 300,000 square feet of building coverage. A typical artisan winery would cover approximately 58,000 square feet of surface area with 35,000 square feet of building coverage. These figures take into account the total estimated number of fermenting tanks, barrels and cases of wine that would be stored on–site. They also include office and tasting room space. Building requirements could increase if the operation included smaller fermenting tanks, a larger percentage of barrels stored, and/or longer storage of cases on-site. This plan assumes these numbers in evaluating the development potential for the corridor.

Much of the area along the corridor consists of prime farmlands. Many properties are restricted under California Land Conservation (Williamson) Act contracts (Figure AWCP-4, Williamson Act Lands Map). These lands are restricted to agricultural and open space uses under a rolling term 10- or 20-year contract that is automatically renewed unless the owner expresses intent of non-renewal. If a contract is cancelled before the term expires, the owner is subject to a cancellation fee equal to 12.5% of the unrestricted, current fair-market valuation of the property. This Plan has been designed to be consistent with the agricultural uses permitted under Williamson Act contracts.

Some properties within the corridor are restricted by contract under the Williamson Act. The Williamson Act authorizes the Board of Supervisors to adopt rules governing the administration of the preserve. The agricultural uses described in this plan are allowed under Williamson Act provisions and may participate in this program provided they are consistent with the approved list of uses adopted by the Board of Supervisors.

2.4 Circulation Constraints

Geometrics for the entire Corridor consist of 2-lane rural roads (Class II) with 12-foot wide lanes that in some sections narrow to 10 or 11 feet. This Corridor has small, unimproved shoulders that vary from one foot to eight feet in width. These roads were created as farming roads for transporting agricultural products from the fields to the market. Roads that make up this Corridor wind along the Salinas River channel where there are some significant horizontal and vertical variations, thereby limiting sight distances. Farming equipment on the roads can be slow moving and geometric conditions limit sight distance, which restricts the ability to pass safely. Monterey County General Plan Agricultural and Winery Corridor Plan October 26, 2010 Page AWCP-4.

Due to a growing population and increased traffic on Highway 101, River Road has evolved into an alternative north-south commuter route from Chualar to Highway 68. Residential development along the Corridor has occurred primarily within a stretch of River Road from Pine Canyon Road (Salinas) to Highway 68. The area along the Las Palmas residential development (River Road) was recently improved to four lanes with fully improved shoulders in order to accommodate the increased traffic.

In order to maintain the current rural character, road improvements should be limited to enhancing the scenic corridor and promoting safe circulation. Section 4.5 of this Plan provides guidelines for financing capital improvements to address associated impacts generated by this plan.

3.0 – Development Standards/Design Guidelines

3.1 General Regulations

The number of facilities allowed to be processed under this Plan shall be as follows:

A. Artisan Winery: A maximum of 40 new artisan wineries as follows:
   1. River Road Segment; up to 24;
   2. Metz Road Segment; up to four (4); and
   3. Jolon Road Segment; up to 12.

B. Full-Scale Winery: a maximum of 10 new full-scale wineries as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; up to two (2); and
   3. Jolon Road Segment; up to three (3).

C. Winery Tasting Rooms; a maximum of 10 new, stand-alone, facilities as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; up to two (2); and
   3. Jolon Road Segment; up to three (3).

D. Restaurant. A total of three (3) new restaurants with no more than one restaurant per segment.

E. Delicatessen. A total of five (5) new delicatessens on the same site as a winery with no more than three (3) delicatessens within the River Road Segment and no more than one (1) delicatessen within each of the remaining two segments.

F. Inns. A maximum of eight (8) new Inns as follows:
   1. River Road Segment; up to five (5);
   2. Metz Road Segment; one (1); and
   3. Jolon Road Segment; up to two (2).

G. Business Cluster. One consolidated area may be identified for an overlay designation where a cluster of wine industry related businesses (bottle and cork production, label design, etc.) may develop. This

business center should be located near an urban area with adequate facilities. A business cluster within the AWCP overlay area shall be considered consistent with the General Plan; however, a zoning change may be required to achieve the appropriate zoning designation. Site specific development would be subject to the standard County requirements and CEQA and not part of the ministerial review process created under this Plan.

H. Visitor Centers. Visitor centers that provide visitor information about the Corridor should be established within the vicinity of Highway 101/Arroyo Seco and/or near Highway 68.

3.2 Allowed uses

The following uses shall be allowed at facilities approved under the AWCP located within the designated corridor.

A. Winery Adjunct Uses

B. Industry-wide events.

C. Winery-Related Events up to 150 people at any one venue at any one time. Events include:
   1. Advertised fund raising events
   2. Winemaker Dinners open to the general public.
   3. Weddings

D. Private Winery Events such as:
   1. Company Holiday Party
   2. Employee-Related Private Parties (e.g. harvest celebration)

3.3 Permitted Uses, Ministerial Permit Required In Each Case

This Section includes a list of uses that can be permitted with a ministerial permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan. Projects deemed consistent within the criteria and conditions of the AWCP and Zoning District Overlay would require no

additional zoning review. However, County and Uniform Building Code requirements still apply relative to those activities that would require a grading and building permit. More intensive uses or uses not otherwise consistent with the AWCP and/or Williamson Act provisions may require the issuance of discretionary permits such as Administrative Permits. Development of the wine industry outside of the corridor requires a discretionary permit with separate environmental analysis (See Section 4.3).

A biological study shall be required for permanent facilities with the potential to affect resources as defined in Policy OS-5.16. If the biological study indicates a potential for a significant impact to said resources, then an administrative permit shall be required.

A. Winery, Artisan. Events included as part of the permit for an artisan winery shall not be subject to other permit requirements of Sections 3.3.E.

B. Winery Tasting Facilities, including a catering kitchen.

C. Agricultural/Winery related visitor- serving uses (e.g., produce stand)

D. Food Service Facilities may be established in conjunction with a winery-related facility where they meet the following criteria:
    1. The use is clearly incidental, related, and subordinate in nature and size to the primary operation of the winery as a production facility, or to the existing visitor serving use where the use is not a winery;
    2. Located within the same structure as the wine tasting facility, or the winery facility where no tasting is proposed, or within the same structure as the visitor serving use where the use is not a winery.
    3. The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.

E. Winery-Related Events between 151 and 500 people on any one venue at any one time. Events include:
    1. Advertised fund raising events

2. Winemaker Dinners open to the general public.
3. Festivals, tours or celebrations

Special Events, including weddings, with more than 500 people at any one venue at any one time shall be subject to a special event permit in accordance with Section 3.6 of this Plan.

F. Guesthouse. One guesthouse may be allowed with each new winery. Guesthouses shall be subject to development standards established in the Monterey County Zoning Code.

G. Residential unit. One unit may be allowed with each new winery.

H. Employee Housing. Each winery shall be allowed up to three units total for employee housing; additional housing units may be allowed subject to a discretionary permit.

3.4 Permitted Uses, Administrative Permit Required In Each Case

This Section includes a list of uses that can be permitted with an Administrative Permit for properties within the designated Agricultural and Winery Corridor. These uses are subject to the General Regulations established in Section 3.1 and Development Standards established in Section 3.5 of this Agricultural and Winery Corridor Plan.

A. Restaurant or Delicatessen; subject to the following criteria
   1. Located within five (5) miles from an urban limit line, community area, or rural center or within one (1) mile of an arterial or collector.
   2. Parking shall be provided as required by Chapter 21.58, Monterey County Code.

B. Inn, on-site with a winery facility; subject to the following criteria:
   1. The Inn is clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.
   2. Separate structure(s) shall be built expressly for an Inn.
   3. Includes no more than ten (10) guest rooms, and a family does not need to be in permanent residence within the Inn facility.

4. Design shall use a consistent style for all buildings on the same lot.
5. Parking shall be provided as required similar to a bed and breakfast use.

C. Inn, stand alone; subject to the following criteria:
   1. The facility is located:
      a. more than 500 feet from a parcel on which any other Inn facility is located;
      b. no closer than 400 feet to any existing residence outside the ownership of the applicant.
   2. Parking shall be provided as required similar to a bed and breakfast use.

D. Winery, Full-scale, including tasting facilities and a catering kitchen as part of the winery. Events included as part of the permit for a full-scale winery shall not be subject to other permit requirements of Sections 3.3.E or 3.6.

3.5 Development Standards

The following standards shall apply for approved uses within the Winery Corridor only:

A. Parcel Size. Minimum five (5) acres:
   1. Creation through subdivision of a five-acre lot or any lot smaller than the zoning minimum parcel size is permissible provided:
      a. The remaining parcel still conforms to the minimum parcel size of the underlying zoning district. An exception to subdivide lots (minimum 5 acres) from a legal non-conforming lot not meeting the minimum lot size for the land use designation (e.g. 10-acre lot with 40-acre minimum designation) may be allowed based on substantial evidence that this action would:
         1) reduce the number of conforming agricultural lots from being subdivided; and

2) limit development in a manner to retain the rural character of the corridor.

b. Development of the lot must be in conformance with allowable uses identified in this Agricultural and Winery Corridor Plan only.

c. The total number of lots created does not exceed 66 lots within the AWCP as adopted.

2. Subdivision of parcels under Williamson Act contract shall be in conformance with Williamson Act regulations.

3. Creation through subdivision within the Corridor is permissible subject to the Subdivision Map Act and County Subdivision Ordinance.

B. Building Site Coverage. 30% maximum, excluding parking and landscaping.

C. Structure Height. The maximum height of structures associated with a winery facility shall be 35 feet. Structural height may be increased to 45 feet without a variance to accommodate processing facilities.

D. Setbacks. All winery structures and outdoor use areas shall be a minimum of 100 feet from each property line and no closer than 200 feet to any existing residence outside of the ownership of the applicant. Where a winery has public tours, tasting, retail sales, or special events, the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. Projects that meet these setbacks are permitted pursuant to Sections 3.2, 3.3, and 3.4. These setbacks can be modified subject to an Administrative Permit finding that the request satisfies one of the following:

1. there is no feasible way to meet the required setbacks without creating environmental impacts or impacting important agricultural land;

2. required setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation; or

3. an existing structure was legally constructed prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.
4. Setback requirements may be adjusted where the line of sight criteria provided by the Public Works Department must be met to ensure the safety of those driving within the Corridor.

E. Parking Regulations. The number of required off-street parking spaces shall be determined by a Development Plan prepared for all uses associated with the winery. At a minimum the Plan shall include the following:

1. Employee Parking; One (1) space for each employee
2. Tourist Parking; calculated at 2.5 persons per vehicle with enough parking to meet the maximum capacity.
3. Event Parking; Identify adequate on-site or off site parking, with permission from property owner(s), for events over 20 persons.

All other parking regulations shall follow provisions (e.g. restaurants) of Chapter 21.58 of the Monterey County Code (Zoning Ordinance). An exception for required parking for uses included as part of the Corridor Plan and located within the corridor may be approved by the Zoning Administrator, subject to a parking analysis prepared by a certified traffic engineer. Parking within any adjoining road right-of-way shall not count for meeting parking requirements of this Plan. Parking for facilities within the corridor shall follow the design standards in Section 3.7(F-H) of this Plan.

F. Noise. All winery structures and outdoor uses shall comply with the County's adopted Noise Codes.

3.6 Special Winery Related Event Permit

Facilities/Properties within the Winery Corridor that intend to hold special events for 500 or more people on-site shall obtain a separate permit that involves review of the event conditions by the Sheriff's, Fire, and Public Works Departments relative to public health and safety. An Administrative Permit may be considered for all events that will occur over a one year period. No

such event may be held without first obtaining an Administrative Permit from the Director of Planning that meets the following:

A. Application. An application shall be submitted that includes:
   1. Name, address, and contact information of the applicant.
   2. Name, address, and contact information of person(s) in immediate charge of the event(s).
   3. Time(s) and place(s) where the event(s) will be held
   4. The type of event(s) and maximum number of persons anticipated to attend each event.
   5. Site Plan illustrating where event(s) will be held, with proper setbacks from neighboring uses.
   6. Proposed location(s) and availability for off-site parking to support the number of persons anticipated at the event(s).
   7. Description of proposed music and sound equipment for each event, including the name and contact if a live band is to perform.
   8. Period when the permit is desired, not to exceed one year.

B. Referral. Upon receiving an application, the Director of Planning shall refer the request to the Sheriff, local fire official, County Public Works, Division of Environmental Health, or other departments as a matter of ensuring the public health and safety of those using the Corridor.

C. Review Process. Special Winery-Related permits shall be subject to the Administrative Permit process for review and notice established in the Zoning Code.

D. Criteria. The Director, or their designee, shall approve a permit if the event:
   1. is not of such a character as to disturb the public peace or be injurious or detrimental to the public health or safety,
   2. is in a location that will not disturb the peace and quiet of any considerable number of persons residing in the vicinity thereof, and
   3. will not violate any ordinance of the County of Monterey. If any one of these criteria cannot be met, then the event shall not be approved.

E. Conditions. Reviewing agencies are authorized to attach such conditions as deemed necessary to protect the health, safety, and general welfare of the community and the persons attending the event. Such conditions may include, but need not be limited to:

1. Carrying of public liability insurance.
2. Employment of special police.
3. Maximum number of persons permitted to attend the event.
4. Outdoor amplified music shall only be allowed from 10 a.m. to 10 p.m. No outside amplified sound shall occur before 10 a.m. or after 10 p.m. Amplified music may only be waived or modified where a finding can be made by the Review Authority that the noise at the property line of a neighboring residential use will not exceed 65dB.

F. Special Police are required when the Sheriff determines that special police shall be employed to maintain order at the event and/or for traffic control:

1. The Sheriff may condition his or her approval on the engagement by the applicant of a specific number of Deputy Sheriffs or a specific number of persons duly licensed or registered under Chapter 11 of Division 3 (commencing with Section 7500) of the Business and Professions Code to attend the event.
2. Application and payment for Deputy Sheriffs shall be in accordance with the provisions of Chapter 2.76 of the County Code. The applicant must make his or her own arrangements for payment of other than Deputy Sheriffs.
3. The Sheriff may from time to time review the matter and may increase or decrease the number of Deputy Sheriffs or other persons to attend and keep order. If the Sheriff determines that a change in the number of deputies or other persons is necessary to keep order, he or she shall give the applicant five days notice of the change in writing at the address listed on the application. The applicant shall comply with said notice.

3.7 Design Criteria

This Plan includes general design statements and guidelines to be applied on a project-wide basis for structures developed as part of the Agricultural and Winery Corridor Plan. The intent is not to require rigid adherence to one particular building style or limit the range of materials, but to achieve continuity and establish a larger visual context that creates a sense of place. These guidelines seek to encourage creativity while creating an overall vision for the Corridor that is in keeping with the existing rural character.

A. Gateway Signs. Three points have been identified as gateways to the Agricultural and Winery Corridor:

1. Highway 68/River Road. The intersection of Highway 68 and River Road is the main gateway for the Corridor where it provides connection to the major tourist activity on the Monterey Peninsula.
2. Arroyo Seco/Highway 101. The area between Greenfield and Soledad is considered the heart of the wine corridor.
3. Central Avenue/Highway 101. South side of Central Avenue at the intersection of Central Avenue and the south Highway 101 access.

Each location will be allowed to have one sign that identifies entry into the corridor and may be coordinated with a visitor center to provide other amenities such as kiosks.

B. Directional Signs. Since the road system within the Corridor has many twists and turns, off-site directional signs should be installed in conjunction with the gateway signs so that travelers can easily find their destinations within the Corridor. In order to facilitate the economic enhancement of the wine industry in Monterey County, the Monterey County Vintners and Growers Association (Association), or its successor, may work with Monterey County Public Works Department to install and maintain directional signs within the public right of way. The Association may request up to a total of 50 signs subject to review by the Public Works Director. Sign locations may include, but are not limited to:

1. River Road & Chualar River Road, Chualar
2. River Road & Gonzales River Road
3. Alta Street & Gonzales River Road, Gonzales
4. Alta Street & Gloria Exit, Gonzales
5. Alta Street & Gloria Road, Gonzales
6. Foothill Road & Fort Romie Road, Soledad
7. Foothill Road & Mission, Soledad
8. Foothill Road & Colony, Soledad
9. Foothill Road & Paraiso Springs Road, Soledad
10. Thorne Road & Los Coches Road, Soledad
11. Arroyo Seco Road & Los Coches Road, Soledad
12. Arroyo Seco Exit & Doud Road, Soledad
13. Arroyo Seco Road & Paraiso Springs Road, Soledad
14. Arroyo Seco Road above Green Bridge
15. Arroyo Seco Road at Green Bridge
16. Hobson Avenue & Central Avenue, Greenfield
17. Elm Avenue & Central Avenue, Greenfield
18. Elm Avenue & Metz Road, Greenfield
19. Elm Avenue & Fourteenth, Greenfield
20. El Camino Real & Elm Avenue, Greenfield
21. El Camino Real & Walnut Avenue, Greenfield
22. El Camino Real & Thorne Road, Greenfield
23. Fourteenth & Walnut Avenue, Greenfield
24. Highway 146 East & Metz Road, Soledad

Directional signs within the Corridor shall be subject to the following specifications:

1. Signs shall be mounted on a 4-inch by 4-inch white post.
2. No more than ten (10) slats plus a logo sign on one post shall be installed at any one location.
3. Lettering height shall not be less than 3-inches (3”) nor more than 4-inches (4”) except for the abbreviation of mile (MI). Wording must be approved by Monterey County Public Works.
4. Logo sign size shall not exceed 4.5 square feet.

5. Signs at all locations shall be uniform in design and color.
6. Signs shall not be advertising in nature.
7. Signs shall be used for facilities located within the Corridor as a priority. Facilities not located within the Corridor may be included on directional signs at the discretion of the Monterey County Vintners and Growers Association. Signs may be removed or relocated at any time, as directed by the Public Works Director, for reasons such as: traffic safety, construction projects, closing of wineries, failure of the Association to provide materials or funds for sign maintenance, blight, etc.

C. Entry Signs. Each individual business may want to have some type of sign that will identify the entrance into their facility. Each business will be allowed one monument sign at the main access to the winery site. Signs will be subject to design review using the following criteria:
   1. The sign complements the design theme used by the winery.
   2. The sign does not create any safety hazard (e.g. sight distance) for vehicle traffic.
   3. No internal illumination or neon tubing. Limited back lighting for visibility in fog and dim lighting may be allowed.
   4. The area immediately around the monument sign may be landscaped to create a formal entry statement.
   5. New monument signs shall be limited to 50 square feet in surface area. Signs may be double-sided.
   6. New signs installed after the adoption of this Plan may not exceed six (6) feet in height. Exceptions to the height may be approved by the Zoning Administrator provided the sign meets the criteria noted above. An example of this would be to create a gateway sign instead of a monument sign.

D. Kiosk. Visitor centers should include a kiosk to provide a map of the entire corridor along with contact information for the various facilities located within the corridor.

E. Architectural Guidelines. All structures associated with the winery (including production facilities) shall have an exterior design style that

is agricultural or residential in nature using non-reflective siding and roofing materials. Design shall use a consistent style for all buildings on the same lot. Style limitations shall not be too restrictive in order to encourage unique expression.

F. Parking Areas. Parking should be located where topography or existing on-site vegetation (including vineyards) provides for adequate screening. Where a parking area is generally visible from a public road, landscaping shall be integrated to soften the appearance and to buffer headlights from shining onto the roadway.

G. Lighting. Lighting poles and fixtures shall be designed, located, and operated in a manner to focus light on the subject property and limit off-site glare.

H. Access Design. Access to facilities where the general public is allowed shall be designed to meet safe sight distance standards as determined by the Monterey County Public Works Department.

4.0 Implementation

4.1 General Administration

Figure AWCP-3 of this Plan depicts the areas where the AWCP policies apply. Since it is not possible to accurately predict the number and location of winery uses that actually will be developed within the three segments of the Corridor, a monitoring program will be conducted at five-year intervals in conjunction with the Monterey County Vintners and Growers Association or its successor. This program will assess if the impacts were correctly anticipated and mitigated in the environmental analysis conducted for this Plan and, if not, what additional measures shall be taken.

4.2 Subsequent Review And Approval

This Plan is not intended to limit the overall development of wineries in the County. While this Agricultural and Winery Corridor Plan is designed to encourage development of the wine industry within a defined area, it is not intended to limit development of this industry inside or outside the corridor. Property owners within the winery corridor segments would still have the

option of pursuing permits and approvals in the conventional manner, outside of the Winery Corridor Plan's treatment. Wineries outside of the designated Agricultural and Winery Corridor are subject to conformance with the regulations of the underlying zoning district. Once the limits identified in Section 3.1 of this Plan are reached, the Plan can be amended.

Additional entitlements may be required based on the nature of each individual project.

4.3 Environmental Review

An environmental impact report (EIR) is being prepared in conjunction with the AWCP to assess potential environmental impacts for buildout of the entire Corridor. The intent is to allow the individual project in the AWCP to benefit from comprehensive, advance environmental review of the entire Corridor. As a result, individual projects would have limited environmental review depending on site-specific conditions and impacts, to the extent permissible under CEQA.

Winery development within the corridor not processed under this Plan, or winery facilities outside of the corridor, must evaluate cumulative impacts of adding said facility to the buildout of the AWCP.

4.4 Establishment Of Zoning District

In conjunction with adoption of this Agricultural and Winery Corridor Plan (AWCP), the County shall amend the zoning map to include an "AWCP" Zoning District Overly for properties located within the Plan boundaries.

4.5 Financing Plan

See General Plan Policies PS-1.1 and C-1.12

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Exhibit E

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MONTEREY COUNTY

Agriculture & Winery Corridors

- Highway
- Major Road
- Minor Road
- *River or Water Body*
- City Limit
- City Spheres of Influence
- Parcel

Agriculture and Winery Corridors

- Central/ Arroyo Seco/ River Road Segment
- Jolon Road Segment
- Metz Road Segment

Map Prepared by: Monterey County Resource Management Agency, September 21, 2011
Sources: Roads = Monterey County IT/GIS.
City Limits and Spheres of Influence = Monterey County LAFCO.

0 5 10 15 20 Miles

Pacific Ocean

Figure # AWCP3

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Introduced: 7/24/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN220125 - MONTEREY COUNTY SHERIFFS POSSE

Public hearing to consider allowing hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

Project Location: 395 Old Natividad Road, Salinas.

Proposed CEQA Action: Find that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply.

RECOMMENDATION

It is recommended that the County of Monterey Planning Commission adopt a resolution:

1. Finding that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply;
2. Approving a Use Permit to allow hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**).
Staff recommends approval subject to 9 conditions.

PROJECT INFORMATION

Property Owner: Monterey County Sheriff's Posse
Agent: Dale Ellis
APN: 211-061-028-000
Zoning: Public/Quasi-Public
Parcel Size: 47.57 acres
Flagged and Staked: Not Applicable
Project Planner: Taylor Price, Senior Planner
PriceT1@countyofmonterey.gov, 831-784-2179

SUMMARY:

The project site, approximately 47.57 acres, is located at the corner of Natividad Road and Old Natividad Road, within the Greater Salinas Area Plan. The subject property is designated and zoned Public/Quais-Public. Surrounding land uses include agriculturally zoned Farmland parcels, to the west and southwest of the parcel and residentially zoned parcels to the north, east, and southeast zoned Low Density Residential. The project proposes to allow the applicant

to host up to eight concerts per calendar year with a maximum attendance of 3,000. The project proposes to memorialize the Monterey County Sheriff's Posse's existing legal nonconforming events/land uses that have been occurring at the property ("Monterey County Sheriff's Posse grounds") since its founding in 1939. These legal nonconforming events have included public and private recreational uses, such as equestrian and livestock events, family gatherings, and 4-H events. The Posse grounds also host private events that are hosted by the Sheriff's Posse staff. These staff-hosted events include the Sheriff's Posse Car Show, Junior Rodeo, and the Big Hat BBQ, and have been previously recognized by the County as allowed use that may continue (see **Exhibit E**).

In addition to the existing legal nonconforming events, the Posse grounds host, on average, six concerts per year with a maximum concert attendance of 2,500 attendees (ranging between 1,200 and 2,500 attendees). These concerts have occurred without the benefit of a Use Permit. The Applicant is now seeking approval of a Use Permit to allow up to eight concerts per calendar year.

Public recreational uses that serve the public at large, such as concerts, are allowed in PQP zoning, subject to the granting of a Use Permit. Therefore, the proposal recognizes the previous site's historical and ongoing public and private recreational events (e.g., equestrian and livestock events, family gatherings, 4-H events, concerts, and Sheriff's Posse staff events). The proposal also allows up to eight concerts per calendar year and a maximum of 3,000 concert attendees. This project does not authorize any development, construction, or land disturbance.

This project does not modify or alter the previously authorized legal nonconforming uses. Given the existing legal nonconforming status of these events, staff does not recommend that the Planning Commission reconsider or apply discretion to these existing events. They have been included in this discussion to provide transparency on the total number and types of events that may occur at the Posse Grounds with implementation of this Use Permit.

Based on staff analysis, the project is consistent with all rules and regulations pertaining to zoning uses and all other applicable provisions of the 2010 County of Monterey General Plan, the Greater Salinas Area Plan, and the Inland Zoning Ordinance (Title 21).

DISCUSSION:

Site History

The subject property was established as the Salinas Rodeo Rider's & Sheriff's Posse (now known as the Monterey County Sheriff's Posse (MCSP)) in 1939 and has been holding both member events (private) and events where the MCSP facilities are rented by members of the public at large (public). In 1983, the MCSP applied for a Use Permit (PC-4727) to allow mini-bike racing. This Use Permit was approved by the Planning Commission and expired in 1984. In 1992, the County of Monterey Zoning Administrator issued a letter (see **Exhibit B**) confirming the legal nonconforming status of the MCSP and noted that, on average, up to 100 events per year occur at the facility, with attendance in line with what has historically occurred at MCSP, and that this was in line with the number of historic events that occurred at the facility. Additionally, this letter notes that MCSP may be used for events that have historically occurred at the location, but that concerts would require a Use Permit.

This letter has authorized MCSP to continue to operate the legal nonconforming events that they do today, except for concerts. There is no proposed change in the number or type of legal nonconforming events authorized in the 1992 letter. Although the 1992 letter required the issuance of a Use Permit for the hosting of any concerts, MCSP has hosted numerous concerts since at least 1990 without the benefit of a Use Permit. MCSP provided the County with documentation that between 2017 and 2024 (see **Exhibit E**), MCSP hosted on average 5.8 concerts per year* (*This excludes 2020 and 2021, which occurred during the COVID-19 pandemic when the Governor of the State of California issues multiple Executive Orders [including Executive Orders N-60-20, N-33-20, N-07-21] related to banning or limiting large event gatherings and ordering individuals to shelter in place at their place of residence). MCSP now seeks a Use Permit to allow for concerts. Granting this Use Permit would allow the existing concerts to continue, but would increase the number of concerts historically held at the site from six to eight and increase the maximum attendance from 2,500 to 3,000 individuals.

Allowed Use

The proposed use of MCSP for public and private recreational uses, such as concerts, is in keeping with the purpose of PQP zones, which is to allow designated areas for public/quasi public uses and uses that serve the public at large. The MCSP facility currently operates with events for members only and allows rentals of the facility for family gatherings, equestrian and livestock events, fundraisers, and concerts. While some of these events are private members only events, the majority of the events on the MCSP site serve local and regional non-profits, families, companies, and all members of the Monterey County community. These events allow for anyone within the County and region to attend events at the MCSP facility in keeping with the intent of PQP land use and zoning.

Noise

MCSP operates between 7:00 am and 9:00 pm, with event clean up and breakdown sometimes occurring after 8:00 pm. Sources of noise associated with MCSP are generally associated with amplified human voices associated with pre-recorded and live music and animal noises. The project was analyzed in accordance with Title 10, Chapter 10.60, and the 2010 County of Monterey General Plan Safety Element. The project will not significantly change the site's existing noise generators, will not create any new noise-sensitive land uses, will not entitle any new development or ground disturbance, and will not authorize any construction activities. As the project is not in close proximity to any sensitive receptors (such as convalescent homes, libraries, places of worship, and schools) and the project does not propose any new significant noise generators, the project is not required to obtain an acoustical analysis. Further, the project memorializes the legal nonconforming use that has operated since 1939 and permits the concerts that have occurred since 1992. Finally, Title 10 Section 10.60.040.C exempts outdoor gatherings, dances, and sporting events on commercial and institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided that such use is conducted pursuant to applicable rules, regulations, and zoning restrictions. The MCSP facility is zoned PQP, which allows public recreational uses. Therefore, MCSP is exempt from the requirements of Title 10.

Although the applicant is not proposing any new noise generators, new development, or uses that would require MCSP to comply with the requirements of Title 10, the applicant has

implemented noise mitigation measures at their facility. The applicant has on-site noise monitoring equipment to ensure that noise levels do not exceed 85 decibels at 50 feet from the noise-generating source. If MCSP is notified that the noise levels of the event exceed 85 decibels at 50 feet from the source, the event director and security director are notified and will resolve the issue. The facility is also designed to ensure that amplified human voices are not projected towards the neighboring residential parcels, as the stage is set up facing the neighboring agricultural parcels. The nearest residential parcel is approximately 470 feet from the stage and approximately 600 feet from the rodeo stands, which would mean that at 85 decibels the sound would likely attenuate to below the requirements in Title 10 Chapter 10.60 for daytime and nighttime noise. Further, County of Monterey Housing and Community Development (HCD) staff is unaware of any complaints received by neighbors regarding noise, traffic, or other potential nuisances associated with concerts and events at the MCSP facility. Based on the information above, staff believes the proposed use would not introduce noise that is inconsistent with the allowed uses under existing zoning (public recreational uses) or detrimental to the surrounding residential community.

Trip Generation, Level of Service, and Safety
MCSP currently operates as an event facility, which means it typically operates outside normal commuting hours and generally hosts events on weekends or holidays. This means that the additional Vehicle Miles Traveled (VMT) generated by the facility occur during non-peak hours and would dissipate within 20-30 minutes following a maximum-capacity event. The existing LOS at the three surrounding intersections near the project site would not be degraded below their current peak-hour LOS.

The project is conditioned to ensure that, pursuant to the Operations Plan, all events with more than 400 attendees are required to have Traffic Control points with at least two qualified personnel on-site. The Monterey County Sheriff's Office has reviewed the proposal, raised no concerns, and requested that the Sheriff's Office be notified of any/all events that are occurring at the Posse grounds, regardless of size or whether they are public or private. Accordingly, a Condition of Approval has been applied that requires the requested notification at least 30 days prior to the event. The project is also conditioned to ensure that, for all concerts and events that sell alcohol, MCSP must complete a Special Events Questionnaire within the timeframe required by the HCD.

The original traffic analysis was conducted under the assumption that the project would be an amendment to the prior Use Permit. As the permit expired in 1984, there is no Use Permit to amend. Therefore, some of the analysis in the Transportation Analysis Report has incorrect assumptions in place, such as a non-existent cap on event attendance of 500 people per event, which is not reflected in the 1992 County of Monterey Zoning Administrator letter (**see Exhibit B**), and a proposed cap on the number of attendees for concerts of 2,500 rather than 3,000. However, that does not change the findings in the Transportation Analysis Report that the project will not result in any impacts on LOS or VMT, and the addition of new trips for the proposed project is below the threshold of significant environmental impact of more than 110 trips per day (Technical Advisory on Evaluating Transportation Impacts in CEQA (Governor's Office of Land Use and Climate Innovation, 2018)). MCSP, in its current legal nonconforming operations, has an annualized VMT of 72.32, whereas the proposed project, with an increase of the three concerts per year and an addition of 500 attendees per concert, would increase the

annualized VMT to 88.07.

Parking
MCSP is required to provide 1 parking stall per 4 occupants capacity, pursuant to Chapter 21.58 of the Monterey County Code requirement for "Recreational Enterprises". This means with a maximum capacity of 3,000 attendees, they would be required to provide 750 parking stalls and approximately 8 handicapped parking stalls. MCSP currently provides 3,215 parking stalls, including approximately 48 handicapped parking stalls.

Public Comment
At the June 10, 2026, Planning Commission hearing, the applicant submitted a public comment letter (see **Exhibit F**) stating that the application to the County was only for the eight concerts per calendar year and the application submitted did not ask the County to "define, limit or "memorialize" the preexisting nonconforming uses". While the applicant notes in their submitted public comment (see **Exhibit F**) that they did not ask HCD staff to memorialize the existing legal nonconforming uses at the facility, there are ongoing compliance issues that staff believes must be addressed. Specifically, MCSP has inconsistently complied with the County's Special Events process and continues to operate concerts, something explicitly not allowed by the 1992 Zoning Administrator letter. Therefore, staff believes that ensuring that these events are memorialized correctly as a part of this Use Permit is crucial to ensuring that the facility continues to operate within the guidelines of the Special Events process and within the conditions outlined in the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**).

Staff was made aware that MCSP has not been consistently submitting a Special Events Questionnaire for all events at the facility and, in many cases, has been submitting a Special Events Questionnaire a day or two before the event is scheduled to occur, which does not comply with the timeline as outlined in the County's Special Events process. To ensure that the facility operates according to County requirements, staff felt it was crucial to memorialize the existing legal nonconforming events as a part of this Use Permit and ensure that these events have clear conditions associated with their operations. The project has been conditioned to ensure that all events at the facility operate in accordance with their historic use (and intensity) and that all concerts comply with the conditions of this Use Permit, so that the surrounding community and residents are not negatively impacted by MCSP's operations.

As previously detailed, MCSP has been operating pursuant to the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**), which prohibited concerts. However, despite the clear prohibition in the letter, MCSP has been holding concerts at least once a year since 2017 and occasionally since 1992. All other events at MCSP continue to operate in line with the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**) however concerts are clearly prohibited and any concert held at the facility since 1992 is in clear violation of their existing legal nonconforming land use, which clearly notes that "no such use may be intensified over the level of use that existed at the time the legal nonconforming use was established" pursuant to Title 21 section 21.68.020.B, where concerts are clearly an intensification and require a Use Permit. Therefore, the granting of a Use Permit to allow up to eight concerts per calendar year would remedy this violation.

Planning Commission Discussion from June 10, 2026

Special Events Task Force Process

The County of Monterey has a Special Events process that ensures that Special Events occurring within the unincorporated County of Monterey are appropriately permitted and reviewed by County staff. Importantly, the Special Events Questionnaire is not a permit and is intended to ensure that both HCD and all other relevant regulatory agencies review the proposed event to confirm it complies with all regulatory requirements. Special events may be public or private, and the Special Events process helps the County accommodate the event to promote public safety and welfare. The Special Events process can allow large events to occur, but if these events become a regular occurrence, they would likely require a Use Permit or a Coastal Development Permit. The Special Events process is intended to ensure that these events are reviewed by external agencies, including the County of Monterey Environmental Health Bureau, the relevant fire agency or department, and the Monterey County Sheriff's Office. Further, when staff reviews an event through the Special Events process, they check Accela to ensure the property has no active code enforcement case and to better understand whether the property has any active permits in progress. If staff have concerns while reviewing events throughout the process, they will reach out to the Sheriff's Office to see whether the Sheriff's Office has any concerns or a record of complaints associated with the property.

The Special Events process ensures that the parcels' zoning and land use are reviewed to ensure that the parcel is allowed to be reviewed through the Special Events process and does not require a discretionary permit for assemblages of people, which are large events that can occur and do not exceed 10 days and do not involve the construction of permanent facilities. Special Events are distinct from assemblages of people by virtue of the parcels underlying zoning and land use, the frequency of the event, and the scale of the event. Special Events are generally less frequent, not large, and not held on residential or commercially zoned parcels (example: Title 21 section 21.22.060.H).

The Monterey County Sheriff's Posse was allowed by HCD to continue to operate as long as they were actively pursuing a Use Permit to authorize concerts at the facility. Although the original application was submitted in May 2022, due to staff turnover and other projects taking priority, the project did not advance to a hearing until June 2026. Therefore, between May 2022 and June 2026, the facility was allowed to continue holding events in accordance with the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**) and to host on-site concerts as well. However, all events during this period should have complied with the Special Events process, including timely submission of these requests to HCD. As detailed above, they have not.

Monterey County Sheriff's Office - Complaints and Process

Staff contacted the County of Monterey Emergency Communications Department and the Monterey County Sheriff's Office to obtain complaint information about calls within the immediate vicinity of MCSP. The County of Monterey Emergency Communications Department keeps records for three years. Over the three-year period, there were thirteen calls within the immediate vicinity, of which only one incident was for loud music. This one incident resulted in no report, and the unit assigned to respond to the call was ultimately reassigned. The vast majority of complaints in the immediate vicinity of MCSP were about suspicious vehicles, which could include things such as a vehicle parked at MCSP that should not be there or a

vehicle circling the block.

Generally, if a member of the public calls 911 (universal emergency number) with a noise complaint, the member of the public is first routed to the County of Monterey Emergency Communications Department - Emergency Communications Dispatch Center, where an incident report is created, and the call is then routed to the appropriate law enforcement agency; in the case of MCSP, it would be the Monterey County Sheriff's Office. The Monterey County Sheriff's Office responds to calls based on current staffing levels and call volume; for noise complaints, at least two deputies are required to respond to these types of calls. Priority for a deputy response is given to violent crimes and other types of serious incidents. However, while noise complaints are not the highest priority, the Monterey County Sheriff's Office recognizes that calls about noise impact both the community at large and residents; therefore, they respond to them as they are able. If the Monterey County Sheriff's Office receives a large number of noise complaints over time for a specific property, they will reach out to HCD - Building Services to coordinate with County Code Enforcement staff to ensure a response to these calls.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Monterey County Regional Fire Protection District
Monterey County Sheriff's Office

LAND USE ADVISORY COMMITTEE

There is no Land Use Advisory Committee for the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project qualifies for a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the permitting of existing private structures involving negligible expansion of their existing or former use. The Applicant is proposing to operate in line with the facility's existing use with a negligible expansion of its existing use, which consists of hosting private and public events. This project does not propose or authorize any development, land disturbance, or construction.

The facility will be limited to a maximum of eight concerts per calendar year, with a limit on the number of attendees to no more than 3,000 per concert. This would ensure the facility operates in line with its existing legal nonconforming use for private and public events, with only a negligible expansion. Further, the project would ensure that the facility complies with all County of Monterey codes and regulations and is conditioned to require that all such requirements be memorialized in its future operations. Therefore, the project is consistent with CEQA Guidelines section 15301. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. Additionally, there would be no significant effects on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public

agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The project qualifies for a categorical exemption from environmental review pursuant to CEQA Guidelines section 15323. MCSP has been operating as an event facility since 1939, for almost 87 years. The facility has been designed and operated as a special events facility; this project will memorialize the existing operations that have been occurring at the facility and are operations for which the facility was designed. Further, this project will ensure that limitations are placed on future concerts and that the facility does not expand its future operations. The facility will continue to operate in compliance with all of Monterey County Code regulations and has been conditioned to ensure facility operations do not alter the "activity that has been occurring for the last three years". Therefore, the project consists of the normal operations of existing facilities for public gatherings for which the facilities have been designed, and the facilities have a history of being used for a similar purpose.

Prepared by: Taylor Price, Senior Planner, (831) 784-2179
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans
- Operations Plan
- Incident Action Plan

Exhibit B - County of Monterey Zoning Administrator Letter Dated 1992
Exhibit C - Traffic Analysis Report
Exhibit D - Vicinity Map
Exhibit E - Historic Events 2017-2024
Exhibit F - Applicant Comment Letter from June 10, 2026 Planning Commission

cc: Front Counter Copy; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Monterey County Sheriff's Office; Monterey County Regional Fire Protection District; Fionna Jensen, Principal Planner; Taylor Price, Senior Planner; Mike Horsley, Applicant; Dale Ellis, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Project File PLN220125.

Introduced: 7/24/2026 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN220125 - MONTEREY COUNTY SHERIFFS POSSE

Public hearing to consider allowing hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

Project Location: 395 Old Natividad Road, Salinas.

Proposed CEQA Action: Find that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply.

RECOMMENDATION

It is recommended that the County of Monterey Planning Commission adopt a resolution:

1. Finding that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply;
2. Approving a Use Permit to allow hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

A draft resolution, including findings and evidence, is attached for consideration (**Exhibit A**). Staff recommends approval subject to 9 conditions.

PROJECT INFORMATION

Property Owner: Monterey County Sheriff's Posse
Agent: Dale Ellis
APN: 211-061-028-000
Zoning: Public/Quasi-Public
Parcel Size: 47.57 acres
Flagged and Staked: Not Applicable
Project Planner: Taylor Price, Senior Planner
PriceT1@countyofmonterey.gov, 831-784-2179

SUMMARY:

The project site, approximately 47.57 acres, is located at the corner of Natividad Road and Old Natividad Road, within the Greater Salinas Area Plan. The subject property is designated and zoned Public/Quais-Public. Surrounding land uses include agriculturally zoned Farmland parcels, to the west and southwest of the parcel and residentially zoned parcels to the north, east, and southeast zoned

Low Density Residential. The project proposes to allow the applicant to host up to eight concerts per calendar year with a maximum attendance of 3,000. The project proposes to memorialize the Monterey County Sheriff's Posse's existing legal nonconforming events/land uses that have been occurring at the property ("Monterey County Sheriff's Posse grounds") since its founding in 1939. These legal nonconforming events have included public and private recreational uses, such as equestrian and livestock events, family gatherings, and 4-H events. The Posse grounds also host private events that are hosted by the Sheriff's Posse staff. These staff-hosted events include the Sheriff's Posse Car Show, Junior Rodeo, and the Big Hat BBQ, and have been previously recognized by the County as allowed use that may continue (see **Exhibit E**).

In addition to the existing legal nonconforming events, the Posse grounds host, on average, six concerts per year with a maximum concert attendance of 2,500 attendees (ranging between 1,200 and 2,500 attendees). These concerts have occurred without the benefit of a Use Permit. The Applicant is now seeking approval of a Use Permit to allow up to eight concerts per calendar year.

Public recreational uses that serve the public at large, such as concerts, are allowed in PQP zoning, subject to the granting of a Use Permit. Therefore, the proposal recognizes the previous site's historical and ongoing public and private recreational events (e.g., equestrian and livestock events, family gatherings, 4-H events, concerts, and Sheriff's Posse staff events). The proposal also allows up to eight concerts per calendar year and a maximum of 3,000 concert attendees. This project does not authorize any development, construction, or land disturbance.

This project does not modify or alter the previously authorized legal nonconforming uses. Given the existing legal nonconforming status of these events, staff does not recommend that the Planning Commission reconsider or apply discretion to these existing events. They have been included in this discussion to provide transparency on the total number and types of events that may occur at the Posse Grounds with implementation of this Use Permit.

Based on staff analysis, the project is consistent with all rules and regulations pertaining to zoning uses and all other applicable provisions of the 2010 County of Monterey General Plan, the Greater Salinas Area Plan, and the Inland Zoning Ordinance (Title 21).

DISCUSSION:

Site History

The subject property was established as the Salinas Rodeo Rider's & Sheriff's Posse (now known as the Monterey County Sheriff's Posse (MCSP)) in 1939 and has been holding both member events (private) and events where the MCSP facilities are rented by members of the public at large (public). In 1983, the MCSP applied for a Use Permit (PC-4727) to allow mini-bike racing. This Use Permit was approved by the Planning Commission and expired in 1984. In 1992, the County of Monterey Zoning Administrator issued a letter (see **Exhibit B**) confirming the legal nonconforming status of the MCSP and noted that, on average, up to 100 events per year occur at the facility, with attendance in line with what has historically occurred at MCSP, and that this was in line with the number of historic events that occurred at the facility. Additionally, this letter notes that MCSP may be used for events that have historically occurred at the location, but that concerts would require a Use Permit.

This letter has authorized MCSP to continue to operate the legal nonconforming events that they do today, except for concerts. There is no proposed change in the number or type of legal nonconforming events authorized in the 1992 letter. Although the 1992 letter required the issuance of a Use Permit for the hosting of any concerts, MCSP has hosted numerous concerts since at least 1990 without the benefit of a Use Permit. MCSP provided the County with documentation that between 2017 and 2024 (see **Exhibit E**), MCSP hosted on average 5.8 concerts per year* (*This excludes 2020 and 2021, which occurred during the COVID-19 pandemic when the Governor of the State of California issues multiple Executive Orders [including Executive Orders N-60-20, N-33-20, N-07-21] related to banning or limiting large event gatherings and ordering individuals to shelter in place at their place of residence). MCSP now seeks a Use Permit to allow for concerts. Granting this Use Permit would allow the existing concerts to continue, but would increase the number of concerts historically held at the site from six to eight and increase the maximum attendance from 2,500 to 3,000 individuals.

Allowed Use

The proposed use of MCSP for public and private recreational uses, such as concerts, is in keeping with the purpose of PQP zones, which is to allow designated areas for public/quasi public uses and uses that serve the public at large. The MCSP facility currently operates with events for members only and allows rentals of the facility for family gatherings, equestrian and livestock events, fundraisers, and concerts. While some of these events are private members only events, the majority of the events on the MCSP site serve local and regional non-profits, families, companies, and all members of the Monterey County community. These events allow for anyone within the County and region to attend events at the MCSP facility in keeping with the intent of PQP land use and zoning.

Noise

MCSP operates between 7:00 am and 9:00 pm, with event clean up and breakdown sometimes occurring after 8:00 pm. Sources of noise associated with MCSP are generally associated with amplified human voices associated with pre-recorded and live music and animal noises. The project was analyzed in accordance with Title 10, Chapter 10.60, and the 2010 County of Monterey General Plan Safety Element. The project will not significantly change the site's existing noise generators, will not create any new noise-sensitive land uses, will not entitle any new development or ground disturbance, and will not authorize any construction activities. As the project is not in close proximity to any sensitive receptors (such as convalescent homes, libraries, places of worship, and schools) and the project does not propose any new significant noise generators, the project is not required to obtain an acoustical analysis. Further, the project memorializes the legal nonconforming use that has operated since 1939 and permits the concerts that have occurred since 1992. Finally, Title 10 Section 10.60.040.C exempts outdoor gatherings, dances, and sporting events on commercial and institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided that such use is conducted pursuant to applicable rules, regulations, and zoning restrictions. The MCSP facility is zoned PQP, which allows public recreational uses. Therefore, MCSP is exempt from the requirements of Title 10.

Although the applicant is not proposing any new noise generators, new development, or uses that would require MCSP to comply with the requirements of Title 10, the applicant has implemented noise mitigation measures at their facility. The applicant has on-site noise monitoring equipment to ensure that

noise levels do not exceed 85 decibels at 50 feet from the noise-generating source. If MCSP is notified that the noise levels of the event exceed 85 decibels at 50 feet from the source, the event director and security director are notified and will resolve the issue. The facility is also designed to ensure that amplified human voices are not projected towards the neighboring residential parcels, as the stage is set up facing the neighboring agricultural parcels. The nearest residential parcel is approximately 470 feet from the stage and approximately 600 feet from the rodeo stands, which would mean that at 85 decibels the sound would likely attenuate to below the requirements in Title 10 Chapter 10.60 for daytime and nighttime noise. Further, County of Monterey Housing and Community Development (HCD) staff is unaware of any complaints received by neighbors regarding noise, traffic, or other potential nuisances associated with concerts and events at the MCSP facility. Based on the information above, staff believes the proposed use would not introduce noise that is inconsistent with the allowed uses under existing zoning (public recreational uses) or detrimental to the surrounding residential community.

Trip Generation, Level of Service, and Safety
MCSP currently operates as an event facility, which means it typically operates outside normal commuting hours and generally hosts events on weekends or holidays. This means that the additional Vehicle Miles Traveled (VMT) generated by the facility occur during non-peak hours and would dissipate within 20-30 minutes following a maximum-capacity event. The existing LOS at the three surrounding intersections near the project site would not be degraded below their current peak-hour LOS.

The project is conditioned to ensure that, pursuant to the Operations Plan, all events with more than 400 attendees are required to have Traffic Control points with at least two qualified personnel on-site. The Monterey County Sheriff's Office has reviewed the proposal, raised no concerns, and requested that the Sheriff's Office be notified of any/all events that are occurring at the Posse grounds, regardless of size or whether they are public or private. Accordingly, a Condition of Approval has been applied that requires the requested notification at least 30 days prior to the event. The project is also conditioned to ensure that, for all concerts and events that sell alcohol, MCSP must complete a Special Events Questionnaire within the timeframe required by the HCD.

The original traffic analysis was conducted under the assumption that the project would be an amendment to the prior Use Permit. As the permit expired in 1984, there is no Use Permit to amend. Therefore, some of the analysis in the Transportation Analysis Report has incorrect assumptions in place, such as a non-existent cap on event attendance of 500 people per event, which is not reflected in the 1992 County of Monterey Zoning Administrator letter (**see Exhibit B**), and a proposed cap on the number of attendees for concerts of 2,500 rather than 3,000. However, that does not change the findings in the Transportation Analysis Report that the project will not result in any impacts on LOS or VMT, and the addition of new trips for the proposed project is below the threshold of significant environmental impact of more than 110 trips per day (Technical Advisory on Evaluating Transportation Impacts in CEQA (Governor's Office of Land Use and Climate Innovation, 2018)). MCSP, in its current legal nonconforming operations, has an annualized VMT of 72.32, whereas the proposed project, with an increase of the three concerts per year and an addition of 500 attendees per concert, would increase the annualized VMT to 88.07.

Parking
MCSP is required to provide 1 parking stall per 4 occupants capacity, pursuant to Chapter 21.58 of the Monterey County Code requirement for "Recreational Enterprises". This means with a maximum capacity of 3,000 attendees, they would be required to provide 750 parking stalls and approximately 8 handicapped parking stalls. MCSP currently provides 3,215 parking stalls, including approximately 48 handicapped parking stalls.

Public Comment
At the June 10, 2026, Planning Commission hearing, the applicant submitted a public comment letter (see **Exhibit F**) stating that the application to the County was only for the eight concerts per calendar year and the application submitted did not ask the County to "define, limit or "memorialize" the preexisting nonconforming uses". While the applicant notes in their submitted public comment (see **Exhibit F**) that they did not ask HCD staff to memorialize the existing legal nonconforming uses at the facility, there are ongoing compliance issues that staff believes must be addressed. Specifically, MCSP has inconsistently complied with the County's Special Events process and continues to operate concerts, something explicitly not allowed by the 1992 Zoning Administrator letter. Therefore, staff believes that ensuring that these events are memorialized correctly as a part of this Use Permit is crucial to ensuring that the facility continues to operate within the guidelines of the Special Events process and within the conditions outlined in the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**).

Staff was made aware that MCSP has not been consistently submitting a Special Events Questionnaire for all events at the facility and, in many cases, has been submitting a Special Events Questionnaire a day or two before the event is scheduled to occur, which does not comply with the timeline as outlined in the County's Special Events process. To ensure that the facility operates according to County requirements, staff felt it was crucial to memorialize the existing legal nonconforming events as a part of this Use Permit and ensure that these events have clear conditions associated with their operations. The project has been conditioned to ensure that all events at the facility operate in accordance with their historic use (and intensity) and that all concerts comply with the conditions of this Use Permit, so that the surrounding community and residents are not negatively impacted by MCSP's operations.

As previously detailed, MCSP has been operating pursuant to the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**), which prohibited concerts. However, despite the clear prohibition in the letter, MCSP has been holding concerts at least once a year since 2017 and occasionally since 1992. All other events at MCSP continue to operate in line with the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**) however concerts are clearly prohibited and any concert held at the facility since 1992 is in clear violation of their existing legal nonconforming land use, which clearly notes that "no such use may be intensified over the level of use that existed at the time the legal nonconforming use was established" pursuant to Title 21 section 21.68.020.B, where concerts are clearly an intensification and require a Use Permit. Therefore, the granting of a Use Permit to allow up to eight concerts per calendar year would remedy this violation.

Planning Commission Discussion from June 10, 2026
Special Events Task Force Process
The County of Monterey has a Special Events process that ensures that Special Events occurring

within the unincorporated County of Monterey are appropriately permitted and reviewed by County staff. Importantly, the Special Events Questionnaire is not a permit and is intended to ensure that both HCD and all other relevant regulatory agencies review the proposed event to confirm it complies with all regulatory requirements. Special events may be public or private, and the Special Events process helps the County accommodate the event to promote public safety and welfare. The Special Events process can allow large events to occur, but if these events become a regular occurrence, they would likely require a Use Permit or a Coastal Development Permit. The Special Events process is intended to ensure that these events are reviewed by external agencies, including the County of Monterey Environmental Health Bureau, the relevant fire agency or department, and the Monterey County Sheriff's Office. Further, when staff reviews an event through the Special Events process, they check Accela to ensure the property has no active code enforcement case and to better understand whether the property has any active permits in progress. If staff have concerns while reviewing events throughout the process, they will reach out to the Sheriff's Office to see whether the Sheriff's Office has any concerns or a record of complaints associated with the property.

The Special Events process ensures that the parcels' zoning and land use are reviewed to ensure that the parcel is allowed to be reviewed through the Special Events process and does not require a discretionary permit for assemblages of people, which are large events that can occur and do not exceed 10 days and do not involve the construction of permanent facilities. Special Events are distinct from assemblages of people by virtue of the parcels underlying zoning and land use, the frequency of the event, and the scale of the event. Special Events are generally less frequent, not large, and not held on residential or commercially zoned parcels (example: Title 21 section 21.22.060.H).

The Monterey County Sheriff's Posse was allowed by HCD to continue to operate as long as they were actively pursuing a Use Permit to authorize concerts at the facility. Although the original application was submitted in May 2022, due to staff turnover and other projects taking priority, the project did not advance to a hearing until June 2026. Therefore, between May 2022 and June 2026, the facility was allowed to continue holding events in accordance with the 1992 County of Monterey Zoning Administrator letter (see **Exhibit B**) and to host on-site concerts as well. However, all events during this period should have complied with the Special Events process, including timely submission of these requests to HCD. As detailed above, they have not.

Monterey County Sheriff's Office - Complaints and Process

Staff contacted the County of Monterey Emergency Communications Department and the Monterey County Sheriff's Office to obtain complaint information about calls within the immediate vicinity of MCSP. The County of Monterey Emergency Communications Department keeps records for three years. Over the three-year period, there were thirteen calls within the immediate vicinity, of which only one incident was for loud music. This one incident resulted in no report, and the unit assigned to respond to the call was ultimately reassigned. The vast majority of complaints in the immediate vicinity of MCSP were about suspicious vehicles, which could include things such as a vehicle parked at MCSP that should not be there or a vehicle circling the block.

Generally, if a member of the public calls 911 (universal emergency number) with a noise complaint, the member of the public is first routed to the County of Monterey Emergency Communications Department - Emergency Communications Dispatch Center, where an incident report is created, and

the call is then routed to the appropriate law enforcement agency; in the case of MCSP, it would be the Monterey County Sheriff's Office. The Monterey County Sheriff's Office responds to calls based on current staffing levels and call volume; for noise complaints, at least two deputies are required to respond to these types of calls. Priority for a deputy response is given to violent crimes and other types of serious incidents. However, while noise complaints are not the highest priority, the Monterey County Sheriff's Office recognizes that calls about noise impact both the community at large and residents; therefore, they respond to them as they are able. If the Monterey County Sheriff's Office receives a large number of noise complaints over time for a specific property, they will reach out to HCD - Building Services to coordinate with County Code Enforcement staff to ensure a response to these calls.

OTHER AGENCY INVOLVEMENT

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

Environmental Health Bureau
HCD-Engineering Services
HCD-Environmental Services
Monterey County Regional Fire Protection District
Monterey County Sheriff's Office

LAND USE ADVISORY COMMITTEE

There is no Land Use Advisory Committee for the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project qualifies for a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the permitting of existing private structures involving negligible expansion of their existing or former use. The Applicant is proposing to operate in line with the facility's existing use with a negligible expansion of its existing use, which consists of hosting private and public events. This project does not propose or authorize any development, land disturbance, or construction.

The facility will be limited to a maximum of eight concerts per calendar year, with a limit on the number of attendees to no more than 3,000 per concert. This would ensure the facility operates in line with its existing legal nonconforming use for private and public events, with only a negligible expansion. Further, the project would ensure that the facility complies with all County of Monterey codes and regulations and is conditioned to require that all such requirements be memorialized in its future operations. Therefore, the project is consistent with CEQA Guidelines section 15301. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. Additionally, there would be no significant effects on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant." Additionally, an action is a "project" only when it is either "directly undertaken by any public agency," "supported, in whole or in part" by financial or other forms of assistance from a public agency, or involves the issuance of an entitlement by a public agency (Public Resources Code, § 21065).

The project qualifies for a categorical exemption from environmental review pursuant to CEQA Guidelines section 15323. MCSP has been operating as an event facility since 1939, for almost 87 years. The facility has been designed and operated as a special events facility; this project will memorialize the existing operations that have been occurring at the facility and are operations for which the facility was designed. Further, this project will ensure that limitations are placed on future concerts and that the facility does not expand its future operations. The facility will continue to operate in compliance with all of Monterey County Code regulations and has been conditioned to ensure facility operations do not alter the "activity that has been occurring for the last three years". Therefore, the project consists of the normal operations of existing facilities for public gatherings for which the facilities have been designed, and the facilities have a history of being used for a similar purpose.

Prepared by: Taylor Price, Senior Planner, (831) 784-2179
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Conditions of Approval
- Project Plans
- Operations Plan
- Incident Action Plan

Exhibit B - County of Monterey Zoning Administrator Letter Dated 1992
Exhibit C - Traffic Analysis Report
Exhibit D - Vicinity Map
Exhibit E - Historic Events 2017-2024
Exhibit F - Applicant Comment Letter from June 10, 2026 Planning Commission

cc: Front Counter Copy; HCD-Engineering Services; Environmental Health Bureau; HCD-Environmental Services; Monterey County Sheriff's Office; Monterey County Regional Fire Protection District; Fionna Jensen, Principal Planner; Taylor Price, Senior Planner; Mike Horsley, Applicant; Dale Ellis, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Chrstina McGinnis, Keep Big Sur Wild; Holger Kappler, Herman Campos, Interested Parties; Project File PLN220125.

Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
MONTEREY COUNTY SHERIFFS POSSE (PLN220125)

RESOLUTION NO. 26-

Resolution by the County of Monterey Planning Commission:

1) Finding that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply; and
2) Approving a Use Permit to allow hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

[PLN220125, MONTEREY COUNTY SHERIFFS POSSE, 395 Old Natividad Road, Salinas, Greater Salinas Area Plan, APN: 211-061-028-000]

The MONTEREY COUNTY SHERIFFS POSSE application (PLN220125) came on for public hearing before the County of Monterey Planning Commission on June 10, 2026, and August 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the County of Monterey Planning Commission 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:
- 2010 Monterey County General Plan;
- Greater Salinas Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the applicable Monterey County Code (MCC).

b) The project, as proposed, allows the hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

This project memorializes the existing legal nonconforming public and private members-only events that have been occurring at the Monterey County Sheriff's Posse (MCSP) since its founding in 1939. These public and private events have been occurring since 1939 and were recognized in 1992 by the County of Monterey as legal nonconforming land uses. Legal nonconforming public events that continue to occur at the facility include:

- events for the County of Monterey Sheriff's Department;
- local 4-H clubs (Head, Heart, Hands, and Health youth development programs);
- Junior Rodeo;
- Big Hat events;
- equestrian and livestock events; and
- car shows.

Legal nonconforming private events that continue to occur at the MCSP facility include:

- family gatherings (e.g. weddings & celebrations of life);
- equestrian and livestock events;
- fundraisers; and
- company picnics.

The above-listed legal nonconforming uses have been previously recognized by the County of Monterey as uses that may continue but may not exceed 100 events per calendar year. This project does not modify or alter the previously authorized legal nonconforming uses. The public and private events at the facility would continue to be limited to the historic occurrences at the facility. This Resolution memorializes these existing legal nonconforming events and includes a Condition of Approval to ensure that the attendance of these public and private events is limited to the historic attendance figures (Condition No. 6). Finally, this Resolution ensures that all concerts and events that sell alcohol are required to submit a Special Events Information Questionnaire and comply with the HCD's Special Events process (Condition No. 9).

While concerts have existed since at least 1990 and, on average, six concerts are hosted per year (based on data between 2017 and 2024), these specific events were not permitted or recognized as legal nonconforming in 1992. Therefore, this project also proposes allowing up to eight concerts at the MCSP facility per year, with a maximum attendance cap of 3,000 attendees per concert (Condition No. 6).

c) Allowed Use. The property is located at 395 Old Natividad Road (Assessor's Parcel Number [APN]: 211-061-028-000), Greater Salinas Area Plan. The subject property is zoned Public/Quasi-Public (PQP), which allows concerts as a public recreational use that provides recreational opportunities to the public at large of Monterey County and the broader region, subject to a Use Permit. Therefore, the project proposes an allowed use for the site. The granting of this Use Permit limits the total number of yearly

concerts to eight and recognizes the previously established limitation of events to 100 days. (Condition No. 6)

d) Lot Legality. The subject lot is illustrated as Parcel 1 on a Parcel Map recorded in January 1977, Volume 11 of Parcel Maps, Page 38. Therefore, this property is recognized by the County as a legal lot of record.

e) Land Use Advisory Committee. The proposed project did not require referral to a Land Use Advisory Committee (LUAC) as it is not located within a LUAC review boundary, pursuant to the Board of Supervisors' adopted LUAC Guidelines.

f) Development Standards. As proposed, the project meets all required development standards established in Title 21.040.060. The proposed development will result in no land disturbance and is not authorizing development, land disturbance, or construction of any new structures on the site.

g) Legal Nonconforming Land Use. As proposed, the project meets all required legal nonconforming land use requirements established in Title 21.68.020. MCSP began operating in 1939 and has held private and public events since its inception. In 1992, the County of Monterey Housing and Community Development (HCD) Zoning Administrator found that the existing events occurring at MCSP, excluding concerts, were recognized as legal nonconforming and that MCSP could continue to hold events for up to 100 days per year. Conditions number 6 and 9 will ensure that MCSP continues to operate in line with its existing legal nonconforming private and public events and ensure that these events operate in line with the historic attendance figures for each event type in line with the events as detailed in the 1992 HCD Zoning Administrator letter (Exhibit B of the August 12, 2026 Planning Commission Staff Report). These conditions will ensure that the facility will not intensify its existing legal nonconforming uses “over the level of use that existed at the time the legal nonconforming use was established”. As conditioned, private and public events at the facility will not operate in excess of the use that existed in 1992, when the legal nonconforming use was recognized by the HCD Zoning Administrator. Further, as conditioned, if attendance or event frequency exceeds historic levels, MCSP can be appropriately cited and fined to ensure impacts on surrounding neighbors and the community are minimized.

   However, the 1992 letter stated that the concerts that had been occurring on the site since 1990 were not allowed and would require a Use Permit. Since 1992, MCSP has continued to host concerts and, after 2017, at a rate of roughly 5.8 per year (excluding 2020 and 2021 due to the impacts of the COVID-19 pandemic). Therefore, this specific event type is authorized subject to the granting of this Use Permit.

h) Site Access. The project site currently has four driveways which provide access via Old Natividad Road. The primary public access points to the facility are through three driveways: the first two provide access to Parking Lot 1, and the third provides access to

Parking Lots 2-4. These access points are controlled and managed by professional staff during events as detailed in the Project Plans.

i) Noise. MCSP hours are typically between 7:00 am and 8:00 pm, with event clean up and breakdown sometimes occurring after 8:00 pm. Sources of noise associated with events are generally limited to amplified human voices associated with pre-recorded and live music and animal noises associated with the rodeo and other temporary farm events that occur with various on-site activities. Sources of noise in the vicinity of MCSP that are not related to MCSP activities include noise from traffic on nearby roadways, residential landscaping activities, and noise associated with neighboring farm operations. The project was analyzed in accordance with Title 10 Chapter 10.60 and the 2010 General Plan Safety Element.

The project as proposed, will not significantly change the site's existing noise generators, will not create any new noise-sensitive land uses, will not entitle any new development or ground disturbance, and will not authorize any construction activities, therefore, 2010 General Plan Safety Element Policies S-7.1, S-7.2, S-7.3, S-7.4, S-7.5, S-7.7, S-7.8, S-7.9, and S-7.10 are not applicable to this project.

However, even though the project will not propose any new development, pursuant to 2010 General Plan Safety Element Policy S-7.2 and S-7.3 the applicant has implemented measures to minimize the noise impact on surrounding land uses and the applicant in their Operations Plan and Incident Action Plan have in place on-site noise monitoring equipment that ensures that the noise levels do not exceed 85 decibels at 50 feet from the noise generating source. If MCSP is notified that the event noise levels exceed 85 decibels at 50 feet from the source, the event director and security director will be notified and ensure the issue is resolved.

The closest sensitive noise receptor is Rancho San Juan High School, which is more than one mile from MCSP. The nearest residential building is approximately 470 feet from the stage. The MCSP facility is designed in a manner that ensures that the stage is facing towards the surrounding agricultural parcels, which naturally directs noise away from the neighboring residential properties. Additionally, Title 10 section 10.60.040.C exempts outdoor gatherings, dances, and sporting events on commercial and institutional premises from the allowed daytime and nighttime noise thresholds of Title 10, provided that such uses are conducted in accordance with applicable rules, regulations, and zoning restrictions. MCSP property is zoned PQP and allows public recreational uses. Thus, although the proposed use is legal nonconforming, complies with applicable regulations and policies related to noise, and has implemented measures to minimize the impact of noise on surrounding properties, the noise generated by

the proposed use is also exempt from the requirements of Title 10, subject to the granting of this Use Permit.

Condition No. 7 has been applied to ensure that local law enforcement is notified of all events occurring at the facility at least 30 days prior to the event, and if the County or Monterey County Sheriff's Office receives a noise complaint, it can be traced to the specific event, and MCSP will be notified of which event generated the noise complaint. Violation of this condition's notification requirement may result in revocation or modification of this Permit, or a code enforcement case.

Finally, staff is aware of only one noise complaint in the past three years, which was made to the Monterey County Sheriff's Office for loud music. Otherwise, MCSP continues to operate in compliance with all noise regulations in the County.

j) Trip Generation. The proposed concerts are estimated to generate a maximum of 5,750 new vehicle trips per year, above existing baseline public and private event conditions at MCSP. This generation is based on the maximum attendance for concerts (3,000 individuals, which is 500 more than the existing concerts). These net new trips would not be a significant increase over the existing day-of-event trips, as MCSP has been holding concerts occasionally after 1990. Between 2017 – 2024, excluding 2020 and 2021 due to the impacts of the COVID-19 pandemic, MCSP has held approximately 5.8 concerts per year. Therefore, this new trip generation would be a minimal increase over the current trips that are generated under MCSP's existing operations. Further, future trip generation would be minimized and capped by the limit of eight concerts per year with a maximum of 3,000 attendees per concert (Condition No. 6).

The Circulation Element of the 2010 General Plan Policy C-6.2 requires that "*major traffic generating events*" shall provide adequate facilities to meet the anticipated demand and to encourage the use of mass transit options. MCSP provides approximately 3,125 parking stalls, which exceeds the parking requirements pursuant to Title 21.58.040 (see evidence "l"). Monterey-Salinas Transit (MST) does not have any routes that provide access to MCSP, and due to the periodic and irregular nature of the events that occur, it would be difficult for MST to provide regular service to the site.

As a part of the Operations Plan and Incident Action Plan, MCSP has an existing traffic management plan that is implemented for all events, and the project, as conditioned, will ensure that adequate traffic management is in place for all future events. (Condition No. 6). Finally, the project is conditioned to ensure that local law enforcement is notified of all events occurring at the facility and, if any traffic issues arise, the Monterey County Sheriff's Office can

notify MCSP of the incidents to ensure they are resolved and remedied (Condition No. 7).

k) Level of Service. The Circulation Element of the 2010 General Plan requires that projects not reduce a roadway's level of service below acceptable, unless mitigation is required. The Transportation Analysis Report (see Finding No. 2, Evidence "b") determined that the project will not significantly effect LOS operations at the three surrounding intersections near the project site (Crazy Horse Canyon Road and San Juan Grade Road, Old Natividad Road and Natividad Road, and Rogge Road and Natividad Road), and the project will not cause the surrounding intersections to degrade below acceptable LOS. The results of the intersection level of service analysis under existing plus project conditions show that existing LOS of the intersections will not be degraded and that any impact to these intersections would occur during non-peak hours and would dissipate within 20-30 minutes following a maximum occupancy event. Additionally, the project has an existing traffic management plan that will continue to be implemented and will ensure that any LOS impacts that arise are addressed by on-site staff, as all events over 400 people are required to have Traffic Control points with at least two qualified personnel on-site. Accordingly, this project will not require mitigation per General Plan Circulation Element Policy C-1.3, which requires projects that are found to result in reducing a County road below the acceptable LOS standard (D or better) to not proceed unless mitigating circulation improvements are constructed concurrently with the project.

l) Parking. Monterey County Code establishes the number of parking stalls required for recreational enterprises. Pursuant to Title 21 Chapter 21.58, 1 parking stall per 4 occupant capacity is required for MCSP. The maximum capacity of the venue for any event is 3,000 attendees, which would require 750 parking stalls, whereas MCSP provides approximately 3,125 parking stalls.

The project exceeds the required development standards established in Title 21.58.050, which requires approximately 8 handicapped parking stalls, based on the required number of parking stalls pursuant to Title 21.58.040. MCSP provides approximately 48 handicapped parking stalls. Thus, the project meets the requirements regarding parking standards established in Title 21.58.

m) Public Comment. At the June 10, 2026, Planning Commission hearing, the applicant submitted a public comment letter stating that the application to the County was only for the eight concerts per calendar year and the application submitted did not ask the County to "define, limit or "memorialize" the preexisting nonconforming uses". However, as detailed in Finding No. 3 and supporting evidence, there are ongoing compliance issues that staff felt must be addressed. Specifically, MCSP has inconsistently complied with the County's Special Events process and continues to operate concerts, something explicitly not allowed by the 1992

Zoning Administrator letter. Therefore, the Planning Commission concurs that memorializing these events as a part of this Use Permit is crucial to ensuring that the facility continues to operate within the guidelines of the Special Events process and within the conditions outlined in the 1992 County of Monterey Zoning Administrator letter. The project has been conditioned to ensure that all events at the facility operate in accordance with their historic use (and intensity) and that all concerts comply with the conditions of this Use Permit, so that the surrounding community and residents are not negatively impacted by MCSP's operations.

n) The project planner reviewed the application materials, plans, and County GIS records to verify that the proposed project on the subject parcel conforms to the applicable plans and Monterey County Code.

o) The project planner and HCD staff conducted site inspections on April 11, 2024, and reviewed the project site's satellite imagery to verify that the project on the subject parcel conforms to the plans listed above.

p) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220125.

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: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Monterey County Sheriff's Office. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) Potential impacts to transportation were identified. The following reports have been prepared:

- "Transportation Analysis Report" prepared by Kimley Horn. May 2024 (County of Monterey Library No. LIB230214)

Upon independent review, staff concurs with the conclusions of the report (see Finding No. 1, Evidence "j" and "k"). There are no physical or environmental constraints that render the site unsuitable for the proposed project.

c) The project planner and HCD staff conducted site inspections on April 11, 2024, and reviewed the project site's satellite imagery to verify that the project on the subject parcel conforms to the plans listed above.

d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD -

Planning for the proposed development found in Project File PLN220125.

3. FINDING: **VIOLATIONS -** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. Granting of this Use Permit will abate the violation by authorizing concerts to occur on-site.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning, HCD-Building Services, and Monterey County Sheriff's Office records and is aware of two closed Code Enforcement cases that occurred on the property. Staff is also aware of thirteen incident reports in the vicinity of MCSP, one of which was for a noise complaint. However, MCSP is currently operating without a Use Permit for concerts.

The first Code Enforcement case was related to unauthorized construction, case 17CE00244, which was remedied on September 9, 2021.

The second Code Enforcement case, case 19920043, was missing the associated records and therefore staff is unable to ascertain the cause of the complaint. However, the case was closed and remedied on May 24, 1999.

The only noise incident report that the Monterey County Sheriff's Office had within the past three years was for one incident of "loud music", which resulted in an incident being filed, but no report being filed and the unit being reassigned.

While staff is not aware of any active Code Enforcement cases or noise complaints against MCSP, MCSP is currently operating without a Use Permit for concerts. Therefore, while there are no active Code Enforcement cases, MCSP is in violation of the County's zoning and land use regulations as the facility continues to operate concerts without the benefit of a Use Permit.

b) The violation of operating concerts without a Use Permit will be abated upon granting of this permit and brings the subject property into compliance.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development found in Project File PLN220125.

4. 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 has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Monterey County Sheriff's Office. Conditions have been recommended, 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) Necessary public facilities will be provided pursuant to the Operations Plan and Incident Action Plan. For potable water, the project will continue to be served by Old Natividad Road Well Site 1, which was reviewed by EHB and deemed sufficient. For wastewater and collection/treatment, the property contains an on-site wastewater treatment system, which was reviewed by EHB and was deemed sufficient. Further, if the event has more than 200 guests, portable toilets will be provided to ensure attendees have access to waste relief facilities. As proposed, the project will not have an adverse effect on health, safety, and welfare of persons either residing or working in the neighborhood.

c) Necessary safety measures are provided to ensure guest safety. All events with more than 100 guests are required to provide an approved security plan, and events with more than 50 guests are required to have at least 1 security guard per 50 attendees. Further, all events require that MCSP notify the Monterey County Sheriff to ensure they are aware of all events occurring at the facility. As proposed, the project will not have an adverse effect on health, safety, and welfare of persons either residing or working in the neighborhood.

d) Necessary noise protection measures have been provided to ensure guests and surrounding property owners' health and well-being. See Finding No. 1, Evidence "i".

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development are found in Project File PLN220125.

5. FINDING: **CEQA (CATEGORICALLY 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 15301 categorically exempts "existing facilities" where the project involves negligible or no expansion of its existing use beyond that existing at the time of the lead agency's determination.

b) California Environmental Quality Act (CEQA) Guidelines section 15323 categorically exempts projects when the project is "the same of similar kind of activity that has been occurring for at least three years" and the project has "a reasonable expectation that the future occurrence of the activity would not represent a change in the operation of the facility".

The MCSP facility has been operating as a facility that hosts public and private events since 1939, for almost 87 years. The project will recognize the existing legal nonconforming land use and limit the number of concerts that can occur at the facility to no more than eight per calendar year, which is similar to the number of concerts that have been existing on-site between 2017-2024. The MCSP facility will continue to operate in compliance with its recognized legal nonconforming land use and will have additional limitations implemented as part of this project, thereby ensuring that future events held at the MCSP facility will not constitute a change in the facility's operations.

c) As described in Finding No. 1, Evidence "c", the project is consistent with the zoning district and General Plan. The Greater Salinas Area Plan does not include any policies related to events or public recreational facilities. The project would not have any new significant or substantially more severe or peculiar site-specific impacts and will result in reduced future impacts, as the project will cap the number of concerts that are allowed to occur at eight per year and limit the number of attendees per concert to 3,000.

d) The project, as proposed and conditioned, involves the use of a 47.57-acre site. The property is zoned Public/Quasi-Public, with a land use designation of Public/Quasi-Public. Public recreation uses are subject to the goals, text, and policies of the 2010 General Plan, Greater Salinas Area Plan (a part of the 2010 General Plan), and Zoning Ordinance (Title 21).

e) Aesthetics. The project does not authorize any new development to occur on the site and would therefore not impact aesthetics/visual resources. The project is not in a scenic vista, would not damage any scenic resources, and would not degrade the existing visual character or quality of public views of the site and its surroundings. General Plan Policy LU-1.13 and Title 21.63.020 were implemented to minimize new sources of light and glare by requiring down-lit, unobtrusive exterior lighting sources. These policies are implemented through a standard County condition of approval (see Condition No. 5), which has been applied to the temporary lighting that may be used for events that occur after daytime hours.

f) Air Quality. The project would not allow any new development and would therefore not result in the impact related to creating a potential conflict with or obstruction of an applicable air quality plan. The project will not result in new significant or substantially more severe or peculiar site-specific impacts to air quality, and no additional environmental review is required. As the project would limit the number of concerts allowable at the MCSP facility, the project would not result in any increase in emissions from vehicles driving to the site and would therefore have no impact on air quality.

g) Greenhouse Gas Emissions. The project will not authorize any development or land disturbance and would limit the number of concerts at the facility to a maximum of eight per year. Further, the number of attendees at any one concert would be limited to no

more than 3,000. The project would not result in an increase in greenhouse gas emissions and would not conflict with plans, policies, or regulations for the purpose of reducing the emissions of greenhouse gases. The project will not result in new significant or substantially more severe or peculiar site-specific impacts to greenhouse gases, and no additional environmental review is required.

h) Hazards and Hazardous Materials. The project site is not located on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5, is not located within an airport land use plan or within two miles of an airport, would not impair implementation of an adopted emergency response plan or emergency evacuation plan, or expose people or structures to risk of wildland fire. Finally, the project would not authorize any development or land disturbance and would cap the number of concerts allowed at the facility to a maximum of eight per year and would limit overall concert attendance to 3,000 attendees. Currently, the facility uses a limited quantity of hazardous materials for routine activities such as cleaning and maintenance, as well as activities related to the preparation of food. The cap on the number of concerts and the limitation on the number of attendees at the venue would limit the existing limited quantity of hazardous materials the facility uses and would therefore further minimize the potential impact related to the routine use, transportation, or disposal of hazardous materials. The project will not result in new significant or substantially more severe or peculiar site-specific impacts to hazards or hazardous materials, and no additional environmental review is required.

i) Public Services. The proposed project will not result in any development, land disturbance, or construction. The project site is served by the Monterey County Regional Fire District, which has contracted with the City of Salinas Fire Department to provide fire and emergency medical services to their northernmost service area. The nearest station is Salinas Fire Department Station 6, located approximately 2.75 miles west of the site. Police protection services are provided to the site by the Monterey County Sheriff's Office. The nearest station is the Monterey County Sheriff's Office, approximately 2.5 miles southwest of the site. The project will have little to no measurable effect on public services. The project will not result in population increase and is located within the service area of existing public services, and will not require new or physically altered police, fire, school, park, or other public facilities. Therefore, the proposed project will have no impact on public services. The project will not result in a new significant or substantially more severe or peculiar site-specific impact on public services, and no additional environmental review is required.

j) Utilities and Services Systems. The proposed project will not result in any development, land disturbance, or construction. As described in Finding No. 4, Evidence "b" and "c", the proposed project will not require additional water supply infrastructure and will be adequately served by the existing water well infrastructure, and the

on-site wastewater treatment system has adequate capacity, and if the event has more than 200 guests, portable toilets will be provided to ensure attendees have access to waste relief facilities. The project will not result in a new significant or substantially more severe or peculiar site-specific impact on utilities and service systems, and no additional environmental review is required.

k) Cumulative Impacts. The proposed project does not include any development, land disturbance, or construction. With respect to all environmental issues, the proposed project will not result in significant and unmitigable impacts to the environment. The proposed project would not contribute to potential cumulative effects associated with a substantial increase in the local population and does not have the potential to create new cumulative impacts of other current projects or probable future projects. There are no cumulative impacts without any prior successive projects of the same type in the same place, over time, and no new land use is proposed.

l) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No development, land disturbance, or construction are proposed as a part of this project. Although the project borders Old Stage Road, a designated "scenic road" pursuant to the 2010 County of Monterey General Plan, Greater Salinas Area Plan, Policy GS-2.4, the project does not include any new development, land disturbance, or construction and is not in close proximity to a scenic highway. The site is not included on any list compiled pursuant to Government Code section 65962.5 to be considered as a hazardous waste site. No known historical or archaeological resources are present.

m) No adverse environmental effects were identified during staff review of the project application.

n) See supporting Findings 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 PLN220125.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Section 21.80.040.D of the Monterey County Code, the project is subject to appeal by/to the Board of Supervisors because it requires the Planning Commission to make a discretionary decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Planning Commission does hereby:

1) Find that the project qualifies for Class 1 and Class 23 Categorical Exemptions pursuant to CEQA Guidelines sections 15301 and 15323, and that no exceptions pursuant to section 15300.2 apply; and
2) Approve a Use Permit to allow hosting of eight concerts per year, and memorializing of existing legal nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds.

All in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of August, 2026.

_____

Melanie Beretti, AICP
Planning Commission Secretary

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____

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. This permit does not authorize any development, land disturbance, or construction.

2. This permit expires 3 years after the above date of granting thereof unless use is started within this period.

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County of Monterey HCD Planning

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

PLN220125

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN220125) allows hosting of eight concerts per year and memorializing of existing legal-nonconforming public and private recreational events, equestrian and livestock events, and family gatherings at the Monterey County Sheriff's Posse grounds. The property is located at 395 Old Natividad Road, Salinas (Assessor's Parcel Number 211-061-028-000), Greater Salinas Area 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. The uses allowed by this permit shall not commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use 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 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 Use Permit (Resolution Number 26-) was approved by Planning Commission for Assessor's Parcel Number 211-061-028-000 on August 12, 2026. 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. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to the commencement of use, the applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined in accordance with the parameters set forth in the current fee schedule. The fee shall apply only to the eight concert events and shall not be based on the existing legal nonconforming public and private recreational uses.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

4. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to the commencement of use, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule. The fee shall apply only to the eight concert events and shall not be based on the existing legal nonconforming public and private recreational uses.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All temporary exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and located so that only the intended area is illuminated and off-site glare is fully controlled. The temporary lighting source shall be down-lit and shielded to minimize impacts to nearby residential parcels. The applicant shall submit three (3) copies of an exterior lighting plan indicating the location, type, and wattage of all temporary light fixtures. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning prior to the commencement of use. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Within 90 days of approval, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval.

On an on-going basis, the Owner/Applicant shall ensure that the temporary lighting is installed and maintained in accordance with the approved plan.

6. PDSP001 - EVENT ATTENDANCE LIMITATIONS

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Monterey County Sheriff Posse Ground shall be limited to no more than 100 existing legal nonconforming public and private events per calendar year and no more than 8 concerts per calendar year. To ensure the safety/security of attendees as well as the public is maintained to the maximum extent feasible, the Applicant/Owner must ensure that all events have a complete Operations Plan. To further minimize the impact of large events, all events with more than 400 attendees must complete the Incident Action Plan.

Concerts – Maximum Attendance Limit: 3,000 attendees

To minimize the impacts of all existing legal nonconforming public and private recreational events, the Applicant/Owner shall adhere to the following average maximum attendance limits per event:

- Private Member Sponsored Events (e.g., Jr. Rodeo, Big Hat, Dances, Car show, Meetings) – Average Maximum Attendance Limit: 2,000 attendees
- Family Events – Average Maximum Attendance Limit: 500 attendees
- Fundraisers – Average Maximum Attendance Limit: 2,000 attendees
- Livestock or Equestrian Events – Average Maximum Attendance Limit: 400 attendees
- Private Business Events – Average Maximum Attendance Limit: 2,000 attendees
- Public Agency Events – Average Maximum Attendance Limit: 200 attendees

These average maximum attendance limits may occasionally be exceeded, provided the average maximum attendance limit over the calendar year does not exceed the average maximum attendance limit for that event type.

Compliance or Monitoring Action to be Performed: On an on-going basis, the Applicant/Owner must ensure that all events complete an Operations Plan and must ensure that at all times the event complies with all requirements of the Operations Plan. On an on-going basis, the Applicant/Owner must ensure that all events with more than 400 attendees complete the Incident Action Plan. The Applicant/Owner must keep records of all completed Operations Plans and Incident Action Plans for at least two years after the event has occurred and must furnish those records to HCD upon request.

On an on-going basis, the Applicant/Owner shall keep a record of the number of attendees and events per calendar year. The Applicant/Owner shall keep these records for at least the past two years and furnish these records to HCD-Planning upon request.

On an on-going basis, if the Applicant/Owner changes the template for the Operations Plan or the Incident Action Plan, the Applicant/Owner must email an updated copy to HCD-Planning for review and approval.

7. PDSP002 - NOTIFICATION OF MONTEREY COUNTY SHERIFF'S OFFICE

Responsible Department: Sheriff

Condition/Mitigation Monitoring Measure: To ensure that the safety/security of attendees as well as the public is maintained to the maximum extent feasible, local law enforcement (Monterey County Sheriff's Office) requests that, for all events held at the location, the Monterey County Sheriff's Office must be notified at least 30 days in advance of the event. (Sheriff)

Compliance or Monitoring Action to be Performed: The Monterey County Sheriff's Posse must notify the Monterey County Sheriff's Office via email of the date, time, and expected number of attendees for all events that occur at the facility. The notification must occur at least 30 days in advance of the event. Further, the notification email to the Monterey County Sheriff's Office must include the event coordinators contact information, including email and direct cell phone number that they can be contacted at during the event. The Monterey County Sheriff's Posse must use the following email addresses to notify the Monterey County Sheriff's Office: rosasae@countyofmonterey.gov, SutharR@countyofmonterey.gov, and RobinsonTR@countyofmonterey.gov. (Sheriff)

8. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

9. PDSP003 - COUNTY OF MONTEREY SPECIAL EVENTS PERMIT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To ensure the general peace and welfare of the surrounding community and that the facility is operating in compliance with the County of Monterey Special Events process, the Monterey County Sheriff's Posse is required to submit a Special Event Information Questionnaire for all concerts and for all events that sell alcohol.

Compliance or Monitoring Action to be Performed: The Monterey County Sheriff's Posse shall submit a Special Event Information Questionnaire for all concerts and all events that sell alcohol. The Questionnaire shall be submitted in accordance with the requirements of the County of Monterey Housing and Community Development, which generally requires that all events submit their Questionnaire at least 120 days prior to the event. (HCD - Planning)

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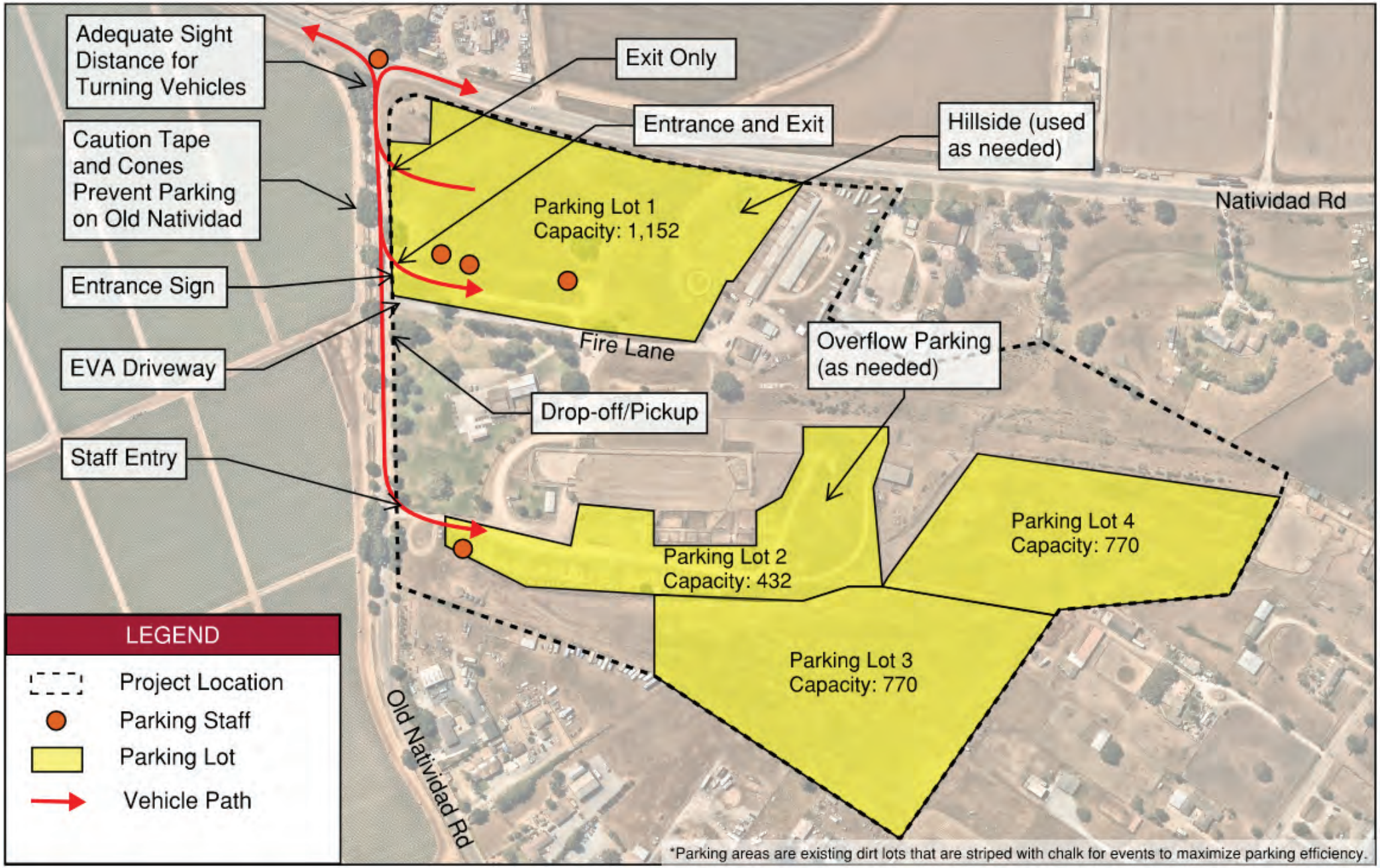
Adequate Sight Distance for Turning Vehicles
Caution Tape and Cones Prevent Parking on Old Natividad
Entrance Sign
EVA Driveway
Staff Entry
Exit Only
Entrance and Exit
Hillside (used as needed)
Drop-off/Pickup
Overflow Parking (as needed)
Parking Lot 1
Capacity: 1,152
Parking Lot 2
Capacity: 432
Parking Lot 3
Capacity: 770
Parking Lot 4
Capacity: 770
Fire Lane
Natividad Rd
Old Natividad Rd
LEGEND
Project Location
Parking Staff
Parking Lot
Vehicle Path
*Parking areas are existing dirt lots that are striped with chalk for events to maximize parking efficiency.

GRAPHIC SCALE: 1" = 100'
100 0 100 200

REV 6/17/21

NATIVIDA ROAD

OLD NATIVIDA ROAD

ENTRANCE
EXIT

PARKING LOT 1
TOTAL NUMBER OF VEHICLES = 1152
PARKING LOT # 1 = 441,000 SF

ENTRANCE
EXIT

ADA PARKING STALLS

FIRE LANE

EMERGANCY ENTRANCE

GATE

PEDESTRIAN GATE

DRINKS
VENDER

TICKET
OFFICE

SANITARY
FACILITIES

MONTEREY
COUNTY
HALL

RODEO
STANDS
1700 Seats Approx.

VIP AREA

STAGE

211061028000

211071001000

211071002000

21107101000

211071008000

211071004000

OLD STAGE ROAD

PARKING LOT 4
TOTAL NUMBER OF VEHICLES = 770
PARKING LOT # 4 = 303,000 SF

211061026000

ENTRANCE
EXIT

PARKING LOT 2
TOTAL NUMBER OF VEHICLES = 432
PARKING LOT # 2 = 252,000 SF

211061020000

211061021000

PARKING LOT 3
TOTAL NUMBER OF VEHICLES = 770
PARKING LOT # 3 = 306,000 SF

211061002000

211061003000

211061018000

211061023000

211061019000

211061012000

211061013000

211061024000

SITE LAYOUT
SCALE = 1" = 100'

	EMPRESAS AMECA			DESIGNED BY: E. RIZO DRAWN BY: E. RIZO CHECKED BY: E.RIZO CAD DWG NAME: XXX	NO. / DATE / REVISION	**MONTEREY COUNTY SHERIFF'S POSSE GROUNDS** SITE LAYOUT PLANS	SCALE: AS NOTED DATE: OCTOBER 15, 2021 SHEET: SHEET 1 SHEET 1 OF 1

FULL SCALE PLOT SIZE: 22" X 34"

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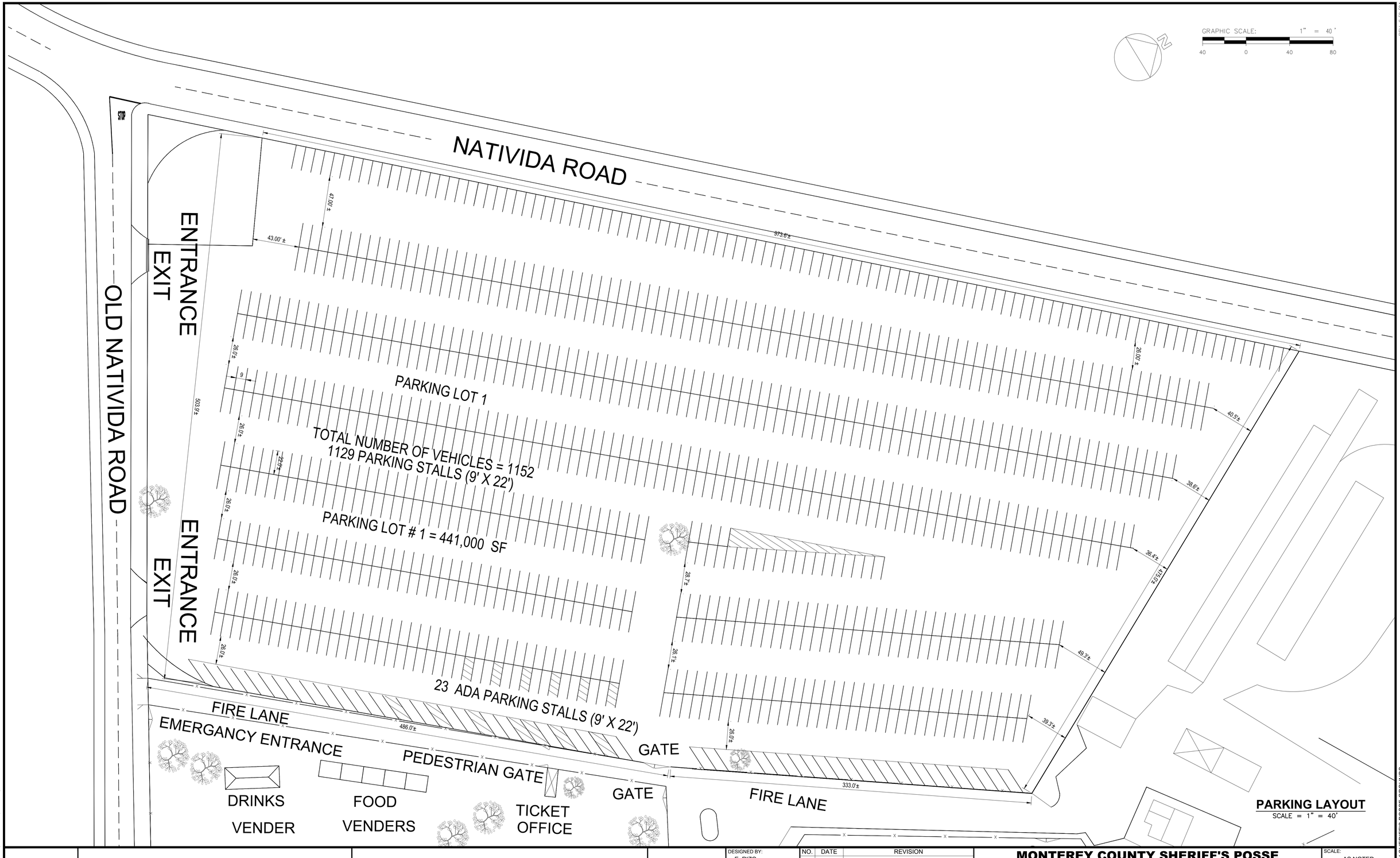
MONTEREY COUNTY SHERIFF'S POSSE GROUNDS



EMPRESAS AMECA	DESIGNED BY: E. RIZO DRAWN BY: E. RIZO CHECKED BY: E.RIZO CAD DWG NAME: XXX	NO.	DATE	REVISION	**MONTEREY COUNTY SHERIFF'S POSSE GROUNDS** PARKING LOT #1 LAYOUT PLANS	SCALE: AS NOTED DATE: AUGUST 20, 2021 SHEET: SHEET A SHEET 1 OF 1

FULL SCALE PLOT SIZE: 22" X 34"

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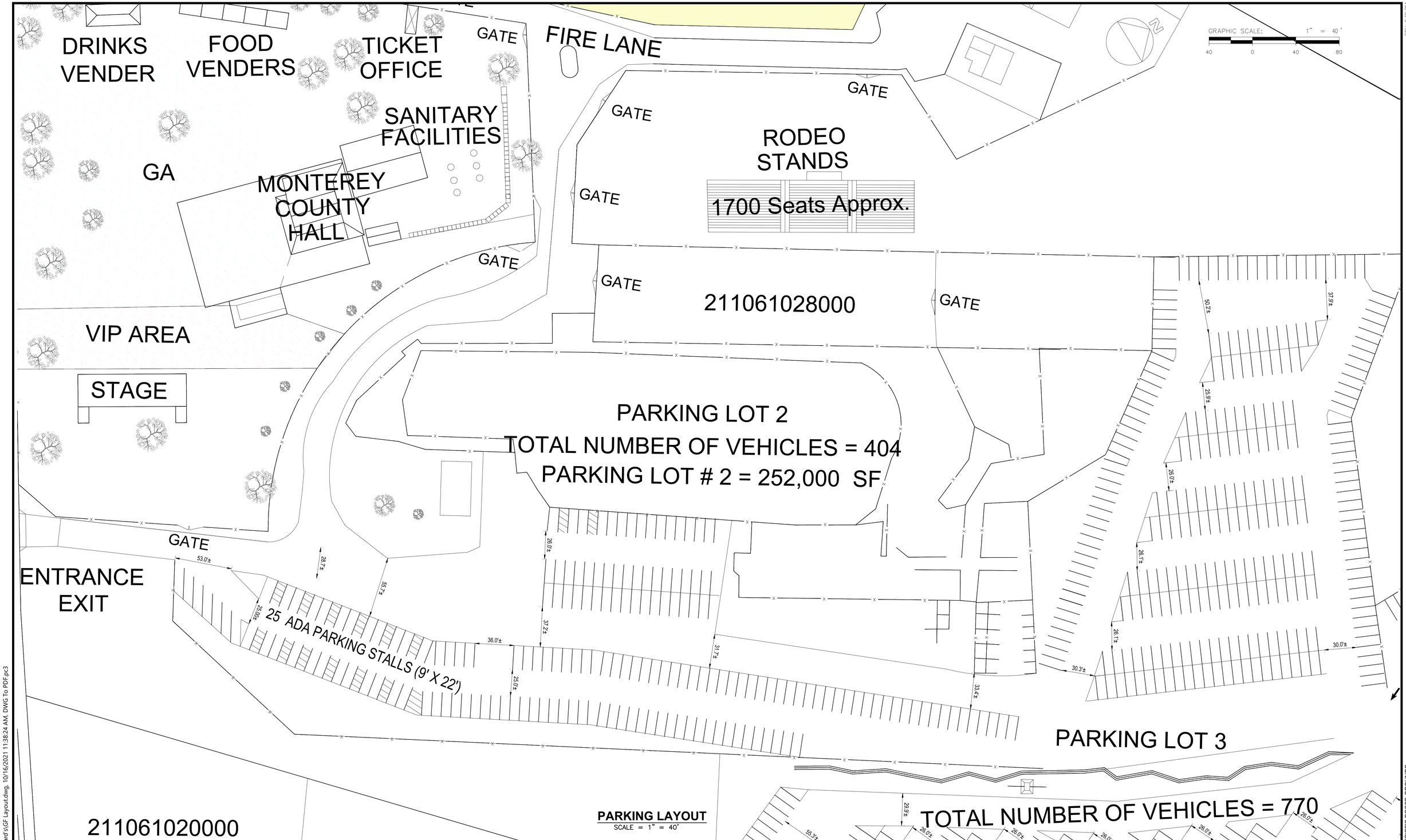
REV 6/2/21

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS



PARKING LAYOUT
SCALE = 1" = 40'

EMPRESAS AMECA			DESIGNED BY: E. RIZO DRAWN BY: E. RIZO CHECKED BY: E.RIZO CAD DWG NAME: XXX	NO.	DATE	REVISION	**MONTEREY COUNTY SHERIFF'S POSSE GROUNDS** PARKING LOT #2 LAYOUT PLANS	SCALE: AS NOTED DATE: AUGUST 20, 2021 SHEET: SHEET B SHEET 1 OF 1

FULL SCALE PLOT SIZE: 22" X 34"

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REV 6/2/21

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

Event Attendance

Events range from 25 to 3000 guests, depending on the type of event held.

Onsite Traffic and Parking Management Plan

Onsite Traffic is primarily managed at designated Traffic Control (TC) points throughout the site (**Exhibit A.2 - Project Plans**). Each TC shall be always staffed with two personnel during the event. Depending on the number of guests, only parking lots needed to accommodate the number of cars will be opened. For most events this will be Parking Lot 1, which is accessed through TC 2. Larger events, like concerts may use both Parking Lot 1 and Parking Lot 2 depending on ticket sales.

To facilitate parking management, cones and caution tape is used at the fence line of the site to insure no one parks on the roadside. Parking lots are chalked, and several parking staff are assigned to help vehicles park in each active parking lot.

All parking lots will accommodate cars, pickup trucks, and RV's. Parking Lots 2, 3, and 4 will additionally accommodate Horse Trailers and Tractor Trailer rigs.

Outside of the Posse Grounds, no major arterials are affected by any event held at the Posse Grounds.

Large Event (400+ Attendees) Plan

Detailed event plans are submitted for each event for more than 400 people. Special events permits as well as ABC and law enforcement permits must be approved and submitted to the administration office prior to any events being held at the Posse Grounds.

Events larger than 400 people will require event organizers to staff the Traffic Control points with at least two qualified personnel at all times. These qualified personnel shall consist of either private security, MCSP members, MCSO Explorers, or event volunteers. A pre-event briefing shall be required of the event organizer to fully instruct those manning the TC points as to their duties and responsibilities with emphasis on emergency evacuation through gates at TC 3A, TC 3B, and TC 4.

Emergency Evacuation Plan

There are four primary egress evacuation points on Old Natividad Road (TC 2, 3A, 3B, and 4). TC 3A and TC 3B will be utilized for emergency egress purposes only. They provide the fastest and smoothest exit points for safe evacuations in the event of an emergency. Two personnel will be staffed at each exit point to facilitate evacuation. Attendees in Parking Lot 1 will be directed to evacuate through TC 2. If Parking Lots 2, 3, or 4 are used, personnel staffing these posts shall be instructed to direct evacuees through the gate at TC 4.

Live Music and Audible Noise Program Schedule

Celebration of Life, Fundraisers and Car Shows may have music, Weddings, and Quinceanera's may have a DJ or singer at their event. Ameca Concerts and Big Hat BBQ have live bands. Music is monitored at every event with onsite equipment so that levels do not exceed 85 decibles at 50 feet from the source. Any violations are brought to the attention of the promoter and are immediately dealt with.

Conflict Resolution Plan

Problems which have typically occurred in the past include noise complaints from one specific individual who has an aversion to Latino Music. We have spoken with this person on numerous occasions however they are adamant regarding their concerns even though our noise readings are within specified legal limits.

Other concerns have included community complaints regarding not allowing minors into events where alcohol is sold. Large event problems such as public intoxication requiring professional security or law enforcement on site have always been handled by security or contracted law enforcement. Traffic and parking issues are always handled by event promoters or posse members to ensure smooth ingress and egress.

Security Plan

Each event that requires a special events permit is required to provide an approved security plan. Events less than 100 guests do not require a security plan. The facility is self-contained with only two access points open to the public. The primary access point for major events to the main parking lot (Parking Lot 1) will be staffed by parking personnel and at least one security person at TC 2. From the main parking lot to the facility, an additional entry point for tickets is staffed with security. Outside security companies are used for any event over 50 guests, and our rule is to have at least 1 guard per 50 attendees. See Incident Action Plan (**Exhibit A.4 -** Incident Action Plan) for major events over 400 people.

Alcohol Policy

All events where alcohol is served will be approved first with ABC and the Sheriff's Office who will review and require either private security or law enforcement presence. The exact number of required law enforcement or private security officers will vary by event depending on the type of event and numbers expected. Any event held at the Posse Grounds that sells alcohol is required by the Posse to get a permit from ABC or no alcohol will be sold.

Lighting and Signage Plan

Most events are held during the day and do not require additional lighting. However, when additional lighting is needed for events extending beyond sunset ample lighting already exists in and around the club house. Generators in the parking lots are required when events extend beyond sunset. The number of generators will vary depending on the number of cars, but we require one lighting system per 50 cars.

Restroom Plan

Posse Grounds has flush toilets, but with any event over 200 guests, portable toilets are provided to accommodate the crowd.

INCIDENT ACTION PLAN (IAP)

VENUE

Monterey County Sheriff Posse Grounds

395 Old Natividad Rd, Salinas, CA 93902

(831)444-6267

Monterey County

PRIMARY OBJECTIVES

- Protecting the safety and health of all guests, staff, volunteers, and the general public.
- Protecting the property, resources, and mission of the organizations that we work with.

EVENT COORDINATORS - KEY INDIVIDUALS – ASSITING ORGANIZATIONS

Event Director- TBD

Security Director-TDB

Local Law Enforcement-Monterey County Sheriff Department

Emergency Medical Services-TBD

ENTRY TO VENUE

Entry to the venue for the public will be through the venues main entrance on the west side of the property. Emergency vehicles can enter the venue through here. Labeled on map as Main Entry/Exit. Access by Old Natividad Road.

Entry to the venue by individuals assisting, planning, operating, managing, any part of the event, will be through the main entrance and or through the East entrance. Access by Old Natividad Road.

EXIT FROM VENUE

Egress from the venue for the public will be through the venues main exit on the west side of the property. Labeled on map as Main Exit. Egress from the venue by individuals assisting in, planning, operating, managing, any part of the event, will be through the Main or East exit.

PARKING

Parking will be designated and maintained by event coordinator and be located to the west of the venue. Vehicles will exit onto Old Natividad Road and then onto Natividad Road.

COMMUNICATIONS PLAN

Event staff and management will primarily communicate through radio. Secondary will be cell phones.

Security staff will use channel - TDB

Management Staff will use channel - TDB

EMS Staff will use the same channel as the security staff

Law enforcement will be contacted on site directly or through 911

Emergency Contingencies

In the case of a general evacuation all attendees are encouraged to move directly away from the event area. Event staff will assist in directing guests through the proper exits in an orderly as possible manner. During a general evacuation, all guests will be asked to leave the property and only coordinators, event staff and emergency services will be allowed within the inner, fenced in part of the venue. The central meeting point will be at the entrance by the ticket booth.

Medical Call (911):

If an emergency medical call is placed by a member of the event team, event staff and security will assist in moving, if possible, the affected person to the main exit of the venue. At the same time a message will be sent to security leads and event coordinators to meet at the main exit to assist with triage management. Security shall then move closest attendees away from the situation and flag down on site EMS and/or support resources. If the medical call is minor (as determined by on-site certified EMT and EMS company) it will be handled by on-site medical. If the medical call is beyond the scope of on-site medical, treatment is started by medical company. Security shall then assist in crowd control, move closest attendees away from the situation and assist in egress of EMS and/or support resources.

Medical Call (via internal request)

If a medical call comes into security team by guest or staff, on-site medical team will be dispatched to triage the situation. If the medical call is minor (as determined by on-site certified EMT and EMS company) it will be handled by on-site medical. If the medical call is beyond the scope of on-site medical, treatment is started by medical company. Security shall then assist in crowd control, move closest attendees away from the situation and assist in egress of EMS and/or support resources.

Fire Call (911 or via internal request)

Security lead will dispatch closest security officer to locate the incident and report on conditions. Security and event staff shall then move closest attendees away from the situation and flag down additional resources. Depending on scope of incident, all security will be notified with directions which can include pausing event, limited evacuation of attendees in affected area and rapid evacuation of participants proximal to the incident.

Attendee Altercation

Once a call comes in of an altercation, security lead will dispatch closest security officer to locate the incident, affected persons and then report on conditions. The closest security officer will also be notified to visually find the incident but NOT engage. Depending on scope of incident, all security and event staff will be notified with directions which can include pausing event, limited evacuation of attendees in affected area and rapid evacuation of participants proximal to the incident. Additional security will also be dispatched to the area for additional support. If it can be safely done, security shall remove affected persons from the venue and call 911 for additional resources if needed.

Intoxicated Adult

Once a call comes in of an intoxicated adult, security lead will dispatch closest security officer to locate the incident, the affected persons and then report to the security director on conditions. The closest security officer will also be notified to visually find the incident but NOT engage. Additional security will be dispatched to the area for additional support. If it can be safely done, security shall remove affected persons from the venue and call 911 for additional resources if needed.

Intoxicated Minor

Once a call comes in of an intoxicated minor, security lead will dispatch closest security officer to locate the incident, the affected persons and then report to the security director on conditions. The closest security officer will also be notified to visually find the incident but NOT engage. Additional security will be dispatched to the area for additional support. If it can be safely done, security shall remove all affected persons from the venue and call 911 for additional resources.

Lost Child

An immediate call will be made to the security director that there is a missing child. The reporting party stays with the parent/guardian and gets following information:

Name, Age, Clothing description, Hair color, Ethnicity, Last known location

The security director will dispatch security, event staff and request onsite law enforcement resources to blanket the area to search for the child. The reporting party stays with the parent until the security director arrives or local law enforcement assumes command.

Found Child

The reporting party will notify the security director that a child has been found and identify their location. Security will be dispatched to the location and bring the child to the main entrance of the venue. A security director or security lead will stay with the child until that child is physical re-united with parent. The security director will notify security and event staff that a child was found and to report if anyone is looking for their child. This is NOT a critical incident as the child is in a safe environment.

Suspicious Item

If a participant or attendee identifies a suspicious item inside the venue, event staff will immediately call security director who will then dispatch security to the location to investigate the situation further. The closest security will also be notified to visually find the item but NOT tamper with it. If appropriate staff member should ask members of the public to step away WITHOUT alarming the public. If further investigation of the item is needed, local law enforcement will be requested.

Potential/Confirmed Active Shooter

If there is notice by anyone that there is an active shooter, security staff is to immediately contact security director and report their location and that there is POTENTIAL of an active shooter (unless staff member has eyes on shooter and/or definitive proof of shooter, i.e. victims,). If confirmed see-Confirmed Active Shooter. If NOT confirmed, then an all-clear will be given and then event staff is to calm attendees who might have been alarmed by initial calls. Security will also be dispatched to help address questions or calm attendees.

Confirmed Active Shooter:

If there is a confirmed active shooting incident, all staff is to immediately listen for directions. ONLY if you have direct eyes on the shooter should you speak on the radio, all others simply LISTEN for directions. Once the security director or local law enforcement can confirm the location of the shooter, a general evacuation order will be sounded with directions on which way to evacuate the public to ensure they do not go toward the incident. Security director will call 911 to request support. Additional security will be dispatched to the area for support.

GUEST SAFETY RULES

We believe that the safety of our staff, guests and vendors is the most important thing we share. To help with that safety, below are some guidelines based on courtesy, common sense, state and municipal laws as well as some rules that we enforce to ensure that everyone remains safe during their visit.

- Service animals and any other types of animals must be continuously restrained so that they are under the immediate physical control of their escort at all times.
- No pets.
- Food or drink from outside the venue is not allowed.
- You may not ride bicycles, skateboards, hover boards, roller skates or any other mechanical device except for those medically approved for the physically limited and children's strollers.
- Smoking of any sort and vaping are prohibited by law except in designated areas.
- Distribution of fliers and handbills is not permitted.
- Alcohol not purchased on site from licensed vendors is not permitted per state law.
- Coolers, bags, strollers or items that could be used for storage are subject to search.
- Amplified sound devices that are not part of planned shows are not permitted.
- There are backstage areas of the festival where guests are not permitted.
- Vendors who are not registered and approved by the event coordinators and management are forbidden on the property. Law enforcement will be contacted to remove unwanted individuals from the property if they fail to leave.
- All persons are subject to search.
- Weapons, firearms, knives or sharp objects are prohibited.
- There are no exit and re-entry privileges.
- Pepper spray or mace of any kind is prohibited.

A sign with rules will be stationed at the entrance of the venue

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Exhibit B

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MONTEREY COUNTY

PLANNING AND BUILDING INSPECTION DEPARTMENT

P.O. BOX 1208 SALINAS, CALIFORNIA 93902 (408) 755-5025

ROBERT SLIMMON, JR.
DIRECTOR OF PLANNING AND BUILDING INSPECTION

March 5, 1992

Jim Lewis
Monterey County Sheriff's Posse, Inc.
P. O. Box 1547
Salinas, CA 93902.

Dear Mr. Lewis:

Thank you for taking the time to meet with me on March 2. The information you were able to provide relative to the use of the Posse Grounds for events was most helpful in being able to come to a decision as to the historic legal level of use of the Posse Grounds. The key issues we discussed dealt with the number of days on average that the Posse Grounds is used for various events and the use of the Posse Grounds for carnivals. We discussed the limitations of the use of the Posse Grounds due to its legal non-conforming status.

During the course of our discussions, you indicated that the Posse Grounds has historically been used for approximately 100 days per year for various Posse events, 4-H events, junior rodeos, private parties, and similar non-profit events. This level of 100 days per year for the type of events we discussed seems reasonable in light of our knowledge of the historic use of the Posse Grounds. Additionally, events such as Circus Vargas and the Big Hat Barbeque are part of the 100 days per year. It is our opinion, then, that such uses can continue at the Posse Grounds to a level of 100 days per year for those types of uses described.

We also discussed at some detail the history of concerts at the Posse Grounds. You indicated that prior to 1990 no concerts were held at the Posse Grounds. Three concerts were held in 1990 and eight concerts were held in 1991. As I told you at our meeting, in that there had been no history of such concerts, they are considered to be an intensification and expansion of the legal non-conforming use and as such are illegal. The Sheriff's Posse may, however, apply for a Use Permit as a non-profit/quasi-public use for such concerts and have such requests considered on their merits by the Monterey County Planning

Commission. Any such Use Permit will require public hearings before the Planning Commission and, as such, the neighborhood will undoubtedly be involved.

To summarize, it is our opinion that the Posse Grounds may be used for the type of events that have historically occurred at the Posse Grounds up to 100 days per year. No concerts similar to those that were held in 1990 and 1991 are allowed unless a Use Permit is first approved by the Monterey County Planning Commission or the Monterey County Board of Supervisors on appeal.

Should you have any questions in this matter, please feel free to call me.

Sincerely,

Dale Ellis, AICP
Zoning Administrator

DE:bg

cc: Carolyn Anderson, Supervising Planning Investigator

Exhibit C

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Kimley»Horn

MEMORANDUM

From: Frederik Venter, PE, and Brandon Kenery, EIT | Kimley-Horn and Associates

To: Carl Pacheco | Monterey County Sheriff's Posse Inc.

Date: May 7, 2024

Re: Monterey County Sheriff's Posse Grounds - Permit PLN220125 - Mo. Co. Sheriff's Posse Response to Comments

---

1. Introduction

This memorandum presents a response to the comments received from the County of Monterey for Permit PLN220125 of the Monterey County Sheriff's Posse located at 395 Old Natividad Road, Salinas, CA 93906.

2. Response to Comments

PLN220125 – Mo. Co. Sheriff's Posse, dated April 19, 2024

2.1 Mo. Co. Comment: The Operations Plan for the Monterey County Sheriff's Posse Grounds Event Summary is inconsistent with the Traffic Study; the guest count and number of events do not match. The Traffic Study should use the worst-case scenario to determine the impact on the roadway system along with the Trip Generation, Distribution and Assignment, and VMT Analysis (Vehicle Miles Traveled).

2.1 KH Response: The Operations Plan Project Description and Traffic Study Project Description have been updated, so Attachment 1 and Attachment 3 are now consistent (Attachment 1. Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse, Kimley-Horn, May 7, 2024; Attachment 3. Monterey County Sheriff's Posse Grounds – Vehicle Miles Traveled and Local Transportation Analysis, Kimley-Horn, May 7, 2024). The Trip Generation, Distribution, and Assignment, and VMT Analysis assume the worst-case scenario of 2,500 attendees attending a weekend concert event (see pages 4-5 of Attachment 3).

PLN220125 Application Status and SPECIAL EVENT - 24SE00014 - SUPER BANDA FEST permit request (Email), dated February 6, 2024

The responses below and the included materials includes a resubmittal of the application for Permit PLN220125.

2.2 Mo. Co. Comment: Clarifications on the numbers of attendees at events so the Operations Plan and Traffic Study are on the same Project Description

2.2 KH Response: See KH Response 2.1 above about the Operations Plan and Traffic Study.

2.3 Mo. Co. Comment: Logistics for on-site parking and shuttles, in the form of an Onsite Traffic and Parking Management Plan, including proposed parking and/or vehicle prohibitions

2.3 KH Response: The Onsite Traffic and Parking Management Plan is on page 3 of the Operations Plan (Attachment 1), and on-site traffic management figures are included in the Traffic and Evacuation Plan included in Appendix A of Attachment 1 (Attachment 1. Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse, Kimley-Horn, May 7, 2024). The Traffic Study also details parking and traffic management under the "Event Parking Management" and "Event Traffic Management" sections on pages 7-10 of Attachment 3 (Attachment 3. Monterey County Sheriff's Posse Grounds – Vehicle Miles Traveled and Local Transportation Analysis, Kimley-Horn, May 7, 2024).

2.4 Mo. Co. Comment: Emergency Evacuation Plan prepared by a professional in the field

2.4 KH Response: The Emergency Evacuation Plan is on page 3 of the Operations Plan (Attachment 1) and emergency evacuation point figures are included in the Traffic and Evacuation Plan in Appendix A of Attachment 1 (Attachment 1. Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse, Kimley-Horn, May 7, 2024).

2.5 Mo. Co. Comment: Event Plan typical layout, like a site map, that corresponds to the Operation Plan and the Onsite Traffic and Parking Management Plan, and demonstrates how 400+ people are accommodated for an event

2.5 KH Response: See KH Response 2.3 above about the Onsite Traffic and Parking Management plan and Traffic and Evacuation Plan figures. The Large Event Plan for accommodating 400+ attendees on-site is also included on page 3 of the Operations Plan (Attachment 1. Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse, Kimley-Horn, May 7, 2024).

2.6 Mo. Co. Comment: A set of records to indicate the size and type of events that have transpired and the number of attendees, staff count and roles, and any issues that occurred/how the issues were resolved for the events that have been held at the site over time. Right now, we have a set of event permits and your "2023 event schedule." If you can fill in the gaps based off of those, it will be a good start toward the CEQA analysis of the project. Since it is now 2024, the next submittal should include a projected 2024 event schedule. Again, the 2024 event schedule should conform with the Traffic Report, Operations Plan, Event Plan typical layout, Emergency Evacuation Plan, and the Onsite Traffic and Parking Management Plan

2.6 KH Response: See the Past Event Records for data on events held from 2017 to 2023 and projected 2024 events (Attachment 2. Past Event Records (2017-2024), Monterey County Sheriff's Posse, 2024). The Operations Plan and Traffic Study event schedules are addressed in KH Response 2.1 above. A Conflict Resolution Plan is included on page 4 of the Operations Plan (Attachment 1) and an Incident Action Plan for events over 400 people is included in Appendix B of the Operations Plan (Attachment 1. Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse, Kimley-Horn, May 7, 2024).

3. Attachments

Attachment 1. Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse

Attachment 2. Past Event Records (2017-2024)

Attachment 3. Monterey County Sheriff's Posse Grounds – Vehicle Miles Traveled and Local Transportation Analysis

Attachment 1. Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse

Kimley»Horn

MEMORANDUM

From: Frederik Venter, PE, and Brandon Kenery, EIT | Kimley-Horn and Associates

To: Carl Pacheco | Monterey County Sheriff's Posse Inc.

Date: May 7, 2024

Re: Permit PLN220125 - 2024 Operations Plan for Monterey County Sheriff's Posse Grounds

---

1. Introduction

This memorandum presents the 2024 Operations Plan for Permit PLN220125 for the Monterey County Sheriff's Posse located at 395 Old Natividad Road, Salinas, CA 93906.

2. 2024 Operations Plan

Typical Posse Grounds Events

The Sheriff's Posse grounds host a variety of events throughout the year including events such as Weddings, Baby Showers, Celebration of Life's, Fundraisers, County Parties and Meetings, Sheriff's Mounted Unit Training, Sheriff's Narcotic Classes, Salinas Police Department K-9 Unit Training, Gymkhana, Quinceanera's, Ameca Concerts, Annual Posse Big Hat BBQ, Annual Posse Car Show, Annual Jr Rodeo, Picnics, Team Building events and more.

Anticipated annual events are listed below in Table 1 for 2024.

Kimley»Horn

Table 1 – Summary of Anticipated 2024 Sheriff's Posse Events

2024 Event Description	Frequency (events per year)	Number of guests per event	Typical Day of Week	Event Hours	Event Crew	Before/After
Rental Events						
Salinas Rodeo Over-flow Camping	1	50 - 80	Weekend	24 hrs	4	--
Sherriff's Dept./ Agencies	1	30 - 100	Weekday	12 - 5	2	11-12 / 5-6
4-H	12	30 - 50	Weekday	5 - 9	--	--
Family Parties	3	100 - 150	Weekday	12 - 8	1 - 3	9-12 / 8-9
Equestrian Arena Events	43	100 - 200	Weekend	4 - 9	6	12-5
Baby Showers/ Birthdays/Reunions	8	50 - 200	Weekend	12 - 7	11 - 14	12-2 / 8-9
Fund Raisers	4	100 - 2,000	Weekend	11 - 8	12 - 30	7-9 / 5-7
Celebration Of Life	6	80 - 250	Weekday	10 - 6	10	8-10 / 6-7
Retirement Parties	2	80 - 200	Weekday	1 - 5	10	12-1 / 6-7
Quinceanera	4	150 - 300	Weekend	2 - 9	24 - 26	7-2 / 10-12
Weddings	5	100 - 200	Weekend	2 - 9	27 - 29	7-2 / 10-12
Company Picnic's	4	400 - 2,000	Weekend	11 - 5	30	8-12 / 5-7
Concerts	6	1,200 - 2,500	Weekend	12 - 7	38 - 45	6-12 / 6-9
Sheriff's Posse Events						
Trash/Other services	52	--	Weekday	10 AM	--	--
Posse stall traffic	365	--	Weekly	24 hrs	--	--
Meetings	23	16 - 30	Weekdays	6 - 9	2	3-5
Dances	2	100 - 250	Weekend	2 - 9	4	12-4
Car Show	1	80 - 150	Weekend	10 - 4	6	Day before 8hrs
Jr Rodeo	1	100 - 250	Weekend	7A - 8P	8	Day before 8hrs
Big Hat	1	400 - 600	Weekend	5 - 10	30	8-5/10-12

Event Attendance

Events range from 25 to 2500 guests, depending on the type of event held. See Table 1 above.

Onsite Traffic and Parking Management Plan

Onsite Traffic is primarily managed at designated Traffic Control (TC) points throughout the site (Appendix A. 2024 Traffic and Evacuation Plan for Monterey County Sheriff's Posse). Each TC shall be always staffed with two personnel during the event. Depending on the number of guests, only parking lots needed to accommodate the number of cars will be opened. For most events this will be Parking Lot 1, which is accessed through TC 2. Larger events, like concerts may use both Parking Lot 1 and Parking Lot 2 depending on ticket sales.

To facilitate parking management, cones and caution tape is used at the fence line of the site to insure no one parks on the roadside. Parking lots are chalked, and several parking staff are assigned to help vehicles park in each active parking lot.

All parking lots will accommodate cars, pickup trucks, and RV's. Parking Lots 2, 3, and 4 will additionally accommodate Horse Trailers and Tractor Trailer rigs.

Outside of the Posse Grounds, no major arterials are affected by any event held at the Posse Grounds.

Large Event (400+ Attendees) Plan

Detailed event plans are submitted for each event for more than 400 people. Special events permits as well as ABC and law enforcement permits must be approved and submitted to the administration office prior to any events being held at the Posse Grounds.

Events larger than 400 people will require event organizers to staff the Traffic Control points with at least two qualified personnel at all times. These qualified personnel shall consist of either private security, MCSP members, MCSO Explorers, or event volunteers. A pre-event briefing shall be required of the event organizer to fully instruct those manning the TC points as to their duties and responsibilities with emphasis on emergency evacuation through gates at TC 3A, TC 3B, and TC 4.

Emergency Evacuation Plan

There are four primary egress evacuation points on Old Natividad Road (TC 2, 3A, 3B, and 4). TC 3A and TC 3B will be utilized for emergency egress purposes only. They provide the fastest and smoothest exit points for safe evacuations in the event of an emergency. Two personnel will be staffed at each exit point to facilitate evacuation. Attendees in Parking Lot 1 will be directed to evacuate through TC 2. If Parking Lots 2, 3, or 4 are used, personnel staffing these posts shall be instructed to direct evacuees through the gate at TC 4.

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Celebration of Life, Fundraisers and Car Shows may have music, Weddings, and Quinceanera's may have a DJ or singer at their event. Ameca Concerts and Big Hat BBQ have live bands. Music is monitored at every event with onsite equipment so that levels do not exceed 85 decibles at 50 feet from the source. Any violations are brought to the attention of the promoter and are immediately dealt with.

Conflict Resolution Plan

Problems which have typically occurred in the past include noise complaints from one specific individual who has an aversion to Latino Music. We have spoken with this person on numerous occasions however they are adamant regarding their concerns even though our noise readings are within specified legal limits.

Other concerns have included community complaints regarding not allowing minors into events where alcohol is sold. Large event problems such as public intoxication requiring professional security or law enforcement on site have always been handled by security or contracted law enforcement. Traffic and parking issues are always handled by event promoters or posse members to ensure smooth ingress and egress.

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Alcohol Policy

All events where alcohol is served will be approved first with ABC and the Sheriff's Office who will review and require either private security or law enforcement presence. The exact number of required law enforcement or private security officers will vary by event depending on the type of event and numbers expected. Any event held at the Posse Grounds that sells alcohol is required by the Posse to get a permit from ABC or no alcohol will be sold.

Lighting and Signage Plan

Most events are held during the day and do not require additional lighting. However, when additional lighting is needed for events extending beyond sunset ample lighting already exists in and around the club house. Generators in the parking lots are required when events extend beyond sunset. The number of generators will vary depending on the number of cars, but we require one lighting system per 50 cars.

Restroom Plan

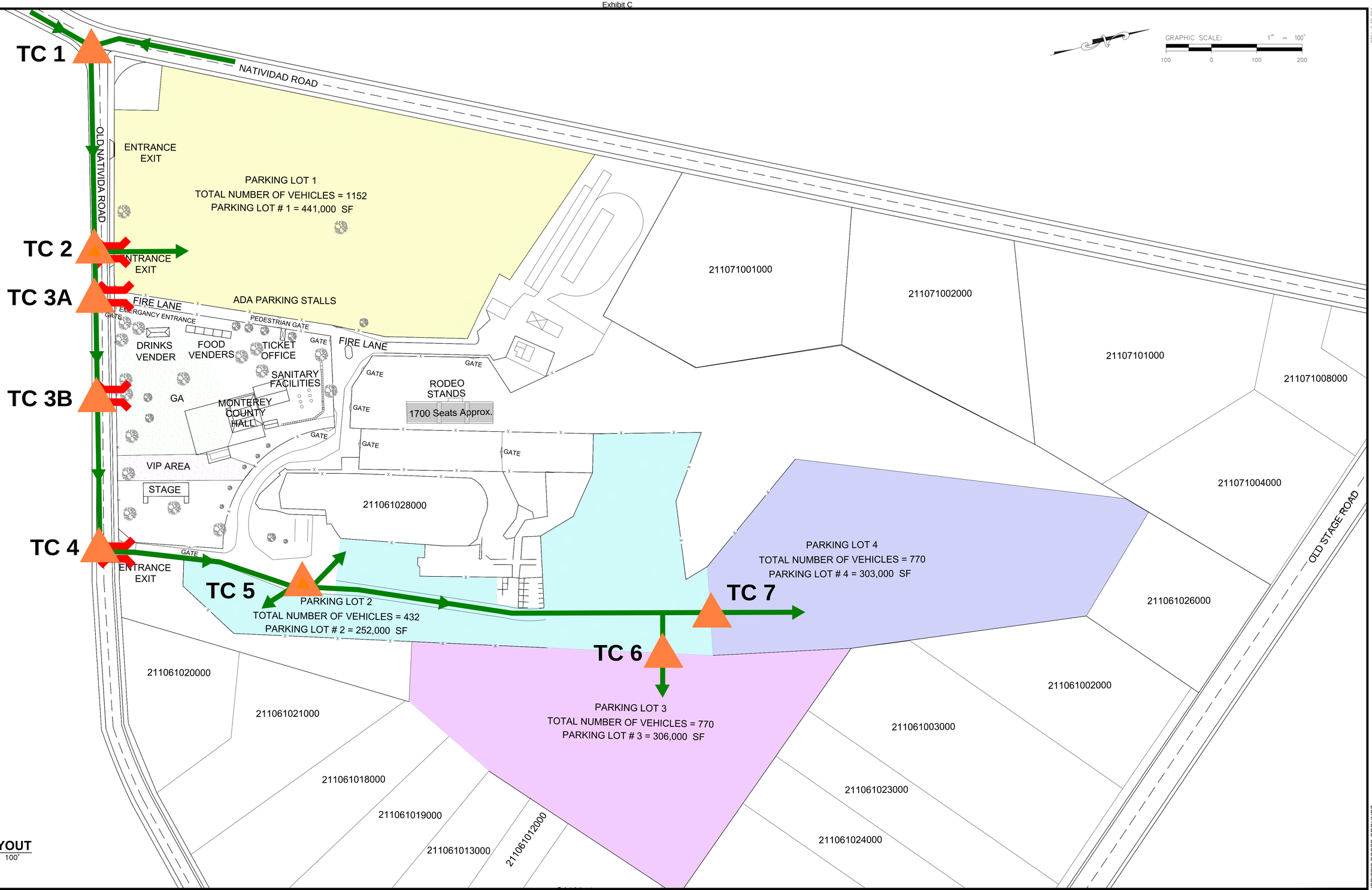
Posse Grounds has flush toilets, but with any event over 200 guests, portable toilets are provided to accommodate the crowd.

3. Appendix

Appendix A. 2024 Traffic and Evacuation Plan for Monterey County Sheriff's Posse

Appendix B. Incident Action Plan

Appendix A. 2024 Traffic and Evacuation Plan for Monterey County Sheriff's Posse



SITE LAYOUT
SCALE = 1" = 100'

Traffic Control Plan

Site Overview

Key
- Traffic Control Point
- Emergency Egress Point

DESIGNED BY:	NO.	DATE	REVISION
E. RIZO			
DRAWN BY:			
E. RIZO			
CHECKED BY:			
E.RIZO			
CAD DWG NAME:			
XXX			

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

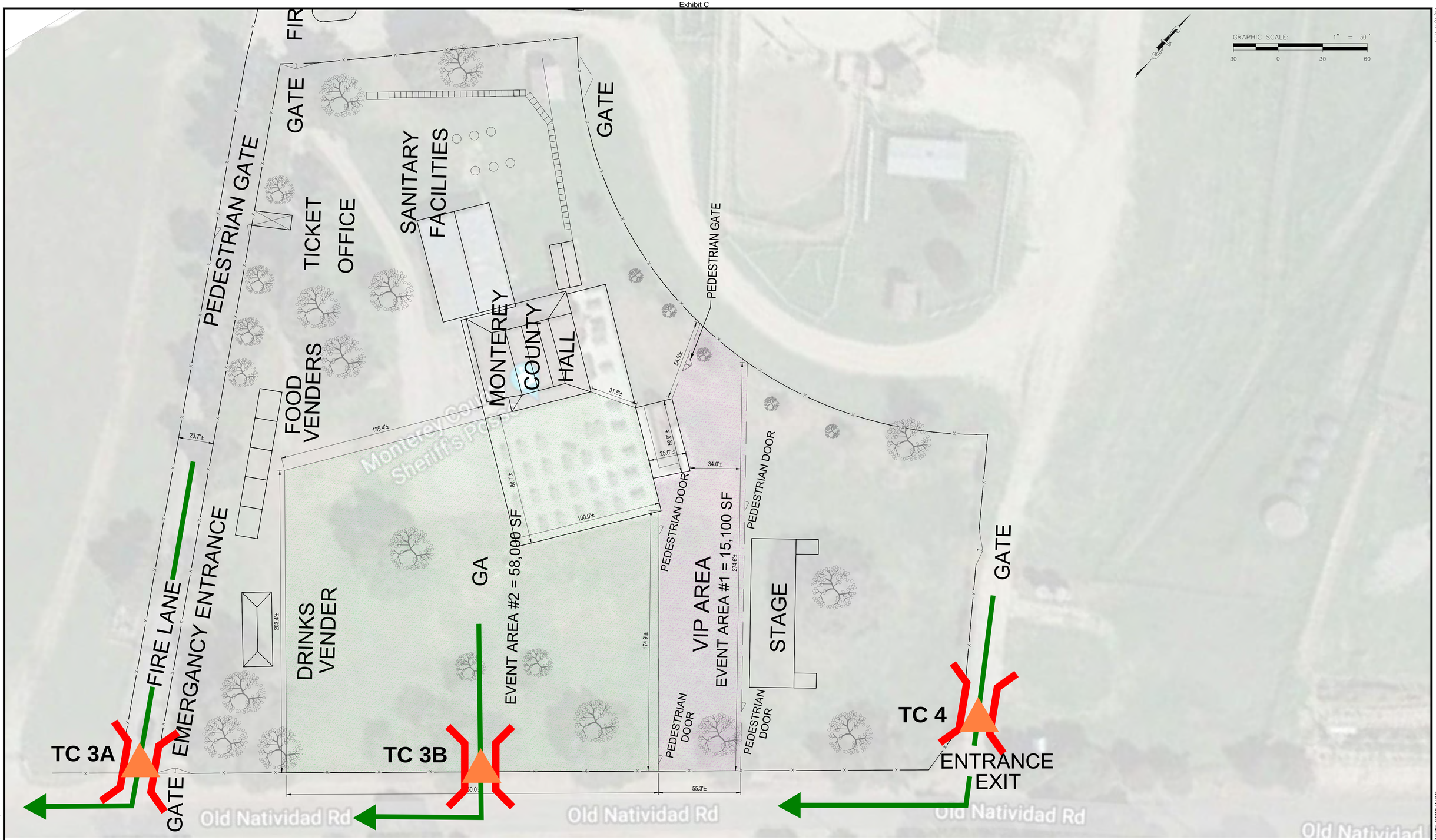
SITE LAYOUT PLANS

SCALE: AS NOTED
DATE: OCTOBER 15, 2021
SHEET: SHEET 1
SHEET 1 OF 2

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

C:\Users\rizo\Desktop\Edgard's\GF Layout.dwg, 10/16/2021 11:26:23 AM, DWG To PDF.pc3

FULL SCALE PLOT SIZE: 22" X 34"



Monterey County Sheriff's Posse

EVENT LAYOUT
SCALE = 1" = 30'

Traffic Control Plan

Events Area

Key
- Traffic Control Point
- Emergency Egress Point

DESIGNED BY:	E. RIZO
DRAWN BY:	E. RIZO
CHECKED BY:	E.RIZO
CAD DWG NAME:	XXX

NO.	DATE	REVISION

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

EVENT LAYOUT PLANS

SCALE: AS NOTED
DATE: OCTOBER 15, 2021
SHEET: SHEET 2
SHEET 2 OF 2

FULL SCALE PLOT SIZE: 22" X 34"

REV 6/27/21

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MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

Appendix B. Incident Action Plan

INCIDENT ACTION PLAN (IAP)

VENUE

Monterey County Sheriff Posse Grounds

395 Old Natividad Rd, Salinas, CA 93902

(831)444-6267

Monterey County

Exhibit C

PRIMARY OBJECTIVES

- Protecting the safety and health of all guests, staff, volunteers, and the general public.
- Protecting the property, resources, and mission of the organizations that we work with.

EVENT COORDINATORS - KEY INDIVIDUALS – ASSITING ORGANIZATIONS

Event Director- TBD

Security Director-TDB

Local Law Enforcement-Monterey County Sheriff Department

Emergency Medical Services-TBD

ENTRY TO VENUE

Entry to the venue for the public will be through the venues main entrance on the west side of the property. Emergency vehicles can enter the venue through here. Labeled on map as Main Entry/Exit. Access by Old Natividad Road.

Entry to the venue by individuals assisting, planning, operating, managing, any part of the event, will be through the main entrance and or through the East entrance. Access by Old Natividad Road.

EXIT FROM VENUE

Egress from the venue for the public will be through the venues main exit on the west side of the property. Labeled on map as Main Exit. Egress from the venue by individuals assisting in, planning, operating, managing, any part of the event, will be through the Main or East exit.

PARKING

Parking will be designated and maintained by event coordinator and be located to the west of the venue. Vehicles will exit onto Old Natividad Road and then onto Natividad Road.

COMMUNICATIONS PLAN

Event staff and management will primarily communicate through radio. Secondary will be cell phones.

Security staff will use channel - TDB

Management Staff will use channel - TDB

EMS Staff will use the same channel as the security staff

Law enforcement will be contacted on site directly or through 911

Emergency Contingencies

In the case of a general evacuation all attendees are encouraged to move directly away from the event area. Event staff will assist in directing guests through the proper exits in an orderly as possible manner. During a general evacuation, all guests will be asked to leave the property and only coordinators, event staff and emergency services will be allowed within the inner, fenced in part of the venue. The central meeting point will be at the entrance by the ticket booth.

Medical Call (911):

If an emergency medical call is placed by a member of the event team, event staff and security will assist in moving, if possible, the affected person to the main exit of the venue. At the same time a message will be sent to security leads and event coordinators to meet at the main exit to assist with triage management. Security shall then move closest attendees away from the situation and flag down on site EMS and/or support resources. If the medical call is minor (as determined by on-site certified EMT and EMS company) it will be handled by on-site medical. If the medical call is beyond the scope of on-site medical, treatment is started by medical company. Security shall then assist in crowd control, move closest attendees away from the situation and assist in egress of EMS and/or support resources.

Medical Call (via internal request)

If a medical call comes into security team by guest or staff, on-site medical team will be dispatched to triage the situation. If the medical call is minor (as determined by on-site certified EMT and EMS company) it will be handled by on-site medical. If the medical call is beyond the scope of on-site medical, treatment is started by medical company. Security shall then assist in crowd control, move closest attendees away from the situation and assist in egress of EMS and/or support resources.

Fire Call (911 or via internal request)

Security lead will dispatch closest security officer to locate the incident and report on conditions. Security and event staff shall then move closest attendees away from the situation and flag down additional resources. Depending on scope of incident, all security will be notified with directions which can include pausing event, limited evacuation of attendees in affected area and rapid evacuation of participants proximal to the incident.

Attendee Altercation

Once a call comes in of an altercation, security lead will dispatch closest security officer to locate the incident, affected persons and then report on conditions. The closest security officer will also be notified to visually find the incident but NOT engage. Depending on scope of incident, all security and event staff will be notified with directions which can include pausing event, limited evacuation of attendees in affected area and rapid evacuation of participants proximal to the incident. Additional security will also be dispatched to the area for additional support. If it can be safely done, security shall remove affected persons from the venue and call 911 for additional resources if needed.

Intoxicated Adult

Once a call comes in of an intoxicated adult, security lead will dispatch closest security officer to locate the incident, the affected persons and then report to the security director on conditions. The closest security officer will also be notified to visually find the incident but NOT engage. Additional security will be dispatched to the area for additional support. If it can be safely done, security shall remove affected persons from the venue and call 911 for additional resources if needed.

Intoxicated Minor

Once a call comes in of an intoxicated minor, security lead will dispatch closest security officer to locate the incident, the affected persons and then report to the security director on conditions. The closest security officer will also be notified to visually find the incident but NOT engage. Additional security will be dispatched to the area for additional support. If it can be safely done, security shall remove all affected persons from the venue and call 911 for additional resources.

Lost Child

An immediate call will be made to the security director that there is a missing child. The reporting party stays with the parent/guardian and gets following information:

Name, Age, Clothing description, Hair color, Ethnicity, Last known location

The security director will dispatch security, event staff and request onsite law enforcement resources to blanket the area to search for the child. The reporting party stays with the parent until the security director arrives or local law enforcement assumes command.

Found Child

The reporting party will notify the security director that a child has been found and identify their location. Security will be dispatched to the location and bring the child to the main entrance of the venue. A security director or security lead will stay with the child until that child is physical re-united with parent. The security director will notify security and event staff that a child was found and to report if anyone is looking for their child. This is NOT a critical incident as the child is in a safe environment.

Suspicious Item

If a participant or attendee identifies a suspicious item inside the venue, event staff will immediately call security director who will then dispatch security to the location to investigate the situation further. The closest security will also be notified to visually find the item but NOT tamper with it. If appropriate staff member should ask members of the public to step away WITHOUT alarming the public. If further investigation of the item is needed, local law enforcement will be requested.

Potential/Confirmed Active Shooter

If there is notice by anyone that there is an active shooter, security staff is to immediately contact security director and report their location and that there is POTENTIAL of an active shooter (unless staff member has eyes on shooter and/or definitive proof of shooter, i.e. victims,). If confirmed see-Confirmed Active Shooter. If NOT confirmed, then an all-clear will be given and then event staff is to calm attendees who might have been alarmed by initial calls. Security will also be dispatched to help address questions or calm attendees.

Confirmed Active Shooter:

If there is a confirmed active shooting incident, all staff is to immediately listen for directions. ONLY if you have direct eyes on the shooter should you speak on the radio, all others simply LISTEN for directions. Once the security director or local law enforcement can confirm the location of the shooter, a general evacuation order will be sounded with directions on which way to evacuate the public to ensure they do not go toward the incident. Security director will call 911 to request support. Additional security will be dispatched to the area for support.

GUEST SAFETY RULES

We believe that the safety of our staff, guests and vendors is the most important thing we share. To help with that safety, below are some guidelines based on courtesy, common sense, state and municipal laws as well as some rules that we enforce to ensure that everyone remains safe during their visit.

- Service animals and any other types of animals must be continuously restrained so that they are under the immediate physical control of their escort at all times.
- No pets.
- Food or drink from outside the venue is not allowed.
- You may not ride bicycles, skateboards, hover boards, roller skates or any other mechanical device except for those medically approved for the physically limited and children's strollers.
- Smoking of any sort and vaping are prohibited by law except in designated areas.
- Distribution of fliers and handbills is not permitted.
- Alcohol not purchased on site from licensed vendors is not permitted per state law.
- Coolers, bags, strollers or items that could be used for storage are subject to search.
- Amplified sound devices that are not part of planned shows are not permitted.
- There are backstage areas of the festival where guests are not permitted.
- Vendors who are not registered and approved by the event coordinators and management are forbidden on the property. Law enforcement will be contacted to remove unwanted individuals from the property if they fail to leave.
- All persons are subject to search.
- Weapons, firearms, knives or sharp objects are prohibited.
- There are no exit and re-entry privileges.
- Pepper spray or mace of any kind is prohibited.

A sign with rules will be stationed at the entrance of the venue

Attachment 2. Past Event Records (2017-2024)

Exhibit C

Monterey County Sheriff's Posse Grounds
Past Event Records (2017-2024)

Rentals/Donation Events	Projetion 2024	2023	2022	2021	2020	2019	2018	2017	Guests	Event Hours	Security	Event Crew
Salinas Rodeo Overflow Parking/Camping	1	1	1	0	0	1	1	1	50 - 80	24 hrs	0	0
Sheriffs Dept /Agencies	1	2	3	0	1	4	10	5	30 - 100	12 to 5	0	2
4-H	12	11	12	0	0	3	12	12	30 - 50	5 to 9	0	0
Family Paries	3	2	4	0	0	4	8	6	100 -150	12 to 8	1 to 3	0
Equestrians Arena Events	43	43	46	0	0	30	58	52	100 -200	4 to 9	0	6
Baby shower/Birthday/Reuions	8	5	3	0	0	4	6	4	50 - 200	12 to 7	1 to 4	10
Fundraiser	4	2	2	0	0	3	2	1	100 - 2,000	11 to 8	2 to20	10
Celebration of Life	6	8	4	1	0	6	2	5	80 - 250	10 to 6	0	10
Retirement Parties	2	1	1	0	0	1	3	2	80 - 200	1 to 5	0	10
Quinceanera	4	3	3	0	0	3	2	2	150 - 300	2 to 9	4 to 6	20
Weddings	5	6	4	1	0	6	4	2	100 - 200	2 to 9	2 to 4	25
Company Parties	4	4	2	0	0	8	8	8	400 - 2,000	11 to 5	0	30
Concerts/Dance	6	4	5	1	0	6	8	6	1200-2500	12 to 7	18 to 25	20

No event issues
Applified Noise time changed 7:00 am to 9:00 pm

Posse Events												
Trash/Other Services	52	52	52	52	52	52	52	52				
Posse Stall Traffic	365	365	365	365	365	365	365	365				
Meetings	23	23	23	2	0	23	23	23	16 to 30	6 to 9	0	
Dances	2	2	2	0	0	2	2	2	100 to 250	2 to 9	0	
Car Show	1	1	1	0	0	1	1	1	80 to 150	10 to 4	0	
Jr Rodeo	1	1	1	0	0	1	1	1	100 to 250	7 to 8	0	
Big Hat BBQ	1	1	1	0	0	1	1	1	400 to 600	5 to 10	0	

Attachment 3. Monterey County Sheriff's Posse Grounds – Vehicle Miles Traveled and Local Transportation Analysis

Kimley»Horn

Memorandum

To: Carl Pacheco
Monterey County Sheriff's Posse Inc.

From: Frederik Venter, P.E.
Chris Gregerson, P.E., T.E., PTOE, PTP
Brandon Kenery, EIT

Re: ***Monterey County Sheriff's Posse Grounds –Vehicle Miles Traveled and Local Transportation Analysis***
Monterey County, California

Date: May 7, 2024

In accordance with our Scope of Services, we have prepared this memorandum to document the findings of the local transportation analysis (LTA) and vehicle miles traveled (VMT) study completed to address the amendment to an existing use permit at the Monterey County Sheriff's Posse Grounds to allow concerts and large gatherings up to five time per year in excess of the current maximum attendance ("Project" or "Proposed Project") in Monterey County, California. Our proposed scope of services specifically addresses the following:

- Review of the existing 1983 conditional use permit
- Review of 2024 event calendar for the Project
- Trip Generation, Distribution, and Assignment of Proposed Project
- Congestion and Safety evaluation
- Event Parking Management
- Event Traffic Management
- CEQA SB 743 VMT Analysis

Project Description

Kimley-Horn understands that the project applicant is being required by Monterey County to process an amendment to an existing use permit to allow concerts and large gatherings in excess of the current maximum attendance of permitted uses on the Monterey County Sheriff's Posse Grounds. This amendment processing requires an LTA and VMT study be completed to determine the impact of the amendment to the existing use permit on the surrounding roadway network. Specifically, this study looks at the difference in VMT and traffic operations between a weekend concert event of 500 attendees (existing conditions, currently permitted) and a weekend concert event of 2,500 attendees (Proposed Project) occurring up to 5 times per year. The project location and study area are shown in **Exhibit 1**.

The Sheriff's Posse grounds host a variety of events throughout the year including events such as Weddings, Baby Showers, Celebration of Life's, Fundraisers, County Parties and Meetings, Sheriff's Mounted Unit Training, Sheriff's Narcotic Classes, Salinas Police Department K-9 Unit Training, Gymkhana, Quinceanera's, Ameca Concerts, Annual Posse Big Hat BBQ, Annual Posse Car Show, Annual Jr Rodeo, Picnics, Team Building events and more. The Project site plan is shown in **Exhibit 2**.

Existing Conditions

Based on the information provided by the Sheriff's Posse an understanding of existing permitted conditions and existing (2024) operations was analyzed.

Kimley»Horn

Existing 1983 Conditional Use Permit

The most recent land use permit, *Coast Counties Mini-Bike Club (PC-4727)*, was issued as a conditional use permit to allow for min-bike racing activities in addition to the already existing uses on site. Based on the existing uses description of this permit, Kimley-Horn has defined the existing permitted uses as described below. A copy of the original use permit is provided in **Attachment A**.

Structures/Land (1983):

- Sheriff's Posse Grounds
- Clubhouse
- Parking
- Caretakers Quarters
- Stables
- Arena
- Grandstand
- Restrooms

Past and Present Uses (1983):

- Rodeo's
- BBQs
- Roping Events
- Motorcycle Racing
- Bicycle Racing
- Horse-Play-days

The permit discusses parking and attendance in specific reference to the mini-bike racing activities which are the subject of the conditional use permit application. Of this, the application states that the property has 100± uncovered parking spaces for spectators and another 90 uncovered parking spaces for Pit Parking. In addition, the application mentions bleachers seating up to 150 people and attendance ranging from 100 to 150 people.

We propose that permitted attendance and parking under the original permit cover any Posse and Rental events that can be accommodated by a 190-stall parking supply, consistent with supply described in the permit and summarized above. Parking of up to 190 vehicles would accommodate attendance ranging from 380 to 570 people based on an average vehicle occupancy of 2-3 persons per vehicle. Therefore, attendance at any Posse, or rental events in excess of approximately 500 people would begin to exceed permitted use depending on vehicle occupancy, assuming a maximum parking supply of 190 stalls.

2024 Sheriff Posse Events

To help characterize land use and traffic for the project, the activities anticipated to be hosted by the project in 2024 were analyzed. The number and type of events anticipated in 2024 at the project site are summarized in **Table 1**.

The events hosted by the project fall under two categories: rental events where the use of the project facilities is rented out for use by third parties and Sheriff's Posse events which are hosted and coordinated by Monterey Sheriff's Posse directly. It is understood that some of the rental events anticipated by the project in 2024 may exceed limits of permitted use established in the original conditional use permit. The project is proposing to continue to host events similar to those that anticipated in 2024 and is seeking a new conditional use permit that allows for a maximum attendance of up to 2,500 people.

Kimley»Horn

Table 1 – Summary of Anticipated 2024 Sheriff's Posse Events

2024 Event Description	Frequency (events per year)	Number of guests per event	Typical Day of Week	Event Hours	Event Crew	Before/After
Rental Events						
Salinas Rodeo Over-flow Camping	1	50 - 80	Weekend	24 hrs	4	--
Sherriff's Dept./ Agencies	1	30 - 100	Weekday	12 - 5	2	11-12 / 5-6
4-H	12	30 - 50	Weekday	5 - 9	--	--
Family Parties	3	100 - 150	Weekday	12 - 8	1 - 3	9-12 / 8-9
Equestrian Arena Events	43	100 - 200	Weekend	4 - 9	6	12-5
Baby Showers/ Birthdays/Reunions	8	50 - 200	Weekend	12 - 7	11 - 14	12-2 / 8-9
Fund Raisers	4	100 - 2,000	Weekend	11 - 8	12 - 30	7-9 / 5-7
Celebration Of Life	6	80 - 250	Weekday	10 - 6	10	8-10 / 6-7
Retirement Parties	2	80 - 200	Weekday	1 - 5	10	12-1 / 6-7
Quinceanera	4	150 - 300	Weekend	2 - 9	24 - 26	7-2 / 10-12
Weddings	5	100 - 200	Weekend	2 - 9	27 - 29	7-2 / 10-12
Company Picnic's	4	400 - 2,000	Weekend	11 - 5	30	8-12 / 5-7
Concerts	6	1,200 - 2,500	Weekend	12 - 7	38 - 45	6-12 / 6-9
Sheriff's Posse Events						
Trash/Other services	52	--	Weekday	10 AM	--	--
Posse stall traffic	365	--	Weekly	24 hrs	--	--
Meetings	23	16 - 30	Weekdays	6 - 9	2	3-5
Dances	2	100 - 250	Weekend	2 - 9	4	12-4
Car Show	1	80 - 150	Weekend	10 - 4	6	Day before 8hrs
Jr Rodeo	1	100 - 250	Weekend	7A - 8P	8	Day before 8hrs
Big Hat	1	400 - 600	Weekend	5 - 10	30	8-5/10-12

Trip Generation, Distribution, and Assignment

Trip Generation

The approximate number of Project trips caused by an increase to 2,000 attendees during a weekend concert were estimated. The increase is based on vehicle occupancy and drop-off rates observed at an event counted on Sunday April 16, 2023. Count summaries are provided in **Attachment B.** Vehicle occupancy at the event was observed as an average of 4 persons per vehicle with a drop-off vs parking rate of 5%. Because the event venue is outside of town carpooling is preferential to drop-offs, and parking is paid per vehicle thus carpooling is common and vehicle occupancy is high for attendees of events at the Sheriff's Posse. **Table 2** shows the proposed Project trip generation. The Project is anticipated to add 1,000 net new daily trips in the study area on the day of a maximum attendance concert with 300 net new trips arriving within an hour of concert start, and 475 net new trips departing within an hour of concert ending. Project approval would result in a total of 1,250 daily trips in the study area on the day of a maximum attendance concert with 375 arriving trips within an hour of concert start, and 594 departing trips within an hour of concert ending.

Table 2 – Proposed Project Trip Generation

Event Type	Annual Frequency	Max Attendance	Average Vehicle Occupancy[1]	Total Annual Trips[2]	Day of Event Trips[3]	Peak Hour Trips	
						Arrival (IN)[4]	Departure (Out)[5]
New Proposed Concert (max occupancy)	5	2,500	4.0	6,250	1,250	375	594
Existing Permitted Concert	5	500	4.0	1,250	250	75	119
			Net New Trips	**5,000**	**1,000**	**300**	**475**

1. Based on vehicle occupancy observed at event on Sunday April 16, 2023.
2. Calculated as Annual Frequency*Day of Event Trips
3. Calculated as 2*Max Attendance/Average Vehicle Occupancy
4. Based on counts from an event on Sunday April 16, 2023; 60% of attendees arrive within an hour of event start.
5. Assumed 95% of attendees would leave within an hour of event ending.

Trip Distribution

Access to the Project site is provided via Old Natividad Road with separate driveways for attendees, event staff, and emergency vehicles. Trip distribution and assignment as shown in **Exhibit 3**, was developed based on knowledge of the study area existing traffic patterns:

- 5% North via Natividad Road
- 5% East via Old Natividad Road
- 90% South via Natividad Road

Trip Assignment

Project generated traffic was assigned to the local roadway network based on the trip generation and distribution percentages described above. Arriving Peak Hour trips represent the hour leading up to event start with the highest percentage of total event traffic arriving at the Project. Departing peak hour trips represent the hour following the event with the highest percentage of total traffic departing the Project. As shown in **Exhibit 3** there are up to 428 westbound left trips anticipated leaving the Project during the departing peak hour. Existing ADT counts collected on Natividad Road and Old Natividad Road Sunday April 16, 2023, indicate that cross traffic on Natividad Road during the departing peak hour will provide adequate gaps for multiple westbound left turning vehicles to turn onto Natividad Road at one time. While minor congestion and queueing may occur on Old Natividad Road during the departing peak

hour, these queues are anticipated to dissipate within 20-30 minutes following a maximum occupancy event.

Qualitative Level of Service Assessment

Intersection #1 Crazy Horse Canyon Road @ San Juan Grade Road – This intersection is all way stop controlled in a rural area of the County. Field observations indicate that it operates at a Level of Service (LOS) D or better during peak periods. On weekends when events would occur at the project site the LOS would be improved over the weekday peak period. Approximately 5 percent of event traffic is distributed to and from the north through this intersection. During arrival and departure of a special event the LOS may deteriorate to slight congestion for maximum occupancy. However, the queues would dissipate within 20-30 minutes and traffic conditions would return to normal. This congestion may occur under the proposed project up to 5 times per year. No improvements are warranted or recommended at this intersection due to the low frequency of the traffic events.

Intersection #2 Old Natividad Road @ Natividad Road – all project traffic will utilize this intersection to gain access during an event. This intersection is most likely to experience increased adverse LOS/congestion. Event staff on-site actively monitors congestion at this intersection during events and if queues form on any of the approaches, experienced staff would manage the traffic flow that would allow vehicles to make turns similar to signal operations. Queues would dissipate within 20-30 minutes and operations would return to normal. No improvements are warranted or recommended at this intersection due to the low frequency of the traffic events.

Intersection #3 Rogge Road @ Natividad Road – this intersection is side street stop controlled on Rogge Road. If vehicle flows on Natividad increase due to a special event, access from Rogge Road would be constrained and vehicles would have to wait for gaps in the traffic stream on Natividad Road. These gaps would be created by the signal at Boronda Road or by the manual control at Old Natividad Road. Queues would dissipate within 20-30 minutes and operations would return to normal. No improvements are warranted or recommended at this intersection due to the low frequency of the traffic events.

Beyond these intersections, event traffic starts to dissipate on the area road network to negligible levels.

Congestion and Safety Evaluation

Kimley-Horn understands that there are no existing issues with sight distance and congestion on Natividad Road during past Sheriff's Posse events. In addition, the project does not propose any physical changes to the project site resulting in decreased site distance or adjust lane geometries. Therefore, no sight distance issues are identified as a part of the proposed Project.

Kimley-Horn analyzed 3 years of historical collision data (2017-2019) at the intersection of Natividad and Old Natividad Road. **Table 3** shows a list of east crash location, type, severity, and the primary collision factor contributing to the crash as listed on the crash report. **Table 4** shows crash summary totals for the intersection of Natividad Road with Old Natividad Road by year, severity, and type. There were no fatal crashes within the three years reviewed at the intersection adjacent to the Proposed Project. Of the total 11 crashes between 2017 and 2019 there were 7 property damage only crashes and 4 crashes resulting in injury. The most common crash type is rear-end collisions (5) and broadsides (3) with sideswipes, hit objects, and pedestrian/auto collisions each occurring once over the three-year period.

The proposed Project would alter operations at the intersection of Natividad Road with Old Natividad Road as needed when queues attempting to enter the Project site spill back from the Project driveway

onto Natividad Road (via Old Natividad Road). Experience has shown that this extreme queueing scenario does not occur for events with attendance up to 500 people. Therefore, queue spillback is anticipated to only occur on Natividad Road up to 5 times a year during high attendance concert events. In this scenario, trained Project staff would direct the flow of traffic at the intersection of Natividad Road with Old Natividad Road to help disperse queues and prevent rear-end collisions from stopped queued vehicles on Natividad Road. As shown in **Table 3** assignment of vehicle right-of-way and unsafe speeding combine to account for 73 percent of all crashes at the intersection. The presence of project staff directing traffic and assigning right-of-way to dissipate queues would help to curb speeding and avoid right-of-way confusion during peak congested periods.

Table 3 – Crash History at the Intersection of Natividad Road with Old Natividad Road

Year	Direction	Distance	Type	Severity	Primary Collision Factor
2017	S	50	Rear End	PDO	ROW Auto
2017	--	0	Broadside	PDO	ROW Auto
2018	W	800	Sideswipe	PDO	Improper Passing
2018	S	1109	Rear End	PDO	Unsafe Speed
2018	N	200	Broadside	PDO	ROW Auto
2018	--	0	Broadside	Injury	ROW Auto
2018	E	40	Rear End	PDO	Unsafe Speed
2019	--	0	Auto/Ped	Injury	--
2019	S	500	Rear End	Injury	Unsafe Speed
2019	N	1584	Hit Object	Injury	Not Driver
2019	N	30	Rear End	PDO	Unsafe Speed

Table 4 – Crash Summary and Totals by Year at the Intersection of Natividad Road with Old Natividad Road.

Year	Total Crashes	Severity			Type				
		PDO	Injury	Fatal	Rear End	Broad-side	Side-swipe	Hit Object	Ped-Auto
2017	2	2	0	0	1	1	0	0	0
2018	5	4	1	0	2	2	1	0	0
2019	4	1	3	0	2	0	0	1	1
Total	**11**	**7**	**4**	**0**	**5**	**3**	**1**	**1**	**1**

Event Parking Management

Assuming an event with 2,500 attendees and an average vehicle occupancy of 4.0, the event parking demand would increase from 125 (for up to 500 attendees) to 625 (for up to 2,500 attendees) and summarized in **Table 5**. Detailed Parking layouts are provided in **Attachment C**. **Exhibit 4** shows the parking management measures planned for the Project venue which include:

- 4 dirt parking lots striped with chalk for large events to maximize parking efficiency
- Entrance signs
- Separate staff and patron access driveways
- Caution tape and orange cones to prohibit parking on Old Natividad Road
- Parking Staff to assist vehicles in Project access and parking
- Emergency vehicle access (EVA)
- Drop-off/Pickup zone along project frontage
- Reversable driveways in Parking Lot 1 to assist ingress/egress

Table 5 – Event Day Peak Parking Demand

Event Type	Annual Frequency	Max Attendance	Average Vehicle Occupancy[1]	Event Parking Demand[2]	Parking Lot 1 Supply[3]	Parking Surplus[4]
New Proposed Concert (max occupancy)	5	2,500	4.0	625	1,152	527
Existing Permitted Concert	5	500	4.0	125	1,152	1,027

1. Based on vehicle occupancy observed at event on Sunday April 16, 2023.
2. Calculated as Max Attendance/Average Vehicle Occupancy
3. Based on site layout provided by Monterey Sheriff's Posse. Three additional parking lots with an added 1,900 stalls available as needed.
4. Calculated as Parking Lot 1 Supply - Event Parking Demand

Event Traffic Management

Event traffic management is depicted in the photos in this section. The project proposes many active traffic management interventions to help minimize congestion during large events hosted by the site including the following:

- As vehicles arrive, they are immediately directed onto site property in Parking Lot 1 without gate check or stopping on Old Natividad Road whenever possible to help minimize queues on public roads.
- Project Staff are equipped with orange flags to direct traffic efficiently within the parking lot and eventually direct each vehicle to the next available parking stall.
- If queues form on Old Natividad Road, project staff will direct queued vehicles to move out of line and park in Parking Lot 2 helping to efficiently move vehicles out of the public roadway.
- If these efforts are still not enough to contain event queues to the Project site property, an addition trained staff member will provide traffic control at the intersection of Natividad Road and Old Natividad Road to prevent queues from building up on this roadway. The controller will allow gaps in the traffic stream to enable vehicles to turn onto Old Natividad Road.
- Vehicles dropping off or picking up are directed to project frontage adjacent the venue green. This provides shortest distance access for pedestrians to walk into the venue.

Vehicles are directed by flaggers as they enter the property and directed to a parking aisle

Multiple vehicles can be assisted at once, minimizing backups or queues on Old Natividad Road.

After being directed to a parking aisle, additional parking staff are positioned near the next available stall to direct vehicle to efficiently park and unload.

Gated entry with Entrance sign posted for approaching vehicles.

Traffic cones with caution tape prevent parking on Old Natividad Road. A-frame and other signs indicate traffic flow directions and location of parking.

Pedestrian Drop-Off location just outside of Parking Lot 1 on Old Natividad Road.

CEQA SB 743 Vehicle Miles Traveled Assessment

Kimley horn has identified the project as an event facility. A wedding venue, winter sports venue, boat rental facility, or concert venue may all be considered event facilities as their main hours of operation are dependent on the time of events or holidays and typically do not fall during the conventional weekday commute traffic peaks.

To qualify for screening under VMT, an event facility must fall below the annualized VMT of the small project screening criteria by producing fewer than 110 daily trips on average of the course of the year. The Proposed Project focuses only on the uses or events that will exceed currently permitted uses with attendance up to 500 people. The only events the project proposes that will exceed this are concerts held 5 times a year with attendance up to 2,500 people (or 2,000 people more than what is currently permitted). **Table 6** shows that in the case of the project, the annualized average daily trip increase attributed to the project is 13.7 trips per day. As the annualized average daily trip increase attributed to the project of 13.7 is below the 110 daily trip threshold for screening criteria of small projects, the Project screens-out from quantitative VMT analysis with the presumption of a less than significant impact on VMT.

Table 6 – Proposed Project Annualized VMT Screening

Trip Generation Metrics	Quantity
Proposed Project Net New Daily Trip Generation (day of event)	1,000
Proposed permitted events per year	5
Total Proposed Project Net New Annual Trip Generation	5,000
Days in a Year	365
Proposed Project Annualized Daily Trips	13.7
Daily Trips Small Project Screening Criteria Threshold	110
Does the Proposed Project Screen-Out under Small Project Criteria?	**Yes**

Findings

- Existing Project operations are permitted for events up to 500 attendees. The Project proposes expanding maximum permitted attendance up to 2,500 people for concert events up to 5 times per year.
- The Project is anticipated to add 1,000 net new daily trips in the study area on the day of a maximum attendance concert with 300 net new trips arriving within an hour of concert start, and 475 net new trips departing within an hour of concert ending.
- Cross traffic on Natividad Road during the departing peak hour will provide adequate gaps for multiple westbound left turning vehicles to turn onto Natividad Road at one time. While minor congestion and queueing may occur on Old Natividad Road during the departing peak hour, these queues are anticipated to dissipate within 20-30 minutes following a maximum occupancy event.
- There is adequate sight distance for project generated traffic to ingress and egress the project site. Crash history near the project site shows rear-end collisions and speeding account for 75% of collisions between 2017 and 2019. The proposed Project is not anticipated to create any new safety concerns due to project traffic.
- The proposed Project event parking management plan provides adequate parking supply and management to accommodate parking on site, with measures in place to prohibit parking on public roads.

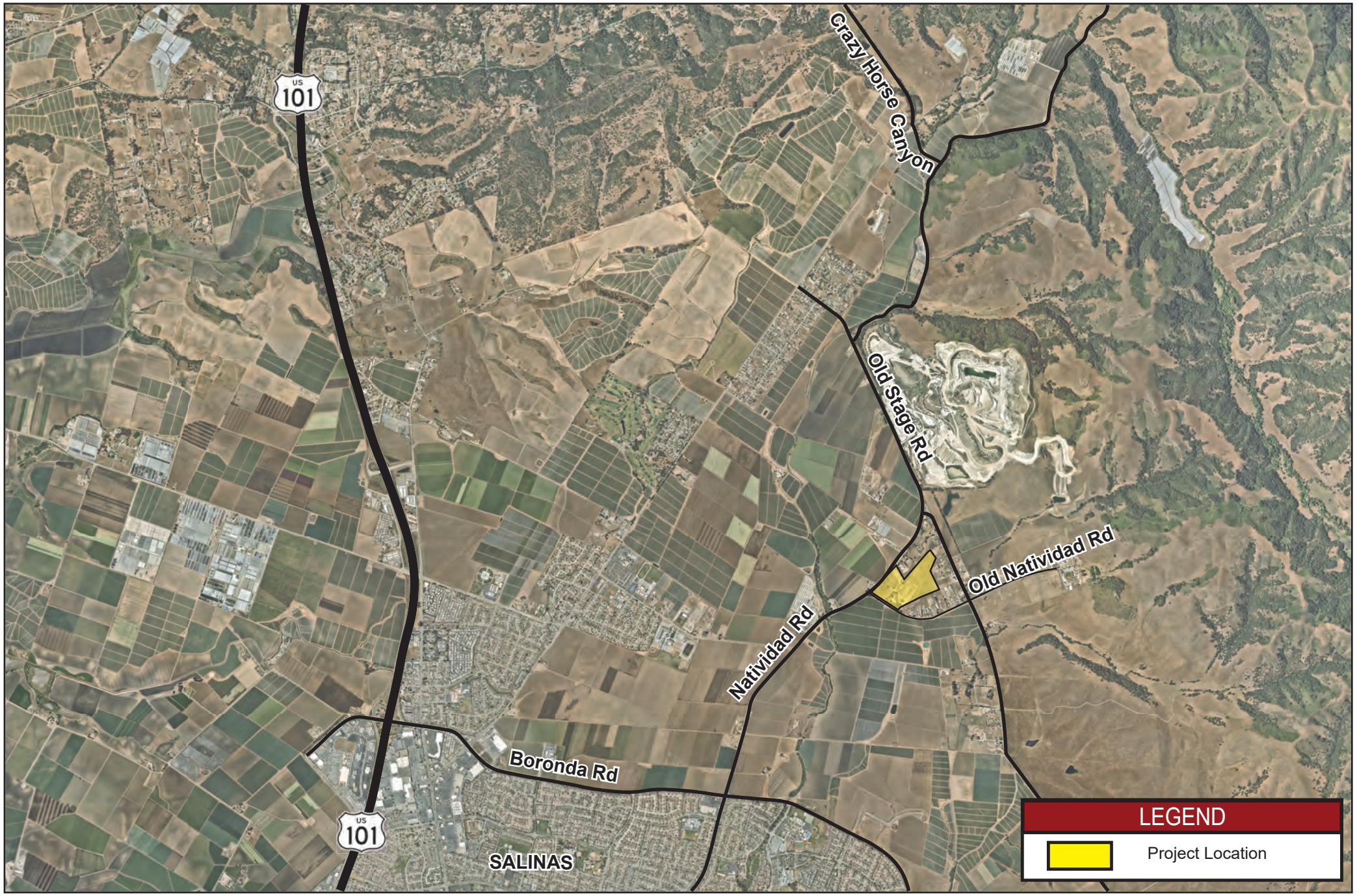
- The proposed Project event traffic management plan is adequate to manage queues and prevent unsafe queuing at project driveways or adjacent County intersections.
- The proposed project screens out from quantitative VMT analysis on the basis on being an event facility with the annualized equivalent of less than the small project screening threshold of 110 daily trips.

Exhibits:

Exhibit 1 – Project Location and Study Area
Exhibit 2 – Project Site Plan
Exhibit 3 – Project Trip Distribution and Assignment
Exhibit 4 – Project Parking Management

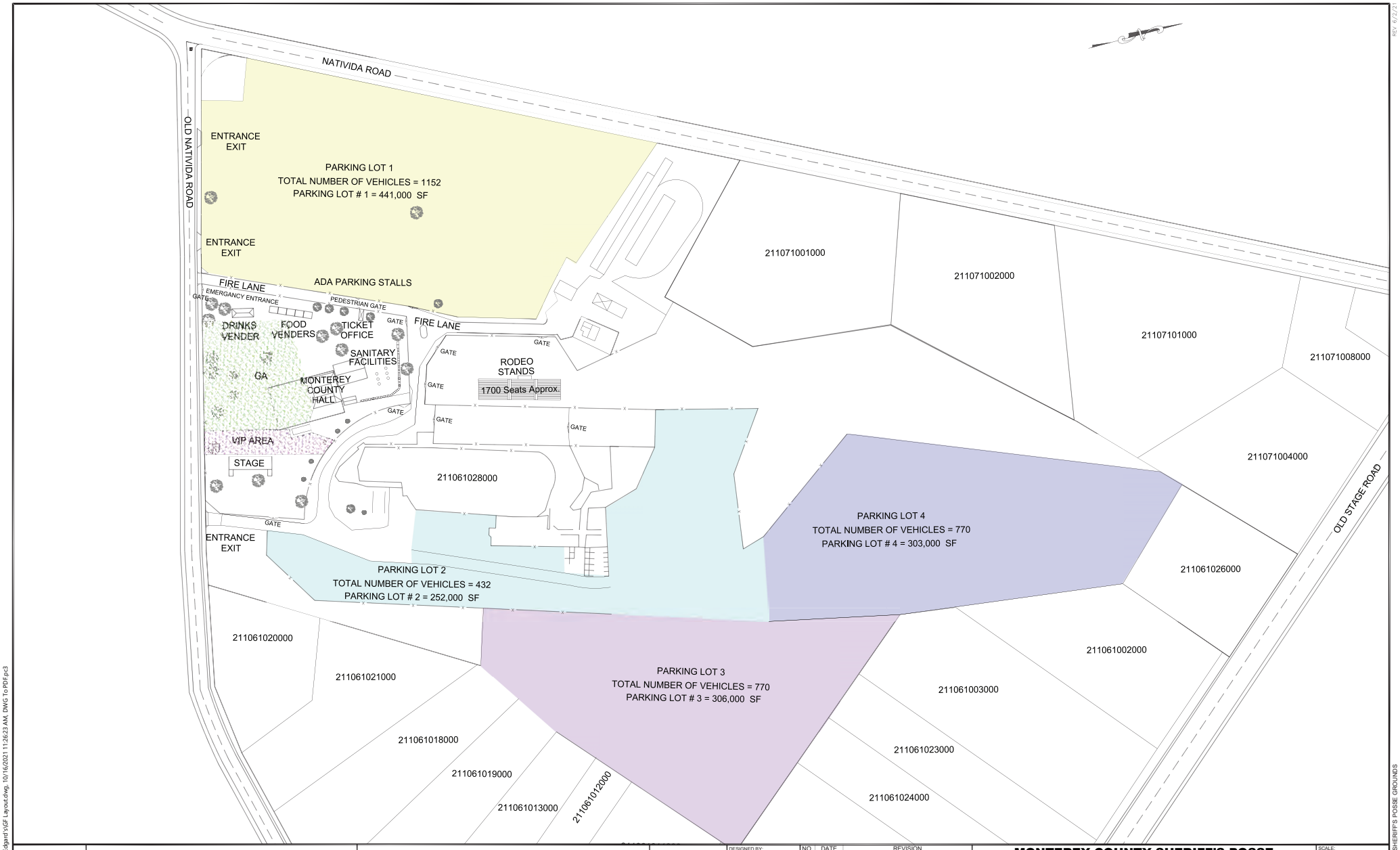
Attachments:

Attachment A – Original 1983 Conditional Use Permit
Attachment B – Vehicle Occupancy Survey and Roadway ADT Counts
Attachment C – Detailed On-Site Parking Layout



Kimley»Horn

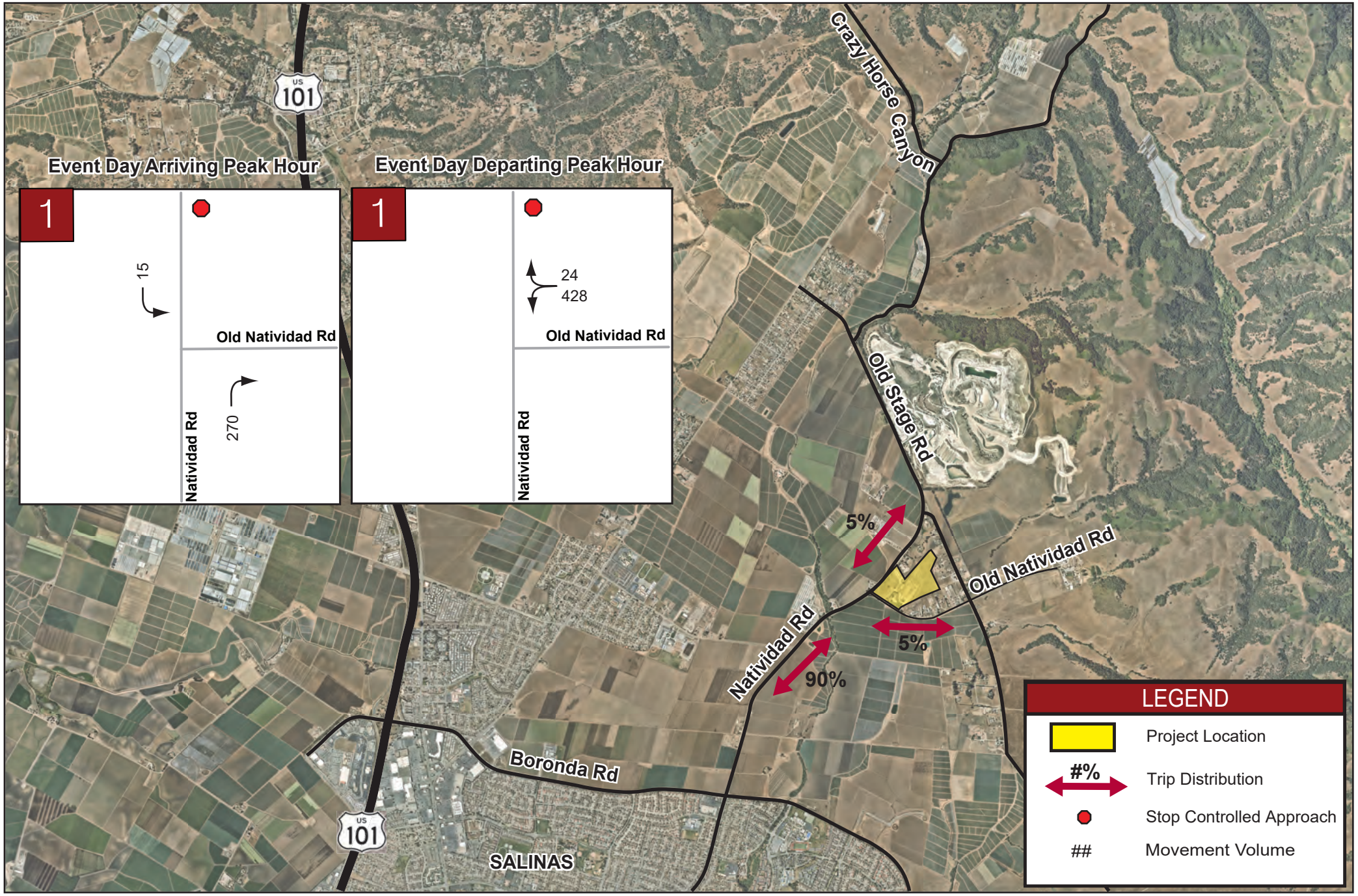
Exhibit 1
Project Location and Study Area

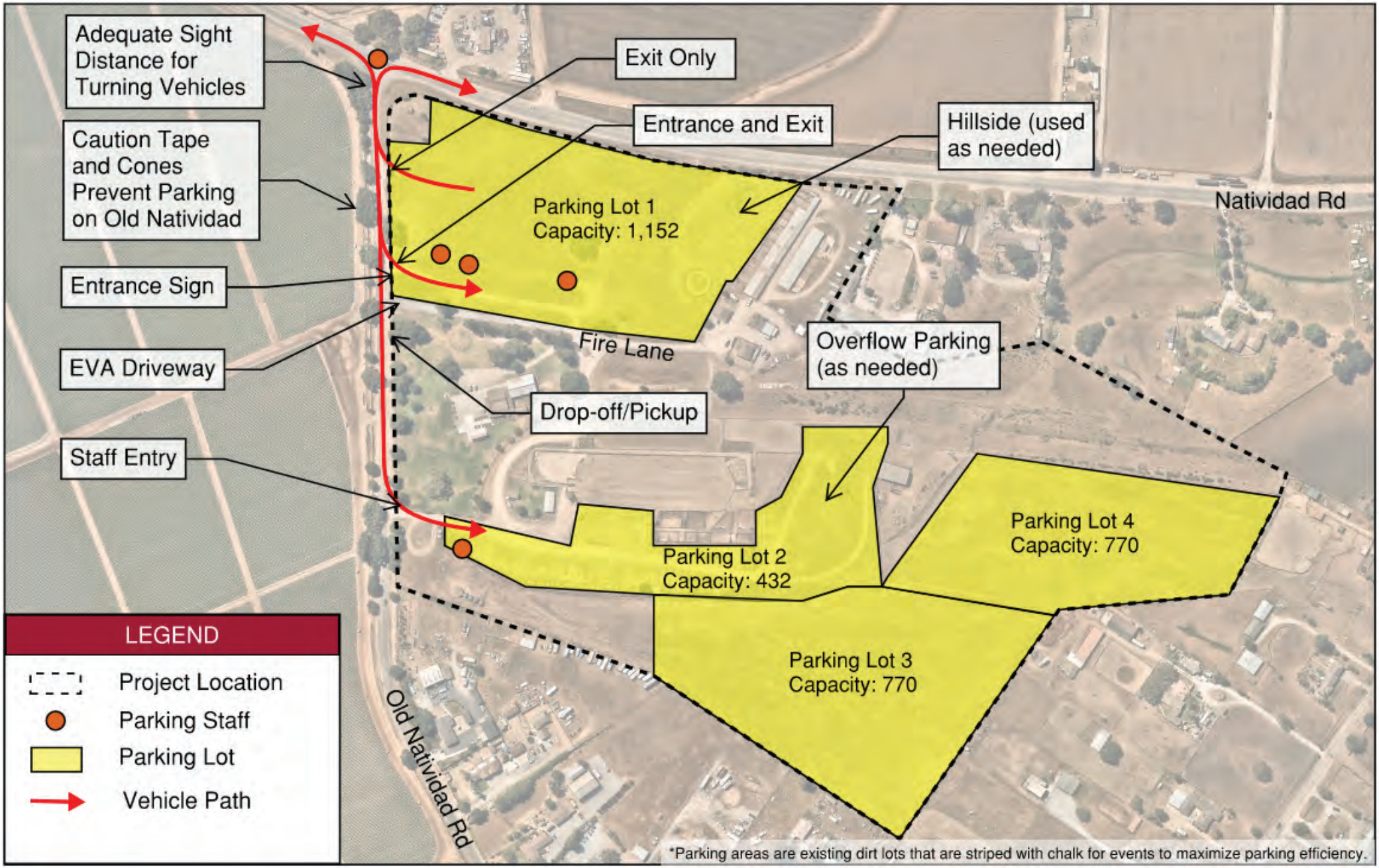


EMPRESAS AMECA		DESIGNED BY: E. RIZO DRAWN BY: E. RIZO CHECKED BY: E.RIZO CAD DWG NAME: XXX	NO. DATE REVISION	MONTEREY COUNTY SHERIFF'S POSSE GROUNDS SITE LAYOUT PLANS	SCALE: AS NOTED DATE: OCTOBER 15, 2021 SHEET: SHEET 1 SHEET 1 OF 2	MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

FULL SCALE PLOT SIZE: 22" X 34"

C:\Users\ricoe\Desktop\Edgard's\GF Layout.dwg, 10/16/2021 11:26:23 AM, DWG To PDF.pc3


Event Day Arriving Peak Hour
1
15
270
Old Natividad Rd
Natividad Rd
Event Day Departing Peak Hour
1
24
428
Old Natividad Rd
Natividad Rd
US 101
Crazy Horse Canyon
Old Stage Rd
Old Natividad Rd
5%
5%
90%
Natividad Rd
Boronda Rd
US 101
SALINAS
LEGEND
Project Location
#%
Trip Distribution
Stop Controlled Approach
##
Movement Volume


Adequate Sight Distance for Turning Vehicles
Caution Tape and Cones Prevent Parking on Old Natividad
Entrance Sign
EVA Driveway
Staff Entry
Exit Only
Entrance and Exit
Hillside (used as needed)
Drop-off/Pickup
Overflow Parking (as needed)
Parking Lot 1
Capacity: 1,152
Parking Lot 2
Capacity: 432
Parking Lot 3
Capacity: 770
Parking Lot 4
Capacity: 770
Fire Lane
Natividad Rd
Old Natividad Rd
LEGEND
Project Location
Parking Staff
Parking Lot
Vehicle Path
*Parking areas are existing dirt lots that are striped with chalk for events to maximize parking efficiency.

Attachment A

Original 1983 Conditional Use Permit

Exhibit C

Agenda-H

PC-4727

ENVIRONMENTAL RECOMMENDATION AND INITIAL STUDY

MEETING: PLANNING COMMISSION OF MAR. 16, 1983

PROJECT: COAST COUNTIES MINI-BIKE CLUB FILE NO. PC-4727

APPLICATION TYPE: USE PERMIT

LOCATION: NATIVIDAD AREA, SHERIFF'S POSSE GROUNDS

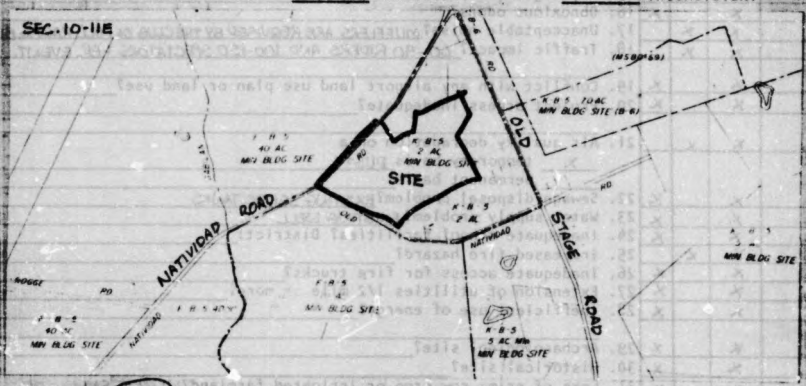
PRESENT: 47.391 ACRES, SHERIFF'S POSSE GROUNDS, EXISTING CLUBHOUSE, PARKING AREAS, CARETAKER'S QUARTERS, STABLES, ARENA, GRANDSTAND, RESTROOMS;

PROPOSED: ALLOW MINI-BIKE RACING EVENTS. THE COAST COUNTIES MINI-BIKE CLUB PROPOSES 6 EVENTS FOR 1983.

PLAN: MONTEREY COUNTY GENERAL PLAN

PLAN DESIGNATION: PUBLIC - QUASI-PUBLIC

PROJECT CONSISTENCY STATUS: X CONSISTENT _____ INCONSISTENT



THE (STAFF) PLANNING COMMISSION OTHER _____ MAKES THE FOLLOWING ENVIRONMENTAL RECOMMENDATION: FROM AN INITIAL STUDY (SEE REVERSE) IT HAS BEEN DETERMINED THAT THIS PROJECT ☐ MAY, ☒ WILL NOT HAVE A SIGNIFICANT IMPACT(S) UPON THE ENVIRONMENT AND IT IS RECOMMENDED THAT A

X NEGATIVE DECLARATION, OR O.K. WM.

_____ NEGATIVE DECLARATION WITH MITIGATION MEASURES (attached),

OR

_____ ENVIRONMENTAL IMPACT REPORT (EIR), BE PREPARED.

PREPARER CATHY STEIN TITLE PLANNER II DATE MAR. 4, 1983

IF YOU HAVE ANY QUESTIONS ABOUT THE MEANING OF THIS INFORMATION PLEASE CONTACT THE ENVIRONMENTAL SECTION OF THE COUNTY PLANNING DEPARTMENT PRIOR TO THE MEETING DATE AT THE TOP OF THIS PAGE BY CALLING 422-9018.

Exhibit C

INITIAL STUDY FILE NO. PC-4727

SIGNIFICANT IMPACT	CAN BE MITIGATED	INSIGNIFICANT IMPACT	YES	NO	BASIC ENVIRONMENTAL QUESTIONS
		X	X		1. Within a high seismic hazard zone? Zone: IE
		X		X	2. Development on slopes over 30%?
		X	X		3. Potential erosion problem?
		X	X		4. Evidence of geologic instability? NO FAULTS WITHIN ½ MILE OF SITE; MODERATE LIQUEFACTION POTENTIAL.
		X		X	5. Soil constraints for development? AVA ARROYO SECO GRAVELLY LOAM, 0-2% SLOPES, SLIGHT EROSION HAZARD, SLIGHT CONSTRAINTS FOR DEVELOPMENT.
		X		X	6. Potential to degrade surface water? Affected water(s)
					a. Reduce water quality?
					b. Reduce downstream availability?
		X		X	7. Potential to degrade groundwater?
					a. Quality?
					b. Increase overdraft?
		X		X	8. Would increased project runoff be detrimental?
		X		X	9. Within a 100 year floodplain?
		X		X	10. Eliminate native vegetation? Type:
		X		X	11. Rare or endangered species? Species:
		X		X	12. Impact any unique or fragile biotic community?
		X		X	13. Impact a wildlife use area? Type:
		X		X	14. Designated scenic area?
		X		X	15. Any significant visual impact?
		X		X	16. Obnoxious odors?
		X	X		17. Unacceptable noise? MUFFLERS ARE REQUIRED BY THE CLUB ON ALL RACING BIKES.
		X	X		18. Traffic impact? 60-90 RIDERS AND 100-150 SPECTATORS PER EVENT.
		X		X	19. Conflict with any airport land use plan or land use?
		X		X	20. Project access inadequate?
		X	X		21. Air quality degradation on a X temporary basis DUST permanent basis
		X		X	22. Sewage disposal problem? EXISTING SEPTIC TANKS
		X		X	23. Water supply problem? EXISTING WELL
		X		X	24. Inadequate school facilities? District:
		X	X		25. Increased fire hazard?
		X		X	26. Inadequate access for fire trucks?
		X		X	27. Extension of utilities 1/2 mile or more?
		X		X	28. Inefficient use of energy?
		X		X	29. Archaeological site?
		X		X	30. Historical site?
		X		X	31. Loss of prime row crop or irrigated farmland? CLASS II SOIL
		X		X	32. Loss of grazing land?
		X		X	33. Inconsistent with Growth Management Policies?
		X	X		34. Conflicts with neighboring land use? RACING EVENTS ARE NORMALLY
		X		X	35. Generates the need for new housing? SCHEDULED FROM 10AM TO 5PM.
		X		X	36. Adverse cumulative effect?
		X		X	37. Displace existing residents?
		X		X	38. Is growth inducing?
					TO BE ANSWERED FOR SPECIFIC OR GENERAL PLAN PROJECTS ONLY:
					39. Short term benefits at expense of long-term benefits?
					40. Irreversible commitment of land or irreplaceable resources?

NOTES:

Exhibit C

TO: FILE PC 4727

DATE: MAR. 8, 1983

FROM: ENVIRONMENTAL SECTION

AREAS NEEDING CONDITIONS FOR COAST COUNTIES MINI-BIKE CLUB

BASED UPON INITIAL STUDY/EIR.

ENVIRONMENTAL DETERMINATION: NEG. DEC.

DATE OF INITIAL STUDY: MAR. 4, 1983

DATE OF DETERMINATION: MAR. 16, 1983

CERTIFICATION DATE, IF EIR: —

PROJECT HEARING DATE:

AREAS OF CONCERN:

1. WATER TRACK BEFORE AND AFTER EVENTS TO MINIMIZE DUST.
2. EVENTS SHOULD BE LIMITED TO THE HOURS OF 10 AM. TO 5 PM.
3. THERE SHOULD BE A LIMITED NUMBER OF EVENTS ALLOWED PER YEAR.
4. ALL MOTORCYCLES MUST BE MUFFLED SO AS NOT TO EXCEED THE COUNTY NOISE ORDINANCE.

ADDITIONAL SHEETS TO FOLLOW, IF NECESSARY.

SHEET 1 OF 1

Exhibit C

MONTEREY COUNTY PLANNING DEPARTMENT

APPLICATION FOR:
USE PERMIT, VARIANCE, SPECIAL PERMIT, ZONING PERMIT, REZONING, "SC" PERMIT

1. Applicant's Name: Coast Counties Mini-Bike Club (Barry C. Ballew)
   Address: 313 Medbury Ave City: Salinas
   Telephone: 449-1966 ZIP: 93906

2. Applicant's interest in property (Owner, Buyer, etc.): C.C.M.B.C. Rents Property for Motorcycle Events

3. Person(s) to be notified of hearings:
   Name: Mike DeQuaise
   Address: 5 Lagunita Rd City: Salinas
   Telephone: 449-5054 ZIP: 93906

4. Property Owner's Name: Monterey County Sheriffs Posse Ok
   Address: P.O. Box 1547 City: Salinas
   Telephone: ZIP: 93902

5. Property address and general location:

6. Assessor's Parcel Number: 211-061-~~25~~ 27 and 28

7. Zoning: 4-J

8. Property area (acres or square feet): 47,391 acres

9. Present and past use of project site and adjoining properties: Rodeo's, B.B.Q's, Roping events, Motorcycle racing, Bicycle racing, Horse-play-days, adjoining property is residential.

10. What is this request for (the use, etc.): County use permit to hold further racing activities and mini-bike play days.

11. a) Variance requested:
    b) Why is the Variance necessary, explain hardship (use extra paper, if needed):

12. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section Title 20 (Zoning), Section 20.06070 (Sectional District Maps) of the Monterey County Code, from a Zoning District to a Zoning District to allow

13. If new construction is proposed:
    a) Residential: Type and total number of units (one-story single family, six two-story duplexes, etc.):
    b) Commercial or Industrial (Retail, Office, Warehouse, etc.), square footage, number of employees:
    c) Height of structure(s):

14. Parking: Number of covered spaces:
    Number of uncovered spaces: 100±
    Number of loading spaces:

15. Will grading or filling be required: Yes ✓ No ___ Cubic yards Grading of track surface

16. Will trees be removed: Yes ___ No ✓ If yes, how many, how large, what type:

17. Will other vegetation be removed: Yes ✓ No ___ If yes, what type: Some grass or other vegetation may be moved to smooth area.

18. Describe the property as viewed, including all natural and man-made features (use extra paper, if needed): Generally flat and low-lying in a small valley. Track area is walled on south side by a steep bluff approx 20'± high.

Pm. of Lot 11 A map of Natividad

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19. How will water be supplied: Drinking and track water is supplied from existing well on the property.

20. How will sewage or other wastes be disposed: The existing permanent toilet facilities have their own septic tanks

21. Will the project require placement of structures, roads, cuts or fills on cross slopes of 30% or greater: Yes ___ No ✓

22. Will any persons be displaced as a result of this project: Yes ___ No ✓
If yes, how many: ___

23. Is this land being farmed: Yes ___ No ✓

24. Is this land used for grazing: Yes ✓ No ___ During roping season some stock is allowed to graze.

25. Discuss any mitigation measures that are proposed to reduce environmental impacts that might result from this project (use extra paper if needed): We have required mufflers on all racing bikes, and the track is watered to reduce or eliminate dust during racing events.

Monterey County Sheriffs Posse
OWNER'S NAME (PLEASE PRINT)

Jerry A. Wilkinson President
OWNER'S SIGNATURE

I certify under penalty of perjury that I am authorized by the owner(s) of the described property to make this application:

Dated: ___ at ___, California.

___
AGENT'S NAME (PLEASE PRINT)

___
AGENT'S SIGNATURE

FOR DEPARTMENT USE ONLY

DATE RECEIVED: 1/7/83 RECEIPT NO. 28783

FILING FEE: $125.— ENVIRONMENTAL FEE: $125.—

JAN 7 1983

- ☑ HEALTH DEPARTMENT SEWAGE LETTER
- ☐ ADEQUACY OF ACCESS REPORT
- ☐ ADVISORY COMMITTEE
- ☐ WELL LOG
- ☐ ___
- ☐ ___

County Planning Dept.
Initial | Date

MONTEREY COUNTY PLANNING DEPARTMENT
P.O. BOX 1208
SALINAS, CA 93902
(408) 422-9018

Exhibit C

FILE NO. PC-4727 TYPE OF APPLICATION Use Permit DATE 1-12-83

APPLICANT Coast Counties Mini-Bike Club

NAME Mike De Quaise

ADDRESS 5 Lagunita Rd CITY Salinas

TELEPHONE 499-5054 ZIP 93906

RECEIVED 1-7-83 FEE $ 125 00 use 125 EIR RECEIPT # 28783

ZONING REVIEW FOR COMPLETENESS FEB 23 1983

TO ENVIRONMENTAL STAFF 1/18/83

"884" NOTICE TO APPLICANT 1/28/83 (NC) FEB 23 1983 (C)

APPLICATION DETERMINED COMPLETE AND PLACED ON AGENDA FEB 23 1983

REFERRALS SENT

ENVIRONMENTAL DETERMINATION AND DATE

Categorical Exemption: Section _____ Class _____ Item _____

Exempt Status _____

Determination by Z.A. _____ Date _____

Determination by P.C. _____ Date _____

Determination by B. of S. _____ Date _____

NOTICES TO ADJOINING PROPERTY OWNERS _____

NOTICES TO NEWSPAPER 3-16-83 NEWSPAPER B Calif

POSTING SENT 3-16-83 AFFIDAVIT RETURNED 3-18-83

FINAL ACTION

Z.A. Approved Denied Date _____ Appealed _____

P.C. Approved Denied Date 4/20/83 Res. No. 83-121 Appealed _____

B. of S. Approved Denied Date _____

Public/Quasi-Public

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Exhibit C

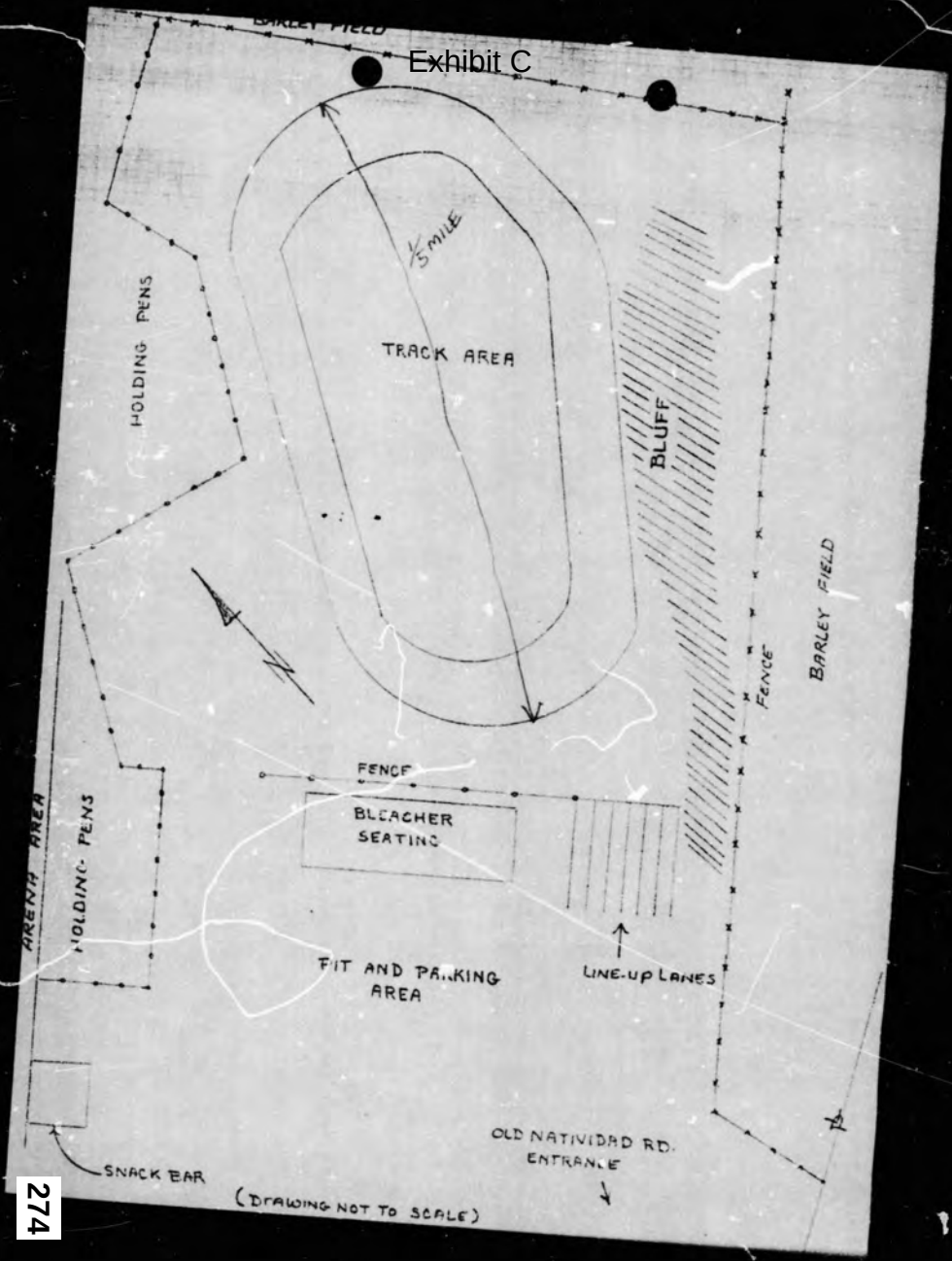

BARLEY FIELD
1/5 MILE
TRACK AREA
HOLDING PENS
BLUFF
BARLEY FIELD
FENCE
FENCE
BLEACHER SEATING
ARENA AREA
HOLDING PENS
PIT AND PARKING AREA
LINE-UP LANES
OLD NATIVIDAD RD. ENTRANCE
SNACK BAR
(DRAWING NOT TO SCALE)

Exhibit C

J	PROPOSED MINI-RACE TRACK
I	BATHROOMS
H	CONCESSION STAND
G	CORRALS & PONIES AREAS
F	GRANDSTANDS & BLEACHERS (1,274)
E	STABLES
D	CARETAKERS QUARTERS
C	PARKING AREAS
B	PROPOSED RACE TRACK
A	CLUB HOUSE

MONTEREY COUNTY
SHERIFFS POSSE GROUNDS

Z FENCE
NOTES: 1 DRIVEWAY

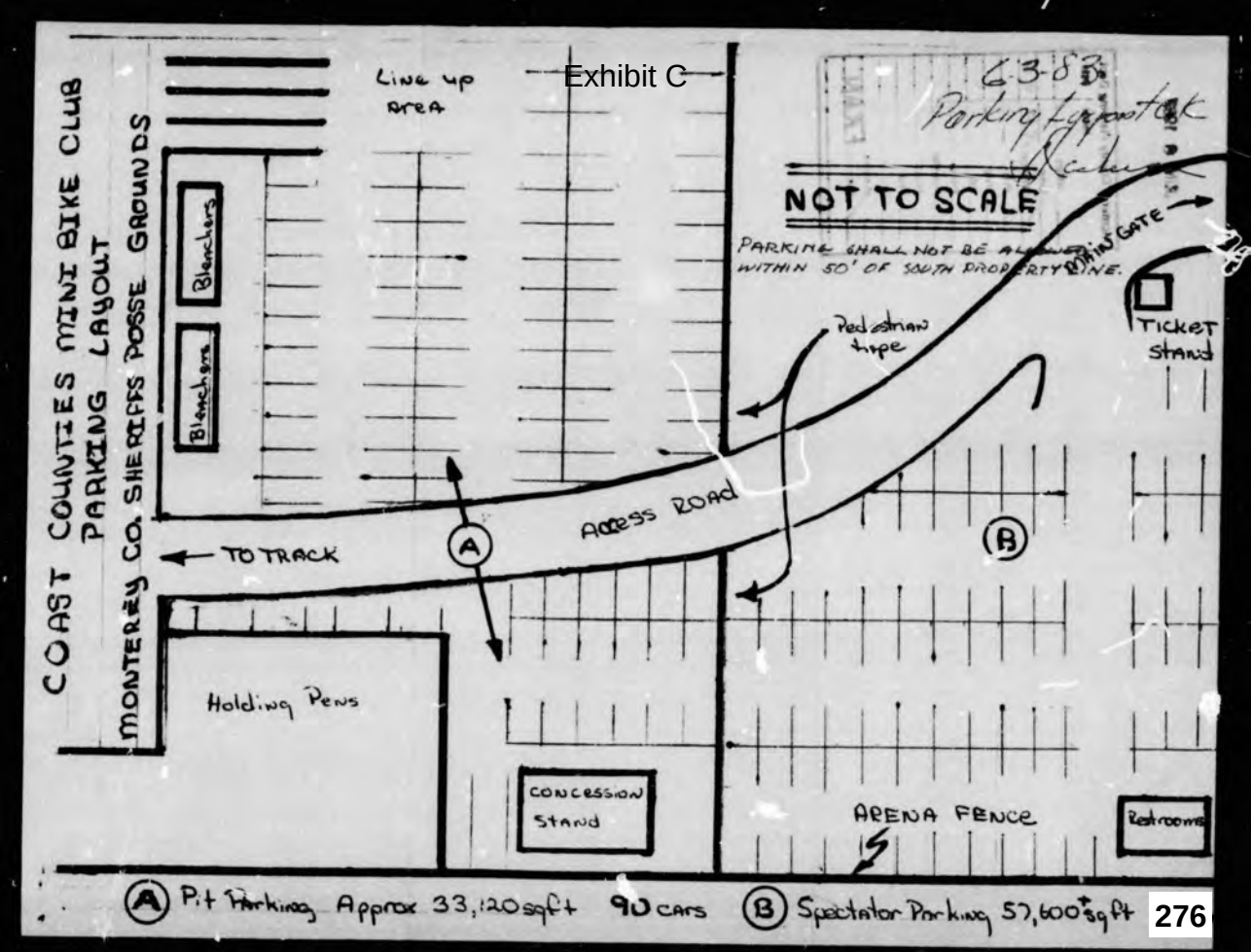
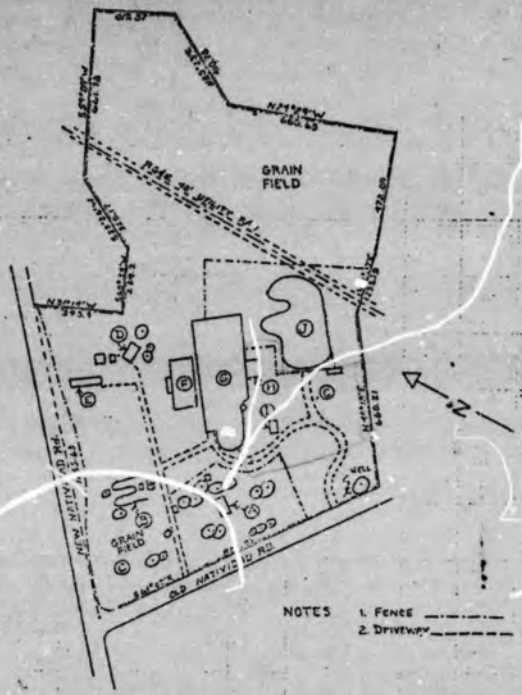


Exhibit C
COAST COUNTIES MINI BIKE CLUB
PARKING LAYOUT
MONTEREY CO. SHERIFFS POSSE GROUNDS
Line up area
Bleachers
Bleachers
TO TRACK
A
Access Road
B
Holding Pens
CONCESSION Stand
NOT TO SCALE
PARKING SHALL NOT BE ALLOWED WITHIN 50' OF SOUTH PROPERTY LINE.
Pedestrian Tape
TICKET Stand
ARENA FENCE
Restrooms
A Pit Parking Approx 33,120 sq ft 90 cars
B Spectator Parking 57,600+ sq ft

Exhibit C



MONTEREY COUNTY
SHERIFF'S POSSE GROUNDS

NOT TO SCALE

REVISIONS

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Exhibit C

$21.60

PROOF OF PUBLICATION

(2015.5 C.C.P.)

This space is [illegible] the County Clerk's Filing Stamp

STATE OF CALIFORNIA

County of Monterey

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Salinas Californian, a newspaper of general circulation, printed and published daily except Sunday in the City of Salinas, County of Monterey, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Monterey, State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

March 19, 1983

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed on March 19, 1983

at Salinas, California.

Julie A. Johnson

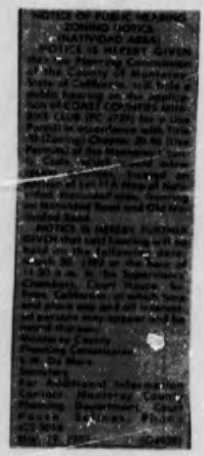
Signature

No.

Coast Counties Mini-Bike Clu[illegible]

Natividad Area

Use Permit



NOTICE OF PUBLIC HEARING
ZONING NOTICE
(NATIVIDAD AREA)

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of COAST COUNTIES MINI-BIKE CLUB (PC 4729) for a Use Permit in accordance with Title 20 (Zoning Chapter 20 for Use Permits) of the Monterey County Code, [illegible] [illegible] Map on portion of Lot 11A [illegible] of [illegible] Natividad Road and Old Natividad Road.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date: March 30, 1983 at the hour of 11:30 a.m. in the Supervisors Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

Monterey County
Planning Commission
[illegible]
Secretary

For Additional Information Contact Monterey County Planning Department, Court House, Salinas, Phone [illegible]

Mar. 19, 1983 [illegible]

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Exhibit C

AFFIDAVIT

PC- 4727 (COAST COUNTIES MINI-BIKE CLUB)

I hereby certify under penalty of perjury that the appropriate notices were posted by me on 3-16-83 at the locations described below:

1) CORNER of Natividad Rd. & Old Natividad Rd
2) CORNER of Old Natividad Rd & Old Stage Rd.
3) CORNER of Natividad Rd & Old Stage Rd.

Signature: Michael J. DeQuasie

Executed at Natividad Area

Name: Michael J. DeQuasie

Date 3-16-83

Address: 5 Lagunita Rd

Telephone: 449-5054

Dear Sir:
This is to notify you that Coast Counties Mini-Bike Club has applied for a Use Permit Permit in accordance with Monterey County Code, Title 20 (Zoning Ordinance), which would allow racing activities

on the following described property:
Bolsa Nueva y Moro Cojo Ranch
Portion of lot 90 Parcel "2"

This matter will be considered by the PLANNING COMMISSION at 11 30 AM on MAR 30 1983 in the Supervisors' Chambers, Courthouse, Salinas, California

MONTEREY COUNTY PLANNING DEPARTMENT
P. O. Box 1208 - Phone 422-9018
Courthouse, Salinas, California

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NOTICE OF PUBLIC HEARING

MONTEREY COUNTY PLANNING DEPARTMENT

NOTICE OF PUBLIC HEARING

(NATIVIDAD AREA)

ZONING NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of COAST COUNTIES MINI-BIKE CLUB (PC-4727) for a Use Permit in accordance with Title 20 (Zoning) Chapter 20.96 (Use Permits) of the Monterey County Code, which would allow racing activities, located on portion of Lot 11A Map of Natividad, Natividad area, fronting on Natividad Road and Old Natividad Road.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on the following date: March 30, 1983

at the hour of 11:30 a.m. in the Supervisors' Chambers, Court House, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY PLANNING COMMISSION

California
3/16/83
jr

E. W. DE MARS
Secretary

For Additional Information Contact:
Monterey County Planning Department
Court House, Salinas, Phone 422-9018

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Exhibit C

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department ✓
Division of Highways
Air Pollution Control Board
Department of Public Works
Water Quality Control Board

FROM: SHARON BENINI

DATE: FEBRUARY 28, 1983

We would appreciate your Department's recommendations on the following application prior to ENVIRONMENTAL 3/16/83 PUBLIC HEARING 4/13/83.

APPLICANT : COAST COUNTIES MINI BIKE PC-4727

TYPE : USE PERMIT

REQUEST : RACING ACTIVITIES

LOCATION : NATIVIDAD AREA

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS:

1. Conform to the requirements of Monterey County Code, Title ~~7~~ 10.6 (Noise Ordinance).

2. Obtain all necessary permits from the County Health Department.

Signed

SIGNATURE

3/29/83

DATE

PC 4727

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Exhibit C

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department
Division of Highways
Air Pollution Control Board
Department of Public Works
Water Quality Control Board
Salinas Rural FPDL

FROM: SHARON BENINI

DATE: FEBRUARY 28, 1983

We would appreciate your Department's recommendations on the following application prior to ENVIRONMENTAL 3/16/83 PUBLIC HEARING 4/13/83.

APPLICANT : COAST COUNTIES MINI BIKE PC-4727

TYPE : USE PERMIT

REQUEST : RACING ACTIVITIES

LOCATION : NATIVIDAD AREA

DEPARTMENT COMMENTS:

DEPARTMENT RECOMMENDATIONS:

1. Provide fire extinguishers at starting line, pit area and finish line during racing activities. Fire extinguishers should be 10BC type for flammable liquid type fires and electrical fires.

2. Fire department to be notified when any racing activities occur.

Walt Days
SIGNATURE

March 10, 1983
DATE

282

Exhibit C

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208 SALINAS, CA 93901

TO: Health Department
Division of Highways
Air Pollution Control Board
Department of Public Works
Water Quality Control Board
Sheriffs Dept

FROM: SHARON BENINI

DATE: FEBRUARY 28, 1983

We would appreciate your Department's recommendations on the followin application prior to ENVIRONMENTAL 3/16/83 PUBLIC HEARING 4/13/83.

APPLICANT : COAST COUNTIES MINI BIKE PC-4727

TYPE : USE PERMIT

REQUEST : RACING ACTIVITIES

LOCATION : NATIVIDAD AREA

DEPARTMENT COMMENTS:

The department has no objection to granting of use permit.

DEPARTMENT RECOMMENDATIONS:

That special care be exercised with regard to noise levels that can affect relationship with neighboring residents.

Traffic flow and parking during racing events be carefully planned in an effort to create the least disturbance possible to area residents also.

SIGNATURE D. B. Cook
Sheriff-Marshal-Coroner-Public Administrator

DATE March 8, 1983

Exhibit C

MONTEREY COUNTY PLANNING DEPARTMENT RECOMMENDATION SHEET
P. O. BOX 1208
SALINAS, CA 93901

TO: Health Department
Division of Highways
Air Pollution Control Board

Department of Public Works
Water Quality Control Board

FROM: SHARON BENINI

DATE: FEBRUARY 28, 1983

We would appreciate your Department's recommendations on the following application prior to ENVIRONMENTAL 3/16/83 PUBLIC HEARING 4/13/83.

APPLICANT : COAST COUNTIES MINI BIKE PC-4727

TYPE : USE PERMIT

REQUEST : RACING ACTIVITIES

LOCATION : NATIVIDAD AREA

DEPARTMENT COMMENTS:

Consider time limit for review purposes.

DEPARTMENT RECOMMENDATIONS:

1. Provide off street parking. Layout to be approved by Director of Planning.

SIGNATURE

3-7-83
DATE

284

Exhibit C

To Monterey County Planning Dept:

Re: Mini Bike Races in Posse Grounds

I am a resident of 376 Natividad Road adjacent to the posse grounds and disapprove of a noisy activity at the posse grounds because we moved here originally because it was quiet and wish to maintain our domestic tranquility for ~~ourself~~ ourselves and our posterity.

John Sinclair

RECEIVED
3/30/82
RS

Exhibit C

January 7, 1983

Mr. Robert Slimmon,

We are submitting our application for a Use Permit today. We are a Non-Profit Club, chartered by the American Motorcycle Association. The AMA required that we submit race dates and fees for 1983 Last December.

Our first race date is sanctioned for February 27. Is there any possibility of obtaining a temporary Use Permit while our application is being reviewed?

Any help and/or consideration you can give us in this matter would be most appreciated.

Thank you,
Gale Sandvig

Coast Counties
Mini-Bike Club

Exhibit C

To;

Monterey County Planning Commission

Here is the information you requested concerning the Coast Counties Mini Bike Clubs track at the Monterey County Sheriffs Posse Grounds.

The track area as used is located on the Eastern one third of the parking area for rodeo events. This area is still used for over flow parking during large rodeo events such as the annual Junior Rodeo, High School Rodeo ect. The rough boundries of the track are as follows; on the East by a 15 to 25' high bluff which shields the track from the private property in that direction, on the North by a cross fence which seperates the main rodeo area from a barley feild, on the West by corral and holding pen fencing, and on the South by a spectator fence.

The track itself is 'D' or egg shaped with the widest turn of the flat track surface on the North end. Total length of the track is 1/5 mile measured at the center of the track. The width of the track surface varies from 25' on the straights to 35' in the corners. Inside the flat track we have laid out a rough scrambles type track which is used for scrambles events during the early Spring. We hold our rough scrambles early in the year to avoid track preparation problems which might occur if heavy rain fell to close to our race dates.

Parking for spectators and the pit area is behind the spectators fence to the South/West of the track. On race days the pit area for participants is marked off with lathes and pedestrian tape to seperate the pits from the general parking area. During events no riding of any type of motorcycle is allowed outside of the pits. This is a club saftey rule and is strictly enforced.

In the past seating for spectators has been very limited and we Had advised them to bring their own lawn chairs. This winter however the club purchased a set of bleachers which will be set up behind the spectator fence and will seat up to 150 people.

The club has planned for 6 race dates in 1983. We will be having 3 rough scrambles and 3 flat track events. The dates for these events have been sanctioned by Dist. 36 of the A.M.A. and are as follows; the rough scrambles Feb.27, Mar.27 April 24 , the flat tracks June 12, Aug. 21 , and Oct.16. Events start at 10:00 AM and usually end before 5:00 PM

At any of these races our average rider turn out is from 60 to 90 including mini bikes, sportsmen, and 3 wheelers. The number of our spectators will vary depending on the weather and conflicting events in the area but usually average s from about 100 to 150 people per race.

I hope this letter will cover the points we missed in our filing plan. If more information is needed please let me know if there is any further information you might require.

Thank you,

Barry C. Ballew
313 Medbury Ave.
Salinas Calif.
93906

[signature], Treasurer

Exhibit C

PC 4727

1320 E. Market St.
Salinas, CA 93905
May, 20, 1983

Monterey County Planning Department
Monterey County Courthouse
Salinas, CA 93901

RE: Coast Counties Minibike Club Race Dates

Dear Sirs:

As requested in your decision to grant our Use Permit (#2936), we are notifying you of our scheduled race dates which are as follows:

June 12, 1983
Aug. 21, 1983
Oct. 16, 1983

In addition, we have three dates which were canceled at the beginning of the year. These dates are being rescheduled upon approval of our sanctioning body, The American Motorcycling Association, District 36. We will notify the Planning Department at the earliest date possible.

Thank you.

Sincerely,

Gale Santiago

Gale Santiago, Treasurer
Coast Counties Minibike Club

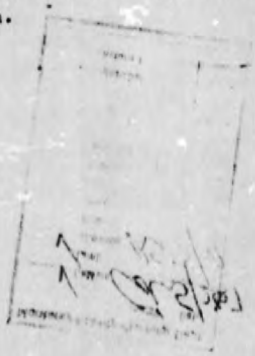

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Exhibit C

PC-4727

FILE COPY
DO NOT REMOVE

THIS PLAN IS HEREBY APPROVED IN CONFORMANCE WITH CONDITION 6 of P.C. RES. 83-161 (PC-4727)
Director of Planning Date 7/5/83

1320 E. Market St.
Salinas, CA 93905
June 1, 1983

Monterey County Planning Commission
Monterey County Courthouse
Salinas, CA 93901

RE: COAST COUNTIES MINI BIKE CLUB PARKING LAYOUT

Dear Sirs:

All parking will be on Monterey County Sheriff's Posse Grounds property. The area used is unpaved, relatively flat ground. It is used primarily for parking during the roping events held by the Posse Association.

The area the Minibike Club would be using is divided into two parts. Referring to the enclosed map please note:

Section A is used as Pit Parking, being divided by the access road.

Section B is used for spectator parking, again divided by the access road.

Section A is separated from Section B by a pedestrian ribbon whose location can be changed as the need arises.

Using a parking stall measurement of 19 feet by 9 feet and allowing 25 feet aisle space, we figure each section can accomodate the following:

Section A - 90 vehicles
Section B - 100 plus vehicles.

As each of our events draw 200-300 individuals which includes about 65 riders and their families, this space has proved adequate.

Hoping this meets your requirements. If there are any further questions, please feel free to contact me at 424-6990.

Sincerely,

Gale Santiago
Coast Counties Minibike Club

Enc.

Exhibit C

MONTEREY COUNTY

PLANNING DEPARTMENT

(408) 422-9018 • P.O. BOX 1208 • SALINAS, CALIFORNIA 93902

E. W. DeMARS
DIRECTOR OF PLANNING

1/26/83

Coast Counties Mini-Bike Club
Mike DeQuaire
5 Lagunita Road
Salinas, CA 93906

Dear Applicant:

This is to notify you that a staff review of your Use Permit PC-4727 application finds it to be:

X incomplete, and more information is necessary. A list of the additional information required is attached.

___ complete and has been placed on an agenda to determine environmental effect for _____. A copy of the staff's "Environmental Assessment and Recommendation" including date and time of your application will be sent to you prior to that meeting.

___ complete and has been placed on an agenda to determine environmental effect and has been set for public hearing for _____.

___ complete and has a categorically exempt environmental status. The application has been set for public hearing for _____.

___ complete. The application has been set for public hearing for _____.

Feel free to contact us for any additional information you may require.

Sincerely,

MONTEREY COUNTY PLANNING DEPARTMENT

Francis Hunter

Exhibit C

PC-4727

COAST COUNTIES PC-4727

1. Approximately how many people (riders and spectators) do you anticipate during a single event?

2. How often will mini-bike events be held? What hours of the day?

3. Submit a plot plan of the mini-bike track, showing the dimensions of the track, setbacks from the property lines and topography.

4. Submit one copy of the schedule that was submitted to the American Motorcycle Association.

Exhibit C

MONTEREY COUNTY

PLANNING DEPARTMENT

(408) 422-9018 - P.O. BOX 1208 - SALINAS, CALIFORNIA 93902

E. W. DeMARS
DIRECTOR OF PLANNING

2/23/83

Coast Counties Mini-Bike Club
Mike DeGuaise
5 Laguna Road
Salinas, CA 93906

Dear Applicant:

This is to notify you that a staff review of your Use Permit #PC-4727 application finds it to be:

___ incomplete, and more information is necessary. A list of the additional information required is attached.

_X_ complete and has been placed on an agenda to determine environmental effect for 3/16/83. A copy of the staff's "Environmental Assessment and Recommendation" including date and time of your application will be sent to you prior to that meeting.

___ complete and has been placed on an agenda to determine environmental effect and has been set for public hearing for _____.

___ complete and has a categorically exempt environmental status. The application has been set for public hearing for _____.

___ complete. The application has been set for public hearing for _____.

Feel free to contact us for any additional information you may require.

Sincerely,

MONTEREY COUNTY PLANNING DEPARTMENT

Grace Stanton

Exhibit C

2.	APPLICANT	Coast Counties Mini-Bike Club (PC-4727)
	APPLICATION	Use Permit
	EXISTING ZONING	"R-R-5 2 Ac. Min. Bldg. Site" District (Agricultural Residential)
	GENERAL PLAN DESIGNATION	Public/Quasi-Public
	PROPERTY DESCRIPTION	Located on portion Lot 11A Map of Natividad, Natividad area, fronting on Natividad Road and Old Natividad Road.
	ASSESSOR'S PARCEL #	211-061-27 & 28
	USE REQUESTED	To allow racing activities
	APPEARANCES	Dave Carger, applicant
	DISCUSSION	Carger inquired as to the reason that they could not race now when they had done it in the past. Slimmon replied that they were racing illegally because they did not have a use permit. He explained that this activity was brought to the department's attention by a complaint they had received. Carger explained that they hold these races once a month on the weekends from the hours of 9:00 a.m. to 3:30 p.m. six months out of the year. He stated that since he has been required to obtain a use permit he has lost a few months racing time and asked if the public hearing could be moved up so as not to loose any more time. DeMars explained that it could be done even though it is not a common practice of the Commission. Riddle inquired on where the proceeds go from this activity. Carger replied that all proceeds go back into the bike club. He explained that this is a non-profit organization and they depend on various businesses that donate time and money for the bike club. Jimenez felt that if it took three years for the complaints to reach the department that the races could not be much of a nuisance.
	ACTION	Moved by Jimenez, seconded by Hendrick, and carried by unanimous vote of Commission present that Resolution No. 83-87 be adopted, finding that this project will not have a significant effect on the environment, directing that a Negative Declaration be prepared and that this matter be set for March 30, 1983 for public hearing.

3/16/83

Pg 23

Exhibit C

19.	APPLICANT	Coast Counties Mini-Bike Club (PC-4727)
	APPLICATION	Public hearing for a Use Permit
	EXISTING ZONING	"K-B-5 2 Ac. Min. Bldg. Site" District (Agricultural Residential)
	GENERAL PLAN DESIGNATION	Public/Quasi-Public
	PROPERTY DESCRIPTION	Located on portion Lot 11A Map of Natividad, Natividad area, fronting on Natividad Road and Old Natividad Road.
	ASSESSOR'S PARCEL #	211-061-27 & 28
	USE REQUESTED	To allow racing activities
	ENVIRONMENTAL STATUS	Negative Declaration prepared.
	APPEARANCES	Dave Crager, on behalf of applicant Art Beecher, in support Jerry Paul, in opposition Amelia Harris, in opposition
	DISCUSSION	Slimmon read correspondence from the Sheriff's Department, Public Works Department, Salinas Rural Fire District and the Health Department who all recommended conditional approval. Mr. Crager briefed the Commission as to the club's activities and it's existance in the area. Mr. Paul was concerned with the on going noise, no adequate parking and the track being used without any supervision. Mrs. Harris read a letter from Mr. & Mrs. Sinclair who opposed to the use permit application and stated the mini-bikes were a nuisance to the residents of the area and also irritated their horses. Commissioner Varga suggested the applicant contact the Parks Department as to the possibility of using the Laguna Seca Park race track for future races.
	ACTION	The Chairman stated that a Negative Declaration has been prepared on the project and noted that no objections have been received. Moved by Jimenez, seconded by Calcagno, and carried by the following vote of Commission present that the prepared Negative Declaration be adopted.

5/30/83

Pg. 17, 18, 19

(1 of 2)

Further moved by Jimenez, seconded by Calcagno, and carried by the following vote of Commission present that Resolution No. 83-121 be adopted, granting Use Permit No. 2936, subject to the following conditions:

Ayes: Cailotto, Calcagno, Glau, Jimenez, Varga
Noes: Riddle
Absent: Hendrick, Reaves
Abstain: Mill

1. Conform to the requirements of Monterey County Code, Title 10.6 (Noise Ordinance).
2. Obtain all necessary permits from the County Health Department.
3. Provide fire extinguishers at starting line, pit area and finish line during racing activities. Fire extinguishers should be 10BC type for flammable liquid type fires and electrical fires.
4. Fire Department to be notified when any racing activities occur.
5. Provide off street parking. Layout to be approved by Director of Planning.
6. That this permit allows a maximum of six days racing per year.
7. That the applicant notify the Monterey County Planning department of the scheduled race dates.
8. That the hours of operation shall be limited to 9:00 to 4:00 p.m. only.
9. That there be no unsupervised use of the tracks and no practive runs.
10. That this permit expire on March 30, 1984

page 19
Item #19
5-30-83

(292)

COUNTY OF MONTEREY

STATE OF CALIFORNIA

Exhibit C

FILED

NEGATIVE DECLARATION

MAR 18 10 42 AM 1983

ERNEST A. MAGGINI
MONTEREY COUNTY CLERK

_____ DEPUTY

RESPONSIBLE AGENCY	DECISION MAKING BODY		
COUNTY OF MONTEREY	Planning Commission		
PROJECT TITLE			
Coast Counties Mini-Bike Club			
ADDRESS	CITY	STATE	ZIP CODE
Mike DeQuaise 5 Laguntis Road	Salinas	CA	93906
CONTACT PERSON	AREA CODE	PHONE	EXTENSION
LYNNE MOUNDAY, SENIOR PLANNER	408	422-9018	30

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

(a) That said project will not have the potential to significantly degrade the quality of the environment.
(b) That said project will have no significant impact on long term environmental goals.
(c) That said project will have no significant cumulative effect upon the environment.
(d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

Use Permit to allow racing activities, located on portion Lot 11A Map of Natividad, Natividad area, fronting on Natividad Road and Old Natividad Road.

PROJECT LOCATION	TIME PERIOD PROVIDED FOR REVIEW
Natividad Area	March 30, 1983

ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY IS AVAILABLE

☐ Monterey County Planning Department
☐ Monterey County Department of Building Inspection
P. O. Box 1208/Courthouse, Salinas, CA 93902

TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND. March 18, 1983
DATE FILED

PC-4727
FILE REFERENCE

COUNTY OF MONTEREY, STATE OF CALIFORNIA

Exhibit C

RESOLUTION NO. 83-121

USE PERMIT NO. 2936

A.P. # 211-061-27 & 28

FINDINGS AND DECISION

In the matter of the application of

COAST COUNTIES MINI-BIKE CLUB (PC-4727)

for a Use Permit in accordance with Title 20 (Zoning) Chapter 20.96 (Use Permits) of the Monterey County Code, to allow racing activities, located on portion of Lot 11A Map of Natividad, Natividad area, fronting on Natividad Road and Old Natividad Road.

came on regularly for hearing before the Planning Commission on March 30, 1983

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to 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.

DECISION

THEREFORE, It is the decision of said Planning Commission that said application for a Use Permit be granted as shown on the attached sketch and subject to the following conditions:

1. Conform to the requirements of Monterey County Code, Title 10.6 (Noise Ordinance).
2. Obtain all necessary permits from the County Health Department.
3. Provide fire extinguishers at starting line, pit area and finish line during racing activities. Fire extinguishers should be 10BC type for flammable liquid type fires and electrical fires.
4. Fire department to be notified when any racing activities occur.
5. Provide off street parking. Layout to be approved by Director of Planning.
6. That this permit allows a maximum of six days racing per year.
7. That the applicant notify the Monterey County Planning Department of the scheduled race dates.
8. That the hours of operation shall be limited to 9:00 a.m. to 4:30 p.m. only.
9. That there be no unsupervised use of the tracks and no practice runs.
10. That this permit expire on March 30, 1984.

PASSED AND ADOPTED this 30th day of March, 1983, by the following vote:

Ayes: Cailotto, Calcagno, Glau, Jimenez, Varga

Noes: Riddle

Absent: Hendrick, Reaves

ABSTAIN: Mill

E. W. DeMARS
Secretary of the Planning Commission

Copy of this decision was mailed to the applicant on April 8, 1983

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 April 18, 1983.

Exhibit C

COUNTY OF MONTEREY
STATE OF CALIFORNIA

FILED

APR 4 2 58 PM 1983

NORMA A. MAGGINI
MONTEREY COUNTY CLERK
DEPUTY

NOTICE OF DETERMINATION

The EIR or Negative Declaration and record of project approval may be examined at the Monterey County Planning Department/240 Church Street, Room 116/Salinas, California.

RESPONSIBLE AGENCY

COUNTY OF MONTEREY

DECISION-MAKING BODY

X PLANNING COMMISSION
BOARD OF SUPERVISORS

PROJECT TITLE

Coast Counties Mini-Bike Club

ADDRESS

Mike DeQuaise 5 Lagunita Road Salinas,

CONTACT PERSON

LLOYD E. MURRAY, SENIOR PLANNER

TELEPHONE

(408)422-9018

PROJECT DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES

Use Permit to allow racing activities, located on portion Lot 11A Map of Natividad, Natividad area, fronting on Natividad Road and Old Natividad Road.

PROJECT LOCATION

Natividad Area

LOCAL APPROVAL

March 30, 1983

CONDITIONAL APPROVAL

XX

NEGATIVE DECLARATION FILED

yy YES NO

DATE

March 18, 1983

EIR PREPARED

YES XX NO

NOTICE OF COMPLETION FILED

DRAFT HEARING

SIGNIFICANT EFFECT

YES XX NO

EXTENUATING FACTORS

Public Resources Code Section 21161(a) requires local agencies to submit this information to the County Clerk. The filing of the notice starts a 30-day statute of limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.

PC-4727
FILE REFERENCE

April 4, 1983

298

Exhibit C

PC-4727

RESOLUTION NO. 83-87
MONTEREY COUNTY PLANNING COMMISSION
STATE OF CALIFORNIA

WHEREAS: The Planning Commission of the County of Monterey, State of California, is considering the **Use Permit application of Coast Counties Mini-Bike Club, to allow racing activities, located on portion of Lot 11A Map of Natividad, Natividad area, fronting on Natividad Road and Old Natividad Road.**

, and

WHEREAS: Said Planning Commission has considered the Assessment of Environmental Effect filed by **JERRY WILKENSAN** , and

WHEREAS: Said Planning Commission has considered the comments of the Planning Department of the County of Monterey,

NOW, THEREFORE, BE IT RESOLVED:

1. That the Planning Commission of the County of Monterey finds:

   (a) That said project will not have the potential to degrade the quality of the environment.

   (b) That said project will have no impact on long term environmental goals.

   (c) That said project will have no cumulative effect upon the environment.

   (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

2. That said Planning Commission finds that said project will have no significant effect upon the environment.

3. That the Secretary of this Planning Commission be and he is hereby directed to execute and file with the County Clerk of the County of Monterey a duplicate copy of the attached Negative Declaration.

Regularly passed and adopted by the Planning Commission of the County of Monterey, State of California, on the 16th day of March 1983, by the following vote:

Ayes: **Cailotto, Calcagno, Jimenez, Hendrick, Riddle, Reaves**

Noes: **None**

Absent: **Glau, Mill, Varga**

ATTEST:

E. W. DeMARS, SECRETARY

PETER CAILOTTO, CHAIRMAN

INSPECTION CHECKLIST

FILE NUMBER: PC-4727 Exhibit C TOTAL NUMBER OF CONDITIONS: _____

Condition Number	Cleared by, and/or coordinated with: (Dept./Agency and name of contact)	Cleared (Bldg. Permit) Date & Initial	Cleared (Final) Date & Initial
1			
2			
3			
4			
5	EWD	9-5-83 DAG.	
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Exhibit C

Planning Department Information Management System

APN: 211 061 27 (28)

Owner Name: Mo. Co. Sheriffs Posse

Minor Sub #:

Standard Sub #:

P. C. File #: 04727

Z. A. File #:

Zoning Inv. #: 82011

Board Tent. Map Date:

Expiration Date: 03-30-84

Expiration Date:

Zoning Inv. Status: C

PC/MS Action Date: Code: Env. Determ.

Final Map Date: Code: Env. Determ.

Code: A Env. Determ. N

Code: Env. Determ.

Lot Line File #:

Ag Preserve #:

Expiration Date:

Annexed to Ag. Preserve #:

Building Permit #:

Grading Issue:

Mobile Issue: Final: Env. Det.:

Building Use:

Acreage in Parcel:

Scenic Easement Acres:

S.E. Status:

Base Map:

Planning Area: 03

Census Tract:

Traffic Zone:

Parcel Map: 11-038

Tract #:

Studies or Constraints:

E.I.R. #:

Zoning: K-B-5 2 AC

Cities & Towns:

Housing Ordinance Information

Compliance ?

Exemptions:

Method of Contribution:

Cash Amount:

Units:

Site One Planning Area:

Rental Units:

Sale Units:

Site Two Planning Area:

Rental Units:

Sale Units:

Lots Contributed:

Credit:

Housing Area:

Special Notes & Descriptions: PC04727 Appl: Coast Counties Mini-Bike Club; PC04684; (28)

M.C.P.D. 3/82

Attachment B

Vehicle Occupancy Survey and Roadway ADT Counts

Exhibit C

Prepared by NDS/ATD

VOLUME

Natividad Rd W/O Old Natividad Rd

Day: Sunday
Date: 4/16/2023

City: Salinas
Project #: CA23_080102_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	2,669	2,655	5,324

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00							0		12:00			54		41		95	
00:15							0		12:15			55		49		104	
00:30							0		12:30			53		45		98	
00:45							0		12:45			67	229	38	173	105	402
01:00							0		13:00			83		40		123	
01:15							0		13:15			71		52		123	
01:30							0		13:30			80		47		127	
01:45							0		13:45			65	299	57	196	122	495
02:00							0		14:00			60		61		121	
02:15							0		14:15			67		38		105	
02:30							0		14:30			59		73		132	
02:45							0		14:45			57	243	56	228	113	471
03:00							0		15:00			56		67		123	
03:15							0		15:15			55		41		96	
03:30							0		15:30			50		63		113	
03:45							0		15:45			53	214	55	226	108	440
04:00							0		16:00			52		66		118	
04:15							0		16:15			46		56		102	
04:30							0		16:30			49		41		90	
04:45							0		16:45			40	187	45	208	85	395
05:00							0		17:00			46		62		108	
05:15							0		17:15			30		70		100	
05:30							0		17:30			35		57		92	
05:45							0		17:45			41	152	63	252	104	404
06:00			15		5		20		18:00			31		60		91	
06:15			10		5		15		18:15			34		72		106	
06:30			14		15		29		18:30			40		88		128	
06:45			15	54	7	32	22	86	18:45			32	137	69	289	101	426
07:00			15		10		25		19:00			22		100		122	
07:15			26		9		35		19:15			40		89		129	
07:30			16		11		27		19:30			26		45		71	
07:45			17	74	15	45	32	119	19:45			34	122	45	279	79	401
08:00			22		8		30		20:00			32		46		78	
08:15			31		20		51		20:15			22		38		60	
08:30			41		23		64		20:30			17		43		60	
08:45			44	138	13	64	57	202	20:45			27	98	29	156	56	254
09:00			45		22		67		21:00			21		30		51	
09:15			54		18		72		21:15			18		27		45	
09:30			39		17		56		21:30			17		22		39	
09:45			48	186	30	87	78	273	21:45			10	66	13	92	23	158
10:00			55		29		84		22:00			7		12		19	
10:15			48		23		71		22:15			8		18		26	
10:30			48		28		76		22:30			4		10		14	
10:45			43	194	28	108	71	302	22:45			8	27	13	53	21	80
11:00			47		28		75		23:00			6		5		11	
11:15			61		35		96		23:15			9		9		18	
11:30			62		45		107		23:30			3		8		11	
11:45			58	228	31	139	89	367	23:45			3	21	6	28	9	49
TOTALS				874		475		1349	TOTALS				1795		2180		3975
SPLIT %				64.8%		35.2%		25.3%	SPLIT %				45.2%		54.8%		74.7%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	2,669	2,655	5,324

AM Peak Hour			11:15	11:30	11:30	PM Peak Hour			12:45	18:30	13:00
AM Pk Volume			235	166	395	PM Pk Volume			301	346	495
Pk Hr Factor			0.948	0.847	0.923	Pk Hr Factor			0.907	0.865	0.974
7 - 9 Volume	0	0	212	109	321	4 - 6 Volume	0	0	339	460	799
7 - 9 Peak Hour			08:00	07:45	08:00	4 - 6 Peak Hour			16:00	17:00	17:00
7 - 9 Pk Volume	0	0	138	66	202	4 - 6 Pk Volume	0	0	187	252	404
Pk Hr Factor	0.000	0.000	0.784	0.717	0.789	Pk Hr Factor	0.000	0.000	0.899	0.900	0.935

Exhibit C

Prepared by NDS/ATD

VOLUME

Natividad Rd W/O Old Natividad Rd

Day: Monday
Date: 4/17/2023

City: Salinas
Project #: CA23_080102_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	457	98	555

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB	WB	TOTAL
00:00			2		7		9		12:00					0
00:15			2		3		5		12:15					0
00:30			3		2		5		12:30					0
00:45			2	9	7	19	9	28	12:45					0
01:00			3		6		9		13:00					0
01:15			1		3		4		13:15					0
01:30			2		8		10		13:30					0
01:45			4	10	2	19	6	29	13:45					0
02:00			5		1		6		14:00					0
02:15			6		3		9		14:15					0
02:30			5		0		5		14:30					0
02:45			4	20	0	4	4	24	14:45					0
03:00			10		3		13		15:00					0
03:15			9		1		10		15:15					0
03:30			13		3		16		15:30					0
03:45			20	52	2	9	22	61	15:45					0
04:00			16		3		19		16:00					0
04:15			29		3		32		16:15					0
04:30			45		5		50		16:30					0
04:45			39	129	6	17	45	146	16:45					0
05:00			46		5		51		17:00					0
05:15			58		8		66		17:15					0
05:30			62		9		71		17:30					0
05:45			71	237	8	30	79	267	17:45					0
06:00							0		18:00					0
06:15							0		18:15					0
06:30							0		18:30					0
06:45							0		18:45					0
07:00							0		19:00					0
07:15							0		19:15					0
07:30							0		19:30					0
07:45							0		19:45					0
08:00							0		20:00					0
08:15							0		20:15					0
08:30							0		20:30					0
08:45							0		20:45					0
09:00							0		21:00					0
09:15							0		21:15					0
09:30							0		21:30					0
09:45							0		21:45					0
10:00							0		22:00					0
10:15							0		22:15					0
10:30							0		22:30					0
10:45							0		22:45					0
11:00							0		23:00					0
11:15							0		23:15					0
11:30							0		23:30					0
11:45							0		23:45					0
TOTALS				457		98		555	TOTALS					0
SPLIT %				82.3%		17.7%		100.0%	SPLIT %					0.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	457	98	555

AM Peak Hour			05:00	05:00	05:00	PM Peak Hour					
AM Pk Volume			237	30	267	PM Pk Volume					
Pk Hr Factor			0.835	0.833	0.845	Pk Hr Factor					
7 - 9 Volume	0	0	0	0	0	4 - 6 Volume	0	0	0	0	0
7 - 9 Peak Hour						4 - 6 Peak Hour					
7 - 9 Pk Volume	0	0	0	0	0	4 - 6 Pk Volume	0	0	0	0	0
Pk Hr Factor	0.000	0.000	0.000	0.000	0.000	Pk Hr Factor	0.000	0.000	0.000	0.000	0.000

Exhibit C

Prepared by NDS/ATD

VOLUME

Old Natividad Rd S/O Natividad Rd

Day: Sunday
Date: 4/16/2023

City: Salinas
Project #: CA23_080102_002

DAILY TOTALS	NB	SB	EB	WB	Total
	889	831	0	0	1,720

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL	
00:00									0		12:00	18		18						36	
00:15									0		12:15	17		8						25	
00:30									0		12:30	21		8						29	
00:45									0		12:45	28	84	6	40					34	124
01:00									0		13:00	37		9						46	
01:15									0		13:15	27		13						40	
01:30									0		13:30	39		8						47	
01:45									0		13:45	38	141	15	45					53	186
02:00									0		14:00	27		12						39	
02:15									0		14:15	29		10						39	
02:30									0		14:30	29		27						56	
02:45									0		14:45	32	117	11	60					43	177
03:00									0		15:00	35		15						50	
03:15									0		15:15	25		12						37	
03:30									0		15:30	20		10						30	
03:45									0		15:45	25	105	6	43					31	148
04:00									0		16:00	18		20						38	
04:15									0		16:15	18		15						33	
04:30									0		16:30	21		11						32	
04:45									0		16:45	14	71	11	57					25	128
05:00									0		17:00	11		19						30	
05:15									0		17:15	10		7						17	
05:30									0		17:30	8		16						24	
05:45									0		17:45	11	40	23	65					34	105
06:00	1		2						3		18:00	12		23						35	
06:15	4		0						4		18:15	5		32						37	
06:30	0		0						0		18:30	12		53						65	
06:45	7	12	1	3					8	15	18:45	11	40	44	152					55	192
07:00	3		4						7		19:00	5		104						109	
07:15	8		2						10		19:15	10		56						66	
07:30	6		2						8		19:30	5		15						20	
07:45	4	21	4	12					8	33	19:45	10	30	21	196					31	226
08:00	2		1						3		20:00	8		8						16	
08:15	9		6						15		20:15	5		8						13	
08:30	9		2						11		20:30	5		13						18	
08:45	8	28	2	11					10	39	20:45	8	26	5	34					13	60
09:00	8		4						12		21:00	3		4						7	
09:15	15		5						20		21:15	4		6						10	
09:30	6		1						7		21:30	3		1						4	
09:45	11	40	8	18					19	58	21:45	1	11	3	14					4	25
10:00	13		7						20		22:00	3		1						4	
10:15	8		4						12		22:15	1		2						3	
10:30	11		10						21		22:30	1		1						2	
10:45	15	47	6	27					21	74	22:45	2	7	1	5					3	12
11:00	14		7						21		23:00	1		0						1	
11:15	17		8						25		23:15	3		0						3	
11:30	17		17						34		23:30	1		2						3	
11:45	15	63	13	45					28	108	23:45	1	6	2	4					3	10
TOTALS		211		116						327	TOTALS		678		715						1393
SPLIT %		64.5%		35.5%						19.0%	SPLIT %		48.7%		51.3%						81.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	889	831	0	0	1,720

AM Peak Hour	11:45	11:15			11:15	PM Peak Hour	13:00	18:30			18:30
AM Pk Volume	71	56			123	PM Pk Volume	141	257			295
Pk Hr Factor	0.845	0.778			0.854	Pk Hr Factor	0.904	0.618			0.677
7 - 9 Volume	49	23	0	0	72	4 - 6 Volume	111	122	0	0	233
7 - 9 Peak Hour	08:00	07:30			08:00	4 - 6 Peak Hour	16:00	17:00			16:00
7 - 9 Pk Volume	28	13	0	0	39	4 - 6 Pk Volume	71	65	0	0	128
Pk Hr Factor	0.778	0.542	0.000	0.000	0.650	Pk Hr Factor	0.845	0.707	0.000	0.000	0.842

Exhibit C

Prepared by NDS/ATD

VOLUME

Old Natividad Rd S/O Natividad Rd

Day: Monday
Date: 4/17/2023

City: Salinas
Project #: CA23_080102_002

DAILY TOTALS	NB	SB	EB	WB	Total
	10	12	0	0	22

AM Period	NB		SB		EB		WB		TOTAL		PM Period	NB		SB		EB		WB		TOTAL
00:00	0		0						0		12:00									0
00:15	1		1						2		12:15									0
00:30	0		0						0		12:30									0
00:45	1	2	1	2					2	4	12:45									0
01:00	1		1						2		13:00									0
01:15	0		0						0		13:15									0
01:30	0		0						0		13:30									0
01:45	1	2	0	1					1	3	13:45									0
02:00	0		0						0		14:00									0
02:15	0		1						1		14:15									0
02:30	0		0						0		14:30									0
02:45	0		0	1					0	1	14:45									0
03:00	0		0						0		15:00									0
03:15	0		1						1		15:15									0
03:30	0		0						0		15:30									0
03:45	0		0	1					0	1	15:45									0
04:00	0		0						0		16:00									0
04:15	0		0						0		16:15									0
04:30	0		1						1		16:30									0
04:45	3	3	1	2					4	5	16:45									0
05:00	0		1						1		17:00									0
05:15	0		1						1		17:15									0
05:30	1		1						2		17:30									0
05:45	2	3	2	5					4	8	17:45									0
06:00									0		18:00									0
06:15									0		18:15									0
06:30									0		18:30									0
06:45									0		18:45									0
07:00									0		19:00									0
07:15									0		19:15									0
07:30									0		19:30									0
07:45									0		19:45									0
08:00									0		20:00									0
08:15									0		20:15									0
08:30									0		20:30									0
08:45									0		20:45									0
09:00									0		21:00									0
09:15									0		21:15									0
09:30									0		21:30									0
09:45									0		21:45									0
10:00									0		22:00									0
10:15									0		22:15									0
10:30									0		22:30									0
10:45									0		22:45									0
11:00									0		23:00									0
11:15									0		23:15									0
11:30									0		23:30									0
11:45									0		23:45									0
TOTALS	10		12						22		TOTALS									0
SPLIT %	45.5%		54.5%						100.0%		SPLIT %									0.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	10	12	0	0	22

AM Peak Hour	04:45	05:00			04:45	PM Peak Hour				
AM Pk Volume	4	5			8	PM Pk Volume				
Pk Hr Factor	0.333	0.625			0.500	Pk Hr Factor				
7 - 9 Volume	0	0	0	0	0	4 - 6 Volume	0	0	0	0	0
7 - 9 Peak Hour						4 - 6 Peak Hour					
7 - 9 Pk Volume	0	0	0	0	0	4 - 6 Pk Volume	0	0	0	0	0
Pk Hr Factor	0.000	0.000	0.000	0.000	0.000	Pk Hr Factor	0.000	0.000	0.000	0.000	0.000

Exhibit C

Prepared by NDS/ATD

VOLUME

Natividad Rd E/O Old Natividad Rd

Day: Sunday
Date: 4/16/2023

City: Salinas
Project #: CA23_080102_003

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	2,089	2,124	4,213

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
0:00							0		12:00			41		29		70	
0:15							0		12:15			42		47		89	
0:30							0		12:30			43		47		90	
0:45							0		12:45			48	174	38	161	86	335
1:00							0		13:00			49		35		84	
1:15							0		13:15			47		40		87	
1:30							0		13:30			44		45		89	
1:45							0		13:45			40	180	52	172	92	352
2:00							0		14:00			44		59		103	
2:15							0		14:15			49		39		88	
2:30							0		14:30			35		59		94	
2:45							0		14:45			37	165	58	215	95	380
3:00							0		15:00			40		65		105	
3:15							0		15:15			36		33		69	
3:30							0		15:30			33		57		90	
3:45							0		15:45			34	143	54	209	88	352
4:00							0		16:00			36		51		87	
4:15							0		16:15			35		43		78	
4:30							0		16:30			32		35		67	
4:45							0		16:45			31	134	36	165	67	299
5:00							0		17:00			38		47		85	
5:15							0		17:15			23		66		89	
5:30							0		17:30			31		48		79	
5:45							0		17:45			39	131	47	208	86	339
6:00			14		3		17		18:00			28		49		77	
6:15			7		10		17		18:15			38		48		86	
6:30			14		14		28		18:30			38		44		82	
6:45			8	43	6	33	14	76	18:45			42	146	48	189	90	335
7:00			9		6		15		19:00			48		29		77	
7:15			16		7		23		19:15			47		40		87	
7:30			12		12		24		19:30			24		32		56	
7:45			12	49	11	36	23	85	19:45			27	146	33	134	60	280
8:00			21		7		28		20:00			26		37		63	
8:15			25		18		43		20:15			18		34		52	
8:30			32		16		48		20:30			13		27		40	
8:45			38	116	13	54	51	170	20:45			18	75	25	123	43	198
9:00			36		19		55		21:00			19		27		46	
9:15			45		17		62		21:15			14		23		37	
9:30			33		18		51		21:30			14		19		33	
9:45			37	151	21	75	58	226	21:45			9	56	11	80	20	136
10:00			45		25		70		22:00			4		12		16	
10:15			42		20		62		22:15			7		15		22	
10:30			42		24		66		22:30			4		10		14	
10:45			28	157	24	93	52	250	22:45			7	22	11	48	18	70
11:00			35		19		54		23:00			5		5		10	
11:15			50		31		81		23:15			6		9		15	
11:30			51		37		88		23:30			3		4		7	
11:45			49	185	20	107	69	292	23:45			2	16	4	22	6	38
TOTALS				701		398		1099	TOTALS				1388		1726		3114
SPLIT %				63.8%		36.2%		26.1%	SPLIT %				44.6%		55.4%		73.9%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	2,089	2,124	4,213

AM Peak Hour			11:15	11:45	11:45	PM Peak Hour			12:45	14:15	14:15
AM Pk Volume			191	143	318	PM Pk Volume			188	221	382
Pk Hr Factor			0.936	0.761	0.883	Pk Hr Factor			0.959	0.850	0.910
7 - 9 Volume	0	0	165	90	255	4 - 6 Volume	0	0	265	373	638
7 - 9 Peak Hour			8:00	8:00	8:00	4 - 6 Peak Hour			16:15	17:00	17:00
7 - 9 Pk Volume	0	0	116	54	170	4 - 6 Pk Volume	0	0	136	208	339
Pk Hr Factor	0.000	0.000	0.763	0.750	0.833	Pk Hr Factor	0.000	0.000	0.895	0.788	0.952

Exhibit C

Prepared by NDS/ATD

VOLUME

Natividad Rd E/O Old Natividad Rd

Day: Monday
Date: 4/17/2023

City: Salinas
Project #: CA23_080102_003

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	449	92	541

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB	WB	TOTAL
0:00			3		6		9		12:00					0
0:15			1		2		3		12:15					0
0:30			2		2		4		12:30					0
0:45			2	8	6	16	8	24	12:45					0
1:00			3		6		9		13:00					0
1:15			1		4		5		13:15					0
1:30			2		7		9		13:30					0
1:45			3	9	2	19	5	28	13:45					0
2:00			5		1		6		14:00					0
2:15			6		2		8		14:15					0
2:30			5		0		5		14:30					0
2:45			4	20	0	3	4	23	14:45					0
3:00			10		3		13		15:00					0
3:15			9		0		9		15:15					0
3:30			12		3		15		15:30					0
3:45			21	52	3	9	24	61	15:45					0
4:00			16		3		19		16:00					0
4:15			28		4		32		16:15					0
4:30			47		5		52		16:30					0
4:45			36	127	6	18	42	145	16:45					0
5:00			46		4		50		17:00					0
5:15			57		7		64		17:15					0
5:30			60		10		70		17:30					0
5:45			70	233	6	27	76	260	17:45					0
6:00							0		18:00					0
6:15							0		18:15					0
6:30							0		18:30					0
6:45							0		18:45					0
7:00							0		19:00					0
7:15							0		19:15					0
7:30							0		19:30					0
7:45							0		19:45					0
8:00							0		20:00					0
8:15							0		20:15					0
8:30							0		20:30					0
8:45							0		20:45					0
9:00							0		21:00					0
9:15							0		21:15					0
9:30							0		21:30					0
9:45							0		21:45					0
10:00							0		22:00					0
10:15							0		22:15					0
10:30							0		22:30					0
10:45							0		22:45					0
11:00							0		23:00					0
11:15							0		23:15					0
11:30							0		23:30					0
11:45							0		23:45					0
TOTALS				449		92		541	TOTALS					0
SPLIT %				83.0%		17.0%		100.0%	SPLIT %					0.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	449	92	541

AM Peak Hour			5:00	4:45	5:00	PM Peak Hour				
AM Pk Volume			233	27	260	PM Pk Volume				
Pk Hr Factor			0.832	0.675	0.855	Pk Hr Factor				
7 - 9 Volume	0	0	0	0	0	4 - 6 Volume	0	0	0	0	0
7 - 9 Peak Hour						4 - 6 Peak Hour					
7 - 9 Pk Volume	0	0	0	0	0	4 - 6 Pk Volume	0	0	0	0	0
Pk Hr Factor	0.000	0.000	0.000	0.000	0.000	Pk Hr Factor	0.000	0.000	0.000	0.000	0.000

Exhibit C

Event On:	4/16/2023	Attendance	
Start Time:	1:00 PM		
Arrival Time	# of Occupants		
11:38	4		
11:42	3	Average Occupancy	4.08
11:44	6	Drop Off Rate	5.4%
11:45	6	% PH Trips Arriving	60%
11:48	7	% PH Trips Departing	85%
11:52	8		
11:57	4	15 Min Bin	ObservedAttendees
12:25	6	11:30	13
12:26	2	11:45	25
12:27	4	12:00	19
12:30	5	12:15	12
12:36	2	12:30	7
12:51	3	12:45	28
12:52	5	1:00	52
12:55	4	1:15	14
12:56	3		
12:57	4		
12:58	4		
12:59	5		
1:01	2		
1:07	4		
1:08	5		
1:10	5		
1:11	3		
1:12	5		
1:13	2		
1:13	4		
1:14	5		
1:14	5		
1:14	2	Drop-Off	
1:14	2	Drop-Off	
1:14	3		
1:14	5		
1:15	2		
1:15	4		
1:16	4		
1:16	4		

Estiamted attendees	Percent	Cumulative %
28	10%	10%
31	11%	22%
19	7%	29%
36	13%	42%
18	7%	48%
47	17%	66%
52	19%	85%
42	15%	100%

Attachment C

Detailed On-Site Parking Layout

GRAPHIC SCALE: 1" = 100'
100 0 100 200

REV 6/17/21

NATIVIDA ROAD

OLD NATIVIDA ROAD

ENTRANCE
EXIT

PARKING LOT 1
TOTAL NUMBER OF VEHICLES = 1152
PARKING LOT # 1 = 441,000 SF

ENTRANCE
EXIT

ADA PARKING STALLS

FIRE LANE

EMERGANCY ENTRANCE

GATE

PEDESTRIAN GATE

DRINKS
VENDER

TICKET
OFFICE

SANITARY
FACILITIES

MONTEREY
COUNTY
HALL

RODEO
STANDS
1700 Seats Approx.

VIP AREA

STAGE

211061028000

211071001000

211071002000

21107101000

211071008000

211071004000

OLD STAGE ROAD

PARKING LOT 4
TOTAL NUMBER OF VEHICLES = 770
PARKING LOT # 4 = 303,000 SF

211061026000

ENTRANCE
EXIT

PARKING LOT 2
TOTAL NUMBER OF VEHICLES = 432
PARKING LOT # 2 = 252,000 SF

211061020000

211061021000

PARKING LOT 3
TOTAL NUMBER OF VEHICLES = 770
PARKING LOT # 3 = 306,000 SF

211061002000

211061003000

211061018000

211061019000

211061013000

211061012000

211061023000

211061024000

SITE LAYOUT
SCALE = 1" = 100'

	EMPRESAS AMECA			DESIGNED BY: E. RIZO DRAWN BY: E. RIZO CHECKED BY: E.RIZO CAD DWG NAME: XXX	NO. / DATE / REVISION	**MONTEREY COUNTY SHERIFF'S POSSE GROUNDS** SITE LAYOUT PLANS	SCALE: AS NOTED DATE: OCTOBER 15, 2021 SHEET: SHEET 1 SHEET 1 OF 2

FULL SCALE PLOT SIZE: 22" X 34"

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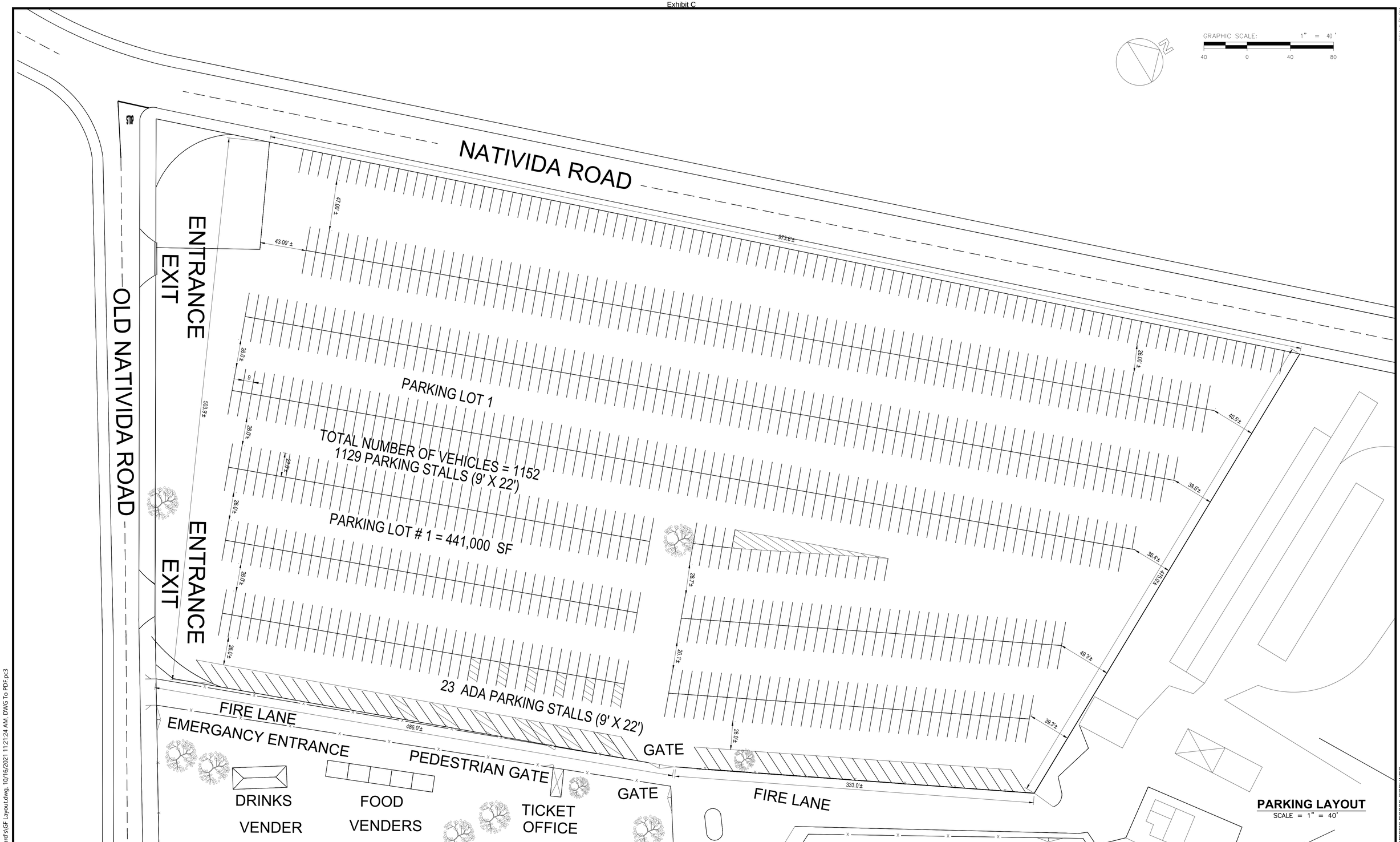
MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

Exhibit C



PARKING LAYOUT
SCALE = 1" = 40'

EMPRESAS AMECA	DESIGNED BY: E. RIZO DRAWN BY: E. RIZO CHECKED BY: E.RIZO CAD DWG NAME: XXX	NO.	DATE	REVISION	**MONTEREY COUNTY SHERIFF'S POSSE GROUNDS** PARKING LOT #1 LAYOUT PLANS	SCALE: AS NOTED DATE: AUGUST 20, 2021 SHEET: SHEET A SHEET 1 OF 1

FULL SCALE PLOT SIZE: 22" X 34"

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REV 6/2/21

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

DRINKS VENDER

FOOD VENDERS

TICKET OFFICE

GATE

FIRE LANE

GRAPHIC SCALE: 1" = 40'
40 0 40 80

REV 6/17/21

SANITARY FACILITIES

GA

MONTEREY COUNTY HALL

GATE

GATE

RODEO STANDS

1700 Seats Approx.

GATE

GATE

GATE

GATE

211061028000

VIP AREA

STAGE

PARKING LOT 2

TOTAL NUMBER OF VEHICLES = 404

PARKING LOT # 2 = 252,000 SF

50.2'±

37.9'±

25.9'±

26.0'±

26.1'±

26.1'±

30.0'±

30.3'±

GATE

53.0'±

28.7'±

65.7'±

ENTRANCE

EXIT

26.0'±

25 ADA PARKING STALLS (9' X 22')

36.0'±

37.2'±

31.7'±

25.0'±

33.4'±

PARKING LOT 3

TOTAL NUMBER OF VEHICLES = 770

29.9'±

55.3'±

26.0'±

26.0'±

26.0'±

26.0'±

26.0'±

211061020000

PARKING LAYOUT
SCALE = 1" = 40'

EMPRESAS AMECA

DESIGNED BY:	E. RIZO	NO.	DATE / REVISION
DRAWN BY:	E. RIZO		
CHECKED BY:	E.RIZO		
CAD DWG NAME:	XXX		

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

PARKING LOT #2 LAYOUT PLANS

SCALE: AS NOTED
DATE: AUGUST 20, 2021
SHEET: SHEET B
SHEET 1 OF 1

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FULL SCALE PLOT SIZE: 22" X 34"

MONTEREY COUNTY SHERIFF'S POSSE GROUNDS

Exhibit D

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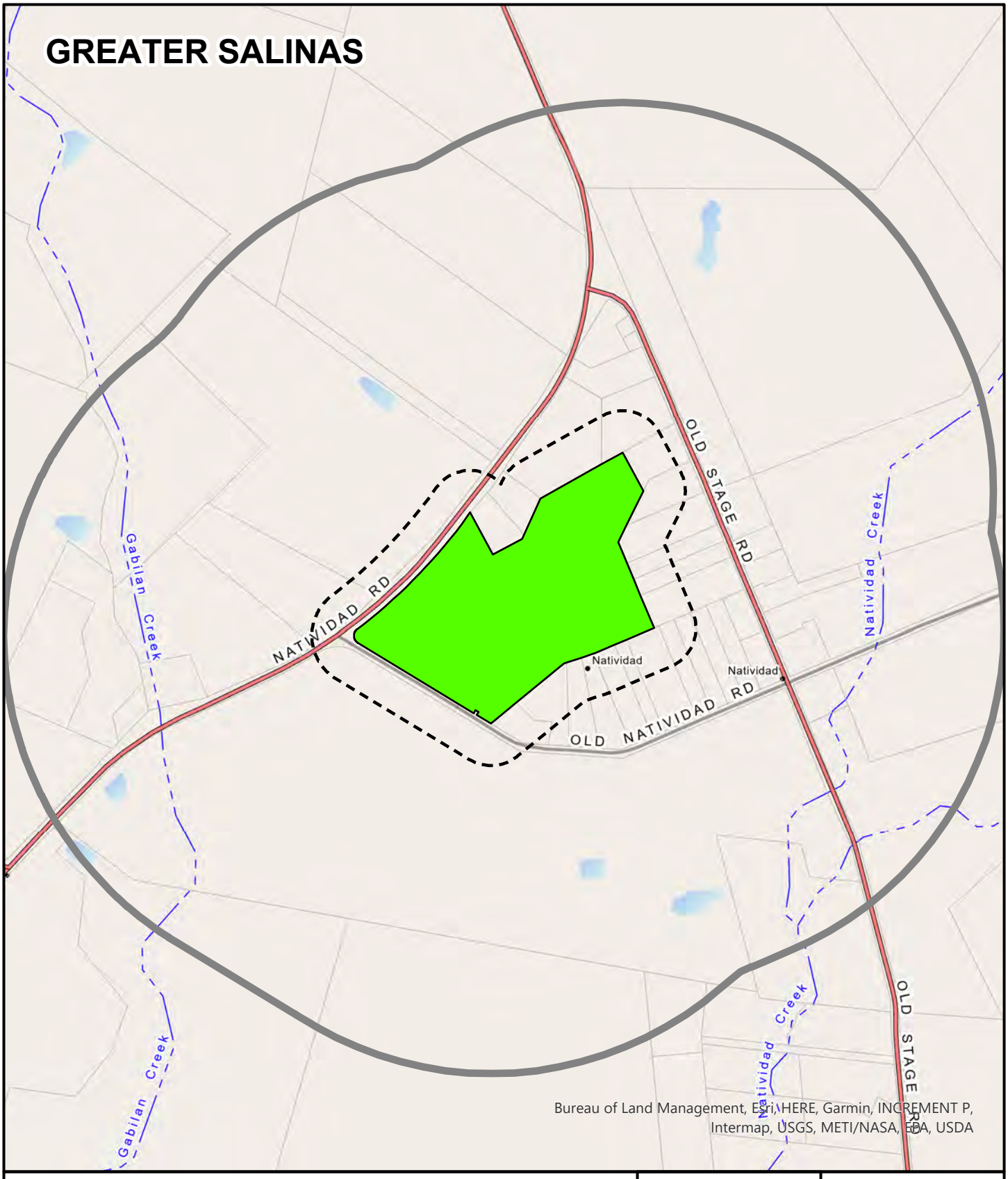

APPLICANT: MONTEREY COUNTY SHERIFFS POSSE

APN: 211061028000 **FILE #** PLN220125

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: TAYLOR PRICI

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Exhibit E

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Exhibit E

Monterey County Sheriff's Posse Grounds
Past Event Records (2017-2024)

Rentals/Donation Events	Projetion 2024	2023	2022	2021	2020	2019	2018	2017	Guests	Event Hours	Security	Event Crew
Salinas Rodeo Overflow Parking/Camping	1	1	1	0	0	1	1	1	50 - 80	24 hrs	0	0
Sheriffs Dept /Agencies	1	2	3	0	1	4	10	5	30 - 100	12 to 5	0	2
4-H	12	11	12	0	0	3	12	12	30 - 50	5 to 9	0	0
Family Paries	3	2	4	0	0	4	8	6	100 -150	12 to 8	1 to 3	0
Equestrians Arena Events	43	43	46	0	0	30	58	52	100 -200	4 to 9	0	6
Baby shower/Birthday/Reuions	8	5	3	0	0	4	6	4	50 - 200	12 to 7	1 to 4	10
Fundraiser	4	2	2	0	0	3	2	1	100 - 2,000	11 to 8	2 to20	10
Celebration of Life	6	8	4	1	0	6	2	5	80 - 250	10 to 6	0	10
Retirement Parties	2	1	1	0	0	1	3	2	80 - 200	1 to 5	0	10
Quinceanera	4	3	3	0	0	3	2	2	150 - 300	2 to 9	4 to 6	20
Weddings	5	6	4	1	0	6	4	2	100 - 200	2 to 9	2 to 4	25
Company Parties	4	4	2	0	0	8	8	8	400 - 2,000	11 to 5	0	30
Concerts/Dance	6	4	5	1	0	6	8	6	1200-2500	12 to 7	18 to 25	20

No event issues
Applified Noise time changed 7:00 am to 9:00 pm

Posse Events												
Trash/Other Services	52	52	52	52	52	52	52	52				
Posse Stall Traffic	365	365	365	365	365	365	365	365				
Meetings	23	23	23	2	0	23	23	23	16 to 30	6 to 9	0	
Dances	2	2	2	0	0	2	2	2	100 to 250	2 to 9	0	
Car Show	1	1	1	0	0	1	1	1	80 to 150	10 to 4	0	
Jr Rodeo	1	1	1	0	0	1	1	1	100 to 250	7 to 8	0	
Big Hat BBQ	1	1	1	0	0	1	1	1	400 to 600	5 to 10	0	

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Exhibit F

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From: Angela Love
To: 293-pchearingcomments
Cc: Beretti, Melanie; McDougal, Melissa; Jensen, Fionna; Price, Taylor
Subject: Agenda Item No. 3/Monterey County Sheriff"s Posse (PLN220125)
Date: Monday, June 8, 2026 5:07:24 PM
Attachments: L-PC.06.08.26.pdf

This Message Is From an External Sender
[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Attached for consideration by Chair Getzelman and the Planning Commissioner is correspondence from Mr. Lombardo dated today, June 8th, regarding the above matter which is on Wednesday's PC Agenda as Item No. 3. This is being sent via email only. If you have any problems opening up the attachment, please let me know.

Sincerely,

Angela M. Love
Legal Assistant to Anthony L. Lombardo
ANTHONY LOMBARDO & ASSOCIATES
144 W. Gabilan St., Salinas, CA 93901
Phone (831) 751-2330/Fax (831) 751-2331
Email: angela@alombardolaw.com

Exhibit F

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS
SHERYL A. FOX

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

June 8, 2026

Our File No.: 5711.000

Paul Getzleman, Chair
Monterey County Planning Commission
1441 Schilling Place South 2nd Floor
Salinas, CA 93901

RE: Agenda Item 3/Monterey County Sheriff's Posse (PLN220125)

Dear Chair Getzelman and Members of the Planning Commission:

We represent the Monterey County Sheriff's Posse (MCSP) in their application to allow eight concert events annually with a maximum attendance of 3,000 persons per event. The MCSP has owned and operated the property and facilities since 1939. In that time, the MCSP grounds and facilities have hosted a wide variety of public events including carnivals, horse shows, rodeos, concerts, family and community events, in addition to the MCSP's private use of the property. In 1992, the County Zoning Administrator issued a letter confirming the legal nonconforming status of the MCSP grounds and facilities use for public events. (See attachment.) Private use of the property by the MCSP was never in question. To the best of our knowledge, the ongoing use of the MCSP grounds and facilities and their legal nonconforming status has never been an issue, nor has it been questioned.

In the 1992 letter the Zoning Administrator did say concerts were not included in the legal nonconforming status use and a use permit would be required for concerts. The MCSP did not pursue a use permit at that time. Nonetheless, the MCSP grounds were used occasionally for concerts and over the last several years, many concerts have been held on the MCSP grounds after the County's Special Event review. We can find no record of a concert being denied, noted to be a violation or complaints being filed.

The MCSP applied for the use permit in April 2022. There has been a great deal of confusion in the processing of this application as it has been handed off to successive HCD, formerly Planning Department, employees.

The application before the Planning Commission is for eight concert events per year with a maximum attendance of 3,000 persons. The staff report refers to legal nonconforming uses being "memorialized" in this use permit. We are unsure what this means and as far as we know, has never been discussed with the applicant.

This application is only to permit the concert events and is not and was not ever an application to define, limit, or "memorialize" the preexisting nonconforming uses.

CONCERT EVENTS

This application is to allow eight concert events similar to those which have been considered through the County's Special Event process. We appreciate the staff's recommendation for approval of the concerts. However, the resolution and conditions prepared by the staff will require substantial revisions to be clear that the permit is for the concerts only and to amend or delete the findings, evidence, and conditions to as necessary to remove any reference to the legal nonconforming uses.

LEGAL NONCONFORMING USES ARE NOT A VIOLATION OF THE COUNTY CODE

There is no authority in the County Code which suggests, much less permits, the staff to require a use permit to "memorialize" or to apply "additional limitations" to legal nonconforming uses.

The Monterey County Code defines a **legal** nonconforming use as "the use of a structure or land which does not conform to the regulations including density for the district in which it is situated", although the use lawfully existed at the time of the adoption of the ordinance creating the district (MCC Section 21.06.1340). The MCSP use, as determined by the County in 1992 and unchallenged since, is a legal nonconforming use. The continuing use is not a violation of the County Code. In fact, MCC Section 21.68.020 clearly states a legal nonconforming use may continue.

The statement in the staff report that the *MCSP is in violation of the County's zoning and land use regulations*" and "*the violation of operating public and private events and concerts without a Use Permit"...is simply incorrect.* While this permit will "legalize" the concert events, it will not and cannot affect the legal nonconforming uses.

CONCLUSION

In conclusion, we respectfully request that the Planning Commission:

- Approve this use permit to allow eight concert events at the MCSP grounds with a maximum attendance of 3,000 persons; and,
- Direct the staff to amend the findings, evidence and conditions to:
    - Add a condition requiring all proposed concert events to apply to and be processed through the County's Special Event process as have recent concerts held at the MCSP grounds; and,
    - Remove all references to "memorializing" the legal nonconforming use of the MCSP grounds and facilities from the resolution.
    - Remove or amend the conditions of approval so that they are specific to the eight concert events only.

- Remove all references to MCSP grounds and facilities being in violation of the County Code.

Respectfully submitted,

Anthony L. Lombardo

Enclosure

cc: Dale Ellis
Clients
Melanie Beretti, Chief of Planning
Fionna Jensen, Planner
Taylor Price, Planner

MONTEREY COUNTY

PLANNING AND BUILDING INSPECTION DEPARTMENT
P.O. BOX 1208 SALINAS, CALIFORNIA 93902 (408) 755-5025

ROBERT SLIMMON, JR.
DIRECTOR OF PLANNING AND BUILDING INSPECTION

March 5, 1992

Jim Lewis
Monterey County Sheriff's Posse, Inc.
P. O. Box 1547
Salinas, CA 93902

Dear Mr. Lewis:

Thank you for taking the time to meet with me on March 2. The information you were able to provide relative to the use of the Posse Grounds for events was most helpful in being able to come to a decision as to the historic legal level of use of the Posse Grounds. The key issues we discussed dealt with the number of days on average that the Posse Grounds is used for various events and the use of the Posse Grounds for carnivals. We discussed the limitations of the use of the Posse Grounds due to its legal non-conforming status.

During the course of our discussions, you indicated that the Posse Grounds has historically been used for approximately 100 days per year for various Posse events, 4-H events, junior rodeos, private parties, and similar non-profit events. This level of 100 days per year for the type of events we discussed seems reasonable in light of our knowledge of the historic use of the Posse Grounds. Additionally, events such as Circus Vargas and the Big Hat Barbeque are part of the 100 days per year. It is our opinion, then, that such uses can continue at the Posse Grounds to a level of 100 days per year for those types of uses described.

We also discussed at some detail the history of concerts at the Posse Grounds. You indicated that prior to 1990 no concerts were held at the Posse Grounds. Three concerts were held in 1990 and eight concerts were held in 1991. As I told you at our meeting, in that there had been no history of such concerts, they are considered to be an intensification and expansion of the legal non-conforming use and as such are illegal. The Sheriff's Posse may, however, apply for a use permit as a [illegible] and/or quasi-public use for such concerts and have such proposals considered on their merits by the Monterey County [illegible]

ATTACHMENT

Commission. Any such Use Permit will require public hearings before the Planning Commission and, as such, the neighborhood will undoubtedly be involved.

To summarize, it is our opinion that the Posse Grounds may be used for the type of events that have historically occurred at the Posse Grounds up to 100 days per year. No concerts similar to those that were held in 1990 and 1991 are allowed unless a Use Permit is first approved by the Monterey County Planning Commission or the Monterey County Board of Supervisors on appeal.

Should you have any questions in this matter, please feel free to call me.

Sincerely,

Dale Ellis, AICP
Zoning Administrator

DE:bg

cc: Carolyn Anderson, Supervising Planning Investigator

Introduced: 8/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Public hearing to consider an appeal by Douglas Clay of the June 11, 2026 Zoning Administrator's decision to approve an after-the-fact Use Permit (PLN240358/Clay) to allow a Commercial Vacation Rental for transient lodging of a residential property for a period of 30 calendar days or fewer.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution:

a) Denying the appeal of Douglas Clay of the June 11, 2026, Zoning Administrator's decision to approve an after-the-fact Use Permit to allow a Commercial Vacation Rental.
b) Finding the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
c) Approving an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00194.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Clay Douglas
Property Owner: Douglas A. and Heather R. Clay Trust
APN: 007-541-008-000
Parcel Size: 0.21 acres
Zoning: Medium Density Residential with a maximum gross density of 4 units/acre with Building Site District 6, Design Control, and Recreational Equipment Storage in Seaward Zone Overlays or "MDR/B-6-D-RES"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: N/A
Project Planner: Fionna Jensen, Principal Planner
JensenF1@countyofmonterey.gov, 831-796-6407

SUMMARY

The project site is located at 2924 Congress Road, a privately maintained road, in the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. The site is developed with a 1,821 square foot single-family dwelling with an attached garage, and consists

of three bedrooms, two and a half bathrooms, a living room, a dining room, a kitchen, and a patio. The Applicant has applied for a Use Permit to allow use of the existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The Applicant is proposing that the single-family dwelling be occupied by a maximum of seven people overnight and 10 people during daytime hours at the property at a time.

The property is currently operating as a Commercial Vacation Rental. Pursuant to Title 21 section 21.64.290.G, unpermitted vacation rental operators who applied for all required permits and licenses between October 14, 2024 and April 14, 2025 may continue to operate until such time that the County takes action on all necessary permits and licenses. The Applicant/Owner applied for this Use Permit and related Vacation Rental Operations license in November 2024 and January 2025, respectively, and therefore was allowed to continue to operate until this Use Permit and the required license (VR240002) are acted on. However, due to failure to diligently pursue this permit, an administrative citation was issued in March 2026 (Code Case No. 26CE00194). Following this citation, the Applicant continued to pursue the required permit and submit the outstanding materials. Approval of this permit and issuance of the required license would abate the violation.

On June 11, 2026, at a duly noticed hearing, the Zoning Administrator approved the project, subject to 7 conditions of approval. On June 25, 2026, the Appellant, Douglas Clay, timely filed an appeal (**Attachment B**) of the Zoning Administrator's decision to approve the project. The appeal contends that the decision was contrary to law and that project conditions are not supported by the evidence. The specific contentions are further detailed below and in **Attachment A** (Draft Resolution).

Per MCC section 21.80.090, this hearing is heard de novo. Staff has prepared a draft resolution recommending that the Planning Commission deny the appeal, find the proposed use Categorically Exempt from CEQA Guidelines, and approve the Use Permit for a seven-year term.

DISCUSSION:

Appeal

The appellant, Douglas Clay, filed an appeal with 12 contentions **(Attachment B)**, which staff has summarized below:

1. The property's deed restrictions already grant the Applicant a license/easement to use the Del Monte Forest roads, making the County's condition unnecessary and unlawful.
2. The deed clearly grants irrevocable private road-use rights to the Applicant, Owner, tenants, and guests without needing additional permission.
3. The County can regulate private road use only for public health and safety; it cannot take away deeded road-use rights.
4. Short-term rental use is still a residential use and complies with the deed covenant limiting the property to the use of one single-family residence.
5. Pebble Beach Company is not an HOA, and Del Monte Forest is not a common interest development; therefore, no HOA rules or CC&Rs exist.
6. The deed restrictions are equitable servitudes and fall outside the County's jurisdiction to enforce.

7. The property's deed restriction resolves the claimed private road conflict, but Condition No. 6 improperly denies those rights and gives Pebble Beach Company authority not supported by law or the deed.
8. Condition No. 6 unlawfully denies property owners their deeded rights to use the private roads.
9. Condition No. 6 gives Pebble Beach Company unilateral power to block compliance and restrict lawful property use despite the deed's express easement.
10. Enforcement of deed restrictions must occur through injunctive relief, not County-imposed conditions; Pebble Beach Company can seek court remedies if it believes a violation exists.
11. Condition No. 6 prevents the property owners from exercising their legal rights to use the property as an approved CVR.
12. The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

Simply, the Appellant, also the Applicant/Owner, is arguing that the County does not have the authority to regulate use of private roads unless for public health and safety reasons, and therefore, requests that Condition No. 6 be removed, which requires that the known dispute over use of the private roads in Pebble Beach be addressed.

Appeal Response

Staff has considered the appeal contentions and provides the following responses. In summary, staff finds that application of Condition No. 6 is not only lawfully applied pursuant to County Code but required in this case (see the discussion below). Therefore, staff recommends the Planning Commission deny the appeal on the following grounds and approve the Use Permit:

1. Response to Contention Nos. 1 and 2: While there is an existing private road use agreement, there is also a known, substantive dispute regarding rights to use the subject private roads. Therefore, Condition No. 6 is required pursuant to Chapter 16.80.
2. Response to Contention Nos. 3 and 12: Application of Condition No. 6 is allowable and required by County Code in this case. Chapter 16.80 was adopted for the purpose of 1) assuring that development is compatible with surrounding neighborhoods and incorporates provisions for adequate access for occupants, residents, and emergency services; and 2) clarifying that the County is not a party to such agreements, does not enforce their terms and conditions, nor has jurisdiction to adjudicate a dispute among the parties to such agreements.
3. Response to Contention Nos. 7, 8, and 11: Application of Condition No. 6 does not deny Property Owner applicable rights to use the private roads, nor does it prevent the Property Owner from applying for or obtaining necessary permits and licenses to operate a Commercial Vacation Rental. Similarly, Condition No. 6 does not prevent the Property Owner from operating a CVR and does not give the Pebble Beach Company "unilateral power" to restrict use of the property. Instead, it requires the Property Owner to demonstrate that the known private road use dispute has been resolved. Once this condition, and others, are satisfied, the required license will be issued, and the Property Owner can commence use.

4. Response to Contention Nos. 4, 5, and 6: The County does not enforce private deed restrictions or CC&Rs. Here, the Pebble Beach Company enforces the property's deed restrictions and CC&Rs.
5. Response to Contention No. 10: Per Chapter 16.80, a condition of approval is required to ensure that substantive disputes regarding the use of a private road are resolved. This Chapter identifies that resolution of the known dispute may include withdrawal of objections or a final settlement or final judicial determination. Condition No. 6 has been applied to carry out the procedures of Chapter 16.80
6. Response to Contention No. 11: A Commercial Vacation Rental is an allowed use in this zoning district, subject to the granting of a Use Permit, compliance with applicable conditions of approval, and issuance of the Vacation Rental Operations License. Pursuant to Title 21 section 21.74.050.C, the Appropriate Authority (here, the Planning Commission) has the authority to apply conditions it deems necessary to secure compliance with Monterey County Code. The Property Owner appealed the Zoning Administrator's decision to conditionally approve the CVR. Therefore, the Property Owner does not have an approved Use Permit to operate a CVR. Should this appeal be denied and the Use Permit be approved, the project's conditions shall be complied with prior to issuance of the required license and prior to commencement of use.

Chapter 16.80 (Private Road Regulations)

Chapter 16.80 (Regulations Relating to Applications Involving Use of Private Roads) was adopted in 2019 through Ordinance No. 5318. The purpose of this Ordinance was to provide "*a uniform, consistent, reasonable and fair manner for addressing disputes regarding the use of a private road, street, or other travelled way as part of the process by which discretionary permits, licenses or other entitlements for a development are considered by the County of Monterey*."

Findings supporting the adoption of this ordinance included:

1. *"The County is charged with, among other tasks, the responsibility of assuring that development is compatible with surrounding neighborhoods and incorporates provisions for adequate access for occupants, residents, and emergency services"*;
2. "*Many of the streets, roads, and other travelled ways in the County are privately owned ("Private Roads") and are governed by agreements among private parties ("Private Road Agreements"). The County is not a party to such agreements and does not enforce their terms and conditions, nor does the County have jurisdiction to adjudicate a dispute among the parties to such agreements*" (emphasis added);
3. *"Issues have arisen during the County' s consideration of discretionary land use permit applications as to whether the issuance of certain land use related permits, licenses, entitlements and other approvals are consistent with any applicable Private Road Agreement. The County wants any issues that may arise over the use of Private Roads to be resolved by the parties to the applicable Private Road Agreement. The County also wants to provide certainty to the applicant and public in the planning process as to the manner in which the County will address disputes among parties to a Private Road Agreement that arise in connection with land use related applications*" (emphasis added).

In simple terms, the County recognized that many roads in Monterey County are privately owned, that these roads are sometimes needed to support new development projects, and that such reliance on private roads may lead to disputes with road owners or parties to existing roadway agreements. The County also recognized that it cannot enforce private road agreements or step in when disputes arise since the County is not a party to the privately held agreements and does not have an ownership interest in private roads.

Accordingly, the County developed regulations to give applicants and the public clearer guidance and more certainty when these situations occur. Chapter 16.80 applies to all projects that propose to intensify the use of a private road, except for those outlined in Title 16 section 16.80.040.D: first single-family dwelling, emergency permits, projects with access via a public road, routine and ongoing agricultural activities, accessory dwelling units, federal projects, and other limited project times. All other projects requiring use of a private road are required to submit copies of private road agreements, private road maintenance agreements, and/or written permission to use the private road from the private road governing structure. Once this information is submitted, HCD-Planning staff determines what tier or category the project is:

1. Tier 1: the project is not subject to a private road agreement or a private road maintenance agreement;
2. Tier 2: the project is not subject to a private road agreement, but is subject to a private road maintenance agreement;
3. Tier 3: the project is subject to a private road agreement, but not a private road maintenance agreement; or
4. Tier 4: the project is subject to a private road agreement and a private road maintenance agreement.

For all projects involving use of a private road, HCD-Planning staff provides written notice of the application to all parties to a private road and interested parties of the private road or project. However, noticing is not required for those projects with access via a private road(s) that are subject to a legally established private road governing structure such as a homeowners' association or similar organization where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road(s). "*Examples of projects within this exception may include but are not limited to projects considered allowed uses within the Del Monte Forest area, the Monterra and Tehama subdivisions, and similar subdivisions with previously contemplated allowed uses and private road governing structures*" (Title 16 section 16.80.040.C.1.g; emphasis added).

The notice provides the opportunity for any party to a private road to object to the use of the private road. Ideally, this also then provides an opportunity for resolution of disputes prior to consideration of the project by the Appropriate Authority. In situations where a substantial dispute over the use of a private road is not resolved before the Appropriate Authority considers the project, Section 16.80.050 outlines how the County should proceed:

1. Denial of the project;
2. Approval of the project, but with conditions of approval to resolve the dispute (whether it be an access dispute or cost of repairs and maintenance dispute).

If a substantial dispute occurs, these are the only two potential outcomes the County may

proceed with. **Exhibit C** contains a flow chart illustrating the procedures and steps of Chapter 16.80.

Applicability of Chapter 16.80 to this Project
The property is within the Pebble Beach and utilizes private roads, which are maintained and owned by the Pebble Beach Company. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.

The Applicant has provided documentation that the property is subject to deed restrictions that include various conditions, covenants, or restrictions (**Exhibit D**). The property's deed restrictions are privately enforced by the grantor of the deed restrictions, the Pebble Beach Company. While the County does not enforce or regulate CC&R's, these documents may include provisions that serve as private road agreements and/or private road maintenance agreements. The County reviews these documents only to understand whether such private road agreements exist and how to proceed pursuant to Chapter 16.80. Beyond this limited use, the County has no role in enforcing the deed restrictions or resolving disputes related to them; enforcement remains entirely a private matter between the affected parties.

Here, the project is considered a Tier 3 project (the project is subject to a private road agreement, but not a private road maintenance agreement) given that the property's deed restriction clearly allow the Property Owner, their family, *"tenants and guests occupying or visiting said premises"* access to *"all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest",* subject to paying an annual fee of $100.00 (**Exhibit D**). However, this document, nor any other document available to the County, provides evidence that a maintenance agreement of such roads exists with the subject property owner.

Although the deed allows "*tenants and guests occupying or visiting said premises"* to use the private roads within Pebble Beach, the deed restriction also includes other conditions that govern the conveyance of the land and, in turn, the granting of access. These conditions include, but are not limited to, requirements such as: "*No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single-family residence…*" (**Exhibit D**). One could interpret the plain language of the deed to permit guests or visitors of a private single-family residence to use the private roads, but not guests or visitors of a commercial business/event operated within a residence, since commercial activity is not allowed on the property. This is typically the Pebble Beach Company's position. However, HCD-Planning staff is aware of multiple situations where the Pebble Beach Company has not opposed short-term rentals (including but not limited to PLN220057) and has supported other commercial events within single-family dwellings, even though the same deed restrictions apply to those properties. For example, hosting of events at private residences during Monterey Car Week, AT&T Pro-Am, U.S Open, and other events have been supported by Pebble Beach Company, including but not limited to PLN260088, PLN240173, PLN240172, PLN240216, which were all approved on July 30, 2026, by the Zoning Administrator.

Here, the Pebble Beach Company has submitted letters opposing the project, claiming it does not authorize use of its private roads for this project because it constitutes a business within a

home and is in conflict with applicable deed restrictions (**Exhibit D**).

Title 16.80.050 states "If the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, said authority may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved."

The Appellant argues they have legal rights to use the private roads for the proposed Commercial Vacation Rental based on the plain language of the deed restriction. The Pebble Beach Company, the governing body of the private road, argues otherwise (**Exhibit E**). Given that the County is not a party to the subject private road agreement, does not enforce the applicable CC&Rs, and does not have jurisdiction to adjudicate a dispute among the parties to such agreements, there are two possible next steps for the Planning Commission to consider regarding this matter:

1. Approval of the project with a condition of approval that requires the dispute to be resolved prior to issuance of the required Vacation Rental Operations License; or
2. Denial of the project because the project has not demonstrated adequate access for occupants and residents.

Since adoption of the County's Commercial Vacation Rental Regulations, Title 21 section 21.68.290, the Appropriate Authority has considered numerous applications in the Pebble Beach area, all of which were subject to Chapter 16.80 requirements and with known opposition from the Pebble Beach Company. In all cases, staff recommended application of a condition to resolve the dispute, and the Appropriate Authority concurred. Over 40 Commercial Vacation Rental projects have been approved with this condition.

Therefore, staff recommends the Planning Commission also apply Condition of Approval No. 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. Evidence demonstrating compliance must be submitted within 60 days of project approval (should it be approved). If not timely received, the required Vacation Rental Operations License (License) will be denied. Such denial would not change the effect of this Use Permit and would not prohibit the Property Owner from reapplying for the License once necessary documents are obtained to satisfy this condition or any other outstanding conditions. Should the property continue to operate as a Commercial Vacation Rental without obtaining the required License, the property will be subject to fines and enforcement by the County's Code Compliance Division.

CEQA:
The project qualifies as a categorical exemption from environmental review pursuant to CEQA Guidelines section 15301. This exemption applies to the operation of existing private structures, involving negligible or no expansion of an existing use. The Applicant/Owner proposes to use a residential single-family dwelling for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy for a period of 30 consecutive calendar days or fewer. This project does not propose or authorize any additional exterior development and/or expansion of the existing structure

currently on the project site.

The subject property will be limited to one rental contract at any given time. All facilities, as planned and approved, have been confirmed by County agencies to be adequate for this use. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Additionally, there will be no significant effect on the environment due to unusual circumstances. Further, there is no evidence that "the cumulative impact of successive projects of the same type in the same place, over time is significant."

The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 30th Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects, including nuisance issues such as traffic, parking, and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations, taken together with other past, present, and probable future projects, were analyzed, and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

OTHER AGENCY INVOLVEMENT:
The following agencies have reviewed the project, have comments, and/or have recommended conditions: Monterey County Environmental Health Bureau

LAND USE ADVAISORY COMMITTEE:
The project was not referred to the Del Monte Forest LUAC as it does not meet the referral guidelines of the Board of Supervisors adopted LUAC procedures.

Prepared by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Operational Plan
- Site & Floor Plans
- Home Inspection Checklist

Exhibit B - Notice of Appeal
Exhibit C- Private Road Regulation Flow Chart
Exhibit D - Property's Deed Restrictions & Private Road Agreement
Exhibit E - Public Comment
Exhibit F - Zoning Administrator Resolution No. 26-057

cc: Front Counter Copy; HCD-Planning; Fionna Jensen, Principal Planner; Douglas Clay and Heather Clay, Property Owner/Appellant; Josh Ohanian, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Planning File PLN240358.

County of Monterey
Planning Commission

Agenda Item No.4

Legistar File Number: PC 26-077

Item No.4

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

August 12, 2026

Introduced: 8/5/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Public hearing to consider an appeal by Douglas Clay of the June 11, 2026 Zoning Administrator's decision to approve an after-the-fact Use Permit (PLN240358/Clay) to allow a Commercial Vacation Rental for transient lodging of a residential property for a period of 30 calendar days or fewer.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution:

a) Denying the appeal of Douglas Clay of the June 11, 2026, Zoning Administrator's decision to approve an after-the-fact Use Permit to allow a Commercial Vacation Rental.
b) Finding the project qualifies for a Class 1 Categorical Exemption from CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
c) Approving an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00194.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval, subject to 7 conditions of approval.

PROJECT INFORMATION

Agent: Clay Douglas
Property Owner: Douglas A. and Heather R. Clay Trust
APN: 007-541-008-000
Parcel Size: 0.21 acres
Zoning: Medium Density Residential with a maximum gross density of 4 units/acre with Building Site District 6, Design Control, and Recreational Equipment Storage in Seaward Zone Overlays or "MDR/B-6-D-RES"
Plan Area: Greater Monterey Peninsula Area Plan
Flagged and Staked: N/A
Project Planner: Fionna Jensen, Principal Planner
JensenF1@countyofmonterey.gov, 831-796-6407

SUMMARY

The project site is located at 2924 Congress Road, a privately maintained road, in the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. The site is developed with a 1,821 square foot single-family dwelling with an attached garage, and consists of

three bedrooms, two and a half bathrooms, a living room, a dining room, a kitchen, and a patio. The Applicant has applied for a Use Permit to allow use of the existing single-family dwelling located in a residentially zoned neighborhood as a Commercial Vacation Rental. The Applicant is proposing that the single-family dwelling be occupied by a maximum of seven people overnight and 10 people during daytime hours at the property at a time.

The property is currently operating as a Commercial Vacation Rental. Pursuant to Title 21 section 21.64.290.G, unpermitted vacation rental operators who applied for all required permits and licenses between October 14, 2024 and April 14, 2025 may continue to operate until such time that the County takes action on all necessary permits and licenses. The Applicant/Owner applied for this Use Permit and related Vacation Rental Operations license in November 2024 and January 2025, respectively, and therefore was allowed to continue to operate until this Use Permit and the required license (VR240002) are acted on. However, due to failure to diligently pursue this permit, an administrative citation was issued in March 2026 (Code Case No. 26CE00194). Following this citation, the Applicant continued to pursue the required permit and submit the outstanding materials. Approval of this permit and issuance of the required license would abate the violation.

On June 11, 2026, at a duly noticed hearing, the Zoning Administrator approved the project, subject to 7 conditions of approval. On June 25, 2026, the Appellant, Douglas Clay, timely filed an appeal (**Attachment B**) of the Zoning Administrator's decision to approve the project. The appeal contends that the decision was contrary to law and that project conditions are not supported by the evidence. The specific contentions are further detailed below and in **Attachment A** (Draft Resolution).

Per MCC section 21.80.090, this hearing is heard de novo. Staff has prepared a draft resolution recommending that the Planning Commission deny the appeal, find the proposed use Categorically Exempt from CEQA Guidelines, and approve the Use Permit for a seven-year term.

DISCUSSION:

Appeal

The appellant, Douglas Clay, filed an appeal with 12 contentions **(Attachment B)**, which staff has summarized below:

1. The property's deed restrictions already grant the Applicant a license/easement to use the Del Monte Forest roads, making the County's condition unnecessary and unlawful.
2. The deed clearly grants irrevocable private road-use rights to the Applicant, Owner, tenants, and guests without needing additional permission.
3. The County can regulate private road use only for public health and safety; it cannot take away deeded road-use rights.
4. Short-term rental use is still a residential use and complies with the deed covenant limiting the property to the use of one single-family residence.
5. Pebble Beach Company is not an HOA, and Del Monte Forest is not a common interest development; therefore, no HOA rules or CC&Rs exist.
6. The deed restrictions are equitable servitudes and fall outside the County's jurisdiction to enforce.
7. The property's deed restriction resolves the claimed private road conflict, but Condition No. 6

improperly denies those rights and gives Pebble Beach Company authority not supported by law or the deed.

8. Condition No. 6 unlawfully denies property owners their deeded rights to use the private roads.
9. Condition No. 6 gives Pebble Beach Company unilateral power to block compliance and restrict lawful property use despite the deed's express easement.
10. Enforcement of deed restrictions must occur through injunctive relief, not County-imposed conditions; Pebble Beach Company can seek court remedies if it believes a violation exists.
11. Condition No. 6 prevents the property owners from exercising their legal rights to use the property as an approved CVR.
12. The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

Simply, the Appellant, also the Applicant/Owner, is arguing that the County does not have the authority to regulate use of private roads unless for public health and safety reasons, and therefore, requests that Condition No. 6 be removed, which requires that the known dispute over use of the private roads in Pebble Beach be addressed.

Appeal Response

Staff has considered the appeal contentions and provides the following responses. In summary, staff finds that application of Condition No. 6 is not only lawfully applied pursuant to County Code but required in this case (see the discussion below). Therefore, staff recommends the Planning Commission deny the appeal on the following grounds and approve the Use Permit:

1. Response to Contention Nos. 1 and 2: While there is an existing private road use agreement, there is also a known, substantive dispute regarding rights to use the subject private roads. Therefore, Condition No. 6 is required pursuant to Chapter 16.80.
2. Response to Contention Nos. 3 and 12: Application of Condition No. 6 is allowable and required by County Code in this case. Chapter 16.80 was adopted for the purpose of 1) assuring that development is compatible with surrounding neighborhoods and incorporates provisions for adequate access for occupants, residents, and emergency services; and 2) clarifying that the County is not a party to such agreements, does not enforce their terms and conditions, nor has jurisdiction to adjudicate a dispute among the parties to such agreements.
3. Response to Contention Nos. 7, 8, and 11: Application of Condition No. 6 does not deny Property Owner applicable rights to use the private roads, nor does it prevent the Property Owner from applying for or obtaining necessary permits and licenses to operate a Commercial Vacation Rental. Similarly, Condition No. 6 does not prevent the Property Owner from operating a CVR and does not give the Pebble Beach Company "unilateral power" to restrict use of the property. Instead, it requires the Property Owner to demonstrate that the known private road use dispute has been resolved. Once this condition, and others, are satisfied, the required license will be issued, and the Property Owner can commence use.
4. Response to Contention Nos. 4, 5, and 6: The County does not enforce private deed restrictions or CC&Rs. Here, the Pebble Beach Company enforces the property's deed restrictions and CC&Rs.

5. Response to Contention No. 10: Per Chapter 16.80, a condition of approval is required to ensure that substantive disputes regarding the use of a private road are resolved. This Chapter identifies that resolution of the known dispute may include withdrawal of objections or a final settlement or final judicial determination. Condition No. 6 has been applied to carry out the procedures of Chapter 16.80
6. Response to Contention No. 11: A Commercial Vacation Rental is an allowed use in this zoning district, subject to the granting of a Use Permit, compliance with applicable conditions of approval, and issuance of the Vacation Rental Operations License. Pursuant to Title 21 section 21.74.050.C, the Appropriate Authority (here, the Planning Commission) has the authority to apply conditions it deems necessary to secure compliance with Monterey County Code. The Property Owner appealed the Zoning Administrator's decision to conditionally approve the CVR. Therefore, the Property Owner does not have an approved Use Permit to operate a CVR. Should this appeal be denied and the Use Permit be approved, the project's conditions shall be complied with prior to issuance of the required license and prior to commencement of use.

Chapter 16.80 (Private Road Regulations)

Chapter 16.80 (Regulations Relating to Applications Involving Use of Private Roads) was adopted in 2019 through Ordinance No. 5318. The purpose of this Ordinance was to provide "*a uniform, consistent, reasonable and fair manner for addressing disputes regarding the use of a private road, street, or other travelled way as part of the process by which discretionary permits, licenses or other entitlements for a development are considered by the County of Monterey*."

Findings supporting the adoption of this ordinance included:

1. *"The County is charged with, among other tasks, the responsibility of assuring that development is compatible with surrounding neighborhoods and incorporates provisions for adequate access for occupants, residents, and emergency services"*;
2. "*Many of the streets, roads, and other travelled ways in the County are privately owned ("Private Roads") and are governed by agreements among private parties ("Private Road Agreements"). The County is not a party to such agreements and does not enforce their terms and conditions, nor does the County have jurisdiction to adjudicate a dispute among the parties to such agreements*" (emphasis added);
3. *"Issues have arisen during the County' s consideration of discretionary land use permit applications as to whether the issuance of certain land use related permits, licenses, entitlements and other approvals are consistent with any applicable Private Road Agreement. The County wants any issues that may arise over the use of Private Roads to be resolved by the parties to the applicable Private Road Agreement. The County also wants to provide certainty to the applicant and public in the planning process as to the manner in which the County will address disputes among parties to a Private Road Agreement that arise in connection with land use related applications*" (emphasis added).

In simple terms, the County recognized that many roads in Monterey County are privately owned, that these roads are sometimes needed to support new development projects, and that such reliance on private roads may lead to disputes with road owners or parties to existing roadway agreements. The County also recognized that it cannot enforce private road agreements or step in when disputes arise

since the County is not a party to the privately held agreements and does not have an ownership interest in private roads.

Accordingly, the County developed regulations to give applicants and the public clearer guidance and more certainty when these situations occur. Chapter 16.80 applies to all projects that propose to intensify the use of a private road, except for those outlined in Title 16 section 16.80.040.D: first single-family dwelling, emergency permits, projects with access via a public road, routine and ongoing agricultural activities, accessory dwelling units, federal projects, and other limited project times. All other projects requiring use of a private road are required to submit copies of private road agreements, private road maintenance agreements, and/or written permission to use the private road from the private road governing structure. Once this information is submitted, HCD-Planning staff determines what tier or category the project is:

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The notice provides the opportunity for any party to a private road to object to the use of the private road. Ideally, this also then provides an opportunity for resolution of disputes prior to consideration of the project by the Appropriate Authority. In situations where a substantial dispute over the use of a private road is not resolved before the Appropriate Authority considers the project, Section 16.80.050 outlines how the County should proceed:

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If a substantial dispute occurs, these are the only two potential outcomes the County may proceed with. **Exhibit C** contains a flow chart illustrating the procedures and steps of Chapter 16.80.

Applicability of Chapter 16.80 to this Project

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Prepared by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

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- Operational Plan
- Site & Floor Plans
- Home Inspection Checklist

Exhibit B - Notice of Appeal
Exhibit C- Private Road Regulation Flow Chart
Exhibit D - Property's Deed Restrictions & Private Road Agreement
Exhibit E - Public Comment
Exhibit F - Zoning Administrator Resolution No. 26-057

cc: Front Counter Copy; HCD-Planning; Fionna Jensen, Principal Planner; Douglas Clay and Heather Clay, Property Owner/Appellant; Josh Ohanian, Agent; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis,

Keep Big Sur Wild; LandWatch; Planning File PLN240358.

Exhibit A

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Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:
CLAY DOUGLAS A. & HEATHER R. TRS (PLN240358)

RESOLUTION NO. ----

Resolution by the County of Monterey Planning Commission:

1) Denying the appeal of Douglas Clay of the June 11, 2026, Zoning Administrator's decision to approve an after-the-fact Use Permit to allow a Commercial Vacation Rental;
2) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
3) Approving an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00194.

[CLAY DOUGLAS A. & HEATHER R. TRS, 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan]

The Appeal by Douglas Clay from the decision of the County of Monterey Zoning Administrator on the CLAY DOUGLAS A. & HEATHER R. TRS application (PLN240358) came on for a public hearing before the County of Monterey Planning Commission on August 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **PROCESS -** The County has received and processed a Coastal Development Permit (PLN250332) in compliance with applicable procedural requirements.

EVIDENCE:

a) On November 22, 2024, the Applicant/Owner (Clay Douglas) submitted an application for an after-the-fact Use Permit to allow a Commercial Vacation Rental.

b) The application was deemed complete on May 5, 2026 and subsequently scheduled for review by the Zoning Administrator.

c) The Monterey County Zoning Administrator held a duly-noticed public hearing on the application on June 11, 2026, at which time all persons had the opportunity to be heard. At the conclusion of the hearing, the

Zoning Administrator approved the after-the-fact Use Permit for the Commercial Vacation Rental, with seven conditions of approval.

d) On June 25, 2026, the Appellant (also Applicant), Douglas Clay, filed a timely appeal of the Zoning Administrator's June 11, 2026 decision to approve the project. The appeal contends that the decision was contrary to law and that project conditions are not supported by the evidence. See Finding No. 7 for the text of the Appellant's contentions and the County's response to the appeal.

e) Pursuant to Title 21 section 21.80.050.C and E, an appeal shall be filed with the Secretary of the Planning Commission within 10 days after written notice of the decision of the Appropriate Authority has been mailed to the Applicant, and no appeal shall be accepted until the notice of decision has been given (i.e., mailed). The County mailed the written notice of the decision on June 15, 2026, and the appeal was filed with the Secretary of the Planning Commission on June 25, 2026, within the 10-day timeframe prescribed by Title 21. The appeal hearing must be heard de novo. A complete copy of the appeal is on file with the HCD-Planning and is attached to the August 12, 2026 Planning Commission staff report.

f) The appeal was timely brought to a duly-noticed public hearing before the County of Monterey Planning Commission on August 12, 2026. Notice of the hearing was mailed on July 28, 2026, to all property owners and occupants within 300 feet of the project site, and to persons who requested notice; and at least three (3) notices were posted at and near the project site by August 2, 2026.

g) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN240358.

2. 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 2010 Monterey County General Plan (General Plan);
- Greater Monterey Peninsula Area Plan (GMPAP);
- Monterey County Code Chapter 7.120 (Title 7);
- Monterey County Code Chapter 16.80 (Title 16);
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project site is located at 2924 Congress Road (Assessor's Parcel Number: 007-541-008-000), a privately maintained road, in Pebble Beach, subject to the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. The proposed commercial vacation rental is within the existing 1,821 square foot single-family dwelling with an attached garage, and consists of three bedrooms, two and half bathrooms, a living room, a dining room, a kitchen, and a

patio. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of three contractors on site at any time, consisting of the cleaning crew.

c) Allowed Use. The property is located at 2924 Congress Road, Greater Monterey Peninsula Area Land Use Plan (Assessor's Parcel Number: 007-541-008-000). The subject parcel is zoned Medium Density Residential with a maximum gross density of 4 units/acre with Building Site District 6, Design Control, and Recreational Equipment Storage in Seaward Zone Overlays, or "MDR/B-6-D-RES". Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental (CVR) on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) CVR Cap. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It is the 30th Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan. In the immediate neighborhood, including this application, there is one incomplete application for a Homestay and two conditionally approved CVRs (still pending compliance with conditions). This will be the second conditionally approved CVR in the neighborhood.

e) Lot Legality. The subject property (0.21 acres in size), APN: 007-541-008-000, is identified as Lot 20 in Block 43 of Monterey Peninsula County Club Subdivision No. 1, Cities & Towns Map Book 3, Page 26. Therefore, the County recognizes this lot as a legal lot of record.

f) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

g) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required, as conditioned, to ensure that they always have an active Vacation Rental Operation License.

h) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

i) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the

subject property is required, as conditioned, to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

j) Adequate Emergency Response Time. The subject property complies with Title 21 Section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is considered within a Community Area, considered full array of public services as defined by the General Plan and therefore is subject to an emergency response time of 5-8 minutes. The Pebble Beach Fire Station 22 is 4 minutes away, which provides fire response services, and the Community Hospital of Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be Josh Ohanian of Sanctuary Vacation Rentals, who will reside at NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921, which is a 12-minute drive away. Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door and within a visible location outside of the structure. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

k) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (4 guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.

l) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 007-541-008-000).

m) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

n) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the

owner/applicant shall file an extension in accordance with Title 21 section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

o) Access. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. Access to the property is via private roads within Pebble Beach that are owned and maintained by the Pebble Beach Company, the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.

The subject property's original grant deed (Recorders Document No. 2957; Reel 727, Page 72 of Official Records; Deed Number 1551) includes conditions, covenants, and private road access permissions. This document serves as the property's private road access agreement, as defined by Chapter 16.80. Under the "Use of Roads and Bridle Paths," the deed states that the *"Grantee, subject to the provisions hereof, is hereby granted license for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of One Hundred Dollars ($100.00) on each January 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway"*. The plain language of this deed gives the property owner access to their property as long as they pay $100 each January 1st. Although the deed allows "*tenants and guests occupying or visiting said premises*" to use the private roads within Pebble Beach, the deed restriction also includes other conditions that govern the conveyance of the land and, in turn, the granting of access. These conditions include, but are not limited to, requirements such as: "*No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single-family residence*…". Although a private road use agreement exists, there is no known private maintenance agreement between the Pebble Beach Company and the subject property. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80.

The Pebble Beach Company received notification of the proposed project on May 26, 2026, and July 28, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "*…the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest* [Pebble Beach Company managed portion of the Greater Monterey Peninsula]." The Applicant/Appellant is aware of the objections and restrictions outlined within the CC&R's and contends they have the right to continue the use of the property and the private roads for a Commercial Vacation Rental.

Title 16 section 16.80.060.A, states that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved"*. The Appellant argues they have legal rights to use the private roads for the proposed Commercial Vacation Rental based on the plain language of the deed restriction. The Pebble Beach Company, the governing body of the private road, argues otherwise. Given that the County is not a party to the subject private road agreement, does not enforce the applicable CC&Rs, and does not have jurisdiction to adjudicate a dispute among the parties to such agreements, Condition No. 6 has been applied to require private resolution of this dispute in accordance with the requirements of Title 16 Chapter 16.80.

Condition of Approval No. 6 ensures that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. Evidence demonstrating resolution of the dispute must be submitted within 60 days of project approval. If not timely received, the associated Vacation Rental Operations License (License; VR240022) shall be denied. Denial of VR240022 does not change the effect or terms of this Use Permit and does not prohibit the Property Owner from reapplying for the License once necessary documents are obtained to satisfy this condition or any other outstanding conditions. Should the property continue to operate as a Commercial Vacation Rental without obtaining the required License, the property owner will be subject to fines and enforcement by the County's Code Compliance Division.

p) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

3. 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. 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) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

4. 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. The respective agency has 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) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Congress Road, a private road. No alterations to this driveway or access are required for the use (see evidence "o" in Finding No. 2).

d) Potable water will continue to be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Pebble Beach Community Services District.

e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste Recovery, LLC.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

5. FINDING: **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 County of Monterey HCD-Planning and HCD-Building Services records and is aware of one violation existing on subject property. The Commercial Vacation Rental Ordinance for the inland area of the County of Monterey became effective on October 14, 2024. On November 22, 2024, the Applicant applied for a Use Permit for a Commercial Vacation Rental Operation to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer. The Applicant failed to diligently pursue compliance with

Commercial Vacation Rental permitting. Staff notified the Applicant on November 13, 2025 and January 14, 2026 that operations that are not being diligently pursued and are still in operation may be subject to code enforcement fines. On March 23, 2026, an administrative citation from HCD-Code Compliance was issued pursuant to an inspection conducted on March 23, 2026 which identified continued use of the unpermitted short-term rental. On March 31, 2026, the Applicant paid the remaining permit fees to continue the permitting process and to abate Code Enforcement Violation No. 26CE00194, subject to any remaining enforcement fines, to bring the property into compliance with the Monterey County Code. With the approval of this permit, compliance with applicable conditions of approval, and issuance of a Vacation Rental Operations License, the violation would be fully abated and would bring the subject property into compliance. Any remaining enforcement fines shall be paid. No additional complaints have been received.

b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

6. 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 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “i”.

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County’s regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Greater Monterey Peninsula Area Land Use Plan is 155. This application is the 29th approved. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 29th Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

h) The project does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

7. FINDING: **APPEAL -** The Appellant contends that the Zoning Administrator's June 11, 2026 decision, specifically the application of Condition No. 6, was not supported by the evidence and was contrary to law. Upon consideration of the documentary information in the files, the staff reports, the oral and written testimony, all other evidence presented before the Planning Commission, and the administrative record as a whole, the Planning Commission responds as follows to the Appellant's contentions:

EVIDENCE: a) The Appellant timely filed an appeal of the June 11, 2026 approval decision of the Zoning Administrator pursuant to Title 21 section 21.80.050.C. The appeal challenged the Zoning Administrator's approval of the Use Permit, specifically application of Condition No. 6, on the grounds that the findings are contrary to law and not supported by evidence.

The summarized text of the Appellant's contentions and the County's responses to those contentions are set forth in Evidence "b" – "f' below. The original appeal documentation is included in the August 12, 2026, staff report to the Board of Supervisors as Exhibit B and is incorporated herein by reference.

b) *Appellant's Contention Nos. 1 & 2:*

- The property's deed restrictions already grant the Applicant a license/easement to use the Del Monte Forest roads, making the County's condition unnecessary and unlawful.
- The deed clearly grants irrevocable private road use rights to the Applicant, Owner, tenants, and guests without needing additional permission.

Response: The appeal contends that the decision to apply Condition No. 6 was contrary to law because the Property Owner and its guests have legal rights to use the private roads and no further documentation is needed. Finding No. 2, Evidence "o" recognizes that the property is subject to a Private Road Use Agreement that allows for tenants and guests of the Property Owner to access the project site. However, a substantive dispute regarding the use of the private roads has been raised by the government body of said road (Pebble Beach Company). Section 16.80.050 requires that projects with substantive private roadway disputes be either denied or approved with conditions that require the dispute to be resolved. Here, the Planning Commission finds that Condition No. 6 is appropriate and required in this case to approve the project

c) *Appellant's Contention Nos. 3 & 12:*

- The County can regulate private road use only for public health and safety; it cannot take away deeded road use rights.
- The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

Response: Chapter 16.80 was adopted for the purpose of 1) assuring that development is compatible with surrounding neighborhoods and incorporates provisions for adequate access for occupants, residents, and emergency services; and 2) clarifying that the County is not a party to such agreements, does not enforce their terms and conditions, nor has jurisdiction to adjudicate a dispute among the parties to such agreements. Ensuring adequate access is a public health and safety requirement. Here, such access is regulated by Chapter 16.80. Application of Condition No. 6 is not only allowable, but required by Chapter 16.80 because of the known dispute over the plain language of the private road use agreement. The Planning Commission has the authority to apply conditions of approval to ensure that permits secure compliance with County Code (Title 21 sections 21.74.050.C and 21.80.090.H).

d) *Appellant's Contention Nos. 7, 8, and 11:*

- The property's deed restriction resolves the claimed private road conflict, but Condition No. 6 improperly denies those rights and gives Pebble Beach Company authority not supported by law or the deed.

- Condition No. 6 unlawfully denies property owners their deeded rights to use the private roads.
- Condition No. 6 prevents the property owner from exercising their legal right to use the property as an approved CVR.

Response: Application of Condition No. 6 does not deny Property Owner applicable rights to use the private roads, nor does it prevent the Property Owner from applying for or obtaining necessary permits and licenses to operate a Commercial Vacation Rental. Similarly, Condition No. 6 does not prevent the Property Owner from operating a CVR and does not give the Pebble Beach Company "unilateral power" to restrict use of the property. Instead, it requires that the Property Owner demonstrate that the known private road use dispute has been resolved. Once this condition, and others, are satisfied, the required license will be issued, and the Property Owner can commence use.

A Commercial Vacation Rental is an allowed use in this zoning district, subject to the granting of a Use Permit, compliance with applicable conditions of approval, and issuance of the Vacation Rental Operations License. Pursuant to Title 21 sections 21.74.050.C and 21.80.090.H, the Appropriate Authority (here, the Planning Commission) has the authority to apply conditions it deems necessary to secure compliance with Monterey County Code. The project's conditions shall be complied with prior to issuance of the required license and prior to commencement of use.

e) *Appellant's Contention Nos. 4, 5, and 6:*
   - Short-term rental use is still a residential use and complies with the deed covenant limiting the property to the use of one single-family residence.
   - Pebble Beach Company is not an HOA, and Del Monte Forest is not a common interest development; therefore, no HOA rules or CC&Rs exist.
   - The deed restrictions are equitable servitudes and fall outside the County's jurisdiction to enforce.

   Response: The County does not enforce private deed restrictions or CC&Rs. Here, the Del Monte Properties Company's successor in interest, the Pebble Beach Company, enforces the property's deed restrictions and CC&Rs. Monterey County Code regulations for vacation rentals do not include provisions for enforcement of CC&Rs. Pebble Beach Company is the appropriate entity to make determinations regarding the use, maintenance, and related matters regarding the private road.

f) *Appellant's Contention No. 10:*
   - Enforcement of deed restrictions must occur through injunctive relief, not County-imposed conditions; Pebble Beach Company can seek court remedies if it believes a violation exists.

   Response: Per Chapter 16.80, a condition of approval is required to ensure that substantive disputes regarding the use of a private road are resolved. This Chapter identifies that resolution of the known dispute

may include withdrawal of objections or a final settlement or final judicial determination. Condition No. 6 has been applied to carry out the procedures of Chapter 16.80.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN240358.

8. FINDING: **APPEALABILITY –** The decision on this project is not appealable.

EVIDENCE: a) The Planning Commission's decision is final pursuant to Title 21 section 21.80.090.I.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Deny the appeal of Douglas Clay of the June 11, 2026, Zoning Administrator's decision to approve an after-the-fact Use Permit to allow a Commercial Vacation Rental;
2. Find that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
3. Approve an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00194.

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 12th day of August, 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property for transient lodging.

County of Monterey HCD Planning

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

PLN240358

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240358) allows the use, by any person, of residential property [single family dwelling] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (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(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number) was approved by the Planning Commission for Assessor's Parcel Number 007-541-008-000 on August 12, 2026. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD 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 commencement or continuation of use and issuance of a vacation rental operation license, the Applicant/Owner/Operator shall provide proof of recordation of this notice to the HCD – Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is August 12, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement or continuation of use, the Applicant/Owner/Operator shall obtain an issued Vacation Rental Operation License. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

6. PDSP001 – USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code Chapter 16.80. The property is subject to a private road agreement, as defined in Chapter 16.80. There is substantial evidence that a substantive dispute exists over the use of the private road for the project. The Applicant/Owner/Operator shall provide HCD-Planning with proof of access and adequate documentation demonstrating that the private road dispute has been satisfactorily resolved in accordance with Chapter 16.80. Adequate documentation and proof of access, as defined in Chapter 16.80, may include: written withdrawal of objections; a final settlement or final judicial determination; or written permission from the legally established private road governing structure, such as a homeowners' association or similar organization, where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. The dispute shall be satisfactorily resolved prior to issuance of the required Vacation Rental Operation License and prior to commencement and/or continued use of the property as a Commercial Vacation Rental. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License (Condition PD031) shall be denied and may be reapplied for when necessary documents are obtained. Denial of a Vacation Rental Operation License does not affect the terms of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to issuance of required licenses and prior to the commencement or continuation of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition. If this condition is not satisfied within 60 days of project approval, the pending Vacation Rental Operation License shall be denied and may be reapplied for when necessary documents are obtained.

7. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

45

200 characters

Fire Station Name and Address

Pebble Beach Fire Station, 3101 Forest Lake Road

Street Number and Name

Pebble Beach — California

City — *State/Province/Region*

93953

Postal/ZIP Code

Fire Station Phone

831-375-4204

Police Station Name and Address

Monterey County Sheriff's Office, 1414 Natividad Road

Street Number and Name

Salinas — california

City — *State/Province/Region*

93906

Postal/ZIP Code

Police Station Phone

831-647-7700

Hospital Emergency Room Name and Address

Community Hospital of Monterey Peninsula (CHOMP) 23625 Holman Hwy

Street Number and Name

Monterey — California

City — *State/Province/Region*

93940

Postal/ZIP Code

Hospital Phone

831-624-5311

24-hour Clinic Name and Address

(CHOMP) Emergency Department, 23625 Holman Hwy

Street Number and Name

Monterey, — California

City — *State/Province/Region*

93940

Postal/ZIP Code

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

3

200 characters

Submit the following documents:

Evacuation Maps.
Most recent bill for waste services.
Most recent bill for public sewer services.
Most recent water bill or water test.
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address josh@sanctuaryvacationrentals.com

I'm not a robot reCAPTCHA Privacy - Terms

Print Form

Review Submit

Best | 6 min | 1h 8m | 1 hr 1 | 25 min

2924 Congress Rd, Pebble Beach, CA 93

Community Hospital of the Monterey Pe

Depart at | Options

3:00 PM | Mon, May 18

Send directions to your phone | Copy link

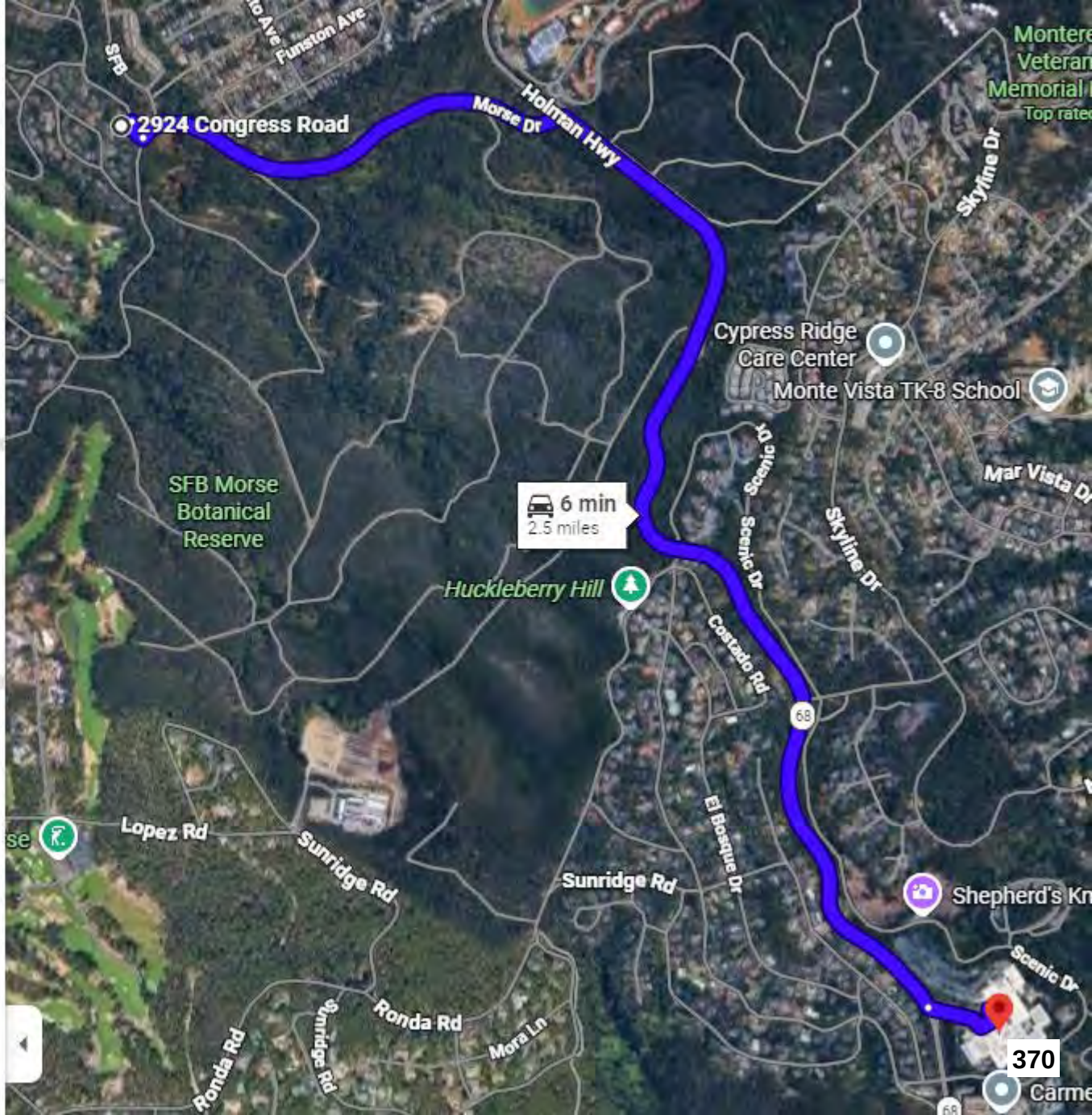
via Morse Dr and CA-68 E typically 6 min

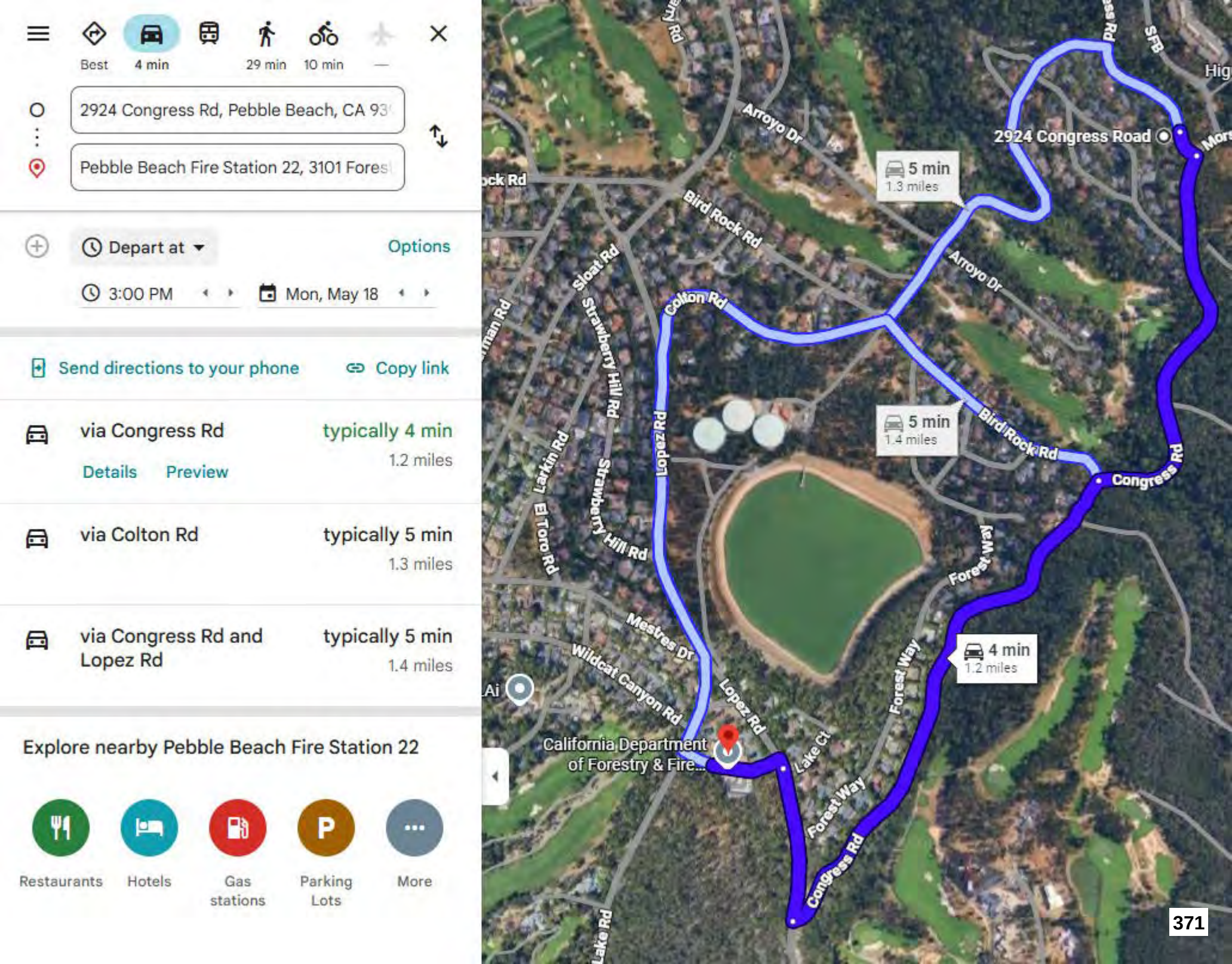
2.5 miles

Details | Preview

Explore nearby Community Hospital of the Monterey Peninsula

Restaurants | Hotels | Gas stations | Parking Lots | More




Best
4 min
29 min
10 min
2924 Congress Rd, Pebble Beach, CA 93
Pebble Beach Fire Station 22, 3101 Fores
Depart at
Options
3:00 PM
Mon, May 18
Send directions to your phone
Copy link
via Congress Rd
typically 4 min
1.2 miles
Details
Preview
via Colton Rd
typically 5 min
1.3 miles
via Congress Rd and Lopez Rd
typically 5 min
1.4 miles
Explore nearby Pebble Beach Fire Station 22
Restaurants
Hotels
Gas stations
Parking Lots
More
2924 Congress Road
5 min
1.3 miles
5 min
1.4 miles
4 min
1.2 miles
Arroyo Dr
Bird Rock Rd
Colton Rd
Sloat Rd
Strawberry Hill Rd
Larkin Rd
El Toro Rd
Lopez Rd
Mestres Dr
Wildcat Canyon Rd
California Department of Forestry & Fire...
Lake Ct
Forest Way
Congress Rd
SFB
371

Application Summary Sheet

Record Number: VR240022
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 11/22/2024
Parcel Number: 007-541-008-000
Project Name: CLAY DOUGLAS A & CLAY HEATHER R TRS
Assigned To: Domitila Hernandez
Initiated by Product: AV360

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN240358. The property is located at 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		2924		CONGRESS	RD					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		CLAY DOUGLAS A & CLAY HEATHER R TRS	87 WOODRANCH CIR	DANVILLE CA 94506				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Operator	CLAY, DOUGLAS			claypropertiesca@gmail.com	9259972774	87 WOODRANCH CIRCLE	DANVILLE CA 94506			
Planning Staff	HERNANDEZ, DOMI	COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT		hernandezd2@countyofmonterey.gov	8317555451	1441 SCHILLING PL SOUTH 2ND FLOOR	SALINAS CA 93901			
Applicant	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL BY THE SEA CA 93921			
Property Manager	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL BY THE SEA CA 93921			

Custom Fields

Field Name	Field Value
# of bathrooms	2.5
# of bedrooms	3
HOA	No
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest Fire Station Address	3103 Lake Forest Rd, Pebble Beach

Nearest Fire Station Name	Pebble Beach Fire Station 22
Nearest Fire Station Phone	(831) 375-4204
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	1414 Natividad Road, Salinas
Nearest Police Station Name	Monterey County Sheriff's Office Monterey Substation
Nearest Police Station Phone	831-647-7700
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	3
Number of Non-hosted Rentals Per Year	365
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	1924
VR is on a private road or a shared driveway	Yes
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	CHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	CHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	CHECKED
For applicants that reside within the Del Monte Forest, it is the applicant’s responsibility at the outset to ensure that the use of the property as a vacation rental does not violate any deed restrictions on title that govern uses on the property. Specifically, numerous properties within the Del Monte Forest have an agreement on title that restricts a property owner from conducting “any trade or business of any description, nor shall said premises be used or occupied for any other purposes whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent of the Seller.	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will, at a minimum, contain the following: the Vacation Rental Operation License number, the Maximum daytime and nighttime occupancy, the time period for quiet hours, and the Advertised Rental Rate.	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector before commencing the Vacation Rental use and will keep the business license valid throughout the Vacation Rental use.	CHECKED

I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of septic systems, and I will post advisory signs at all kitchen sink(s) and toilet(s).	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires that solid waste and recycling be contained within appropriate receptacles with lids and stored out of sight unless in conformance with neighborhood standards.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits at all times of day and night the making, assisting in making, allowing, creating, or causing to be made outside amplified sound.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits housing any animal that creates a habitual nuisance.	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable fireplace containers, will not be operated while the property is rented.	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements as set forth in Monterey County Code Sub-Section 7.120.020.C.	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shall be in writing and identify the name, address, telephone number, and email address of the Operator, Property Manager, and at least one responsible Occupant who is 18 years or older.	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter using the County provided template to neighboring properties within a 300-foot radius of the property; and if applicable, to all properties with ownership or access rights to any shared private road utilized to access the Vacation Rental.	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code Section 4291, also known as defensible space regulations. Resources for Defensible Space can be found here: https://www.fire.ca.gov/dspace.	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addresses of at least one guest per stay, the number of guests, guest's license plate numbers if traveling by car, and dates of stay. These records must be maintained for the Vacation Rental Operation License terms plus two years and can be examined by the County upon request.	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License expiration if I wish to renew my Vacation Rental Operation License.	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to complaints, and can arrive on site within 30 minutes.	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacation rental. If the vacation rental violates applicable deed restrictions, the applicant may face civil liability regardless of receiving a valid permit and/or license from the County.	CHECKED

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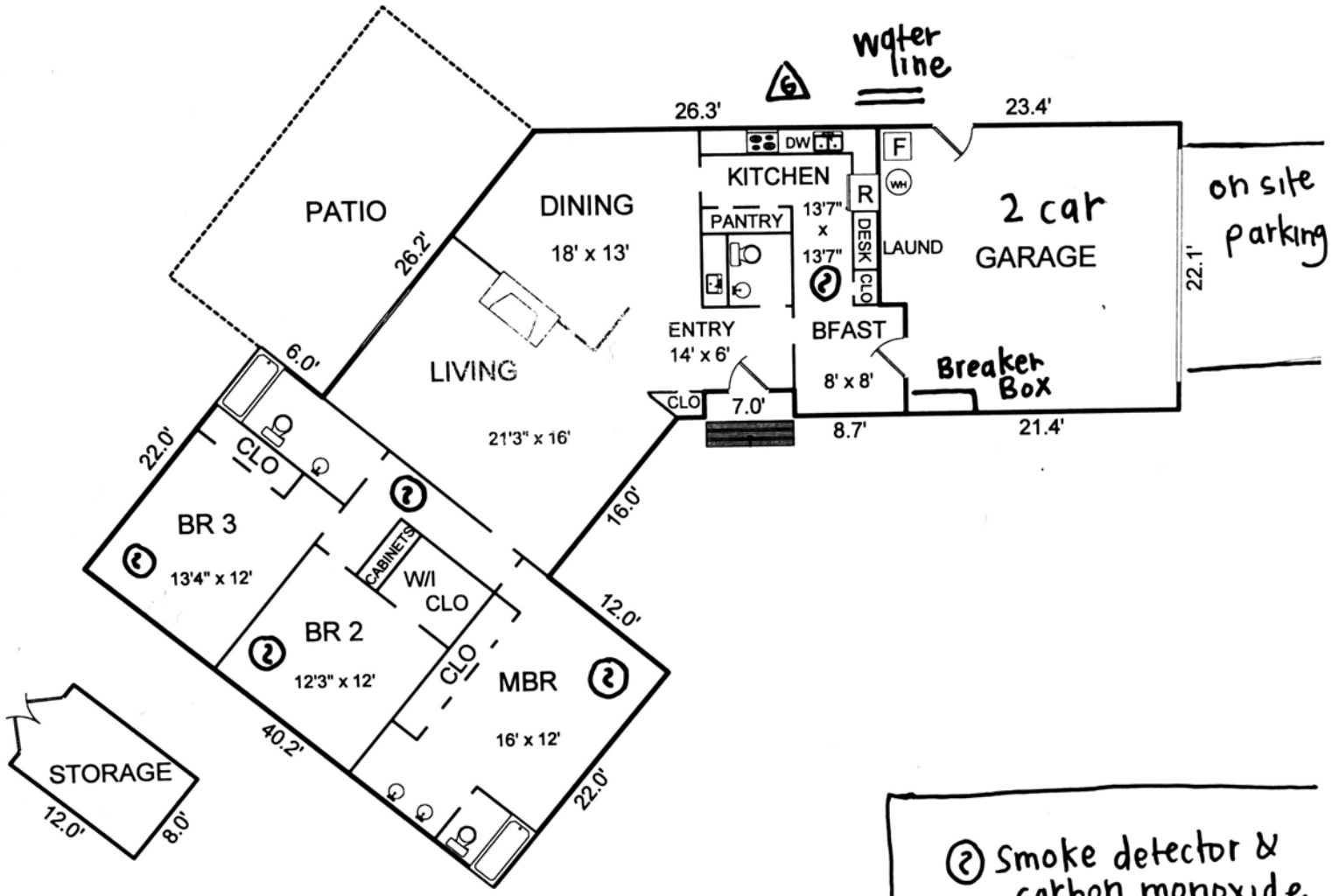
2924 CONGRESS ROAD, PEBBLE BEACH, CA 93953



(2) Smoke detector & carbon monoxide

(6) Gas Line

water line & shut off water

Breaker Box

AREA CALCULATIONS
(approximate)

First Floor:	1,821sf
Net Livable Area:	1,821sf
Garage:	500
Patio:	385
Storage:	96

https://www.google.com/maps/dir/State+Hwy+1,+California/2924+Congress+Rd,+Pebble+Beach,+CA+93953

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Vacation Rental Home Inspection Checklist

Property Information

- [ ] Have your Vacation Rental Operation Application number ready.
- [x] Vacation Rental Address and Unit/Suite/Apt # 2924 CONGRESS ROAD, PEBBLE BEACH
- [x] Total number of bedrooms 3
- [x] Total number of onsite parking spaces (e.g. garage, driveway) 4

Interior Inspection

- [x] Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- [x] Every sleeping room has a functional smoke alarm.
- [x] Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- [x] All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- [x] Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- [x] Other heating equipment is in safe operating condition and placed in an approved location..
- [x] There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- [x] The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- [x] There is no evidence of infestation, garbage, and debris at the site.
- [x] The property has active garbage pick-up service.
- [x] If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- [x] Property is in an overall safe and sanitary condition.
- [x] Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- [x] Passed
- [ ] Failed

Remarks/Observations:
AFTER INITIAL INSPECTION, A GFCI RECEPTICAL WAS INSTALLED IN THE PRIMARY BATHROOM.

Home Inspector Certification AMERICAN SOCIETY OF HOME INSPECTORS, CERTIFIED HOME INSPECTOR #245161

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Michael K. Rachel
Home Inspector or General Contractor Name & Acknowledgement

MICHAEL K. RACHEL PENINSULA HOME INSPECTIONS LLC, CARMEL, CA 831-241-0445
License/Certification # (for Contracts certified by the California Contractors State License Board, the certification must be a License Classification Type B, B-2, or C-47).

Date 10-28-2024

Click 'Print' at the top of this page and save as a PDF.

HOUSING AND COMMUNITY DEVELOPMENT

Announcements | Development Services | Planning Services | Permit Center | GIS / Maps | About Us

Vacation Rental Home Inspection Checklist

Michael K. Rachel
Building Consultant/Certified Inspector
Cell: 831.241.0948

Peninsula Home Inspections LLC

P.O. Box 5605
Carmel, CA 93921
inspectormike1021@gmail.com

ASHI CERTIFIED INSPECTOR

Property Information

Have your Vacation Rental Operation Application number ready.

✓ Vacation Rental Address and Unit/Suite/Apt # 2924 CONGRESS RD, PEBBLE BEACH

✓ Total number of bedrooms 3

✓ Total number of onsite parking spaces (e.g. garage, driveway) 4

Interior Inspection

✓ Beds are located in all Bedrooms with proper clearance (7.6 feet high) and egress (one operable window or door in addition to entry). Egress window/door requirements: Min size 5.6 Sq. Ft., min width 20", min height 24", max sill off floor 44

✓ Every sleeping room has a functional smoke alarm.

✓ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.

✓ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.

✓ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.

✓ Other heating equipment is in safe operating condition and placed in an approved location.

✓ There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.

✓ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

✓ There is no evidence of infestation, garbage, and [illegible]

✓ The property has active garbage pick-up service.

✓ If a garage is present, it is only used as a garage and [illegible] combustible flooring exists. Driveway, if present, is open and accessible to vehicles.

✓ Property is in an overall safe and sanitary condition.

Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

✓ Passed

Michael K Rachel 10-28-2024

Peninsula Home Inspections LLC
P. O. Box 5605
Carmel, CA 93921
Cell 831-241-0948
inspectormike1021@gmail.com

INVOICE

Date: October 28, 2024

Invoice Number: 10252024-01

Client: Sanctuary Vacation Rentals

Property Location: 2924 Congress Road, Pebble Beach

Service Provided: Housing and Community Development
Vacation Rental Home Inspection

Fee: $ 150.00

Please remit to: Peninsula Home Inspections LLC
P.O. Box 5605
Carmel, CA 93921

Thank you for this opportunity to be of service and your prompt payment.

Michael Rachel, Peninsula Home Inspections LLC

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Exhibit B

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NOTICE OF APPEAL

Monterey County Code
Title 19 (Subdivisions)
Title 20 (Zoning)
Title 21 (Zoning)

No appeal will be accepted until written notice of the decision has been given. If you wish to file an appeal, you must do so on or before 6/25/26 (10 days after written notice of the decision has been mailed to the applicant).

Date of decision: 6/11/26

1. Appellant Name: Douglas A. Clay
   Address: 87 Woodranch Circle
   Telephone: Danville, CA 94506

2. Indicate your interest in the decision by placing a check mark below:

   Applicant ✓

   Neighbor _____

   Other (please state) _____

3. If you are not the applicant, please give the applicant's name:

4. Fill in the file number of the application that is the subject of this appeal below:

	Type of Application	Area
a) Planning Commission: PLN	240358 CVR	~~Greater Monterey Peninsula~~
b) Zoning Administrator: PLN	240358 CVR	Greater Monterey Peninsula
c) Administrative Permit: PLN		

Notice of Appeal

5. What is the nature of your appeal?

   a) Are you appealing the approval or denial of an application? NO

cc: Original to Clerk to the Board; HCD Planning
Revised 5-7-2024

b) If you are appealing one or more conditions of approval, list the condition number and state the condition(s) you are appealing. (Attach extra sheet if necessary)

Condition # 6. SEE EXTRA PAGES.

6. Place a check mark beside the reason(s) for your appeal:

There was a lack of fair or impartial hearing _____
The findings or decision or conditions are not supported by the evidence ✓
The decision was contrary to law ✓

7. Give a brief and specific statement in support of each of the reasons for your appeal checked above. The Board of Supervisors will not accept an application for an appeal that is stated in generalities, legal or otherwise. If you are appealing specific conditions, you must list the number of each condition and the basis for your appeal. (Attach extra sheets if necessary)

SEE Additional PAGES

8. As part of the application approval or denial process, findings were made by the decision-making body (Planning Commission, Zoning Administrator, or Chief of Planning). In order to file a valid appeal, you must give specific reasons why you disagree with the findings made. (Attach extra sheets if necessary)

SEE Additional PAGES

9. You must pay the required filing fee of ~~$3,716.10~~ (make check payable to "County of Monterey") at the time you file your appeal. (Please note that appeals of projects in the Coastal Zone are not subject to the filing fee.)

$4,031.00

10. Your appeal is accepted when the Clerk to the Board accepts the appeal as complete and receives the required filing fee. Once the appeal has been accepted, the Clerk to the Board will set a date for the public hearing on the appeal before the Board of Supervisors.

The appeal and applicable filing fee must be delivered to the Clerk to the Board by the deadline. A mailed copy of the appeal and filing fee will be accepted only if it is received by Clerk of the Board by the deadline. The appeal and applicable filing fee should be mailed to PO Box 1728, Salinas CA 93902. A facsimile copy of the appeal will be accepted only if the hard copy of the appeal and applicable filing fee are mailed and received by Clerk of the Board by the deadline.

APPELLANT SIGNATURE Doug A Coy Date: 6/22/26

RECEIVED SIGNATURE _____ Date: _____

cc: Original to Clerk to the Board; HCD Planning
Revised 5-7-2024

Doug Clay - Notice of Appeal Addendum - Extra Pages for Notice of Appeal for Clay Douglas A. & Heather R. TRS (PLN240358) - 2924 Congress Road, Pebble Beach

5. What is the nature of your appeal?
   a) Are you appealing approval or denial of an application? No
   b) List the condition number and state the condition you are appealing.
   We are appealing Condition 6. Use of Private Road - The applicant shall provide HCD Planning with proof of access and adequate documentation demonstrating that the private road dispute has been satisfactorily resolved.

7. Give a brief statement in support of each of the reasons for your appeal checked above.

   Regarding condition number 6. Use of Private Roads:

   Condition 6 is not supported by the evidence
   a) The deed to the property makes this condition unnecessary and unlawful. The deed conveys an easement/license to the applicant. The recorded deed says, "Use of Roads and Bridle Paths: Grantee, subject to the provisions hereof, is hereby ***granted a license*** for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest..."
   b) The deed specifically grants an easement/license to the applicant, and among others, his tenants to use the roads without the need for additional permission. The easement/license is irrevocable.
   c) The use of the property as a short term rental is a residential use of the property that is supported by the Deed Covenant and Condition 1 that reads, "Said premises shall not be used for any purpose whatever except for the purpose of construction and maintenance of not more than one private single family residence..."
   d) The Pebble Beach Company is not an HOA and the Del Monte Forest area is not a common interest development. The Pebble Beach Company admits that it is not an HOA. There are no covenants, conditions & restrictions and there are no HOA governing rules because there is not a homeowners' association.
   e) The deed restrictions are equitable servitudes which are not within the scope of the County's jurisdiction or authority to enforce or get involved.

   Condition 6 is contrary to the law
   a) The deed to the property sufficiently resolves this conflict and grants the property owner, guests and tenants rights and privileges to use the roads.
   b) The County by imposing Condition 6 is denying property owners the legally granted rights to use the roads.
   c) The County, by imposing Condition 6, is granting the Pebble Beach Company rights and privileges that are not supported by the deed or the law. Condition 6 provides the Pebble Beach Company the ability to unilaterally block the clearing

of the condition and the legal use of our property despite the express grant of a license/easement in the deed.

d) The deed restrictions are equitable servitudes. The primary remedy is injunctive relief (court order) not County conditions. If the Pebble Beach Company believes that any property owner is in violation of the deed restrictions they are free to pursue injunctive relief.
e) By imposing Condition 6 the County is preventing us from exercising our legal rights to use the property and using our approved CVR permit.
f) The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

8. Specific reasons why you disagree with the findings made.

During the permit hearing with the Zoning Administrator we clearly outlined the evidence and support for our position.

a) The deed to the property makes this condition unnecessary and unlawful. The deed conveys an easement/license to the applicant. The recorded deed days, "Use of Roads and Bridle Paths: Grantee, subject to the provisions hereof, is hereby ***granted a license*** for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest..."
b) The deed specifically grants an easement/license to the applicant, and among others, his tenants to use the roads without the need for additional permission. The easement /license is irrevocable.
c) The Pebble Beach Company is not an HOA and the Del Monte Forest area is not a common interest development. The Pebble Beach Company admits that it is not an HOA. There are no covenants, conditions & restrictions and there are no HOA governing rules because there is not a homeowners' association.
d) We outlined how the deed grants rights for our tenants to use the roads and that the deed does not specify or limit the length of a rental contract.
e) We outlined that the Deed Covenant and Condition 1 specifically allows for the residential use of the property.
f) We outlined that the Pebble Beach Company is not an HOA and that the deed restrictions are equitable servitudes that are enforceable by court order, not County conditions.
g) The Zoning Administrator did not evaluate or respond to our points or our position. He indicated that the position of the Board of Supervisors was to direct him to impose Condition 6.

h) The County's authority to regulate or impose conditions on the use of private roads is limited to public health and safety regulations. The County cannot legally strip away our legal right to use private roads as granted by our deeded easement.

We respectfully request the removal of Condition 6 - Use of Private Roads because we believe our rights to use the roads and any conflict about the issue is sufficiently resolved by the deed.

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Exhibit C

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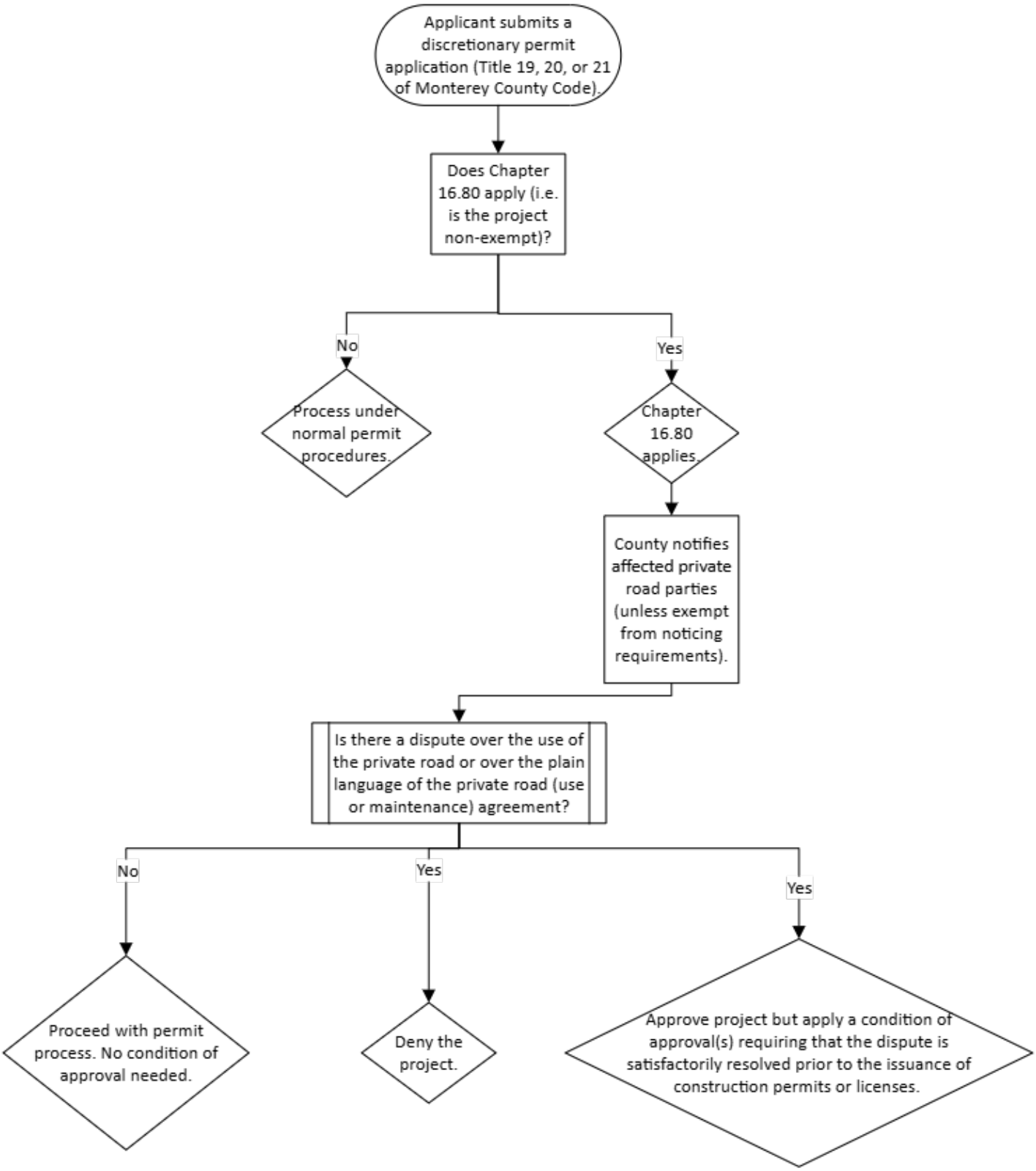
CHAPTER 16.80 PRIVATE ROAD REGULATIONS FLOW CHART



**This is to be used for illustrative purposes only and is not exhaustive of Chapter 16.80's requirements

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Exhibit D

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ORIGINAL

G 30595 REEL 727 PAGE 72 2957

RECORDING REQUESTED BY

RECORDED AT REQUEST OF
COAST COUNTIES LAND TITLE CO.
Sep 24 3 29 PM '71
OFFICIAL RECORDS
COUNTY OF MONTEREY
SALINAS, CALIFORNIA
4 40

AND WHEN RECORDED MAIL TO
NAME Del Monte Properties Company
ADDRESS P.O. Box 567
CITY & STATE Pebble Beach, Calif. 93953

REEL 727 PAGE 72

CLTC 11041-TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO
NAME Mr. Richard L. Gates
ADDRESS 2924 Congress Road
CITY & STATE Pebble Beach, Calif. 93953

DOCUMENTARY TRANSFER TAX $ 9.90
X COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
____ OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Escrow Officer
Coast Counties Land Title Company

CORPORATION GRANT DEED

DEED NO. 1551

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DEL MONTE PROPERTIES COMPANY, a California corporation, hereinafter referred to as the Grantor, hereby grants to

RICHARD L. GATES and GLORIA C. GATES, his wife as joint tenants

hereinafter referred to as the Grantee, subject to taxes and assessments not delinquent, easements of record and to the reservations, covenants and conditions hereinafter set forth, the following described property in the County of Monterey, State of California, viz.: (An unincorporated area)

Lot 20, Block 43, as shown on that certain map entitled "Map of Monterey Peninsula Country Club Subdivision No. 1," filed May 4, 1925, in the office of the County Recorder of the County of Monterey, State of California, and now on file in said office in Map Book Three "Cities and Towns" at page 26 therein.

Disc. / E.L.Jr.

$ 9.90
TRANSFER TAX PAID
MONTEREY COUNTY

SEP 24 1971

G 30595

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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Easement Reservation

Reserving unto the Grantor, for use by it and/or public utilities, an easement in and over the strip of land five feet in width along the rear and side lines of said premises, for the purpose of constructing, maintaining and operating (1) pole lines and pipe lines for the transmission of electricity, gas, water, sewer and telephone service and (2) open culverts for the conveyance of surface water at a rate not exceeding 1 cubic foot per second, with the right of free ingress to and egress from said strip.

Use of Roads and Bridle Paths

Grantee, subject to the provisions hereof, is hereby granted a license for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of One Hundred Dollars ($100.00) on each January 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway.

Covenants and Conditions

This conveyance is made and accepted subject to the following express conditions and covenants:

1. No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence with appurtenant detached guest and servants' cottages (without cooking facilities), greenhouse, garage, and, if approved in writing by Grantor, a stable for saddle horses.

2. No residence, septic tank, fence, access road or other structure of any kind shall be erected, constructed or maintained upon said premises unless erected or constructed at a location and in accordance with plans and specifications which have first been submitted to and approved by Grantor in writing. Said premises shall not be occupied until a suitable sewer is connected therewith and in operation or until a septic tank or other sanitary structure for the storage or disposal of sewage shall have been installed thereon. Grantor shall have the right to supervise the maintenance and operation of said septic tank.

3. No trees located upon said premises shall be cut or removed without the written consent of Grantor. Grantor shall have the right to trim or cut any trees at any time on said premises, whether or not planted by Grantee, to the extent necessary to prevent such trees from obstructing the view from other property.

4. All structures the plans and specifications for which have been approved by the Grantor shall be completed in accordance with said plans and specifications within one year of the date of such approval, or such additional time as shall be approved by the Grantor in writing; and said premises shall not be occupied until all said structures shall have been completed in accordance with said plans and specifications.

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Said covenants are entered into by the Grantee for the benefit, not only of Grantor, but also for the benefit of all lands in the area hereinafter mentioned, and are imposed in pursuance of a common plan for the development of said area and shall be enforceable as covenants by injunction or action for damages or specific performance by Grantor and also by every other owner of property in said area. The area above referred to in this paragraph is the subdivision designated in the description of said premises, and, if no subdivision is designated therein, said area is all property in the Del Monte Forest lying within a half mile of said premises.

It is understood that the Grantor operates a golf course, hotel (where wines and other liquors are sold when permitted by law) and a shopping district in or adjacent to the area in which said premises are situated and that the carrying on of such businesses shall not be construed as a waiver of any of the conditions and covenants in this deed or as the creating of any monopoly but that the carrying on of said businesses is a benefit to those who have established homes and residences in said area and to the general public.

ENFORCEMENT OF COVENANTS AND CONDITIONS

(a) The foregoing covenants and conditions shall be enforceable against Grantee and his successors in the ownership of said premises.

(b) Notice of any breach of any of said conditions may be given by recordation thereof in the office of the County Recorder of said County and by leaving a copy thereof on said premises. If Grantee or his successors in interest fail for thirty (30) days after any such notice to comence, and thereafter diligently proceed, to cure such breach all rights hereunder of the Grantee and his successors in interest shall terminate and said premises shall revert to and vest in Grantor. Grantor's right to enforce a forfeiture and right of reentry for condition broken is only transferable by an instrument expressly transferring same.

(c) In any successful action for the enforcement of any of said covenants or conditions, whether for injunction, specific performance, damages or forfeiture, the plaintiff shall be entitled to recover from the defendant a reasonable attorney's fee which shall be taxed by the Court as part of the costs. No such action brought or judgment rendered thereon shall be construed as a bar to any action for succeeding breaches.

The words "Grantor" and "Grantee", as used in this deed, shall include heirs, administrators, successors and assigns.

EXECUTED the 2ND day of SEPTEMBER, 19 71.

DEL MONTE PROPERTIES COMPANY

By Clyde E. Fell Vice President.

And [illegible] Assistant Secretary.

Richard L. Gates (Seal)

Gloria C. Gates (Seal)

DEL MONTE PROPERTIES COMPANY INCORPORATED FEB. 25, 1919 SAN FRANCISCO, CALIF.

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STATE OF CALIFORNIA
County of Monterey } ss.

On this 2nd day of September, 19 71,

before me, Bettie Q. Griswold, a Notary Public

in and for the County of Monterey, State of California, residing therein, duly commissioned and sworn, personally appeared

Clyde E. Hall, known to me to be the Vice President, and

C. F. Morton, known to me to be the Assistant Secretary,

respectively, of DEL MONTE PROPERTIES COMPANY, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the County of Monterey, the day and year in this certificate first above written.

OFFICIAL SEAL
BETTIE Q. GRISWOLD
NOTARY PUBLIC-CALIFORNIA
MONTEREY COUNTY
My Commission Expires June 19, 1974

Box 567, Pebble Beach, Calif. 93953

Bettie Q. Griswold
Notary Public in and for the
County of Monterey, State of California

STATE OF CALIFORNIA
County of Monterey } ss.

On this 15th day of September, 19 71, before me,

John T. Hefling, a Notary Public in and for the

County of Monterey, State of California, residing therein, duly commissioned and sworn,

personally appeared Richard L. Gates and Gloria C. Gates

known to me to be the person S whose name S are subscribed to the within instrument and acknowledged to me

they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the

County of Monterey the day and year in this certificate first above written.

OFFICIAL SEAL
JOHN T. HEFLING
NOTARY PUBLIC-CALIFORNIA
MONTEREY COUNTY
My Commission Expires July 8, 1974

John T. Hefling
Notary Public in and for the
County of Monterey, State of California

"END OF DOCUMENT"

Exhibit E

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PEBBLE BEACH COMPANY

October 24, 2025

RE: DEL MONTE FOREST VACATION RENTAL

Dear Applicant:

Please be advised that Pebble Beach Company ("PBC") will not consent to an application to operate a vacation rental in Del Monte Forest. This proposed use violates the Covenants, Conditions, and Restrictions ("CC&Rs") recorded against residential properties located in Del Monte Forest, and PBC does not consent to the use of its private road system for vacation rental purposes.

The applicable CC&Rs state that residential properties in Del Monte Forest are restricted to residential use only and that business activities are not permitted. Vacation rentals are considered business activities, as demonstrated by the requirement for applicants to obtain a license from and pay Transient Occupancy Tax to the County of Monterey. Additionally, PBC is charged with maintaining the delicate balance between habitat, residential use, and visitor serving use under the Land Use Plans applicable to Del Monte Forest, and believes that allowing vacation rentals in residential areas disrupts this balance.

PBC's position on these matters has been communicated to the County of Monterey on numerous occasions, most recently in letters to the Monterey County Planning Department on October 9, 2024, and to the Board of Supervisors dated December 4, 2024. Copies of these letters are available for your review.

We regret any inconvenience this may have caused and thank you for your understanding.

Sincerely,
PEBBLE BEACH COMPANY

N Simon.

Nikki Simon
Del Monte Forest
Architectural Review Manager

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Exhibit F

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Before the Zoning Administrator
in and for the County of Monterey, State of California

In the matter of the application of:
CLAY DOUGLAS A. & HEATHER R. TRS (PLN240358)

RESOLUTION NO. 26-057

Resolution by the County of Monterey Zoning Administrator:

1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301 and no exceptions under section 15300.2 apply; and
2) Approving an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00194.

[CLAY DOUGLAS A. & HEATHER R. TRS, 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan]

The CLAY DOUGLAS A. & HEATHER R. TRS application (PLN240358) came on for a public hearing before the County of Monterey Zoning Administrator on June 11, 2026. 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 2010 Monterey County General Plan (General Plan);
- Greater Monterey Peninsula Area Plan (GMPAP);
- Monterey County Code Chapter 7.120 (Title 7);
- Monterey County Code Chapter 16.80 (Title 16);
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Project Scope. The project site is located at 2924 Congress Road (Assessor's Parcel Number: 007-541-008-000), a privately maintained road, in Pebble Beach subject to the Greater Monterey Peninsula Area of the unincorporated area of the County of Monterey. The proposed commercial vacation rental is within the existing 1,821 square foot single-

family dwelling with an attached garage, and consists of three bedrooms, two and half bathrooms, a living room, a dining room, a kitchen, and a patio. Within the immediate neighborhood, excluding this application, there is one incomplete application for a Homestay and one applied application for a Commercial Vacation Rental, with an approved discretionary permit. The applicant is proposing that the residence be occupied by a maximum of seven people overnight, 10 people during the daytime hours at the property at a time, and a maximum of three contractors on site at any time consisting of the cleaning crew.

c) Allowed Use. The property is located at 2924 Congress Road, Greater Monterey Peninsula Area Land Use Plan (Assessor's Parcel Number: 007-541-008-000). The subject parcel is zoned Medium Density Residential with a maximum gross density of 4 units/acre with Building Site District 6, Design Control, and Recreational Equipment Storage in Seaward Zone Overlays, or "MDR/B-6-D-RES". Title 21 Section 21.12.050.Y allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.

d) Lot Legality. The subject property (0.21 acres in size), APN: 007-541-008-000, is identified as Parcel 8 in Block 43 on a Cities & Towns Map of M.P.C.C. Sub. No. 1 in Book 7 Page 54. Therefore, the County recognizes this lot as a legal lot of record.

e) Land Use Advisory Committee (LUAC). This project was not referred to the Del Monte Forest LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.

f) Vacation Rental Operation License. Condition No. 5 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.

g) Business License. The applicant must obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required to comply with the regulation as part of the issuance of a Vacation Rental Operation License.

h) Transient Occupancy Tax. The applicant must register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), the subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.

i) Adequate Emergency Response Time. The subject property complies with Title 21 Section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is considered within a Community Area, considered full array of public services as defined by the General Plan and therefore is subject to an emergency response time of 5-8 minutes. The Pebble Beach Fire Station 22 is 4 minutes away, which provides fire response services, and the Community Hospital of Monterey Peninsula is 6 minutes away, which provides 24-hour emergency medical services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be a Josh Ohanian of Sanctuary Vacation Rentals, who will reside at NW Corner of Mission & 8th, Carmel-by-the-Sea, CA 93921, which is a 12 minute drive away. Mr. Ohanian will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is included as required in the informational signage that must be posted within six feet of the front door and within visible location outside of the structure. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.

j) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (4 guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.

k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 007-541-008-000).

l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.

m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider

this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

n) Access. The property is within the Pebble Beach area and is currently managed by the Pebble Beach Company, which is the legally established governing structure for the private roads used to access the subject parcel. Pebble Beach Company is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road. Pursuant to Title 21 section 21.64.290.F.4, the subject property must comply with Title 16 Chapter 16.80, which regulates private roads in Monterey County. The private road accessing the property is subject to a private road access agreement, which is recorded as a deed restriction for the subject property. The deed restriction for the subject property was recorded as Deed Number 1551 (Reel 727, Page 72 of Official Records). The deed contains language related to the "Use of Roads and Bridle Paths" and related to "Covenants and Conditions" (CCs). Under the "Use of Roads and Bridle Paths," the deed states that the *"Grantee, subject to the provisions hereof, is hereby granted license for the use, by himself, his family, servants, tenants and guests occupying or visiting said premises, of all roads and bridle paths now or hereafter owned by Grantor in Del Monte Forest, and to free access to Del Monte Forest; in consideration of which the owner of said premises shall be obligated to pay Grantor the sum of One Hundred Dollars ($100.00) on each January 1st hereafter, the payment of which sum is and shall be secured by a lien and charge on said premises. Grantor, however, reserves the right to change, abandon or close any of said roads and paths, provided that (so far as within the control of Grantor) there shall always be left open a road by means of which and/or of connecting roads access may be had to said premises from the nearest public highway"*. The plain language of this deed gives the property owner access to their property as long as they pay $100 each January 1st. The other language is identified under the CCs as the first deed restriction states that "*No trade, business or profession of any description shall be conducted on said premises. Said premises shall not be used for any purpose whatever except solely and exclusively for the purpose of construction and maintenance of not more than one private single family residence…"*. Therefore, the project is classified as a Tier 3 category pursuant to Title 16 Chapter 16.80, which means this deed restriction language constitutes a private road access agreement.

The Pebble Beach Company received notification of the proposed project on May 26, 2026. The Pebble Beach Company submitted a letter to the County stating that they have a blanket objection to the use of residential property in Pebble Beach as commercial vacation rentals. This letter further stated that Pebble Beach Company believes that "…*the plain meaning of the CC&R language bans short-term vacation rentals in the Del Monte Forest* [Pebble Beach Company managed portion of the Greater Monterey Peninsula]."

The applicant is aware of the objections and restrictions outlined within the CC&R's and believes they have the right to continue the use of the property for the proposed application of a Commercial Vacation Rental. The County of Monterey's regulations for private roads, pursuant to Title 16 section 16.80.060.A, state that if the Appropriate Authority finds, based on substantial evidence in the record, that a substantive dispute exists regarding the use of a private road for a project, the Appropriate Authority "*may approve the project but shall require as a condition of project approval that the applicant provide the County with proof of access demonstrating that the dispute has been satisfactorily resolved*". Therefore, staff recommends that Condition of Approval No. 6 to ensure that the substantial dispute regarding the plain language of the private road agreement is resolved prior to the applicant commencing the use of their property as a commercial vacation rental. This Condition requires that the applicant provides the County of Monterey Housing and Community Development (HCD) staff with adequate documentation that the private road dispute has been satisfactorily resolved and the use of the property as a commercial vacation rental is allowed and does not violate the plain language of any deed restrictions and/or private road agreement.

o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

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. 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) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

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. The respective agency has 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) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.

c) The property has road access to Congress Road, a private road. No alterations to this driveway or access are required for the use (see evidence "n" in Finding 1).
d) Potable water will continue to be provided to the parcel by California American Water through the Monterey Peninsula Water Management District (MPWMD). Sewer service will continue to be provided by Pebble Beach Community Services District.
e) Solid waste (garbage) collection service is and will continue to be provided by GreenWaste Recovery, LLC.
f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

4. FINDING: **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 County of Monterey HCD-Planning and HCD-Building Services records and is aware of one violation existing on subject property. The Commercial Vacation Rental Ordinance for the inland area of the County of Monterey became effective on October 14, 2024. On November 22, 2024, the Applicant applied for a Use Permit for a Commercial Vacation Rental Operation to allow the use of a single-family dwelling for transient lodging for a period of 30 calendar days or fewer. The applicant failed to diligently pursue compliance with Commercial Vacation Rental permitting. Staff notified the Applicant on November 13, 2025 and January 14, 2026 that operations that are not being diligently pursued and are still in operation may be subject to code enforcement fines. On March 23, 2026, an administrative citation from HCD-Code Compliance was issued pursuant to an inspection conducted on March 23, 2026 which identified continued use of the unpermitted short-term rental. On March 31, 2026, the Applicant paid the remaining permit fees to continue the permitting process and to abate Code Enforcement Violation No. 26CE00194, subject to any remaining enforcement fines, to bring the property into compliance with the Monterey County Code. With the approval of this permit, the violations would be fully abated and would bring the subject property into compliance. No additional complaints have been received.
b) The violations (Code Enforcement Case 26CE00194) will be abated upon granting of this permit and brings the property into compliance, subject to any remaining enforcement fines.
c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

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 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.

b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.

c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence "d" through "i".

d) Class 1 exemptions are not qualified for an exception by their location.

e) The County's regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5439 Section 1.F, the requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Greater Monterey Peninsula Area Land Use Plan is 155. This application is the 29th approved. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.

f) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 29th Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.

g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.

Docusign Envelope ID: EBB2B99B-6E1F-8B4A-81C2-2C4857F30F25

h) The project does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.

i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240358.

6. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

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

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve the after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00194.

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 11th day of June 2026.

DocuSigned by:
Mike Novo
9D45DC219AC247C...

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON JUNE 15, 2026.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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 JUNE 25, 2026.

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

County of Monterey HCD Planning

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

PLN240358

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240358) allows the use, by any person, of residential property [single family dwelling] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

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(B) - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number 26-057) was approved by the Zoning Administrator for Assessor's Parcel Number 007-541-008-000 on June 11, 2026. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD 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 commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is June 11, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

6. PDSP001 – USE OF PRIVATE ROAD

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The project requires use of a private road, as defined by Monterey County Code (MCC) Chapter 16.80, which is owned by the Pebble Beach Company. There is a deed restriction on the subject property that meets the definition of a private road agreement and private road maintenance agreement under MCC Chapter 16.80. There is substantial evidence that a substantive dispute exists over the use of the private road for the project. The applicant/Owner/Operator shall provide HCD-Planning with proof of access and adequate documentation demonstrating that the private road dispute has been satisfactorily resolved. Adequate documentation may include: written withdrawal of objections; a final settlement or final judicial determination; or written permission from the legally established private road governing structure such as a homeowners' association or similar organization where said governing structure is authorized to make determinations regarding the use, maintenance, and related matters regarding the private road.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, the Applicant/Owner/Operator shall provide adequate documentation to HCD-Planning for review and approval satisfying the requirements of this condition.

County of Monterey
Housing and Community Development

Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

45

200 characters

Fire Station Name and Address

Pebble Beach Fire Station, 3101 Forest Lake Road

Street Number and Name

Pebble Beach — California

City — *State/Province/Region*

93953

Postal/ZIP Code

Fire Station Phone

831-375-4204

Police Station Name and Address

Monterey County Sheriff's Office, 1414 Natividad Road

Street Number and Name

Salinas — California

City — *State/Province/Region*

93906

Postal/ZIP Code

Police Station Phone

831-647-7700

Hospital Emergency Room Name and Address

Community Hospital of Monterey Peninsula (CHOMP) 23625 Holman Hwy

Street Number and Name

Monterey — California

City — *State/Province/Region*

93940

Postal/ZIP Code

Hospital Phone

831-624-5311

24-hour Clinic Name and Address

(CHOMP) Emergency Department, 23625 Holman Hwy

Street Number and Name

Monterey, — California

City — *State/Province/Region*

93940

Postal/ZIP Code

24-hour Clinic Phone

831-624-5311

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

3

200 characters

Submit the following documents:

Evacuation Maps.
Most recent bill for waste services.
Most recent bill for public sewer services.
Most recent water bill or water test.
On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your Accela Citizen Access account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address josh@sanctuaryvacationrentals.com

I'm not a robot reCAPTCHA Privacy - Terms

Print Form

Review Submit

Best | 6 min | 1h 8m | 1 hr 1 | 25 min

2924 Congress Rd, Pebble Beach, CA 93

Community Hospital of the Monterey Pe

Depart at | Options

3:00 PM | Mon, May 18

Send directions to your phone | Copy link

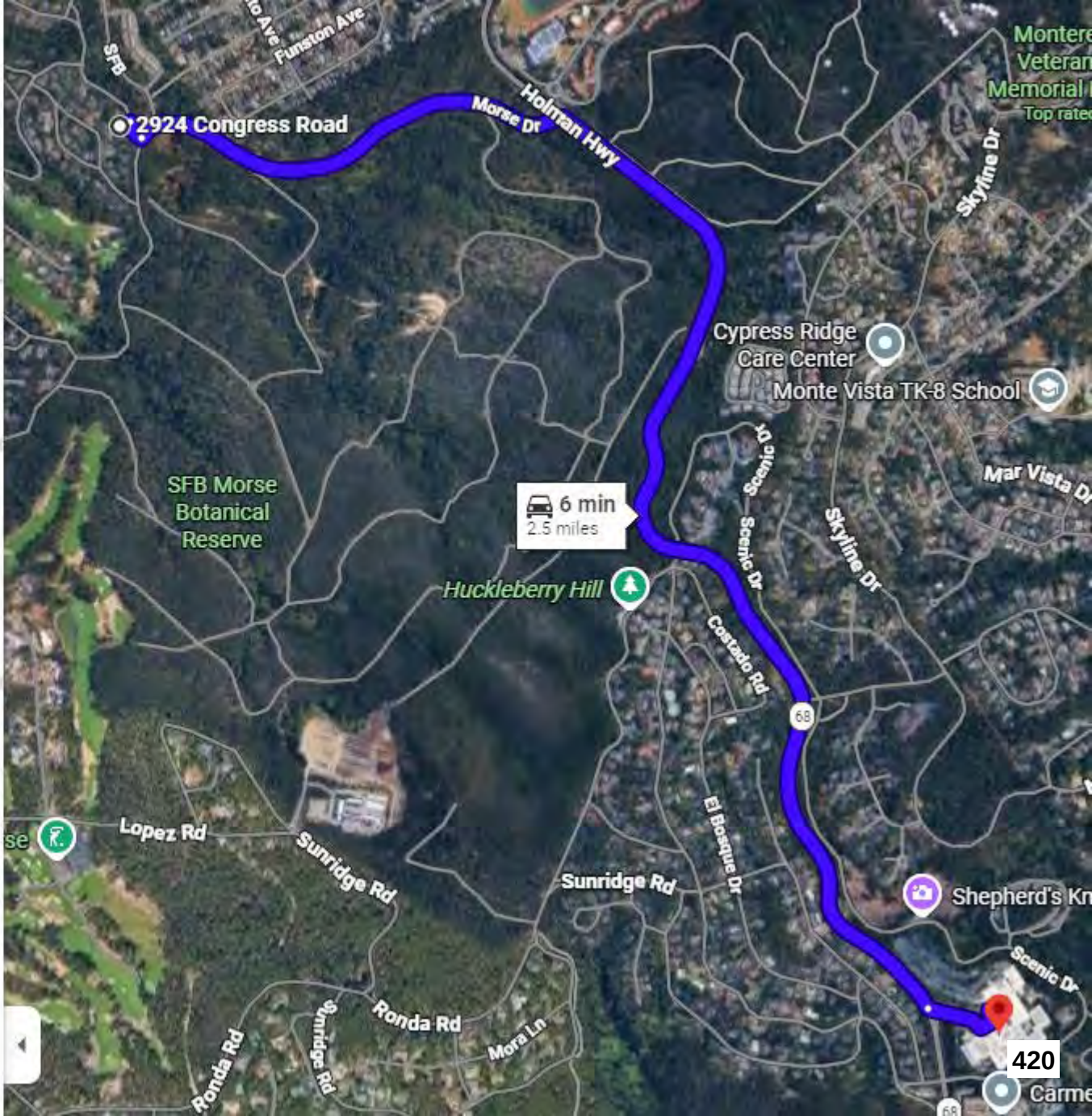
via Morse Dr and CA-68 E typically 6 min

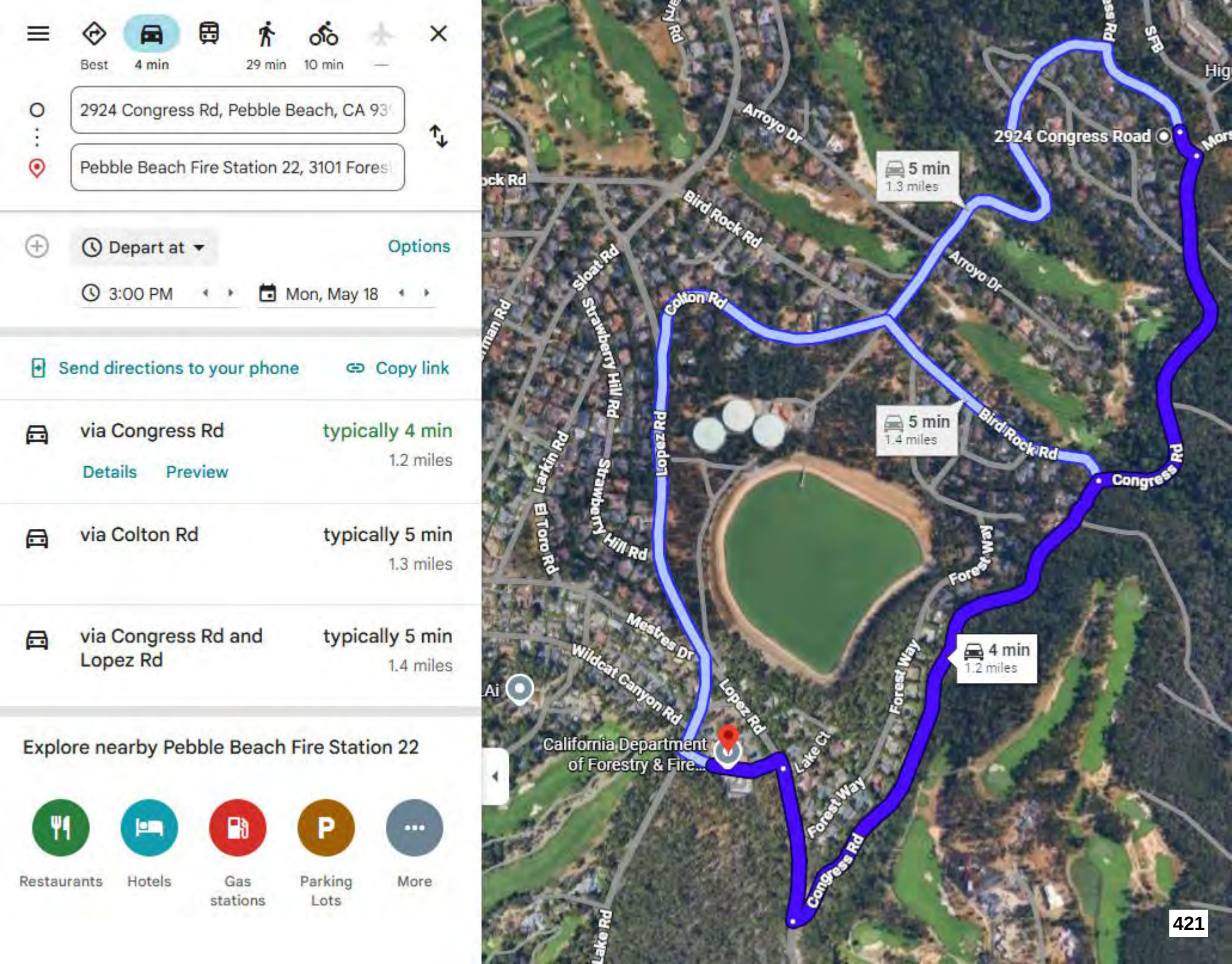
2.5 miles

Details | Preview

Explore nearby Community Hospital of the Monterey Peninsula

Restaurants | Hotels | Gas stations | Parking Lots | More




Best
4 min
29 min
10 min
2924 Congress Rd, Pebble Beach, CA 93
Pebble Beach Fire Station 22, 3101 Fores
Depart at
Options
3:00 PM
Mon, May 18
Send directions to your phone
Copy link
via Congress Rd
typically 4 min
1.2 miles
Details
Preview
via Colton Rd
typically 5 min
1.3 miles
via Congress Rd and Lopez Rd
typically 5 min
1.4 miles
Explore nearby Pebble Beach Fire Station 22
Restaurants
Hotels
Gas stations
Parking Lots
More
2924 Congress Road
5 min
1.3 miles
5 min
1.4 miles
4 min
1.2 miles
Arroyo Dr
Bird Rock Rd
Colton Rd
Sloat Rd
Strawberry Hill Rd
Larkin Rd
El Toro Rd
Lopez Rd
Mestres Dr
Wildcat Canyon Rd
California Department of Forestry & Fire...
Lake Ct
Forest Way
Congress Rd
421

Application Summary Sheet

Record Number: VR240022
Record Type: Planning/VacationRental/NA/NA
Record Type Alias: Vacation Rental
Record Status: Applied
Application Date: 11/22/2024
Parcel Number: 007-541-008-000
Project Name: CLAY DOUGLAS A & CLAY HEATHER R TRS
Assigned To: Domitila Hernandez
Initiated by Product: AV360

Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN240358. The property is located at 2924 Congress Road, Pebble Beach (Assessor's Parcel Number 007-541-008-000), Greater Monterey Peninsula Area Plan.

Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		2924		CONGRESS	RD					PEBBLE BEACH	CA	93953	

Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		CLAY DOUGLAS A & CLAY HEATHER R TRS	87 WOODRANCH CIR	DANVILLE CA 94506				Y

Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email

Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Operator	CLAY, DOUGLAS			claypropertiesca@gmail.com	9259972774	87 WOODRANCH CIRCLE	DANVILLE CA 94506			
Planning Staff	HERNANDEZ, DOMI	COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT		hernandezd2@countyofmonterey.gov	8317555451	1441 SCHILLING PL SOUTH 2ND FLOOR	SALINAS CA 93901			
Applicant	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL BY THE SEA CA 93921			
Property Manager	OHANIAN, JOSH			josh@sanctuaryvacationrentals.com	8312336340	PO BOX X	CARMEL BY THE SEA CA 93921			

Custom Fields

Field Name	Field Value
# of bathrooms	2.5
# of bedrooms	3
HOA	No
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	10
Maximum Overnight Occupancy	7
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
est Fire Station Address	3103 Lake Forest Rd, Pebble Beach

Nearest Fire Station Name	Pebble Beach Fire Station 22
Nearest Fire Station Phone	(831) 375-4204
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	1414 Natividad Road, Salinas
Nearest Police Station Name	Monterey County Sheriff's Office Monterey Substation
Nearest Police Station Phone	831-647-7700
Number of employees who will maintain the Vacation Rental (landscape services, housekeeping)	3
Number of Non-hosted Rentals Per Year	365
Owner is an Individual or Trustee	Yes
Proposed VR is in a Single Family Dwelling?	Yes
Transient Occupancy Tax (TOT) Number	1924
VR is on a private road or a shared driveway	Yes
VR on a public sewer	Yes
VR on a public water system	Yes
VR Type	Commercial
I agree that I will have only one rental contract per seven day period.	CHECKED
I agree that I live in my Residential Property for at least 183 days per calendar year.	CHECKED
I agree that I will occupy at least one Bedroom within the Homestay while it is being rented.	CHECKED
For applicants that reside within the Del Monte Forest, it is the applicant’s responsibility at the outset to ensure that the use of the property as a vacation rental does not violate any deed restrictions on title that govern uses on the property. Specifically, numerous properties within the Del Monte Forest have an agreement on title that restricts a property owner from conducting “any trade or business of any description, nor shall said premises be used or occupied for any other purposes whatever except solely and exclusively for the purpose of a private dwelling or residence without the consent of the Seller.	CHECKED
I agree that all online rental contracts, advertisements, and listings for my Vacation Rental will, at a minimum, contain the following: the Vacation Rental Operation License number, the Maximum daytime and nighttime occupancy, the time period for quiet hours, and the Advertised Rental Rate.	CHECKED
I agree that I will have only one rental contract at any given time.	CHECKED
I agree that I will obtain a business license from the County of Monterey Treasurer-Tax Collector before commencing the Vacation Rental use and will keep the business license valid throughout the Vacation Rental use.	CHECKED

I agree that my septic system will comply with Monterey County Code Chapter 15.20 for regulation of septic systems, and I will post advisory signs at all kitchen sink(s) and toilet(s).	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.41, which requires that solid waste and recycling be contained within appropriate receptacles with lids and stored out of sight unless in conformance with neighborhood standards.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 10.60, which prohibits at all times of day and night the making, assisting in making, allowing, creating, or causing to be made outside amplified sound.	CHECKED
I agree that my Vacation Rental will comply with Monterey County Code Chapter 8.36, which prohibits housing any animal that creates a habitual nuisance.	CHECKED
I agree that outdoor fire areas, including approved recreational fire containers and portable fireplace containers, will not be operated while the property is rented.	CHECKED
I agree that the Bedrooms of my dwelling unit satisfy all of the requirements as set forth in Monterey County Code Sub-Section 7.120.020.C.	CHECKED
I agree that the Operator and Occupant will sign a written rental contract. The rental contract shall be in writing and identify the name, address, telephone number, and email address of the Operator, Property Manager, and at least one responsible Occupant who is 18 years or older.	CHECKED
I agree that upon receipt of an approved License, the Operator shall mail an informational letter using the County provided template to neighboring properties within a 300-foot radius of the property; and if applicable, to all properties with ownership or access rights to any shared private road utilized to access the Vacation Rental.	CHECKED
I agree to maintain my Vacation Rental in compliance with California Public Resources Code Section 4291, also known as defensible space regulations. Resources for Defensible Space can be found here: https://www.fire.ca.gov/dspace.	CHECKED
I agree to maintain precise records and documentation, including the names, phone numbers, home addresses of at least one guest per stay, the number of guests, guest's license plate numbers if traveling by car, and dates of stay. These records must be maintained for the Vacation Rental Operation License terms plus two years and can be examined by the County upon request.	CHECKED
I agree to notify the County at least 30 calendar days before the Vacation Rental Operation License expiration if I wish to renew my Vacation Rental Operation License.	CHECKED
I and/or my Property Manager are available 24 hours per day, will be responsible for responding to complaints, and can arrive on site within 30 minutes.	CHECKED
The applicant proceeds at their own risk by pursuing County of Monterey permits/licenses for a vacation rental. If the vacation rental violates applicable deed restrictions, the applicant may face civil liability regardless of receiving a valid permit and/or license from the County.	CHECKED

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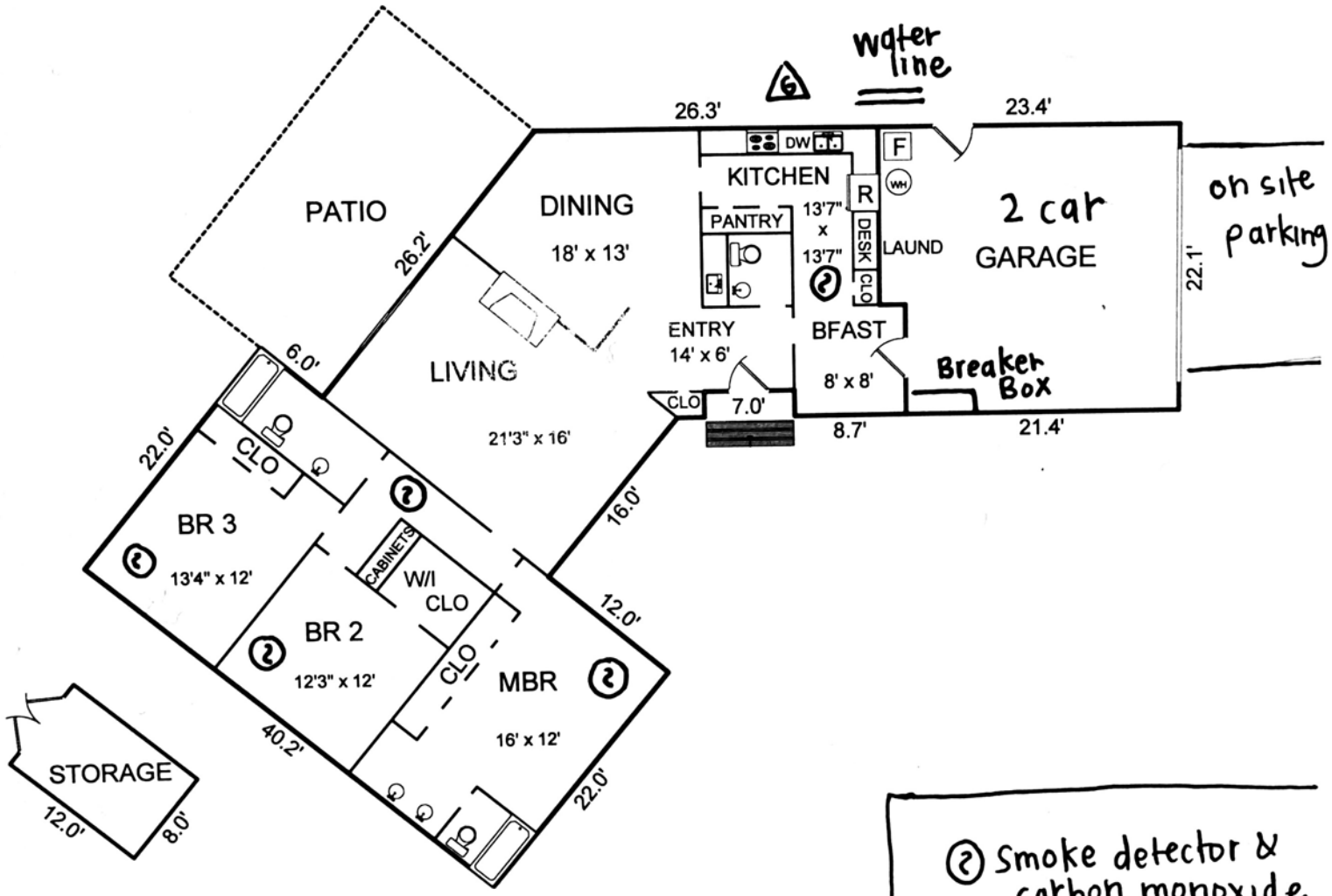
2924 CONGRESS ROAD, PEBBLE BEACH, CA 93953



(2) Smoke detector & carbon monoxide

(6) Gas Line

water line & shut off water

Breaker Box

AREA CALCULATIONS
(approximate)

First Floor:	1,821sf
Net Livable Area:	1,821sf
Garage:	500
Patio:	385
Storage:	96

https://www.google.com/maps/dir/State+Hwy+1,+California/2924+Congress+Rd,+Pebble+Beach,+CA+93953

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Introduced: 8/4/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Public hearing to consider combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District, and the construction of water system infrastructure upgrades, including new pipelines, storage tanks, booster pump stations, upgraded wells, treatment systems, and water service connections to eight new residential connections. The project would require grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill. Improvements will be located within 750 feet of known archaeological resources, 100 feet of environmentally sensitive habitat areas, on slopes in excess of 25%, and require the removal of two Coast Live Oak trees.
Project Location: The project is located along Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road.
CEQA Action: Consider the previously adopted Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution:

a) Considering the previously adopted Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162; and
b) Approving a Combined Development Permit consisting of:
    a. Coastal Development Permit and Use Permit to allow improvements to the Pajaro Sunny Mesa Community Services Spring field water distribution system, including:
        i. Combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District;
        ii. Distribution piping and installation of individual service laterals and meters to provide water service to eight additional connections;
        iii. Construction of approx. 235,000 linear feet of pipeline including service laterals and appurtenances, a 125,000-gallon storage tank, and a new pump station at Bluff and Jensen Road (Assessor's Parcel Number (APN) 117-033-005-000);
        iv. Demolition of existing piping, fencing, and a light pole, and construction of a 10,000-gallon tank with iron and manganese treatment system and a 9-foot-tall 1,808 square foot structure, an access ramp, and retaining walls at 136 San Juan Road (APN 117-351-032-000);

v. Construction of a Transmission Booster Pump Station at APN 117-121-003-000 (on Elkhorn Road near intersection with Hudson Landing Road); and
vi. total grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill;

c) Coastal Development Permit for development within 750 feet of known archaeological resources;
d) Coastal Development Permit to allow development on slopes in excess of 25%;
e) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Areas; and
f) Coastal Development Permit for removal of two Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 15 conditions of approval.

PROJECT INFORMATION:

Agent: Denise Duffy & Associates
Owner: Pajaro Sunny Mesa Community Services District
Plan Areas: North County Area Plan (Inland) and North County Land Use Plan (Coastal Zone)
APNs: Various (117-351-032-000, 117-021-008-000, 117-021-013-000, 117-022-002-000, 117-031-004-000, 117-031-005-000, 117-031-006-000, 117-031-014-000, 117-032-001-000, 117-032-002-000, 117-032-003-000, 117-032-004-000, 117-032-005-000, 117-033-003-000, 117-033-004-000, 117-033-005-000, 117-041-011-000, 117-041-012-000, 117-041-016-000, 117-041-017-000, 117-042-005-000, 117-042-009-000, 117-042-010-000, 117-043-003-000, 117-043-006-000, 117-043-010-000, 117-043-013-000, 117-043-014-000, 117-043-015-000, 117-043-019-000, 117-043-022-000, 117-043-023-000, 117-043-026-000, 117-043-029-000, 117-043-032-000, 117-052-023-000, 117-121-003-000, 117-191-004-000, 117-263-006-000, 412-032-009-000, 412-032-010-000, 412-032-011-000, 412-032-013-000, 413-012-008-000, 413-012-009-000, 413-012-010-000, 413-012-012-000, 413-012-014-000, 413-013-001-000, 413-014-001-000, 413-031-001-000)
Zoning: Farmland with a minimum building site of 40 acres (F/40), Resource Conservation with a maximum gross density of one unit per 10 acres with a Visual Sensitivity overlay (RC/10-VS), Public/Quasi Public (PQP), Agricultural Conservation in the Coastal Zone (AC (CZ)), Coastal Agricultural Preserve in the Coastal Zone (CAP (CZ)), and Coastal General Commercial in the Coastal Zone or (CGC (CZ)).
Parcel Sizes: Varies
Staked and Flagged: No
Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov; (831) 796-6408

SUMMARY:

The Pajaro Sunny Mesa Springfield Area Regional Consolidation Project would combine the following public water systems and private wells into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District (PSMCSD):

- Pajaro water system (PWS; 463 active connections, consisting of 358 residential

connections and 105 commercial/industrial connections);
- Sunny Mesa water system (SMWS; 268 active connections, consisting of 257 residential connections and 11 commercial connections);
- Springfield water system (SWS; 159 residential connections and two commercial/industrial connections)
- Two state-regulated water systems, nine small water systems, and private wells north of Moss Landing (NOML; 77 connections, consisting of 34 residential connections on water systems and 43 residential connections on private domestic wells).

The Proposed Project is necessary to address long-standing contamination and vulnerability within the PWS, SMWS, SWS, and NOML systems. The Proposed Project area consists of the existing and proposed future service areas of the PWS, the SMWS, the SWS, and the NOML area. Additionally, the regional public water system's service area would be expanded to include eight parcels that are not currently within the PSMCSD's service area. Once fully operational, the proposed project would serve approximately 967 total connections. See **Exhibits I and J**.

PSMCSD prepared an Initial Study and adopted a Mitigated Negative Declaration (MND) for the project. Mitigation measures were adopted for potential biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and utilities and service systems. Much of the service area is rural and/or agricultural and this project was found to have less than significant growth-inducing impacts. Mitigation measures that are needed to demonstrate compliance with County Code have been applied as conditions of approval to this permit.

This project will provide a reliable source of potable water to PSMCSD customers. Consolidating the Pajaro Sunny Mesa Springfield Area systems and mitigating for impacts to resources, the project is consistent with the North County Area Plan, North County Land Use Plan, and Coastal Implementation Plan policies.

DISCUSSION:
The project would primarily be supplied with water from three sources, comprised of Pajaro Wells Nos. 1 and 2, and Springfield Well No. 2. The two Pajaro Wells would operate on alternating days to meet the average daily demand for the consolidated water system. Additionally, SMWS Wells No. 1 and No. 2 would be retained as standby water sources, for an overall total of five water sources.

The project includes new pipelines, including service laterals and appurtenances (235,000 linear feet), storage tanks, booster pump stations, upgraded wells, treatment systems, and water service connections to eight new residential connections. Older infrastructure and unsafe private wells would either be removed or converted for non-potable irrigation use. The project is intended to improve drinking water quality, increase reliability, and reduce long-term risks from contamination and flooding. The overall project would be constructed in two Phases. The project will use funding from the State Water Resources Control Board (SWRCB) Expedited Drinking Water Grant for Phase I, and from the California Safe Drinking Water State Revolving Fund through the SWRCB for Phase II. The project is located along San Juan Road, Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve

Road within the Coastal Zone and Inland Zone of North County.

Site Improvements and New Facilities.
The project involves a Coastal Development Permit and Use Permit for the construction of public utilities and related infrastructure, including approximately 235,000 linear feet of pipeline, including service laterals and appurtenances. The following project components will be implemented as part of the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project:

PWS Iron and Manganese Treatment System & Facility Flood Protection: The project proposes the installation of a 14-foot-tall 10,000-gallon tank and treatment system to remove high levels of iron and manganese from the existing Pajaro Well No. 1, located at 136 San Juan Road (Assessor's Parcel Number (APN) 117-351-032-000). The parcel is zoned Public Quasi-Public or "PQP" and is within the inland area of North County, which is guided by the NCAP. The underlying zoning district allows public utility uses and accessory structures, subject to the granting of a Use Permit. Treatment of this well would provide the consolidated water system with an additional and reliable source of potable water. Sludge generated by the proposed Iron and Manganese Treatment System would be discharged to the existing sewer line located within the public right-of-way of San Juan Road. Additional modifications to the site include demolition of existing piping, fencing, and a light pole, and construction of a new 9-foot-tall 1,808 square foot structure for chemical and electrical equipment, an access ramp, retaining walls, and approximately 2,000 square feet of new impervious surfaces at the southeastern corner of the site. The new facilities at this site will be constructed above flood elevation level, and new drainage management features will be installed to manage on-site flood flows. All other equipment, including the existing hydropneumatic tank, would be protected in place. See **Exhibit J**.

PWS Tank Rehabilitation: The project would include modifications to the existing Pajaro tank and booster pump station located off Railroad Avenue in Pajaro (APNs 117-263-002-000, 117-263-005-000, and 117-263-006-000). The parcels are zoned Public Quasi-Public or "PQP" within the inland area of North County, which is guided by the NCAP. The underlying zoning district allows public utility uses and accessory structures, subject to the granting of a Use Permit. Alterations to the site would support installation of a bypass valve vault, the replacement of the existing 10-inch electromagnetic flow meter, and the rehabilitation of the existing 600,000-gallon welded steel water tank. All proposed improvements will be made within the existing developed site. See **Exhibit J**.

SMWS Tank Site Upgrades: The SMWS tank site is located off Stone Ridge Drive in Royal Oaks (APN 117-191-004-000). The parcel is zoned Resource Conservation with a maximum gross density of one unit per 10 acres with a Visual Sensitivity overlay or "RC/10-VS" within the inland area of North County, which is guided by the NCAP. The underlying zoning district allows improvements to water system facilities, including wells and storage tanks serving fifteen (15) or more service connections, subject to the granting of a Use Permit. Improvements to the existing tank site include instrumentation, controls, and communication system improvements to integrate site operation into the proposed centralized Supervisory Control and Data Acquisition (SCADA) system. These improvements would also occur entirely within the developed site and would not result in impacts on visual resources given the existing fence

screening around the tank site. See **Exhibit J**.
Transmission Booster Pump Station: The project proposes construction of a new transmission booster pump station located off Elkhorn Road at the existing SMWS well site (APN 117-121-003-000). The parcel is zoned Agricultural Conservation in the Coastal Zone or "AC(CZ)," which is guided by the NCLUP. The underlying zoning district allows public utilities and infrastructure subject to the granting of a Coastal Development Permit. The new station would transport water from PWS to SMWS, then pump water to the Bluff/Jensen Road area and down to the SWS. This system upgrade would provide a total pumping capacity rate of 700 gallons per minute (gpm). Other project components include a bypass vault, on-site security improvements, relocation of the existing water meter and lateral for the adjacent property to the north, replacement of the existing driveway access, and installation of approximately 150 square feet of new impervious surfaces and 2,350 square feet of replacement impervious surfaces. This site would retain the existing SMWS Wells No. 1 and No. 2 to serve as standby water sources. This portion would require the removal of two Coast Live Oak trees. See **Exhibit J**.

Bluff/Jensen Tank and Pump Station Site: The project proposes the construction of a new booster pump station and water storage tank on a 10,000 square foot portion of an approximately 461,736 square foot (10.6 acre) site at the corner of Bluff and Jensen Road (APN 117-033-005-000). The parcel is zoned Agricultural Conservation in the Coastal Zone or "AC(CZ)," which is guided by the NCLUP. The underlying zoning district allows public utilities and infrastructure subject to the granting of a Coastal Development Permit. This system component would transport water from the transmission main into the Bluff/Jensen area while providing water flow for fire prevention. The pumping facility consists of a 24-foot-tall 125,000-gallon potable water storage tank, four vertical turbine can pumps, a hydropneumatic pressure tank, a back-up generator, and construction of a 229 square foot chemical and electrical building housing a tank mixing and chlorine residual control system. Site access would be provided by a new 20-foot-wide driveway with a rolling gate on Jensen Road. Other site improvements include 8-foot-tall security fencing and a transformer. The Bluff/Jensen tank and pump station would result in the permanent conversion of approximately 0.4 acres of farmland to non-agricultural use. See **Exhibit J**.

The project involves consolidation and improvements to three water systems operated by the PSMCSD. The District is regulated by the California Public Utilities Commission (CPUC) and operates multiple water service systems in northern Monterey County. The Project involves consolidating PWS, SMWS, and SWS into one regional system in portions of the North County Area Plan and North County Land Use Plan area. The project components would be located on multiple parcels with zoning designations that include Farmland with a minimum building site of 40 acres (F/40), Resource Conservation with a maximum gross density of one unit per 10 acres with a Visual Sensitivity overlay (RC/10-VS), Public/Quasi Public (PQP), Agricultural Conservation in the Coastal Zone (AC (CZ)), Coastal Agricultural Preserve in the Coastal Zone (CAP (CZ)), and Coastal General Commercial in the Coastal Zone or (CGC (CZ). See **Exhibit H**.

The project is PQP in nature, and the majority of the project will occur at existing PSMCSD facilities and within existing rights-of-way. The above-listed zoning districts all allow for PQP uses, such as public utility improvements. Public utility uses, accessory structures, and PQP

uses are allowed uses, subject to the granting of a Use Permit for the inland areas of North County pursuant to Title 21, and a Coastal Development Permit within the coastal areas pursuant to Title 20. Therefore, the proposed development is an allowed use. The project involves development within 100 feet of ESHA, 750 feet of known archaeological resources, on slopes in excess of 30%, and the removal of two native trees, and therefore requires the granting of Coastal Development Permits in each case. Portions of the project not already connected to the PSMCSD are within the service area according to the maps published by the Local Agency Formation Commission for Monterey County (LAFCO) and will require annexation.

CEQA
PSMCSD prepared an Initial Study Mitigated Negative Declaration (IS/MND) for the project. Potential impacts to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and utilities and service systems 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. PSMCSD considered comments received during the public review period and they did not alter the conclusions in the IS/MND. Responses and minor revisions to the Initial Study were prepared prior to the adoption of the Mitigated Negative Declaration by the PSMCSD Board of Directors on February 26, 2026. See **Exhibit E**.

A Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647), as revised in response to comments, was adopted by the Board of Directors of the Pajaro Sunny Mesa Community Services District (Resolution No. 02-02-26) on February 26, 2026.

The proposed project scope was considered in the State Clearinghouse No. 2025110647. No changes in project scope, circumstances, or new information have occurred. Therefore, no additional environmental review is required pursuant to CEQA guidelines section 15162.

All project changes required to avoid significant effects on the environment have been incorporated into the project and/or were adopted by PSMCSD as Mitigation Measures in a Mitigation Monitoring and Reporting Plan (see **Exhibit F**). PSMCSD, as Lead Agency, will be responsible for implementing this plan. As a Responsible Agency for permitting, the County has conditioned the project to require that PSMCSD provide evidence that those measures that are needed to demonstrate compliance with County Code are implemented and have the intended effect (Condition No. 5).

AGRICULTURAL ADVISORY COMMITTEE (AAC) REVIEW:
The project was referred to the Agricultural Advisory Committee on May 28, 2026. The committee voted to recommend approval of the project as proposed by a vote of 9-0, with 3 members absent. See **Exhibit D**.

LAND USE ADVISORY COMMITTEE (LUAC) REVIEW: The project was referred to the North County Land Use Advisory Committee (LUAC) on May 6, 2026. The committee recommended approval of the project by a vote of 5-1, with 3 members absent. One LUAC member expressed concerns regarding the amount of grading in the proximity of sensitive

habitat and archaeological resources, which they felt were not completely studied or reviewed. Staff responded to these concerns at the LUAC by confirming that the project applicant prepared and circulated an Initial Study Mitigated Negative Declaration, which thoroughly analyzed potential impacts on these resources. Project impacts have been reduced to a less-than-significant level through the implementation of mitigation measures. See **Exhibit C**.

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

Army Corp of Engineers
Caltrans District 5
California Coastal Commission
Department of Fish and Game
Environmental Health Bureau
HCD-Environmental Services
HCD-Engineering Services
North County Fire Protection District
Agricultural Commissioner's Office

Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and approved by: Fionna Jensen, Principal Planner

The following attachments are on file with the HCD:
Exhibit A - Draft Resolution, including:

- Discussion
- Recommended Conditions of Approval
- Project Plans

Exhibit B - Vicinity Map
Exhibit C - North County Land Use Advisory Committee Minutes (May 6, 2026)
Exhibit D - Agricultural Advisory Committee Minutes (May 28, 2026)
Exhibit E - Final Initial Study & Mitigated Negative Declaration
Exhibit F - Mitigation Monitoring and Reporting Program
Exhibit G - Pajaro Sunny Mesa Community Services District Board of Directors adopted Resolution No. 02-02-26
Exhibit H - Land Use Map
Exhibit I - Existing Water System Locations Map
Exhibit J - Water System Improvements Map

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; Fionna Jensen, Principal Planner; Judy Vazquez, Applicant; Denise Duffy & Associates, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Project File PLN250195.

County of Monterey
Planning Commission

Agenda Item No.5

Legistar File Number: PC 26-076

Item No.5

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

August 12, 2026

Introduced: 8/4/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Public hearing to consider combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District, and the construction of water system infrastructure upgrades, including new pipelines, storage tanks, booster pump stations, upgraded wells, treatment systems, and water service connections to eight new residential connections. The project would require grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill. Improvements will be located within 750 feet of known archaeological resources, 100 feet of environmentally sensitive habitat areas, on slopes in excess of 25%, and require the removal of two Coast Live Oak trees.
Project Location: The project is located along Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road.
CEQA Action: Consider the previously adopted Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a resolution:

a) Considering the previously adopted Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162; and
b) Approving a Combined Development Permit consisting of:
    a. Coastal Development Permit and Use Permit to allow improvements to the Pajaro Sunny Mesa Community Services Spring field water distribution system, including:
        i. Combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District;
        ii. Distribution piping and installation of individual service laterals and meters to provide water service to eight additional connections;
        iii. Construction of approx. 235,000 linear feet of pipeline including service laterals and appurtenances, a 125,000-gallon storage tank, and a new pump station at Bluff and Jensen Road (Assessor's Parcel Number (APN) 117-033-005-000);
        iv. Demolition of existing piping, fencing, and a light pole, and construction of a 10,000-gallon tank with iron and manganese treatment system and a 9-foot-tall 1,808 square foot structure, an access ramp, and retaining walls at 136 San Juan Road (APN 117-351-032-000);

v. Construction of a Transmission Booster Pump Station at APN 117-121-003-000 (on Elkhorn Road near intersection with Hudson Landing Road); and
vi. total grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill;

c) Coastal Development Permit for development within 750 feet of known archaeological resources;
d) Coastal Development Permit to allow development on slopes in excess of 25%;
e) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Areas; and
f) Coastal Development Permit for removal of two Coast live oak trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 15 conditions of approval.

PROJECT INFORMATION:

Agent: Denise Duffy & Associates
Owner: Pajaro Sunny Mesa Community Services District
Plan Areas: North County Area Plan (Inland) and North County Land Use Plan (Coastal Zone)
APNs: Various (117-351-032-000, 117-021-008-000, 117-021-013-000, 117-022-002-000, 117-031-004-000, 117-031-005-000, 117-031-006-000, 117-031-014-000, 117-032-001-000, 117-032-002-000, 117-032-003-000, 117-032-004-000, 117-032-005-000, 117-033-003-000, 117-033-004-000, 117-033-005-000, 117-041-011-000, 117-041-012-000, 117-041-016-000, 117-041-017-000, 117-042-005-000, 117-042-009-000, 117-042-010-000, 117-043-003-000, 117-043-006-000, 117-043-010-000, 117-043-013-000, 117-043-014-000, 117-043-015-000, 117-043-019-000, 117-043-022-000, 117-043-023-000, 117-043-026-000, 117-043-029-000, 117-043-032-000, 117-052-023-000, 117-121-003-000, 117-191-004-000, 117-263-006-000, 412-032-009-000, 412-032-010-000, 412-032-011-000, 412-032-013-000, 413-012-008-000, 413-012-009-000, 413-012-010-000, 413-012-012-000, 413-012-014-000, 413-013-001-000, 413-014-001-000, 413-031-001-000)
Zoning: Farmland with a minimum building site of 40 acres (F/40), Resource Conservation with a maximum gross density of one unit per 10 acres with a Visual Sensitivity overlay (RC/10-VS), Public/Quasi Public (PQP), Agricultural Conservation in the Coastal Zone (AC (CZ)), Coastal Agricultural Preserve in the Coastal Zone (CAP (CZ)), and Coastal General Commercial in the Coastal Zone or (CGC (CZ)).
Parcel Sizes: Varies
Staked and Flagged: No
Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov; (831) 796-6408

SUMMARY:

The Pajaro Sunny Mesa Springfield Area Regional Consolidation Project would combine the following public water systems and private wells into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District (PSMCSD):

- Pajaro water system (PWS; 463 active connections, consisting of 358 residential

connections and 105 commercial/industrial connections);
- Sunny Mesa water system (SMWS; 268 active connections, consisting of 257 residential connections and 11 commercial connections);
- Springfield water system (SWS; 159 residential connections and two commercial/industrial connections)
- Two state-regulated water systems, nine small water systems, and private wells north of Moss Landing (NOML; 77 connections, consisting of 34 residential connections on water systems and 43 residential connections on private domestic wells).

The Proposed Project is necessary to address long-standing contamination and vulnerability within the PWS, SMWS, SWS, and NOML systems. The Proposed Project area consists of the existing and proposed future service areas of the PWS, the SMWS, the SWS, and the NOML area. Additionally, the regional public water system's service area would be expanded to include eight parcels that are not currently within the PSMCSD's service area. Once fully operational, the proposed project would serve approximately 967 total connections. See **Exhibits I and J**.

PSMCSD prepared an Initial Study and adopted a Mitigated Negative Declaration (MND) for the project. Mitigation measures were adopted for potential biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, tribal cultural resources, and utilities and service systems. Much of the service area is rural and/or agricultural and this project was found to have less than significant growth-inducing impacts. Mitigation measures that are needed to demonstrate compliance with County Code have been applied as conditions of approval to this permit.

This project will provide a reliable source of potable water to PSMCSD customers. Consolidating the Pajaro Sunny Mesa Springfield Area systems and mitigating for impacts to resources, the project is consistent with the North County Area Plan, North County Land Use Plan, and Coastal Implementation Plan policies.

DISCUSSION:
The project would primarily be supplied with water from three sources, comprised of Pajaro Wells Nos. 1 and 2, and Springfield Well No. 2. The two Pajaro Wells would operate on alternating days to meet the average daily demand for the consolidated water system. Additionally, SMWS Wells No. 1 and No. 2 would be retained as standby water sources, for an overall total of five water sources.

The project includes new pipelines, including service laterals and appurtenances (235,000 linear feet), storage tanks, booster pump stations, upgraded wells, treatment systems, and water service connections to eight new residential connections. Older infrastructure and unsafe private wells would either be removed or converted for non-potable irrigation use. The project is intended to improve drinking water quality, increase reliability, and reduce long-term risks from contamination and flooding. The overall project would be constructed in two Phases. The project will use funding from the State Water Resources Control Board (SWRCB) Expedited Drinking Water Grant for Phase I, and from the California Safe Drinking Water State Revolving Fund through the SWRCB for Phase II. The project is located along San Juan Road, Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve

Road within the Coastal Zone and Inland Zone of North County.

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habitat and archaeological resources, which they felt were not completely studied or reviewed. Staff responded to these concerns at the LUAC by confirming that the project applicant prepared and circulated an Initial Study Mitigated Negative Declaration, which thoroughly analyzed potential impacts on these resources. Project impacts have been reduced to a less-than-significant level through the implementation of mitigation measures. See **Exhibit C**.

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Prepared by: Kayla Nelson, Associate Planner, x6408
Reviewed and approved by: Fionna Jensen, Principal Planner

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Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:
PAJARO COMMUNITY SERVICES DISTRICT (PLN250195)
RESOLUTION NO. 26-

Resolution by the County of Monterey Planning Commission:

1) Considering the adopted Initial Study/Mitigated Negative Declaration (IS/MND) for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647) and finding that no further environmental review is warranted pursuant to CEQA Guidelines section 15162; and
2) Approving a Combined Development Permit consisting of:
    a) Coastal Development Permit and Use Permit to allow improvements to the Pajaro Sunny Mesa Community Services Spring field water distribution system, including:
        a. Combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District;
        b. Distribution piping and installation of individual service laterals and meters to provide water service to eight additional connections;
        c. Construction of approx. 235,000 linear feet of pipeline including service laterals and appurtenances, a 125,000-gallon storage tank, and a new pump station at Bluff and Jensen Road (Assessor's Parcel Number (APN) 117-033-005-000);
        d. Demolition of existing piping, fencing, and a light pole, and construction of a 10,000-gallon tank with iron and manganese treatment system and a 9-foot-tall 1,808 square foot structure, an access ramp, and retaining walls at 136 San Juan Road (APN 117-351-032-000);
        e. Construction of a Transmission Booster Pump Station at APN 117-121-003-000 (on Elkhorn Road near intersection with Hudson Landing Road); and

f. total grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill;

3) Coastal Development Permit to allow development within 750 feet of known archaeological resources;
4) Coastal Development Permit to allow development on slopes in excess of 25%;
5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; and
6) Coastal Development Permit to allow the removal of two Coast live oak trees.

[PLN250195, Pajaro Sunny Mesa Community Services District, 136 San Juan Road, Royal Oaks (various Assessor's Parcel Numbers, owners and situs addresses), North County Area Plan and North County Land Use Plan]

The PAJARO COMMUNITY SERVICES DISTRICT application (PLN250195) came on for a public hearing before the County of Monterey Planning Commission on August 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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 (Coastal General Plan);
- North County Land Use Plan (NCLUP);
- Monterey County Coastal Implementation Plan, Part 2, Regulations for Development in the North County Land Use Plan (CIP);
- Monterey County Zoning Ordinance (Title 20);
- the 2010 Monterey County General Plan (Inland General Plan);
- North County Area Plan (NCAP); and
- Monterey County Zoning Ordinance (Title 21).

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) Background. The Pajaro Sunny Mesa Springfield Area Regional Consolidation Project would combine the following public water systems and private wells into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District (PSMCSD):

- Pajaro water system (PWS; 463 active connections, consisting of 358 residential connections and 105 commercial/industrial connections);
- Sunny Mesa water system (SMWS; 268 active connections, consisting of 257 residential connections and 11 commercial connections);
- Springfield water system (SWS; 159 residential connections and two commercial/industrial connections)
- Two state-regulated water systems, nine small water systems, and private wells north of Moss Landing (NOML; 77 connections, consisting of 34 residential connections on water systems and 43 residential connections on private domestic wells).

The Proposed Project is necessary to address long-standing contamination and vulnerability within the PWS, SMWS, SWS, and NOML systems. The Proposed Project area consists of the existing and proposed future service areas of the PWS, the SMWS, the SWS, and the NOML area. Additionally, the regional public water system's service area would be expanded to include eight parcels that are not currently within the PSMCSD's service area. Once fully operational, the proposed project would serve approximately 967 total connections.

The project would primarily be supplied with water from three sources, comprised of Pajaro Wells Nos. 1 and 2, and Springfield Well No. 2. The two Pajaro Wells would operate on alternating days to meet the average daily demand for the consolidated water system. Additionally, SMWS Wells No. 1 and No. 2 would be retained as standby water sources, for an overall total of five water sources.

The project includes new pipelines, storage tanks, booster pump stations, upgraded wells, treatment systems, and water service connections to eight new residential connections. Older infrastructure and unsafe private wells would either be removed or converted for non-potable irrigation use. The project is intended to improve drinking water quality, increase reliability, and reduce long-term risks from contamination and flooding. The overall project would be constructed in two Phases. The project will use funding from the State Water Resources Control Board (SWRCB) Expedited Drinking Water Grant for Phase I, and from the California Safe Drinking Water State Revolving Fund through the SWRCB for Phase II. The project is located along San Juan Road, Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road within the Coastal Zone and Inland Zone of North County.

c) Site Improvements and New Facilities. The project involves a Coastal Development Permit and Use Permit for the construction of public utilities and related infrastructure, including approximately 235,000 linear feet of pipeline, including service laterals and appurtenances, a 125,000-gallon storage tank, and a new pump station at Bluff and Jensen Road (Assessor's Parcel Number (APN) 117-033-005-000). The

following project components will be implemented as part of the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project:

PWS Iron and Manganese Treatment System & Facility Flood Protection: The project proposes the installation of a 14-foot-tall 10,000-gallon tank and treatment system to remove high levels of iron and manganese from the existing Pajaro Well No. 1, located at 136 San Juan Road (Assessor's Parcel Number (APN) 117-351-032-000). The parcel is zoned Public Quasi-Public or "PQP" and is within the inland area of North County, which is guided by the NCAP. The underlying zoning district allows public utility uses and accessory structures, subject to the granting of a Use Permit. Treatment of this well would provide the consolidated water system with an additional and reliable source of potable water. Sludge generated by the proposed Iron and Manganese Treatment System would be discharged to the existing sewer line located within the public right-of-way of San Juan Road. Additional modifications to the site include demolition of existing piping, fencing, and a light pole, and construction of a new 9-foot-tall, 1,808-square-foot structure for chemical and electrical equipment, an access ramp, retaining walls, and approximately 2,000 square feet of new impervious surfaces at the southeastern corner of the site. The new facilities at this site will be constructed above flood elevation level, and new drainage management features will be installed to manage on-site flood flows. All other equipment, including the existing hydropneumatic tank, would be protected in place.

PWS Tank Rehabilitation: The project would include modifications to the existing Pajaro tank and booster pump station located off Railroad Avenue in Pajaro (APNs 117-263-002-000, 117-263-005-000, and 117-263-006-000). The parcels are zoned Public Quasi-Public or "PQP" within the inland area of North County, which is guided by the NCAP. The underlying zoning district allows public utility uses and accessory structures, subject to the granting of a Use Permit. Alterations to the site would support installation of a bypass valve vault, the replacement of the existing 10-inch electromagnetic flow meter, and the rehabilitation of the existing 600,000-gallon welded steel water tank. All proposed improvements will be made within the existing developed site.

SMWS Tank Site Upgrades: The SMWS tank site is located off Stone Ridge Drive in Royal Oaks (APN 117-191-004-000). The parcel is zoned Resource Conservation with a maximum gross density of one unit per 10 acres with a Visual Sensitivity overlay or "RC/10-VS" within the inland area of North County, which is guided by the NCAP. The underlying zoning district allows improvements to water system facilities, including wells and storage tanks serving fifteen (15) or more service connections, subject to the granting of a Use Permit. Improvements to the existing tank site include instrumentation, controls, and communication system improvements to integrate site operation into the proposed centralized Supervisory Control and Data Acquisition (SCADA) system. These improvements would also occur entirely

within the developed site and would not result in impacts to visual resources given the existing fence screening around the tank site.

Transmission Booster Pump Station: The project proposes construction of a new transmission booster pump station located off Elkhorn Road at the existing SMWS well site (APN 117-121-003-000 and 117-121-004-000). The parcels are zoned Coastal General Commercial in the Coastal Zone, or "CGC(CZ)," and Agricultural Conservation in the Coastal Zone, or "AC(CZ)," which are guided by the NCLUP. The underlying zoning districts allow public utilities and infrastructure subject to the granting of a Coastal Development Permit. The new station would transport water from PWS to SMWS, then pump water to the Bluff/Jensen Road area and down to the SWS. This system upgrade would provide a total pumping capacity rate of 700 gallons per minute (gpm). Other project components include a bypass vault, on-site security improvements, relocation of the existing water meter and lateral for the adjacent property to the north, replacement of the existing driveway access, and installation of approximately 150 square feet of new impervious surfaces and 2,350 square feet of replacement impervious surfaces. This site would retain the existing SMWS Wells No. 1 and No. 2 to serve as standby water sources. This portion would require the removal of two Coast Live Oak trees, as further analyzed in Finding No. 6 and supporting evidence.

Bluff/Jensen Tank and Pump Station Site: The project proposes the construction of a new booster pump station and water storage tank on a 10,000 square foot portion of an approximately 461,736 square foot (10.6 acre) site at the corner of Bluff and Jensen Road (APN 117-033-005-000). The parcel is zoned Coastal Agricultural Preservation in the Coastal Zone or "CAP(CZ)," which is guided by the NCLUP. The underlying zoning district allows public utilities and infrastructure subject to the granting of a Coastal Development Permit. This system component would transport water from the transmission main into the Bluff/Jensen area while providing water flow for fire prevention. The pumping facility consists of a 24-foot-tall 125,000-gallon potable water storage tank, four vertical turbine can pumps, a hydropneumatic pressure tank, a back-up generator, and construction of a 229 square foot chemical and electrical building housing a tank mixing and chlorine residual control system. Site access would be provided by a new 20-foot-wide driveway with a rolling gate on Jensen Road. Other site improvements include 8-foot-tall security fencing and a transformer. The Bluff/Jensen tank and pump station would result in the permanent conversion of approximately 0.4 acres of farmland to non-agricultural use. See Finding No. 1, Evidence "h".

Lateral Connections and Distribution Piping: The Proposed Project includes approximately 46,000 linear feet ("LF") of potable water mains, and a total of 235,000 LF of total pipeline, when including service laterals and appurtenances. The pipeline infrastructure would include pipelines of six, eight, and 12-inch diameters. Pipeline

installation would primarily utilize open trench construction methods with an anticipated trench width of 24 to 30 inches and a minimum depth of cover of 36 inches within the public ROWs and private roadways, with greater depths potentially required within easements located on and adjacent to agricultural areas. New water laterals and service meters would be installed to provide connection to each residence added to the applicable water systems.

Project Phasing. The proposed project will be completed in two phases. Phase I of the project focuses on connecting the existing public water systems and improving infrastructure already owned and operated by the PSMCSD. This phase includes transmission pipelines, rehabilitation of an existing 600,000-gallon water tank, installation of an iron and manganese treatment system at Pajaro Well No. 1, radio-read water meters, and a centralized SCADA system for remote system monitoring and operation. A new transmission booster pump station would also be constructed to regulate pressure zones within the regional system. Phase I is designed to function independently if funding delays affect Phase II.

Phase II expands water service into the NOML area. This phase includes additional distribution pipelines, a new water storage tank and pump station near Bluff and Jensen Roads, new service connections to homes, destruction of unsafe private wells, and abandonment of older, small water systems that are not suitable for integration into the regional system. Some private wells may remain for irrigation use if property owners meet backflow prevention and permitting requirements. The project includes new pipelines, ranging from four to 12 inches in diameter. Pipelines would be installed mainly within existing roads and utility corridors using open trench construction. In sensitive habitat areas, horizontal directional drilling would be used to avoid environmental impacts. The system would include valves, hydrants, sampling stations, and flushing points to maintain water quality and fire protection. Roads disturbed during construction would be repaired according to the County of Monterey and Caltrans District 5 requirements. Additionally, Phase II would include the construction of a new Bluff/Jensen Road Tank and Pump Station on agricultural land within the coastal zone. This facility would include a 125,000-gallon water storage tank, pumps, backup power, water treatment equipment, security fencing, and paved access improvements. This station would help deliver water services and fire protection to homes in the Bluff and Jensen areas.

d) Allowed Use. The project involves consolidation and improvements to three water systems operated by the PSMCSD. The District is regulated by the California Public Utilities Commission (CPUC) and operates multiple water service systems in northern Monterey County. The Project involves consolidating PWS, SMWS, and SWS into one regional system in portions of the North County Area Plan and North County Land Use Plan area. The project components would be located on multiple parcels with zoning designations that include Farmland with a minimum building site of 40 acres (F/40), Resource Conservation with

a maximum gross density of one unit per 10 acres with a Visual Sensitivity overlay (RC/10-VS), Public/Quasi Public (PQP), Agricultural Conservation in the Coastal Zone (AC (CZ)), Coastal Agricultural Preserve in the Coastal Zone (CAP (CZ)), and Coastal General Commercial in the Coastal Zone or (CGC (CZ).

The project is PQP in nature, and the majority of the project will occur at existing PSMCSD facilities and within existing rights-of-way. The above-listed zoning districts all allow for PQP uses, such as public utility improvements. Public utility uses, accessory structures, and PQP uses are allowed uses, subject to the granting of a Use Permit for the inland areas of North County pursuant to Title 21, and a Coastal Development Permit within the coastal areas pursuant to Title 20. Therefore, the proposed development is an allowed use. The project involves development within 100 feet of ESHA, 750 feet of known archaeological resources, on slopes in excess of 25%, and the removal of two native trees (at the Transmission Booster Pump Station component), and therefore requires the granting of Coastal Development Permits in each case.

Portions of the project not already connected to the PSMCSD are within the service area according to the maps published by the Local Agency Formation Commission for Monterey County (LAFCO) and will require annexation.

e) Environmentally Sensitive Habitat Area (ESHA). The project involves a Coastal Development Permit for development within 100 feet of ESHA (pond, wetland, riparian, and habitats of special status species). Pursuant to NCLUP section 20.144.040, development within 100 feet of ESHA must minimize impacts in accordance with the applicable goals and policies of the NCLUP. The criteria to grant a Coastal Development Permit have been met in this case. See Finding No. 4 and supporting evidence.

f) Cultural Resources. The project areas are located within moderate to high sensitivity zones for archaeological resources. Pursuant to the North County CIP section 20.144.110.A, development proposed within 750 feet of a known archaeological resource requires a Coastal Development Permit. Furthermore, pursuant to North County CIP section 20.144.110.B, a Phase I Inventory of Archaeological Resources (County of Monterey Library No. LIB260033) was prepared for the project by Achasta Archaeological Services. The records identified 12 previously reported sites within 750 feet of the project area and three sites within the project area of potential effect. Visual inspections at each project location were performed by the archaeologist on October 13, 2023, November 7, 2024, and November 27, 2024. Although no resources or site indicators were observed during the field inspections, it is presumed that subsurface materials related to one of the positive sites remain intact along the Struve Road. The project has been conditioned to require a contract with a Registered Professional Archaeologist for monitoring during construction activities to help to reduce the project's impact to a level of less-than-significant

(Condition No. 3). Similarly, the Mitigation Monitoring and Reporting Program associated with the PSMCSD's adoption of a Mitigated Negative Declaration for the project required Tribal monitoring in addition to Archaeological monitoring. See Finding No. 8, Evidence "h".

g) Development on Slopes in Excess of 25%. The project proposed approximately 600 square feet of development on slopes. Pursuant to Title 20 section 20.64.230.E, a Coastal Development Permit is required to allow impacts to slopes greater than 25% in the North County Coastal Zone. The criteria to grant a Coastal Development Permit have been met in this case. See Finding No. 5 and supporting evidence. There is no development on slopes in excess of 25% in the inland areas covered by this project.

h) Conversion of Prime Farmland. Pursuant to NCLUP Policy 2.6.2.2, conversion of Agriculture Preservation or Agricultural Conservation farmland for non-agricultural use shall be permitted only where there is an overriding need to protect the public health and safety. The project proposes to convert 0.4 acres of farmland from a 10.6-acre parcel for the construction of the Bluff/Jensen Road tank and pump station. The location of the tank is placed closest to the corner of Jensen and Bluff Road to minimize conversion of farmland to the greatest extent feasible. Relocating the tank site would cause greater disturbance to row-crop production and make it difficult to maneuver harvesting equipment around the tank pad. Furthermore, simple and direct access from Jensen Road allows for easy maintenance of the site, rather than relying on the existing dirt roads used by the farm workers. Utilizing access from Jensen Road will reduce potential safety hazards to those working in the field. Given the water quality issues in northern Monterey County, conversion of 0.4 acres of farmland is the minimum necessary to provide a safe and reliable water supply to an underserved community. Additionally, conversion of 0.4 acres would not impact the ongoing agricultural operation and long-term viability of the farm because 10.2 acres is considered sufficient to maintain row crop production.

i) Tree Removal. In accordance with the policies of the NCLUP and Title 20, a Coastal Development Permit is required to allow the removal of two protected Coast Live Oak trees. The project meets the required findings to allow the removal of trees, as demonstrated in Finding No. 6 and supporting evidence. No tree removal is proposed in the inland areas of the project.

j) Land Acquisition, Annexations, and Easements. The project would require permanent easements for maintenance of the infrastructure, temporary easements, and/or property acquisitions in several areas for the Bluff/Jensen Tank and Pump Station site, construction staging areas, and various transmission and distribution pipelines. Additionally, the project would provide new service connections to eight parcels through a Sphere of Influence Amendment and Service Area Annexation, requiring Local Agency Formation Commission (LAFCO) approval (Condition No. 15). Although the Proposed Project would expand the District's service boundary through annexation, the purpose of this expansion is to replace and rehabilitate existing failing and unsafe

private water systems currently serving existing homes and businesses. The areas proposed for annexation are already developed, and the Proposed Project does not propose, authorize, or facilitate new residential or commercial construction.

k) Floodplain. Portions of the project involve work within the Federal Emergency Management Agency (FEMA) mapped floodplain. The project was reviewed against the County's regulations for development within floodplains and was found to be consistent with Title 16.16 of the Monterey County Code. See Finding No. 3, Evidence "e."

l) Agricultural Advisory Committee (AAC) Review: The project was referred to the Agricultural Advisory Committee on May 28, 2026. The committee voted to recommend approval of the project as proposed by a vote of 9-0, with 3 members absent.

m) Land Use Advisory Committee (LUAC) Review. The project was referred to the North County LUAC for review. On May 6, 2026, the LUAC recommended approval of the project by a vote of 5-1, with 3 members absent. One LUAC member expressed concerns regarding the amount of grading in the proximity of sensitive habitat and archaeological resources, which they felt were not completely studied or reviewed. Staff responded to these concerns at the LUAC by confirming that the project applicant prepared and circulated an Initial Study Mitigated Negative Declaration, which thoroughly analyzed potential impacts on these resources. Project impacts have been reduced to a less-than-significant level through the implementation of mitigation measures, which have been applied as conditions of approval to this Resolution. See Finding No. 8 and supporting evidence.

n) The project planner conducted site inspections on May 19, 2026, and July 14, 2026, to verify that the project on the subject parcel conforms to the plans listed above.

o) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File PLN250195.

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, Agricultural Commissioner's Office, Water Resources Agency, and the North County Fire Protection District (FPD). 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 archaeological, cultural, biological and soil resources. The following reports have been prepared:

- "Phase I Archaeological Report" (County of Monterey Library No. LIB260033) prepared by Achasta Archaeological Services, Marina, CA, November 2023; Revised July 2025.

- "Biological Report" (County of Monterey Library No. LIB260034) prepared by Denise Duffy & Associates, Inc., Monterey, CA, November 2025.
- "Geotechnical Report" (County of Monterey Library No. LIB260035) prepared by Pacific Crest Engineering, Inc., Watsonville, CA, May 2025.

The above-mentioned technical reports by outside consultants 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 these reports and concurs with their conclusions.

c) Staff conducted site inspections on May 19, 2026, and July 14, 2026, 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 County of Monterey HCD-Planning can be found in Project File PLN250195.

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, Agricultural Commissioner's Office, Water Resources Agency, and the North County FPD. 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) The project will provide the required upgraded public water system facilities (PWS, SMWS, SWS, and NOML) for the surrounding area, including a safe and reliable source of potable water. No wastewater system improvements are being proposed as part of this application.

c) On February 23, 2026, the Environmental Health Bureau (EHB) reviewed the drinking water quality of the proposed PSMCSD regional consolidation project. The project would primarily be supplied with water from three sources: PWS Wells Nos. 1 and 2, and SWS Well No. 2. PWS Wells Nos. 1 and 2 would operate on alternating days for approximately 7.5 and 3.7 hours to meet the average daily demand for the consolidated water system. The existing water systems in the area face major water quality and reliability problems. PWS serves about 463 connections and around 6,500 people with two production wells located on the southern bank of the Pajaro River, south of the City of Watsonville. However, Pajaro Well No. 1 contains iron and manganese levels above drinking water standards. The SMWS serves about 268 connections and has two wells with hexavalent chromium contamination above state limits. The SMWS service area is bounded by Salinas Road to the north, Elkhorn Road to the east, Elkhorn Slough to

the south, and Highway 1 to the west. One Sunny Mesa well has also suffered flood damage, and another is offline because of well casing failure. Furthermore, SWS has experienced nitrate and 1,2,3-Trichloropropane contamination and currently relies on limited water sources. In the NOML area, many homes depend on small water systems or private wells with nitrate, arsenic, seawater intrusion, and other contamination problems. Some systems are already out of compliance with state drinking water standards. Once fully operational, the proposed project would serve approximately 967 total connections. This includes accommodating existing connections within the area by transferring water service to the consolidated water system, and the nearly served parcels.

SMWS consists of two groundwater wells (SMWS Nos. 1 and 2). The primary source of water for SMWS will come from Well No. 2, which has a pumping capacity rate of 220 gpm. In 2023, this well failed during a flooding event but has since been restored. However, Well No. 2 remains susceptible to failure by flooding due to its location on the southern bank of the Pajaro River and is nearing the end of its operating life. SMWS Well No. 1 has a pumping rate of 375 gpm and will be the secondary source of water for this system. Well No. 1 is primarily used in the summer season when water demand is much higher.

SWS Well No. 2 will be equipped with improvements, including a new submersible well pump, chlorination facilities, two new 110,000-gallon water storage tanks and a new booster pump station. The booster pump station will include a hydropneumatic tank and four pumps to provide fully redundant domestic and fire service. SWS Well No. 1 and the existing well at the Moss Landing Mobilehome Park will be destroyed in accordance with EHB standards. Replacement of the existing SWS distribution system will also include new water laterals and installed service meters to provide a connection to each residence added to the SWS system.

PSMCSD must work with the State of California Water Resources Control Board's Division of Drinking Water to obtain approval to amend the existing water system permits to consolidate the three water systems under a single permit. Additionally, the project is required to design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency (Condition No. 8). Furthermore, pursuant to General Plan Policy 21.1.6, the County is required to identify and have property owners repair or destroy wells that contribute to groundwater degradation. Water wells that cannot be repaired are required to be destroyed in accordance with state-regulated standards and no longer be in service according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code (Condition No. 9).

d) In accordance with Monterey County Code Chapter 16.14, the project applicant is required to submit a Stormwater Pollution Prevention Plan including Waste Discharger Identification number certifying the project

is covered under the California Construction General Permit, or a letter of exemption from the Central Coast Regional Water Quality Control Board prior to issuance of a construction permit (Condition No.7).

e) Floodplain. Some portions of the project are located within FEMA floodplain Zones AE and X. Standards for utilities pursuant to section 16.16.050.F require all new and replacement water supplies to be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters. Furthermore, section 16.16.050.K requires a setback of 200 feet from the top of the bank of a river and 50 feet from the top of the bank of a watercourse where encroachment will be prohibited. The proposed infrastructure upgrades are designed to elevate existing and new equipment out of the floodplain for the purpose of providing a safe and reliable water supply to PSMCSD customers. Therefore, the project is found to be consistent with the development standards for flood hazard reduction outlined in Chapter 16.16.

f) Staff conducted site inspections on May 19, 2026, and July 14, 2026, to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

g) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File PLN250195.

4. FINDING: **ENVIRONMENTALLY SENSITIVE HABITAT AREA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE:

a) The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the NCLUP and Title 20, a Coastal Development Permit is required, and the criteria to grant said permit have been met.

b) Pursuant to the North County CIP section 20.144.040.A, a Biological Report (County of Monterey Library No. LIB260034) was prepared for the project by Denise Duffy and Associates. Site surveys were conducted within the evaluated project areas on May 20, 23, June 18, 2024, and June 11, 2025. The surveys included the transmission and distribution pipeline alignments, the transmission booster pump station, the Bluff-Jensen Tank and Booster Pump Station, and the potential additional construction staging area along Hilltop Road. Denise Duffy & Associates did not observe any special-status plant species during focused surveys in 2024 or 2025. However, the survey identifies suitable habitat for several special-status wildlife species that are known or have the potential to occur within or adjacent to most of the evaluated project areas. Pursuant to NCLUP Policy 2.3.2.8, where development is permitted in or adjacent to ESHA (consistent with all other resource protection policies), the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to the minimum amount necessary for structural improvements. In accordance with this policy,

the project has been designed to avoid riparian habitat, which includes habitat for special-status wildlife species, to the greatest extent feasible.

c) PSMCSD's adopted Mitigated Negative Declaration identified potential impacts to several special-status wildlife species known to occur near riparian habitat. A small riparian area is present within the transmission main easement, just north of the intersection of Highway 1 and Springfield Road. Additionally, riparian habitat is present north and south of Werner Road, west of Hilltop Road near the agricultural facilities, and east and west of Elkhorn Road, associated with Werner Lake. Adjacent to the Bluff/Jensen expansion area, riparian habitat is also present adjacent to the terminus of the distribution pipeline along Trafton Road and a nearby service area, as well as adjacent to the Springfield expansion area, where riparian habitat is present east of Struve Road associated with Struve Pond. The potential special-status wildlife species known to be within the project areas are the following: Pallid Bat, Monterey Dusky-Footed Woodrat, Monterey Shrew, Tricolored Blackbird, Western Burrowing Owl, White-Tailed Kite, Loggerhead Shrike, California Tiger Salamander, California Red-Legged Frog, Santa Cruz Long-Toed Salamander, Coast Range Newt, Western and Crotch Bumble Bee, and Raptors and other protected avian species. During construction of the project, a qualified biologist will be on-site to monitor the potential presence of these special-status species and implement best management practices to avoid or mitigate impacts on ESHA.

d) The IS/MND adopted for the project identifies 14 mitigation measures through the adoption of a Mitigation Monitoring and Reporting Program to reduce impacts to special-status wildlife species to a less-than-significant level. See Finding No. 8, Evidence "g".

e) In Accordance with NCLUP Policy 2.3.2.5, where private or public development is proposed in documented or potential locations of environmentally sensitive habitats, field surveys by qualified individuals shall be required in order to determine precise locations and to recommend mitigating measures to ensure protection of any sensitive habitat present. To comply with this policy, the IS/MND requires implementation of best management practices (BMPs) to avoid and reduce impacts to special-status wildlife species and their habitats (BIO-2), including temporary construction fencing or flagging placed to keep construction vehicles and personnel from impacting special-status wildlife habitat (BIO-3), pre-construction survey for special-status species 48 hours before ground disturbing activities (BIO-4), biological monitoring during and after vegetation removal (BIO-5 and BIO-6) and surveys for the Western Burrowing Owl (BIO-11), Crotch and Western Bumble Bee (BIO-13). Furthermore, an Employee Education Program for the construction crew will be required prior to any construction activities (BIO-1). Through the implementation of these measures, the project will have a less than significant impact on biological resources.

f) Pursuant to NCLUP Policy 2.3.2.10, construction activities that would affect rare and endangered birds shall be regulated to protect habitats of rare, endangered, and threatened birds during breeding and nesting seasons. The project IS/MND identified mitigation measures to reduce

biological impacts on protected birds. The IS/MND requires a site survey for pallid bats during any tree trimming or removal from September 15 through November 1 (BIO-7 and BIO-8), a pre-construction survey for the Monterey Dusky-Footed Woodrat (BIO-9), a survey for raptors and other avian species from February 1 through September 15 (BIO-10), and a survey for the Western Burrowing Owl (BIO-11). Through the implementation of these measures in conjunction with monitoring and pre-construction surveys by the project Biologist, construction activities would not have an adverse effect on rare, endangered, threatened, or protected species to a level of less than significant. Therefore, the project is consistent with NCLUP Policy 2.3.2.10. See Finding No. 8, Evidence "h."

g) The project planner conducted site inspections on May 19, 2026, and July 14, 2026, to verify ESHA locations and potential project impacts to ESHA.

h) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File PLN250195.

5. FINDING: **DEVELOPMENT ON SLOPES IN EXCESS OF 25%** – The proposed development better achieves the goals, policies and objectives of the Monterey County 1982 General Plan, NCLUP, and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

EVIDENCE: a) In accordance with the applicable policies of the NCLUP and Title 20 section 20.64.230.E, a Coastal Development Permit is required, and the criteria to grant said permit have been met.

b) The project includes an application for minor development on slopes exceeding 25%. Approximately 600 square feet, equating to roughly 100 cubic yards of development, will occur on slopes for the water system upgrades. The areas containing impacts to slopes will be on Bluff Road for the installation of service laterals to the existing residences (APNs 117-043-022-000 and 117-043-013-000), one service lateral on Trafton Road (APN 117-042-009-000), and the SMWS Transmission Booster Pump Station site improvements off Elkhorn Road (APN 117-121-004-000). Construction of the pipelines and service laterals will have trenches no deeper than approximately 4 to 4.5 feet. The trenches will be backfilled once the new infrastructure is installed. Grading at the booster pump station will accommodate a building pad for the relocation of an existing generator to be closer to the proposed enclosed structure that will house the booster pump station. Given the minor and somewhat temporary nature of development on slopes, this is the minimum necessary for the water system upgrades. Additionally, there is no other feasible alternative for the placement of the water system upgrades, as the areas of proposed replacement pipelines and service laterals have been previously disturbed.

c) The purpose of the PSMCSD Regional Water System Consolidation project is to address critical water quality issues in North County. According to the 1982 General Plan Policy 21.2.1, the County shall

require all new and existing development to meet federal, state, and County water quality regulations. By consolidating the water systems out of compliance due to water quality issues into a single centralized system that is designed to provide a safe and reliable long-term water supply, the project meets the goals of this policy. To accomplish this, the project will involve approximately 600 square feet of development on slopes in excess of 25%. There is no reasonable alternative that would allow these public utility improvements to proceed without developing on steeper slopes. Therefore, the project meets the required findings to allow development on slopes.

d) The subject project minimizes development on slopes exceeding 25% in accordance with the applicable goals and policies of the NCLUP and Title 20. However, the Planning Commission shall require such conditions of approval and changes in the development as it may deem necessary to assure compliance with Title 20 section 20.64.230.E.1.

e) The project planner conducted site inspections on May 19, 2026, and July 14, 2026, to verify that the proposed project minimizes development on slopes exceeding 25%.

f) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File PLN250195.

6. FINDING: **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the NCLUP and the associated Coastal Implementation Plan.

EVIDENCE:

a) The project includes an application for the removal of two Coast Live Oak trees. In accordance with NCLUP section 20.144.050.A.1 and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required for the removal of Coast Live Oak trees greater than six inches in diameter measured two feet above the ground, and the criteria to grant said permit have been met.

b) The project proposes the removal of a 10-inch and 16-inch diameter Coast Live Oak tree within the SMWS Transmission Booster Pump Station site off Elkhorn Road (Assessor's Parcel Number 117-121-003-000). The project site exhibits a dense patch of Coast Live Oaks. The tree removal would accommodate the necessary site improvements to the existing pump station. A Biological Report was prepared for the project (County of Monterey Library No. LIB260034) by Denise Duffy and Associates, which analyzed tree removal. The two trees proposed for removal are the minimum amount necessary to implement the water system upgrade. All other trees on the project site would be protected in place.

c) Pursuant to NCLUP section 20.144.050.B.1, a Forest Management Plan is only required for the removal of three or more protected trees. The project proposes the removal of two oaks for the purpose of installing water system improvements at the SMWS Transmission Booster Pump Station. Therefore, the project is exempt from this requirement.

d) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The purpose of the tree removal is to relocate existing infrastructure to higher ground and out of

the FEMA floodway Zone AE, which is subject to periodic flooding events from the adjacent stream along the railroad. The site slopes downward and relocating the infrastructure elsewhere would either block driveway access, cause further development on slopes exceeding 25%, or be within the low-lying portion of the property closest to the floodway. Therefore, the relocation of infrastructure to the proposed new location requires the minimal amount of tree removal necessary to provide flood protection to the existing public water system.

e) The tree removal will not involve a risk of adverse environmental impacts. The project site exhibits a dense patch of Coast Live Oak trees. Removal of two oaks from this area will not degrade the oak woodland existing on the property. All other oak trees will be retained on site. As part of the IS/MND, mitigation measure BIO-14 requires biological monitoring during vegetation and tree removal to ensure the protection of oak woodland habitat. See Find No. 8, Evidence "h."

f) Measures for tree protection during construction have been incorporated as conditions of approval and include tree root protection during construction (Condition No. 12), issuance of a construction permit prior to tree removal (Condition No. 13), and a tree replacement ratio of 1:1 for a total of two oak trees will be required after construction is final (Condition No. 14).

g) Staff conducted site inspections on May 19, 2026, and July 14, 2026, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

h) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File PLN250195.

7. FINDING: **NO VIOLATIONS –** The subject PSMCSD properties are 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 these properties.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and are not aware of any violations existing on the subject properties.

b) Staff conducted site inspections on May 19, 2026, and July 14, 2026, and researched County records to assess if any violations exist on the subject properties.

c) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File PLN250195.

8. FINDING: **CEQA (Consider a Previously Adopted Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The County, as the decision-making body of a Responsible Agency, hereby confirms that it reviewed and considered the information contained in the Lead Agency's

(PSMCSD) Initial Study and Mitigation Monitoring Plan prior to acting upon or approving the project.

EVIDENCE:

a) Pursuant to Public Resources Code Section 21083 and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment, and shall prepare a Negative Declaration or Mitigated Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

b) Pursuant to CEQA Section 15073(a), Denise Duffy & Associates prepared a draft IS/MND on behalf of PSMCSD and circulated the document for a 30-day review period (November 18, 2025 through December 17, 2025).

c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. The Initial Study identified several less than significant effects and mitigation measures to avoid and reduce potentially significant effects to biological and cultural resources to a less than significant level. Thus, based upon the analysis of the Initial Study, PSMCSD prepared a Mitigated Negative Declaration (State Clearinghouse No. 2025110647).

d) Resource areas that were analyzed in the IS/MND include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, utility/service systems, and wildfires.

e) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (Planning File No. PLN250195) and are hereby incorporated herein by reference.

f) The Initial Study identified potentially significant effects to Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Tribal Cultural Resources, and Utilities and Service Systems; however, the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

g) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or were adopted by PSMCSD as Mitigation Measures in a Mitigation Monitoring and Reporting Plan. PSMCSD, as Lead Agency, will be responsible for implementing this plan. As a Responsible Agency for permitting, the County has conditioned the project to require that PSMCSD provide evidence that those measures that are needed to demonstrate compliance with County Code are implemented and have the intended effect (Condition No. 5).

h) To reduce impacts on Biological Resources, mitigation measures have been incorporated to include: an Employee Education Program for the construction crew prior to any construction activities (BIO-1), implementation of best management practices (BMPs) to avoid and reduce impacts to special-status wildlife species and their habitats (BIO-2), temporary construction fencing or flagging placed to keep construction vehicles and personnel from impacting special-status wildlife habitat (BIO-3), pre-construction survey for special-status species 48 hours before ground disturbing activities (BIO-4), biological monitoring during and after vegetation removal (BIO-5 and BIO-6), site survey for pallid bats under the Highway 1 overpass and during any tree trimming or removal from September 15 through November 1 (BIO-7 and BIO-8), pre-construction survey for the Monterey Dusky-Footed Woodrat (BIO-9), survey for raptors and other avian species from February 1 through September 15 (BIO-10), Western Burrowing Owl (BIO-11), Crotch and Western Bumble Bee (BIO-13), and protection of oak woodland habitat (BIO-14). The implementation of these mitigation measures will result in a less-than-significant impact.

i) To reduce impacts on Cultural and Tribal Cultural Resources, mitigation measures have been incorporated to require cultural sensitivity training prior to construction (CUL-1), archaeological monitoring during ground disturbing activities (CUL-2), halt work in the event of unexpected discovery of archaeological resources (CUL-3), and unexpected discovery of human remains (CUL-4). Additionally, tribal monitoring is required during excavation (TCR-1) and preparation of an Accidental Discovery Plan for tribal cultural resources (TCR-2). These mitigation measures will result in a less-than-significant impact.

j) To reduce impacts to hazards/hazardous materials, a mitigation measure has been incorporated to include a spill prevention and control plan to address any accidental spills and reduce potential impacts related to hazardous materials (HAZ-1). This mitigation measure will result in a less-than-significant impact.

k) To reduce impacts to hydrology/water quality, a mitigation measure was incorporated to require any parcel that is utilizing locally pumped irrigation water from an on-site well to provide the PSMCSD with documentation demonstrating that equipment has been installed to separate the non-potable irrigation use of the well from the District's potable water system pursuant to Section 7584 of Title 17 of the California Code of Regulations (HYD-1). This mitigation measure will result in a less-than-significant impact.

l) To reduce impacts to noise, mitigation measures were incorporated to require construction equipment to be equipped with noise-reducing engine housings or other noise-reducing technologies (NOS-1), and residences or other sensitive receptors within 250 feet of a construction area be notified of the construction location and schedule in writing, at least two weeks prior to the commencement of construction activities associated with each phase of construction (NOS-2). These mitigation measures will result in a less-than-significant impact.

m) To reduce impacts to utility/service systems, the potential adverse effects associated with the extension of water infrastructure included in

the proposed project were evaluated and addressed through the following mitigation measures: BIO-1 through BIO-14, CUL-1 through CUL-4, HAZ-1, HYD-1, NOS-1 and NOS-2, and TCR-1 and TCR-2. These mitigation measures will result in a less-than-significant impact.

n) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2 and supporting evidence), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in HCD-Planning (PLN250195) and are hereby incorporated herein by reference.

o) The analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
The sites have the potential to support sensitive animal and plant species. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. On March 2, 2026, PSMCSD paid the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posted the Notice of Determination (NOD).

p) The PSMCSD considered the comments received during the public review period and they do not alter the conclusions in the IS/MND. Responses and minor revisions to the Initial Study were prepared prior to the adoption of the Mitigated Negative Declaration by the PSMCSD Board of Directors on February 26, 2026.

q) The proposed project scope was considered in the State Clearinghouse No. 2025110647. No changes in project scope, circumstances, or new information have occurred. Therefore, no additional environmental review is required pursuant to CEQA guidelines section 15162.

r) The County finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.

s) Pursuant to CEQA Guidelines Section 15073(e), the County provided notice of the public hearing to those public agencies that submitted comments on the IS/MND.

t) The Monterey County Planning Commission considered the MND, along with the Combined Development Permit, at a duly noticed public hearing held on August 12, 2026.

u) Monterey County HCD-Planning, located at 1441 Shilling Place, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

9. 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 20.144.150 of the Monterey County 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.

c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access (Figure 6, North County General Plan Shoreline Access/Trails, in North County Land Use Plan).

d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD-Planning can be found in Project File PLN250195.

10. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: a) Board of Supervisors. Pursuant to Sections 20.86.030.A and 21.80.040.D of the Monterey County Zoning Ordinances, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission. Pursuant to Section 20.86.080.A.3, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted as a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Planning Commission does hereby:

1. Consider the adopted Initial Study/Mitigated Negative Declaration (IS/MND) for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (State Clearinghouse No. 2025110647) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162;
2. Approve the Combined Development Permit consisting of:
    a) Coastal Development Permit and Use Permit to allow improvements to the Pajaro Sunny Mesa Community Services Spring field water distribution system, including:
    a. Combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District;
    b. Distribution piping and installation of individual service laterals and meters to provide water service to eight additional connections;
    c. Construction of approx. 235,000 linear feet of pipeline including service laterals and appurtenances, a 125,000-gallon storage tank, and a new pump station at Bluff and Jensen Road (Assessor's Parcel Number (APN) 117-033-005-000);
    d. Demolition of existing piping, fencing, and a light pole, and construction of a 10,000-gallon tank with iron and manganese treatment system and a 9-foot-tall 1,808 square foot structure, an access ramp, and retaining walls at 136 San Juan Road (APN 117-351-032-000);
    e. Construction of a Transmission Booster Pump Station at APN 117-121-003-000 (on Elkhorn Road near the intersection with Hudson Landing Road); and
    f. total grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill;
3. Coastal Development Permit to allow development within 750 feet of known archaeological resources;
4. Coastal Development Permit to allow development on slopes in excess of 25%;
5. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas; and
6. Coastal Development Permit for removal of two Coast Live Oak trees.

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 12th day of August 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE 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 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.

DISCUSSION

Land Acquisition, Annexations, and Easements
The project would require permanent easements for maintenance of the infrastructure, temporary easements, and/or property acquisitions in several areas for the Bluff/Jensen Tank and Pump Station site, construction staging areas, and various transmission and distribution pipelines. Additionally, the project would provide new service connections to eight parcels through a Sphere of Influence Amendment and Service Area Annexation, requiring Local Agency Formation Commission (LAFCO) approval (Condition No. 15). Although the Proposed Project would expand the District's service boundary through annexation, the purpose of this expansion is to replace and rehabilitate existing failing and unsafe private water systems currently serving existing homes and businesses. The areas proposed for annexation are already developed, and the Proposed Project does not propose, authorize, or facilitate new residential or commercial construction.

Floodplain
Some portions of the project are located within FEMA floodplain Zones AE and X. Standards for utilities pursuant to section 16.16.050.F require all new and replacement water supplies to be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters. Furthermore, section 16.16.050.K requires a setback of 200 feet from the top of the bank of a river and 50 feet from the top of the bank of a watercourse will be established where encroachment will be prohibited. The proposed infrastructure upgrades are designed to elevate existing and new equipment out of the floodplain for the purpose of providing a safe and reliable water supply to PSMCSD customers. Therefore, the project is found to be consistent with the development standards for flood hazard reduction outlined in Chapter 16.16.

Environmentally Sensitive Habitat Area
The project includes an application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the NCLUP and Title 20, a Coastal Development Permit is required, and the criteria to grant said permit have been met. Pursuant to the North County CIP section 20.144.040.A, a Biological Report (County of Monterey Library No. LIB260034) was prepared for the project by Denise Duffy and Associates. Site surveys were conducted within the evaluated project areas on May 20, 23, June 18, 2024, and June 11, 2025. The surveys included the transmission and distribution pipeline alignments, the transmission booster pump station, the Bluff-Jensen Tank and Booster Pump Station, and the potential additional construction staging area along Hilltop Road. Denise Duffy & Associates did not observe any special-status plant species during focused surveys in 2024 or 2025. However, the survey identifies suitable habitat for several special-status wildlife species that are known or have the potential to occur within or adjacent to most of the evaluated project areas. Pursuant to NCLUP Policy 2.3.2.8, where development is permitted in or adjacent to ESHA (consistent with all other resource protection policies), the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to the minimum amount necessary for structural improvements. In accordance with this policy, the project has been designed to avoid riparian habitat, which includes habitat for special-status wildlife species, to the greatest extent feasible.

PSMCSD's adopted Mitigated Negative Declaration identified potential impacts to several special-status wildlife species known to occur near riparian habitat. A small riparian area is present within the transmission main easement, just north of the intersection of Highway 1 and Springfield Road. Additionally, riparian habitat is present north and south of Werner Road, west of Hilltop Road near the agricultural facilities, and east and west of Elkhorn Road, associated with Werner Lake. Adjacent to the Bluff/Jensen expansion area, riparian habitat is also present adjacent to the terminus of the distribution pipeline along Trafton Road and a nearby service area, as well as adjacent to the Springfield expansion area, where riparian habitat is present east of Struve Road associated with Struve Pond. The potential special-status wildlife species known to be within the project areas are the following: Pallid Bat, Monterey Dusky-Footed Woodrat, Monterey Shrew, Tricolored Blackbird, Western Burrowing Owl, White-Tailed Kite, Loggerhead Shrike, California Tiger Salamander, California Red-Legged Frog, Santa Cruz Long-Toed Salamander, Coast Range Newt, Western and Crotch Bumble Bee, and Raptors and other protected avian species. During construction of the project, a qualified biologist will be on-site to monitor the potential presence of these special-status species and implement best management practices to avoid or mitigate impacts on ESHA.

Development on Slopes

The project includes an application for minor development on slopes exceeding 25%. In accordance with the applicable policies of the NCLUP and Title 20 section 20.64.230.E, a Coastal Development Permit is required, and the criteria to grant said permit have been met. Approximately 600 square feet, equating to roughly 100 cubic yards of development, will occur on slopes for the water system upgrades. The areas containing impacts to slopes will be on Bluff Road for the installation of service laterals to the existing residences (APNs 117-043-022-000 and 117-043-013-000), one service lateral on Trafton Road (APN 117-042-009-000), and the SMWS Transmission Booster Pump Station site improvements off Elkhorn Road (APN 117-121-004-000). Construction of the pipelines and service laterals will have trenches no deeper than approximately 4 to 4.5 feet. The trenches will be backfilled once the new infrastructure is installed. Grading at the booster pump station will accommodate a building pad for the relocation of an existing generator to be closer to the proposed enclosed structure that will house the booster pump station. Given the minor and somewhat temporary nature of development on slopes, this is the minimum necessary for the water system upgrades. Additionally, there is no other feasible alternative for the placement of the water system upgrades, as the areas of proposed replacement pipelines and service laterals have been previously disturbed.

The purpose of the PSMCSD Regional Water System Consolidation project is to address critical water quality issues in North County. According to the 1982 General Plan Policy 21.2.1, the County shall require all new and existing development to meet federal, state, and County water quality regulations. By consolidating the water systems out of compliance due to water quality issues into a single centralized system that is designed to provide a safe and reliable long-term water supply, the project meets the goals of this policy. To accomplish this, the project will involve approximately 600 square feet of development on slopes in excess of 25%. There is no reasonable alternative that would allow these public utility improvements to proceed without developing on steeper slopes. Therefore, the project meets the required findings to allow development on slopes.

Tree Removal
The project includes an application for the removal of two Coast Live Oak trees. In accordance with NCLUP section 20.144.050.A.1 and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required for the removal of Coast Live Oak trees greater than six inches in diameter measured two feet above the ground, and the criteria to grant said permit have been met. The project proposes the removal of a 10-inch and 16-inch diameter Coast Live Oak tree within the SMWS Transmission Booster Pump Station site off Elkhorn Road (Assessor's Parcel Number 117-121-003-000). The project site exhibits a dense patch of Coast Live Oaks. The tree removal would accommodate the necessary site improvements to the existing pump station. A Biological Report was prepared for the project (County of Monterey Library No. LIB260034) by Denise Duffy and Associates, which analyzed tree removal. The two trees proposed for removal are the minimum amount necessary to implement the water system upgrade. All other trees on the project site would be protected in place.

The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The purpose of the tree removal is to relocate existing infrastructure to higher ground and out of the FEMA floodway Zone AE, which is subject to periodic flooding events from the adjacent stream along the railroad. The site slopes downward and relocating the infrastructure elsewhere would either block driveway access, cause further development on slopes exceeding 25%, or be within the low-lying portion of the property closest to the floodway. Therefore, the relocation of infrastructure to the proposed new location requires the minimal amount of tree removal necessary to provide flood protection to the existing public water system.

Cultural Resources
The project areas are located within moderate to high sensitivity zones for archaeological resources. Pursuant to the North County CIP section 20.144.110.A, development proposed within 750 feet of a known archaeological resource requires a Coastal Development Permit. Furthermore, pursuant to North County CIP section 20.144.110.B, a Phase I Inventory of Archaeological Resources (County of Monterey Library No. LIB260033) was prepared for the project by Achasta Archaeological Services. The records identified 12 previously reported sites within 750 feet of the project area and three sites within the project area of potential effect. Visual inspections at each project location were performed by the archaeologist on October 13, 2023, November 7, 2024, and November 27, 2024. Although no resources or site indicators were observed during the field inspections, it is presumed that subsurface materials related to one of the positive sites remain intact along the Struve Road. The project has been conditioned to require a contract with a Registered Professional Archaeologist for monitoring during construction activities to help to reduce the project's impact to a level of less-than-significant (Condition No. 3). Similarly, the Mitigation Monitoring and Reporting Program associated with the PSMCSD's adoption of a Mitigated Negative Declaration for the project required Tribal monitoring in addition to Archaeological monitoring.

Conversion of Farmland
Pursuant to NCLUP Policy 2.6.2.2, conversion of Agriculture Preservation or Agricultural Conservation farmland for non-agricultural use shall be permitted only where there is an overriding need to protect the public health and safety. The project proposes to convert 0.4 acres

of farmland from a 10.6-acre parcel for the construction of the Bluff/Jensen Road tank and pump station. The location of the tank is placed closest to the corner of Jensen and Bluff Road to minimize conversion of farmland to the greatest extent feasible. Relocating the tank site would cause greater disturbance to row-crop production and make it difficult to maneuver harvesting equipment around the tank pad. Furthermore, simple and direct access from Jensen Road allows for easy maintenance of the site, rather than relying on the existing dirt roads used by the farm workers. Utilizing access from Jensen Road will reduce potential safety hazards to those working in the field. Given the water quality issues in northern Monterey County, conversion of 0.4 acres of farmland is the minimum necessary to provide a safe and reliable water supply to an underserved community. Additionally, conversion of 0.4 acres would not impact the ongoing agricultural operation and long-term viability of the farm because 10.2 acres is considered sufficient to maintain row crop production.

County of Monterey HCD Planning

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

PLN250195

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN250195) allows 1.) Coastal Development Permit and Use Permit to allow improvements to the Pajaro Sunny Mesa Community Services Spring field water distribution system, including: i.) Combining public and private water systems into one regional public water system to be operated by the Pajaro Sunny Mesa Community Services District; ii.) Distribution piping and installation of individual service laterals and meters to provide water service to eight additional connections; iii.) Construction of approx. 235,000 linear feet of pipeline including service laterals and appurtenances, a 125,000-gallon storage tank, and a new pump station at Bluff and Jensen Road (Assessor's Parcel Number (APN) 117-033-005-000); iv.) Demolition of existing piping, fencing, and a light pole, and construction of a 10,000-gallon tank with iron and manganese treatment system and a 9-foot-tall 1,808 square foot structure, an access ramp, and retaining walls at 136 San Juan Road (APN 117-351-032-000); v.) Construction of a Transmission Booster Pump Station at APN 117-121-003-000 (on Elkhorn Road near intersection with Hudson Landing Road); and vi.) total grading of approximately 53,130 cubic yards cut and 53,144 cubic yards fill; 2) Coastal Development Permit for development within 750 feet of known archaeological resources; 3) Coastal Development Permit to allow development on slopes in excess of 25%; 4) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Areas; and 5) Coastal Development Permit for removal of two Coast live oak trees. The project is located along Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road (Various Assessor's Parcel Numbers:117-351-032-000, 117-021-008-000, 117-021-013-000, 117-022-002-000, 117-031-004-000, 117-031-005-000, 117-031-006-000, 117-031-014-000, 117-032-001-000, 117-032-002-000, 117-032-003-000, 117-032-004-000, 117-032-005-000, 117-033-003-000, 117-033-004-000, 117-033-005-000, 117-041-011-000, 117-041-012-000, 117-041-016-000, 117-041-017-000, 117-042-005-000, 117-042-009-000, 117-042-010-000, 117-043-003-000, 117-043-006-000, 117-043-010-000, 117-043-013-000, 117-043-014-000, 117-043-015-000, 117-043-019-000, 117-043-022-000, 117-043-023-000, 117-043-026-000, 117-043-029-000, 117-043-032-000, 117-052-023-000, 117-121-003-000, 117-191-004-000, 117-263-006-000, 412-032-009-000, 412-032-010-000, 412-032-011-000, 412-032-013-000, 413-012-008-000, 413-012-009-000, 413-012-010-000, 413-012-012-000, 413-012-014-000, 413-013-001-000, 413-014-001-000, 413-031-001-000),North County Area Plan (Inland) and North County Land Use Plan (Coastal Zone). This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 117-351-032-000 on August 12, 2026. The permit was granted subject to 15 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 ground disturbance 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(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to ground disturbance, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

Prior to ground disturbance, the Owner/Applicant shall include requirements of this condition as a note on all grading and construction plans.

Prior to final commencement of use, the Owner/Applicant, per the Archaeologist, shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD- Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to ground disturbance, whichever occurs first, the Owner/Applicant shall:

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

5. PDSP001 - IMPLEMENTATION OF MITIGATION MEASURES

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pajaro Sunny Mesa Community Services District (PSMCSD) shall implement all avoidance, minimization, and mitigation measures identified as applying to the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project within the adopted Final Initial Study/Mitigated Negative Declaration (SCH #2025110647) by the Board of Directors of the PSMCSD (Resolution No. 02-02-26) on February 26, 2026.

Compliance or Monitoring Action to be Performed: PSMCSD shall provide evidence to HCD-Planning that the mitigation measures adopted for the Project have been implemented.

On an ongoing basis in accordance with the timing identified in the Final Initial Study/Mitigated Negative Declaration prepared for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project, PSMCSD shall send verification that avoidance, minimization, and mitigation measures identified as applying to the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project are being implemented.

6. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

7. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to HCD-Environmental Services. In lieu of a SWPPP, a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to ground disturbance, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

8. EHSP01- FIRE FLOW STANDARDS

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.
(Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of a construction permit or ground disturbance, submit plans for the proposed water system improvements to the local fire protection agency for review and approval.

Submit a set of signed or wet-stamped water system plans approved by the local fire protection agency to EHB for review and approval.

9. EHSP02- WELL NOT IN SERVICE

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Destroy the existing well(s) which is not in service according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code.

OR

If the Owner/Applicant intends to maintain the well, provide proof to Environmental Health Bureau that the well is functional, can be used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of a construction permit or ground disturbance, a California licensed well drilling contractor shall obtain a well destruction permit from the Environmental Health Bureau.

Prior to final inspection of construction permit, a California licensed well drilling contractor shall destroy the well in accordance with the well destruction permit and submit the Well Drillers Report to the Environmental Health Bureau for review and acceptance.

OR

Provide documentation to the satisfaction of the Environmental Health Bureau that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater.

10. PW005 - TRAFFIC CONTROL PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall provide a traffic control plan along with a construction schedule/phases, including, but not limited to, road closures, detours, signage, and other traffic control methods. Locations of lane/road closures shall be listed on the traffic control plan.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the traffic control plan for review and approval of the HCD-Engineering, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible for obtaining all permits and environmental clearances.

11. PWSP01 – PAVEMENT RESTORATION

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The owner/applicant shall restore the county roads listed below to reduce or mitigate the significant pavement wear and damage that would occur from conducting open trench construction and use of heavy construction equipment and vehicles.

Struve Road: Chip Seal full Road width.

Trafton Road: Chip Seal full Road width.

Bluff Road: The first 600 feet of Bluff Road, North of Jensen Road, is under a moratorium. Provide 0.2' HMA overlay paving, full width of the road. The rest of Bluff Road shall be chip-sealed full Road width.

Jensen Road: Jensen Road is under a moratorium. Provide 0.2' HMA overlay paving, full width of the road.

Hilltop Road: Water main shall be located within existing shoulder where possible, install T-Cut trench paving per County of Monterey standards, and apply type 2 slurry seal to shoulder. Water main located within existing travel lane where possible, install T-Cut trench paving per County of Monterey standards, and apply type 2 slurry seal to impacted travel lane.

Salinas Road: T-Cut trench paving per County of Monterey Standards and apply type 2 slurry seal on the impacted bike lane/shoulder.

Fruitland Road: T-Cut trench paving per County of Monterey Standards and apply type 2 slurry on the full road width.

Werner Road: The portion of Werner Road is under moratorium. Type 2 slurry shall be applied on the impacted travel lanes and bike lanes.

Elkhorn Road: Elkhorn Road is under a moratorium. Provide 0.2' HMA overlay paving for impacted travel lane/shoulder.

Salinas Road: Elkhorn Road is under a moratorium. Provide 0.2' HMA overlay paving for impacted travel lane/shoulder.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building/grading/encroachment permit or ground disturbance, whichever comes first, the owner/applicant shall submit improvement plans to HCD - Engineering Services for review and approval and apply for an Encroachment Permit. Construct improvements prior to commencement of use. Encroachment Permits are required for all work within the public right-of-way. An Applicant is responsible to obtain all necessary additional right of way, permits and environmental clearances.

12. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to ground disturbance, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

13. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction or encroachment permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction or encroachment permit has been issued prior to commencement of tree removal.

14. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to commencement of use, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 1:1 of a 5-gallon or greater Coast live oak tree.
- Other: The replacement trees shall be planted near the two oak trees proposed for removal.

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

15. PDSP01 – ANNEXATION TO PAJARO-SUNNY MESA COMMUNITY SERVICES DISTRICT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of encroachment, local coastal development, well destruction, grading, and tree removal permits, the applicant shall submit an application to LAFCO to annex only the areas to be served within the identified eight properties, excluding non-developed open space or agricultural lands, into the Pajaro-Sunny Mesa Community Services District.

Compliance or Monitoring Action to be Performed: Prior to issuance of encroachment, local coastal development, well destruction, grading, and tree removal permits, whichever occurs first, the Owner/Applicant shall submit an application for annexation to LAFCO to process the proposed annexation.

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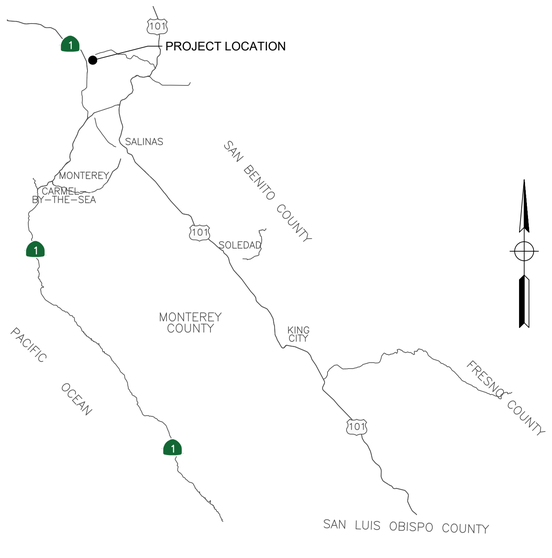
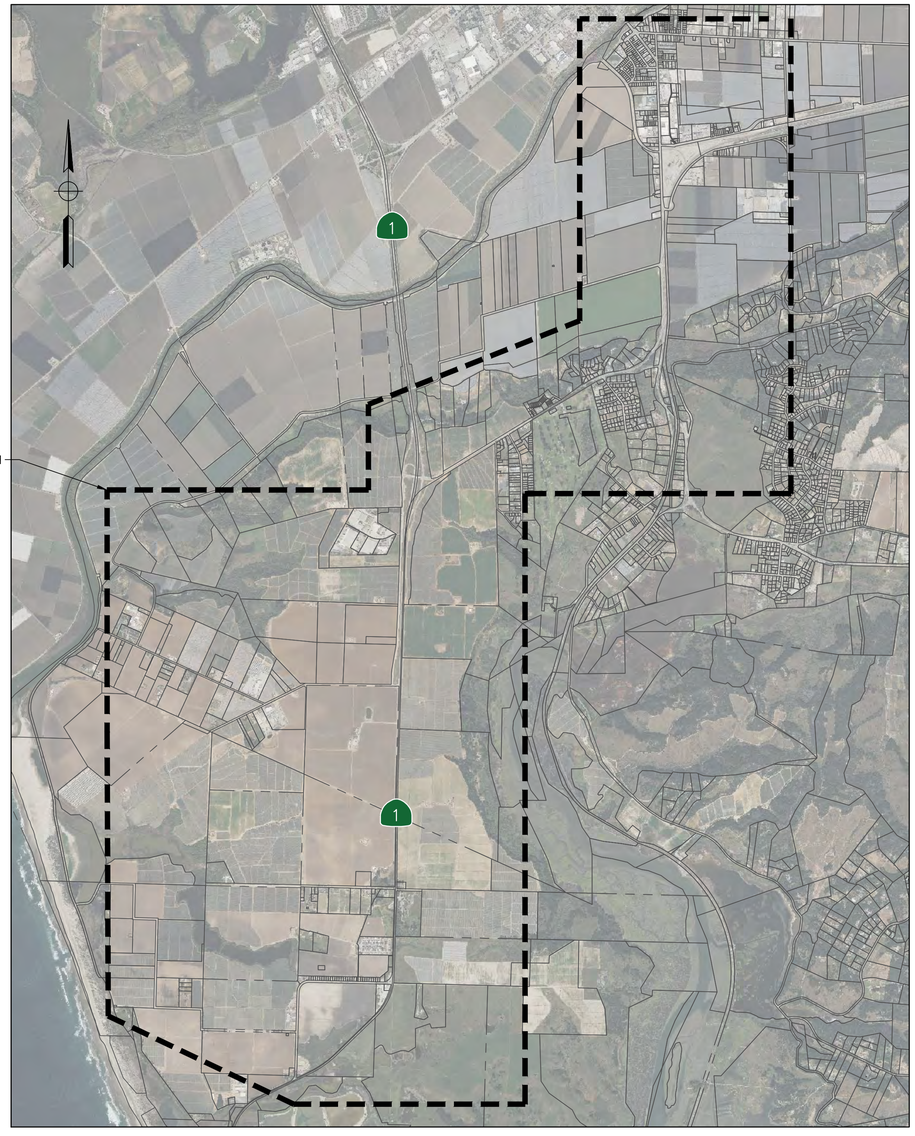
PAJARO / SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION

JANUARY 2026



LOCATION MAP



VICINITY MAP

2,000' 0' 2,000'

1" = 2,000'

SUMMARY OF WORK

IN GENERAL, THE WORK CONSISTS OF THE FOLLOWING:

1. CONSTRUCTION OF APPROXIMATELY 46,000 LINEAR FEET OF 6-INCH, 8-INCH, AND 10-INCH DIAMETER POTABLE WATER MAINS INCLUDING ASSOCIATED SERVICE LATERALS AND APPURTENANCES.
2. MUNICIPAL SITE DEVELOPMENT INCLUDING GRADING, DRAINAGE, SURFACING, SITE SECURITY, AND ASSOCIATED IMPROVEMENTS.
3. DESIGN AND CONSTRUCTION OF ONE 125,000-GALLON BOLTED STEEL TANK.
4. CONSTRUCTION OF TWO NEW CHEMICAL AND ELECTRICAL BUILDINGS.
5. CONSTRUCTION OF TWO NEW BOOSTER PUMP STATIONS.
6. CONVERSION OF THE TWO EXISTING SUNNY MESA WELLS FROM ACTIVE TO STANDBY.
7. MODIFICATIONS TO THE EXISTING PAJARO WATER SYSTEM INCLUDING FILL MODIFICATIONS TO THE PAJARO WATER SYSTEM STORAGE TANKS AND REHABILITATION OF ONE OF THE PAJARO WATER SYSTEM'S 600,000-GALLON STORAGE TANKS.
8. MODIFICATIONS AT THE PAJARO WELL NO. 1 SITE, INCLUDING AN IRON/MANGANESE WATER TREATMENT PLANT AND WELLHEAD PIPING.
9. SYSTEM-WIDE SCADA IMPLEMENTATION FOR THE CONSOLIDATED SYSTEM.
10. WATER METER REPLACEMENTS IN THE SUNNY MESA AND PAJARO WATER SYSTEMS.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TITLE SHEET, VICINITY MAP, AND LOCATION MAP

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
G-001

SHEET NUMBER
1 OF 158

Thu, 22 Jan 26 03:38:08 PM by Alex Dagit C:\BluePrograms\CWTRC - Community Water Center\CWTRC.200476.05 Pajaro\Engr\Dwg\G-001 Title Sheet.dwg

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND GOVERNING AUTHORITIES HAVING JURISDICTION. NOTHING IN THE PLANS OR SPECIFICATIONS SHALL BE DEEMED AS PERMISSION TO VIOLATE THESE CODES OR AUTHORITIES. CONTRACTOR SHALL VERIFY CONFORMANCE TO ALL CODES AND ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2024 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) STANDARD SPECIFICATIONS AS MODIFIED BY THE PROJECT SPECIFICATIONS AND THESE PLANS. FOR ITEMS NOT COVERED IN SSPWC, 2023 STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
3. BOUNDARY INFORMATION AND TOPOGRAPHIC FEATURES SHOWN ON THESE PLANS ARE BASED ON A PROJECT SPECIFIC BOUNDARY SURVEY.
4. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE RESIDENTS AND THE PROPERTIES ADJACENT TO WHERE CONSTRUCTION WILL OCCUR. ANY IMPROVEMENTS DAMAGED OR REMOVED DURING CONSTRUCTION INCLUDING HARDSCAPE, LANDSCAPE, TREES, AND SHRUBS SHALL BE REPLACED IN KIND.
5. CONTRACTOR SHALL COORDINATE WITH THE DISTRICT AND COMPLETE THE WORK AS NEEDED TO MINIMIZE WATER SERVICE INTERRUPTIONS TO BUSINESSES AND RESIDENTS. SEE SPECIFICATION FOR SPECIFIC REQUIREMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ENCROACHMENT PERMIT FROM THE COUNTY OF MONTEREY FOR PERFORMANCE OF THE WORK, INCLUDING PREPARATION OF ALL REQUIRED TRAFFIC CONTROL PLANS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ENCROACHMENT PERMIT FROM CALTRANS FOR PERFORMANCE OF THE WORK, INCLUDING PREPARATION OF ALL THE REQUIRED TRAFFIC CONTROL PLANS.
8. THE CONTRACTOR SHALL COMPLY WITH CALOSHA REGULATIONS AT ALL TIMES AND SHALL FURNISH, ERECT, AND MAINTAIN SUCH FENCES, BARRICADES, DETOURS, FLAGMAN, LIGHTS AND SIGNS AS NECESSARY TO GIVE PROTECTION TO THE PUBLIC AT ALL TIMES.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POWER FOR ALL EQUIPMENT. NO ELECTRICAL CONNECTIONS ARE AVAILABLE ALONG THE PIPELINE ALIGNMENTS, OR AT THE WELL, TANK, OR PUMP STATION SITES.
10. ALL MATERIALS AND ASPECTS OF THE PROJECT IN CONTACT WITH POTABLE WATER SHALL COMPLY WITH NSF 61 AND NSF-600 AS APPLICABLE.

UNDERGROUND UTILITY NOTES

1. THE SIZE, LOCATION AND DEPTH OF EXISTING UTILITIES HAVE BEEN TAKEN FROM AVAILABLE RECORD DRAWINGS AND THEIR APPROXIMATE LOCATIONS ARE SHOWN ON THE PLANS IN THEIR APPROXIMATE LOCATIONS TO THE EXTENT THE INFORMATION IS KNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES.
2. CONTRACTOR SHALL POTHOLE ALL POTENTIALLY CONFLICTING UTILITIES PRIOR TO THE START OF UNDERGROUND UTILITY CONSTRUCTION. IF ANY CONFLICTS WITH PROPOSED UNDERGROUND UTILITIES ARE IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY BRING THESE CONFLICTS TO THE ATTENTION OF THE ENGINEER. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT PRIOR TO EXCAVATION OR POTHOLING.
3. CONTRACTOR SHALL COORDINATE EXACT TIE IN POINTS WITH THE OWNER.
4. ALL EXISTING PIPELINES AND UTILITIES SHALL BE SUPPORTED ACROSS EXCAVATIONS DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITY THAT WAS OMITTED FROM THE PLANS, IS SHOWN 12 INCHES OR MORE FROM THE ACTUAL LOCATION, CONFLICTS WITH THE CONSTRUCTION, OR NOT PROPERLY MARKED. IF A UTILITY COMPANY DOES NOT PROVIDE LOCATION INFORMATION OR MARKING SERVICES IN THE FIELD, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER IF ANY UTILITY IS DISTURBED OR DAMAGED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BEAR THE COSTS OF REPAIR OR REPLACEMENT OF ANY MARKED UTILITY WHERE DAMAGE WAS CAUSED BY THE CONTRACTOR'S ACTIVITIES.
7. INTERFERING PORTIONS OF ABANDONED UTILITIES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH THE SPECIFICATIONS. CUT ENDS OF EXISTING ABANDONED UTILITIES SHALL BE PLUGGED WITH MINIMUM 18 INCH CONCRETE PLUGS. THE CONTRACTOR SHALL VERIFY THE UTILITY IS TRULY ABANDONED PRIOR TO CUTTING OR ABANDONMENT.

GENERAL CIVIL NOTES

1. SCOPE: THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND INCIDENTALS TO PERFORM ALL OPERATIONS REQUIRED OR NECESSARY TO PROVIDE A COMPLETE AND OPERABLE INSTALLATION AS SPECIFIED AND AS SHOWN ON THE DRAWINGS.
2. DIMENSIONS AND DESCRIPTIONS OF EXISTING IMPROVEMENTS ARE APPROXIMATE AND ANY DISCREPANCY SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.
3. ALL INSTALLED MATERIALS SHALL BE NEW AND SHALL CONFORM TO THE CALL-OUTS ON THE DRAWINGS AND THE PROVISIONS OF THE SPECIFICATIONS.
4. IT SHALL BE THE OBLIGATION OF THE CONTRACTOR TO MAINTAIN THE STABILITY OF ALL STRUCTURES INVOLVED IN THE WORK TO BE PERFORMED UNDER THIS CONTRACT. ALL BUILDINGS AND FACILITIES DAMAGED BY THE CONTRACTOR WHICH ARE TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL VERIFY EXISTING PIPE MATERIAL, DEPTH IF BURIED, AND LOCATION AT ALL POINTS OF CONNECTION PRIOR TO FIELD ASSEMBLY, OR REMOVING ACTIVE PIPES FROM SERVICE.
6. AFTER COMPLETION, THE AREAS SURROUNDING THE CONSTRUCTION SITE SHALL BE RESTORED TO THE CONDITION THEY WERE PRIOR TO CONSTRUCTION, OR BETTER.
7. CONTRACTOR SHALL USE DUE CARE WHEN WORKING NEAR OR UNDER OVERHEAD UTILITIES, AND SHALL PROTECT THEM IN PLACE.
8. CONTRACTOR SHALL MAINTAIN THE WORK AREA IN A NEAT, SAFE, CLEAN, AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE DISTRICT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY CLEANUP ON ADJACENT STREETS AFFECTED BY CONSTRUCTION.
9. THE CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES PERFORMING OTHER CONSTRUCTION AND MAINTENANCE WORK IN THE AREA.

ABBREVIATIONS

Ø	DIAMETER
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE, ASBESTOS CEMENT
APN	ASSESSOR'S PARCEL NUMBER
AWWA	AMERICAN WATER WORKS ASSOCIATION
BC	BEGIN CURVE
BGS	BELOW GROUND SURFACE
CALEPA	CALIFORNIA EPA
CALOSHA	CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
CALTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION
CCSD	CASTROVILLE COMMUNITY SERVICES DISTRICT
CL	CENTER LINE
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CO	COUNTY
CP	CONTROL POINT
CPVC	CHLORINATED POLYVINYL CHLORIDE
CRLF	CALIFORNIA RED-LEGGED FROG
D.I.	DUCTILE IRON
DISTRICT	PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
DR	DIMENSION RATIO
E	EAST, EASTING
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
ESA	ENVIRONMENTALLY SENSITIVE AREA
FCA	FLANGED COUPLING ADAPTER
FF	FINISHED FLOOR
FL	FLOW LINE
FLG	FLANGED JOINT
FS	FINISH SURFACE
FT.	FOOT (FEET)
GE	GROOVED END
GPM	GALLONS PER MINUTE
H	HEIGHT
HMA	HOT MIX ASPHALT
HP	HORSEPOWER
HW	HIGH WATER
IN.	INCH(ES)
L	LENGTH
MAX.	MAXIMUM
M.E.	MATCH EXISTING
MIN.	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NPT	NATIONAL PIPE TAPERED THREADS
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PE	PLAIN END
PG&E	PACIFIC GAS AND ELECTRIC COMPANY
PSI	POUNDS PER SQUARE INCH
PSMCSD	PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
PVC	POLYVINYL CHLORIDE
PVWMA	PAJARO VALLEY WATER MANAGEMENT AGENCY
RC	RELATIVE COMPACTION
R.O.W.	RIGHT-OF-WAY
SCH	SCHEDULE
S.F.	SQUARE FEET
SS	STAINLESS STEEL
STA	STATION
TF	TOP OF FOUNDATION
TG	TOP OF GRATE
THHN	THERMOPLASTIC HIGH HEAT RESISTANT NYLON COATED WIRE
THWN	THERMOPLASTIC HEAT AND WATER RESISTANT
TOW	TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
US	UNITED STATES

LEGEND

- PARCEL BOUNDARY
- EXISTING EASEMENT
- EXISTING CONTOUR
- EXISTING STRUCTURE/ TOPOGRAPHIC FEATURE
- EXISTING CHAIN LINK FENCE
- DEMOLISH
- ABANDON
- HYDROSEEDING
- RIPARIAN HABITAT
- CHAPARRAL HABITAT
- WETLAND HABITAT
- COASTAL ZONE
- FEMA: FLOOD ZONE A
- FEMA: FLOOD ZONE AE
- FEMA: FLOOD ZONE AH
- FEMA: FLOOD ZONE AO
- FEMA: FLOOD ZONE D
- FEMA: FLOOD ZONE VE
- CONSTRUCTION STAGING AREA
- SHEET OUTLINE
- AIR/VACUUM RELEASE VALVE ASSEMBLY
- SAMPLING STATION
- BLOW-OFF ASSEMBLY
- BACKFLOW PREVENTER
- STRUCTURE/ ABOVE-GRADE PIPING
- BELOW-GRADE PIPING
- DRAINAGE FLOW LINE
- CHAIN LINK FENCE
- WATER MAIN
- LINE VALVE
- FIRE HYDRANT
- WATER METER

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REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED: JAA
DRAWN: KAD
CHECKED: NEP
QA/QC: TNH
CONSTRUCTABILITY:

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

GENERAL AND CIVIL NOTES

PROJECT NUMBER CWTRC.200476.05
DRAWING NUMBER G-002
SHEET NUMBER 2 OF 158

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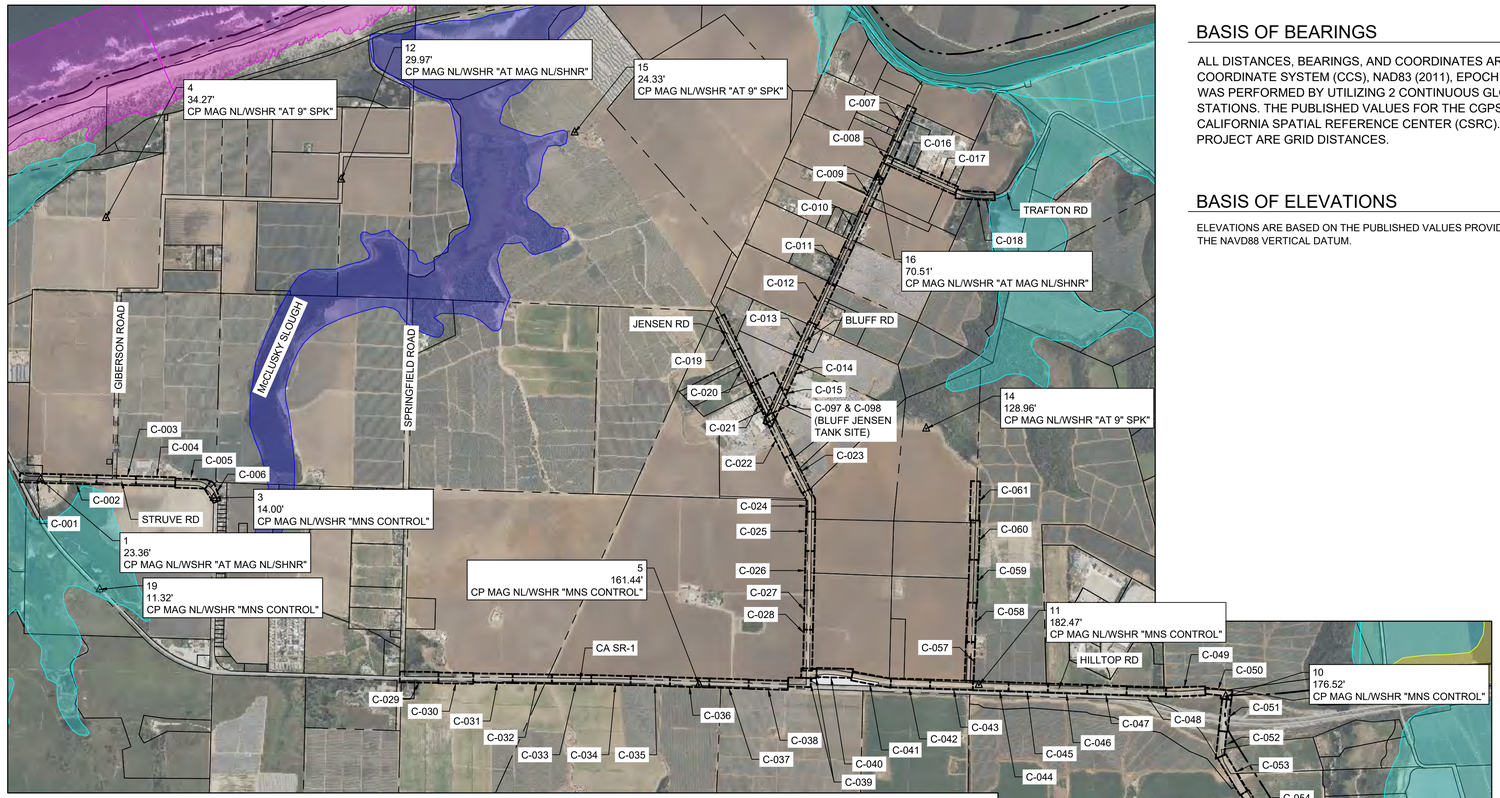

BASIS OF BEARINGS

ALL DISTANCES, BEARINGS, AND COORDINATES ARE BASED ON ZONE 4 OF THE CALIFORNIA COORDINATE SYSTEM (CCS), NAD83 (2011), EPOCH 2017.50. THE HORIZONTAL ADJUSTMENT WAS PERFORMED BY UTILIZING 2 CONTINUOUS GLOBAL POSITIONING SYSTEM (CGPS) STATIONS. THE PUBLISHED VALUES FOR THE CGPS STATIONS WERE PROVIDED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC). THE MEASURED DISTANCES FOR THE PROJECT ARE GRID DISTANCES.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED ON THE PUBLISHED VALUES PROVIDED BY THE CSRC UTILIZING 1 CGPS STATION ON THE NAVD88 VERTICAL DATUM.

LEGEND

- CONSTRUCTION STAGING AREA
- SHEET OUTLINE
- COASTAL ZONE
- FEMA: FLOOD ZONE A
- FEMA: FLOOD ZONE AE
- FEMA: FLOOD ZONE AH
- FEMA: FLOOD ZONE AO
- FEMA: FLOOD ZONE D
- FEMA: FLOOD ZONE VE

LOCAL HORIZONTAL AND VERTICAL CONTROL MONUMENTS (US SURVEY FEET)

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2194913.76	5748111.47	23.36'	CP MAG NL/WSHR "MNS CONTROL"
3	2197354.11	5748352.39	14.00'	CP MAG NL/WSHR "MNS CONTROL"
4	2195819.52	5744462.38	34.27'	CP 9" SPK "MNS CONTROL"
5	2204195.53	5750992.21	161.44'	CP MAG NL/WSHR "MNS CONTROL"
6	2210529.21	5754338.48	134.67'	CP MAG NL/WSHR "MNS CONTROL"
8	2217338.25	5757957.65	23.66'	CP MAG NL/WSHR "MNS CONTROL"
9	2220967.86	5758079.70	28.12'	CP MAG NL/WSHR "MNS CONTROL"
10	2211475.15	5751115.76	176.52'	CP MAG NL/WSHR "MNS CONTROL"
11	2208033.20	5750993.61	182.47'	CP MAG NL/WSHR "MNS CONTROL"
12	2199128.16	5743958.23	29.97'	CP MAG NL/WSHR "MNS CONTROL"
14	2207339.77	5747406.77	128.96'	CP 9" SPK "MNS CONTROL"
15	2202566.33	5743355.60	24.33'	CP 9" SPK "MNS CONTROL"
16	2206656.42	5743889.30	70.51'	CP MAG NL/WSHR "MNS CONTROL"
19	2195795.69	5749712.76	11.32'	CP MAG NL/WSHR "MNS CONTROL"
20	2212814.84	5757332.52	147.46'	CP MAG NL/WSHR "MNS CONTROL"
110	2223807.45	5758940.99	30.88'	CP MAG NL/WSHR "MNS CONTROL"
111	2223758.22	5758921.49	32.10'	CP MAG NL/WSHR "MNS CONTROL"
112	2223691.68	5758938.13	31.87'	CP MAG NL/WSHR "MNS CONTROL"
113	2223636.28	5758893.34	31.39'	CP MAG NL/WSHR "MNS CONTROL"
114	2223678.08	5758855.83	31.53'	CP MAG NL/WSHR "MNS CONTROL"

SHEET LAYOUT PLAN

1000' 0' 1000'

SCALE: 1"=1000'

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SHEET LAYOUT PLAN AND BASIS OF BEARINGS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
G-003

SHEET NUMBER
3 OF **158**

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Thu, 15 Jan 26 - 03:12:14 PM by - Kiley Dingo

SHEET INDEX

SHEET:	TITLE:	DRAWING:
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2	G-002	GENERAL AND CIVIL NOTES
3	G-003	SHEET LAYOUT PLAN AND BASIS OF BEARINGS
4	G-004	SHEET INDEX
5	G-005	CONSTRUCTION MANAGEMENT PLAN
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7	C-002	STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 65+50 TO STA 70+50
8	C-003	STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 70+50 TO STA 76+00
9	C-004	STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 76+00 TO STA 81+50
10	C-005	STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 81+50 TO STA 84+50
11	C-006	STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 84+50 TO STA 87+00
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13	C-008	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 155+00 TO STA 160+50
14	C-009	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 160+50 TO STA 166+00
15	C-010	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 166+00 TO STA 171+50
16	C-011	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 171+50 TO STA 177+00
17	C-012	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 177+00 TO STA 183+00
18	C-013	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 183+00 TO STA 188+00
19	C-014	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 188+00 TO STA 193+00
20	C-015	BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 193+00 TO STA 198+00
21	C-016	TRAFTON ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 210+00 TO STA 215+00
22	C-017	TRAFTON ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 215+00 TO STA 220+50
23	C-018	TRAFTON ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 220+50 TO STA 224+00
24	C-019	JENSEN ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 240+00 TO STA 245+00
25	C-020	JENSEN ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 245+00 TO STA 250+50
26	C-021	JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 250+50 TO STA 256+00
27	C-022	JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 256+00 TO STA 261+50
28	C-023	JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 261+50 TO STA 267+00
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32	C-027	JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 281+00 TO STA 286+50
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40	C-035	JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 432+50 TO STA 438+00
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64	C-059	HILLTOP ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 321+50 TO STA 327+50
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SHEET NUMBER
4 OF 158

Mon 26 Jan 26 09:21:33 AM By: Hope Mallery C:\Bim Projects\Users - Community Water Districts\200476.05 Pismo Phase 2\Eng_CAD\2 Sheets\Sheet Notes.dwg

CONSTRUCTION MANAGEMENT PLAN

CONSTRUCTION ACTIVITY:

CONSTRUCTION DURATION	~2 YEARS
CONSTRUCTION HOURS	REGULAR CONSTRUCTION HOURS: MONDAY - FRIDAY, 8 AM - 5 PM NIGHTWORK HOURS FOR WORK IN CALTRANS ROW: MONDAY - THURSDAY, 8PM - 6AM FRIDAY, 12AM-6AM
CONSTRUCTION WORKERS	THREE (3) FOUR (4) PERSON CREWS (12 WORKERS TOTAL)
CONSTRUCTION VEHICLES	10 TRUCKS
ESTIMATED NUMBER OF TRUCK TRIPS THAT WILL BE GENERATED	24 DAILY TRIPS
STAGING AREA FOR TRUCKS	7000 S.F.
PARKING AREA FOR TRUCKS AND WORKERS	5880 S.F.
CONSTRUCTION GRADING	CUT = 200 CY FILL = 209 CY

CONSTRUCTION SITE PLAN:

1. PROPOSED WELL #1 CHEMICAL/ELECTRICAL BUILDING
2. PROPOSED 25,000-GALLON BACKWASH TANK
3. PROPOSED IRON AND MANGANESE TREATMENT SYSTEM
4. PROPOSED TRANSMISSION BOOSTER PUMP STATION
5. PROPOSED BLUFF/JENSEN ZONE125,000-GALLON STORAGE TANK
6. PROPOSED BLUFF/JENSEN ZONE PUMP STATION
7. PROPOSED BLUFF/JENSEN CHEMICAL/ELECTRICAL STORAGE BUILDING
8. PROPOSED BLUFF/JENSEN GENERATOR
9. PROPOSED BLUFF/JENSEN TRANSFORMER
10. PROPOSED BLUFF/JENSEN HYDROPNEUMATIC TANK
11. PROPOSED BYPASS VALVE
12. PROPOSED 4"Ø WATERLINE
13. PROPOSED 6"Ø WATERLINE
14. PROPOSED 8"Ø WATERLINE
15. PROPOSED 10"Ø WATERLINE
16. TEMPORARY VEHICULAR PARKING AND/OR MATERIALS STAGING
17. TEMPORARY PORTA POTTY
18. TEMPORARY CONSTRUCTION MATERIALS STAGING & STOCKPILE AREA
19. TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

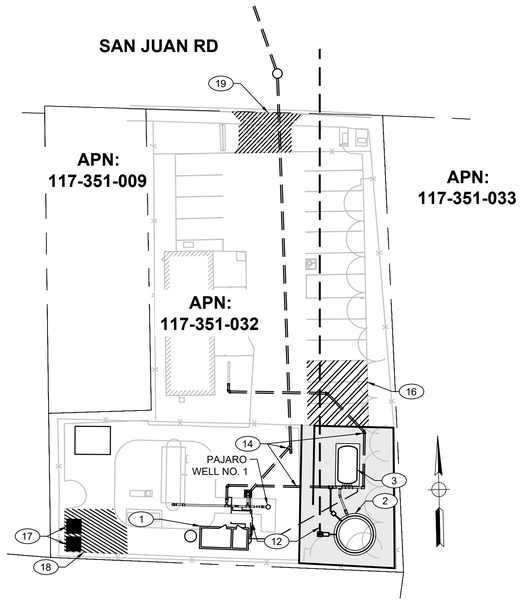
CONSTRUCTION COORDINATION:

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER, AND NATURE OF COMPLAINTS AND TAKE REMEDIAL ACTIONS IF NECESSARY, WITHIN 24 HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

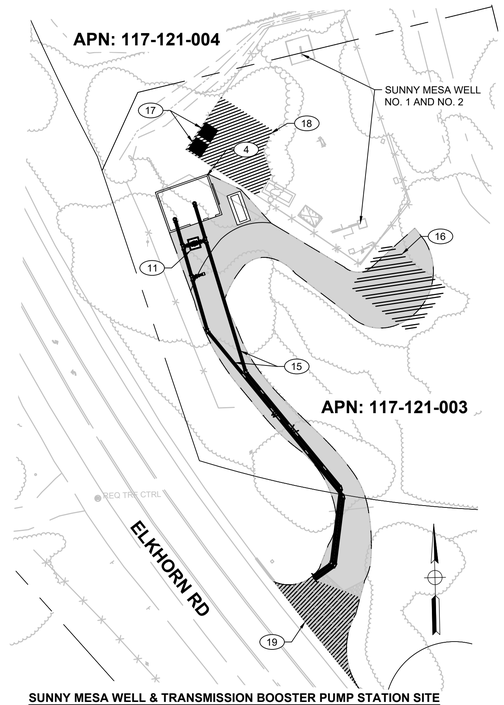
PROJECT DATA:

PROJECT ADDRESS	136 SAN JUAN RD
PRIMARY CONTRACTOR	TBD
OWNER	PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
SCOPE OF WORK	CONSTRUCTION OF IRON AND MANGANESE TREATMENT PLANT, TRANSMISSION BOOSTER PUMP STATION, BLUFF/JENSEN ZONE STORAGE TANK AND PUMP STATION, REHABILITATION OF EXISTING 600,000-GALLON WATER TANK, INSTALLATION OF 210 FT. OF 4-IN PVC, 240 FT. OF 6-IN PVC, 340 FT. 8-IN PVC, AND 360 FT. OF 10-IN PVC.
A.P.N.	117-263-002-000, 117-263-005-000, AND 117-263-006-000 (PAJARO TANK SITE) 117-351-032-000 (WELL NO. 1 SITE) 117-121-003-000 (SUNNY MESA WELL & TRANSMISSION BOOSTER PUMP STATION SITE) 117-033-005-000 (BLUFF JENSEN TANK SITE)

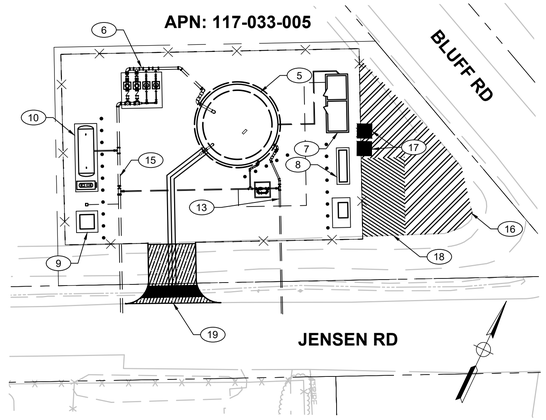
811 Know what's below. Call before you dig.



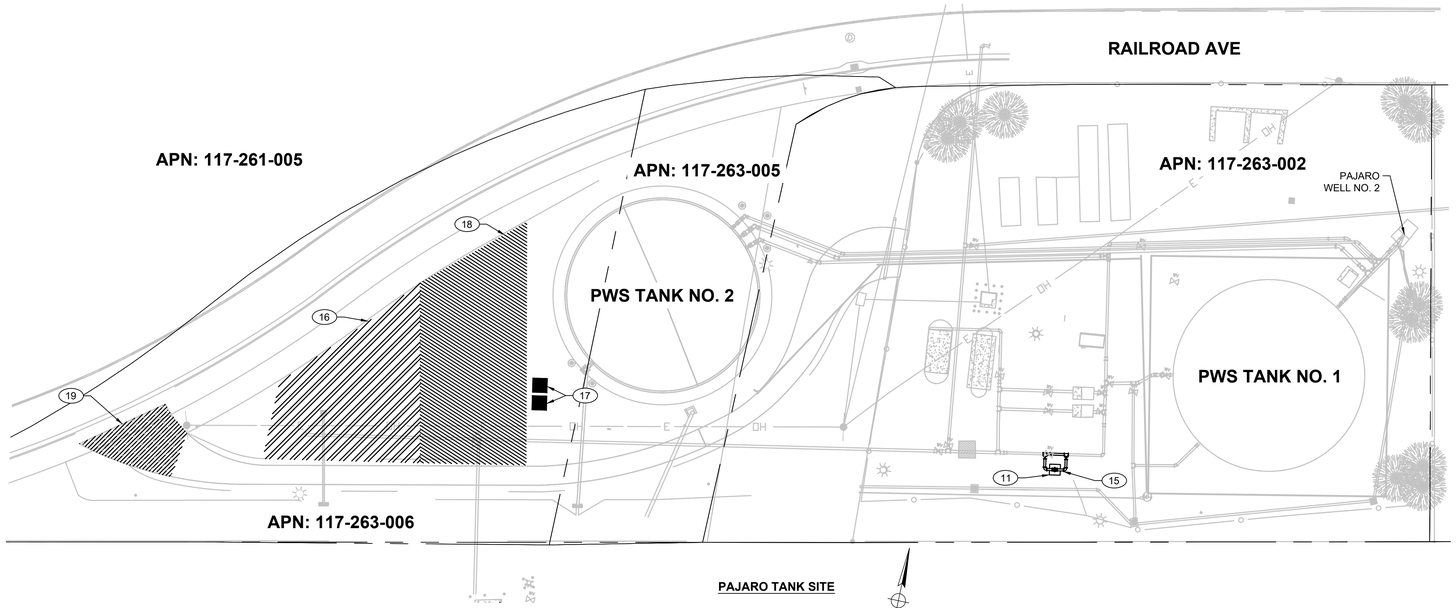
PAJARO WELL #1 SITE



SUNNY MESA WELL & TRANSMISSION BOOSTER PUMP STATION SITE



BLUFF JENSEN TANK SITE



PAJARO TANK SITE

CONSTRUCTION SITE PLAN

30' 15' 0' 15' 30'

SCALE: 1" = 30'

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

CONSTRUCTION MANAGEMENT PLAN

PROJECT NUMBER: CWTRC.200476.05
DRAWING NUMBER: G-005
SHEET NUMBER: 5 OF 158

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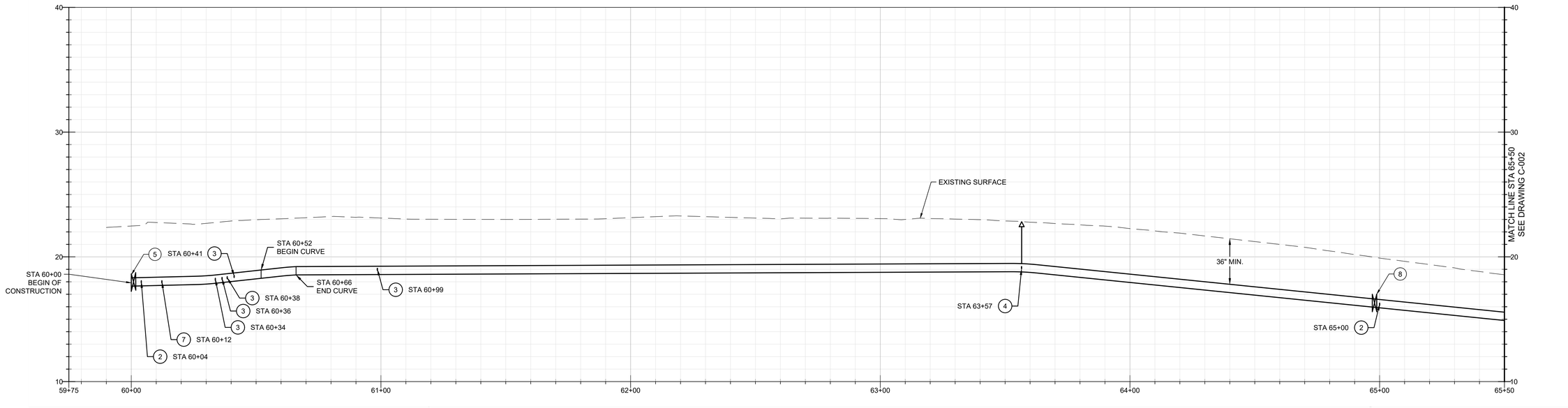
Mon, 26 Jan 26 - 03:34:41 PM by Hope Mahony



PROFILE

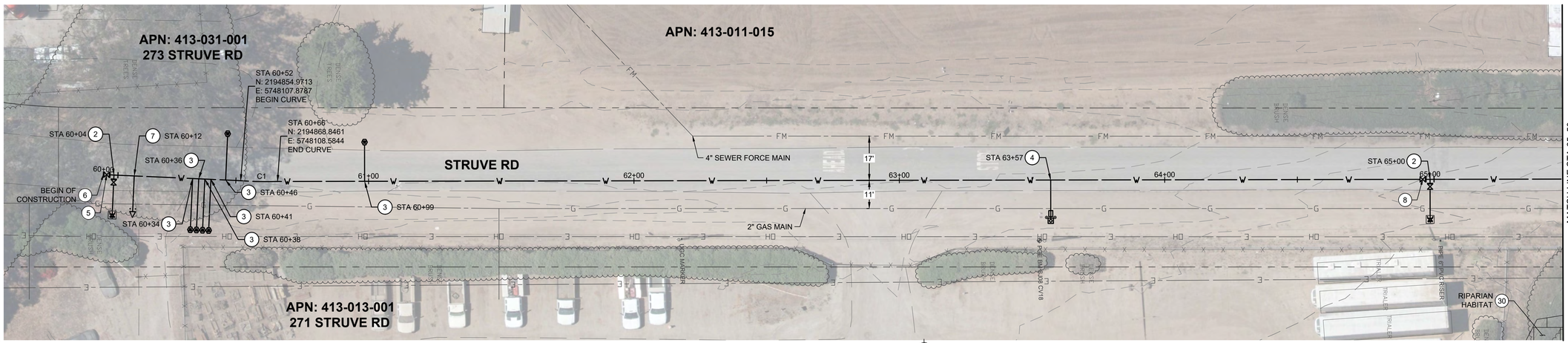
20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

1. INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.
2. INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
3. INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.
4. INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.
5. INSTALL 8" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.
6. INSTALL 8" BLIND FLANGE WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.
7. INSTALL SAMPLING STATION PER STANDARD PLAN NO. 3-21. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.
8. INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.
30. ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C1	13.90'	143.04'	005.57	(2194854.97, 5748107.88)	(2194868.85, 5748108.58)



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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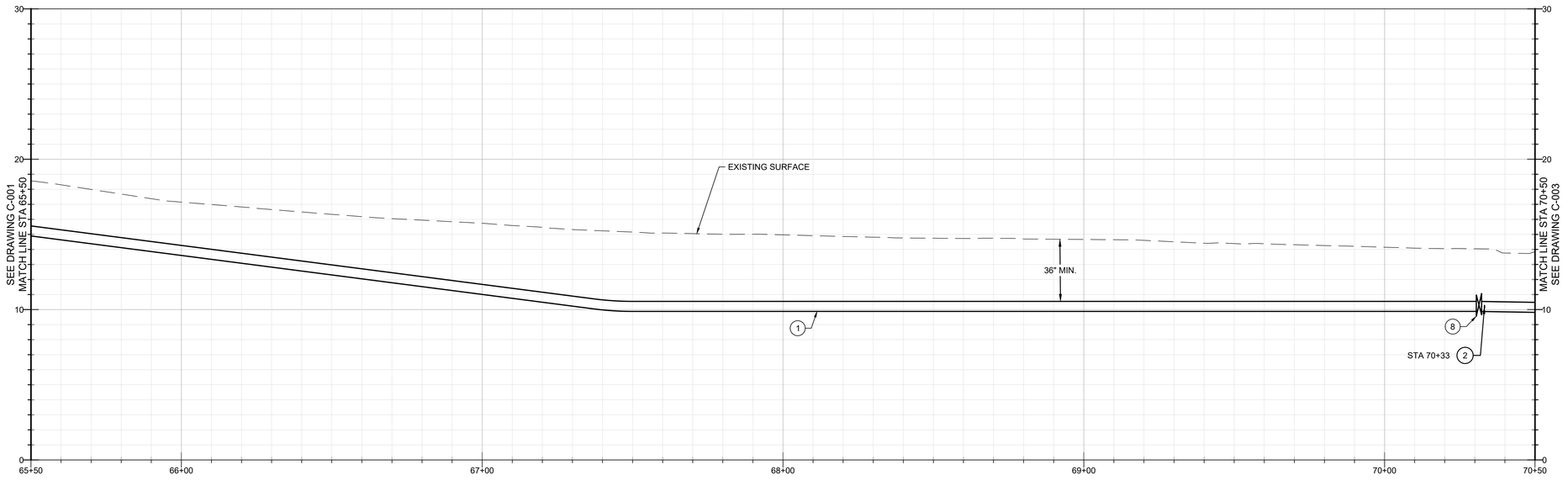
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 60+00 TO STA 65+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-001

SHEET NUMBER
6 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

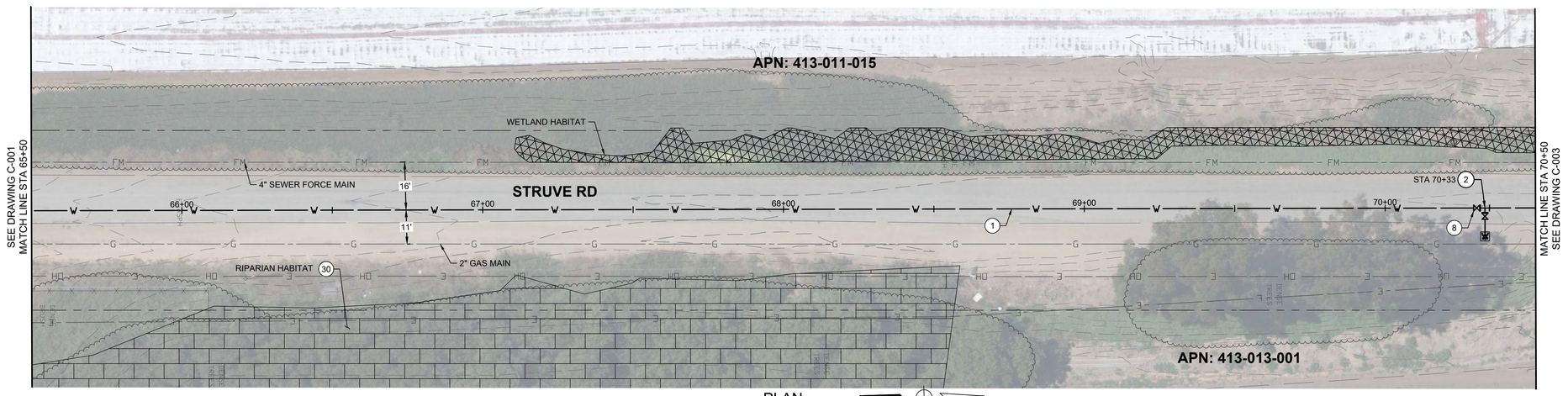
CONSTRUCTION KEY NOTES

(1) INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(30) ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

MNS
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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 65+50 TO STA 70+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-002

SHEET NUMBER
7 OF 158

Wed 11:Mar:26 - 09:51:37 AM by Alley Diego
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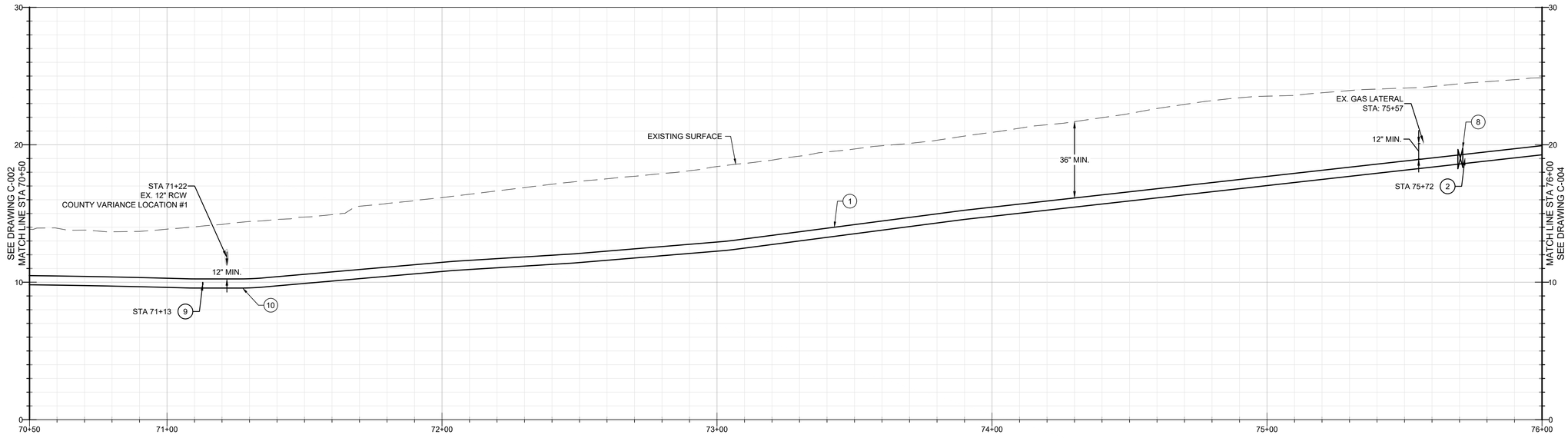


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(1) INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

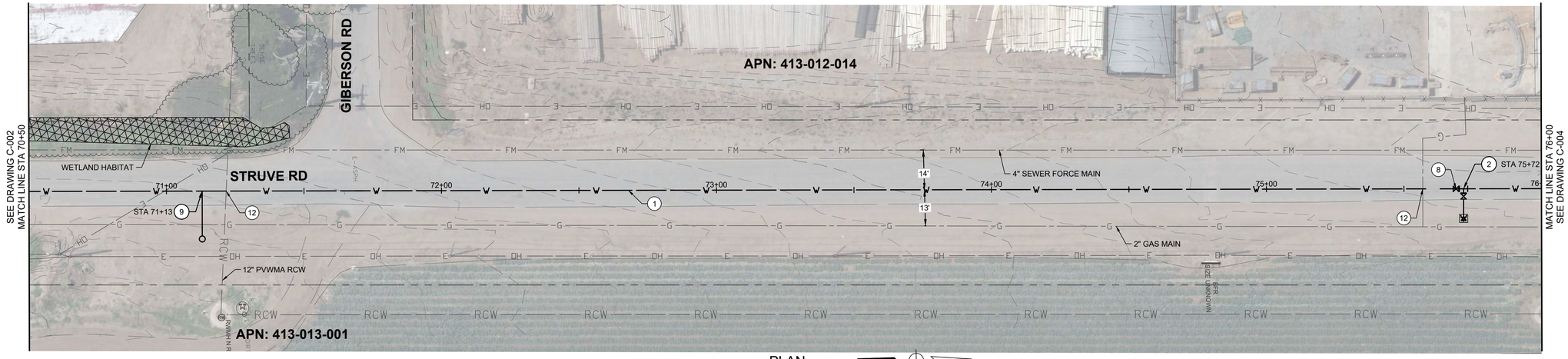
(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(10) INSTALL 8" PVC C900 DR 14 PER DETAIL 1, CASE C, DRAWING C-107. CENTER A 20' MINIMUM LENGTH OF PIPE BELOW CROSSING UTILITY. NO JOINTS PERMITTED WITHIN 8' OF UTILITY CROSSING.

(12) PROTECT UTILITY IN PLACE



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 70+50 TO STA 76+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-003

SHEET NUMBER
8 OF 158

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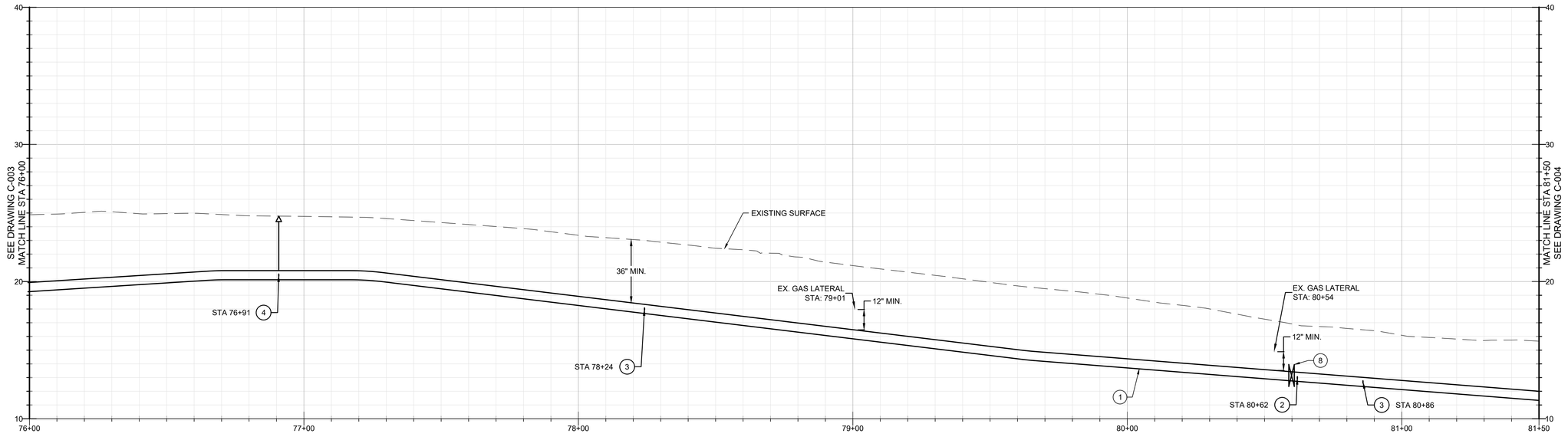
Wed 11 Mar 26 - 09:57 AM by Alex Dargo



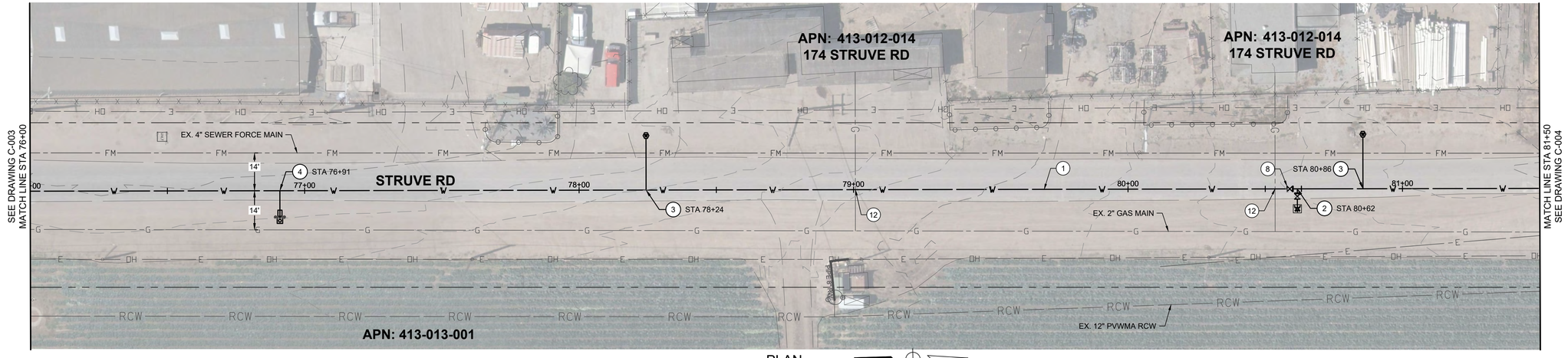
PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

1. INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.
2. INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
3. INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.
4. INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.
8. INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.
12. PROTECT UTILITY IN PLACE



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 76+00 TO STA 81+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-004

SHEET NUMBER
9 OF 158

Thu 26-Jun-25 01:08:13 PM by Alex Dargo
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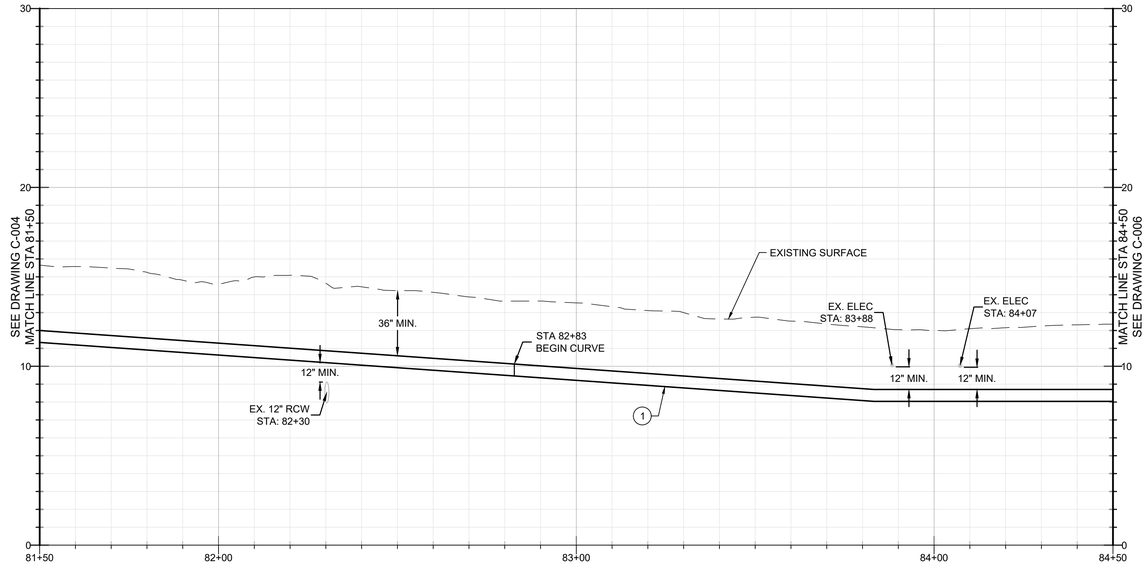


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

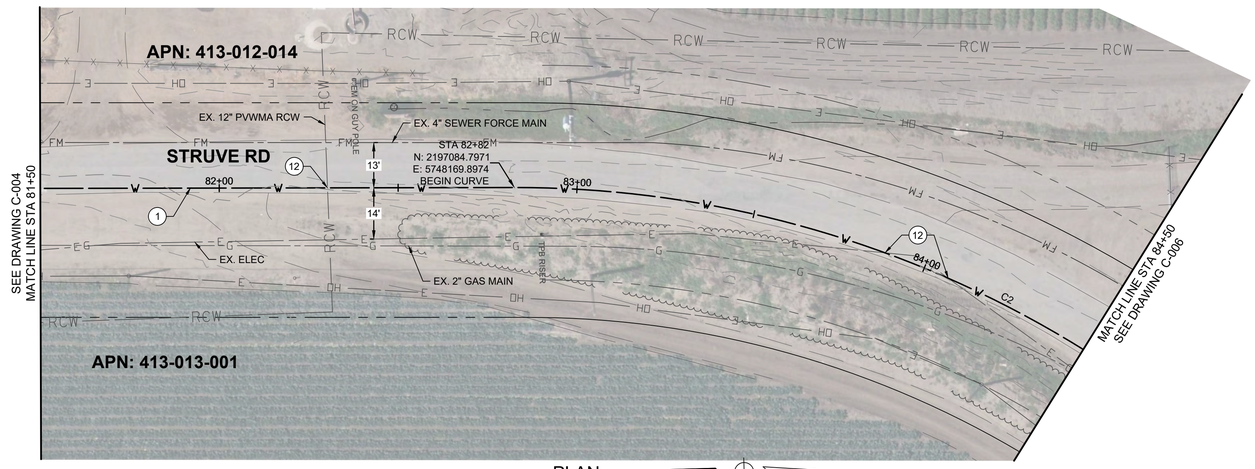
CONSTRUCTION KEY NOTES

(1) INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(12) PROTECT UTILITY IN PLACE

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C2	300.00'	78.80'	015.05	(2197181.89, 5748188.90)	(2197251.21, 5748225.90)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 81+50 TO STA 84+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-005

SHEET NUMBER
10 OF 158

Thu 2/26/26 07:57:17 PM by Abby Dapp
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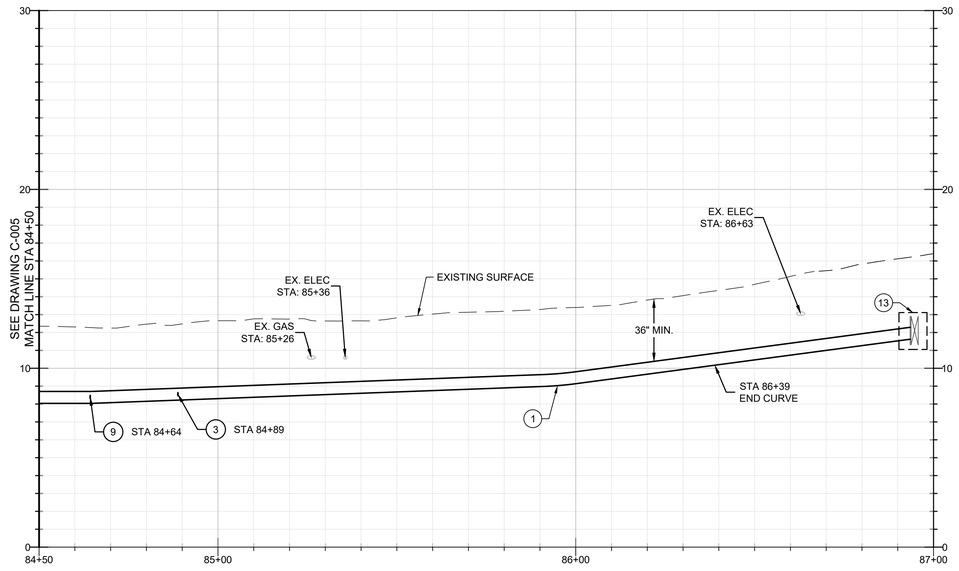


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

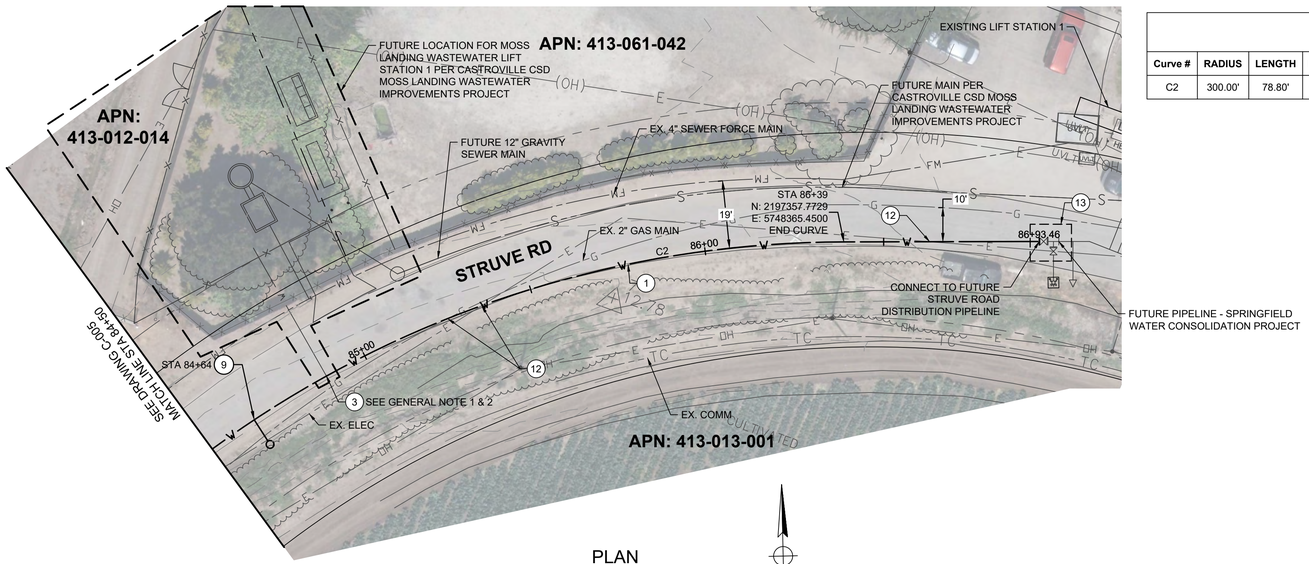
1. INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.
3. INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.
9. INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.
12. PROTECT UTILITY IN PLACE
13. CONNECT TO FUTURE SPRINGFIELD SYSTEM. CONNECTION DETAIL PER DETAIL 1, DRAWING C-077.

GENERAL NOTES

1. CURRENT TIMELINE FOR CONSTRUCTION OF CITY OF CASTROVILLE'S NEW LIFT STATION NO. 1 IS UNKNOWN. IF THE LIFT STATION IS NOT RELOCATED AT THE TIME OF CONSTRUCTION FOR THIS MAIN, LATERAL AT STA 86+25 DOES NOT NEED TO BE CONSTRUCTED.
2. ONLY ONE WATER CONNECTION NEEDED FOR LIFT STATION 1. IF LIFT STATION 1 HAS NOT BEEN RELOCATED AS SHOWN, CCSD LIFT STATION #1 LATERAL IS BEING CONSTRUCTED AS PART OF SEPARATE CONTRACT IN THE SPRINGFIELD PROJECT.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C2	300.00'	78.80'	015.05	(2197181.89, 5748188.90)	(2197251.21, 5748225.90)



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

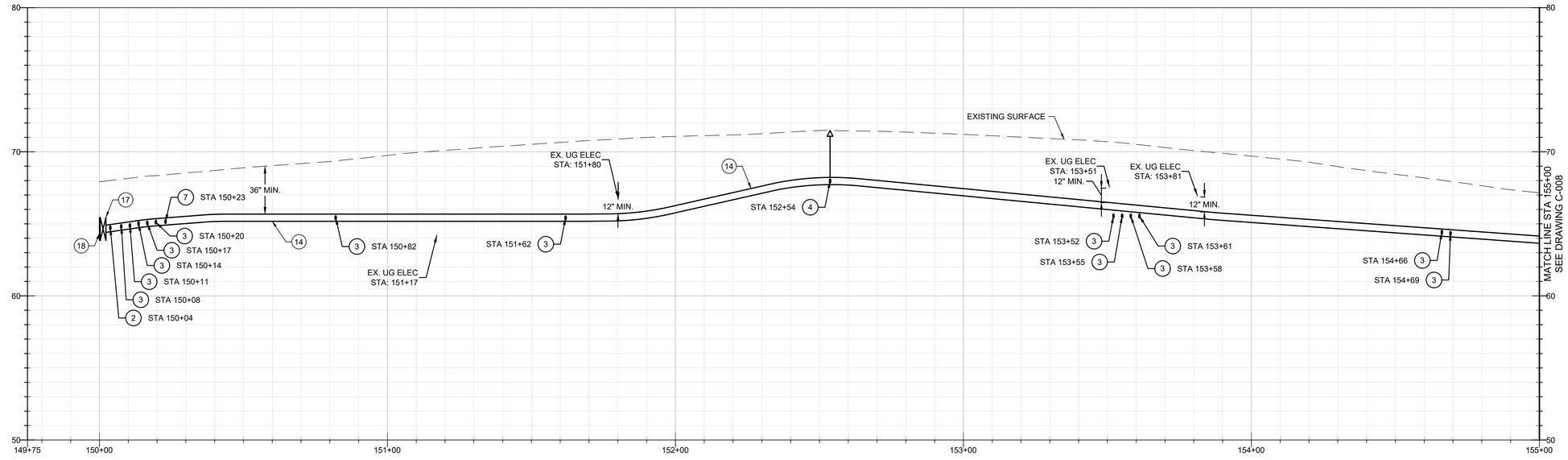
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUVE ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 84+50 TO STA 87+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-006

SHEET NUMBER
11 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

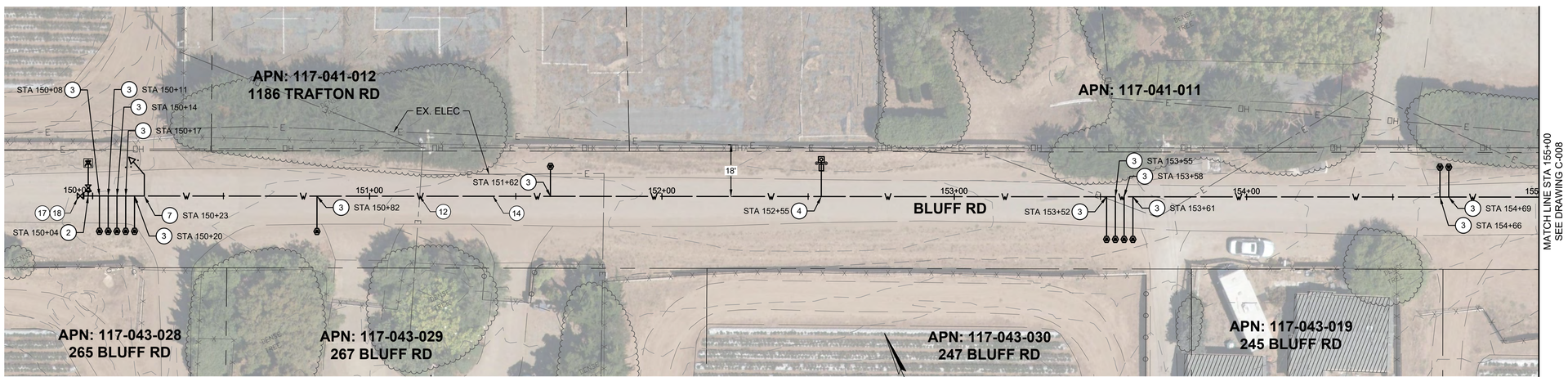
(7) INSTALL SAMPLING STATION PER STANDARD PLAN NO. 3-21. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(17) INSTALL 6" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.

(18) INSTALL 6" BLIND FLANGE WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

C:\BoxProjects\CWTRC - Community Water Center\CWTRC.200476.05 PSMS Proj Eng_CADD Sheet\Main Pipeline Plan And Profile 1.dwg
Thu, 2/26/26 - 07:57:19 PM by Abby Dieger

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

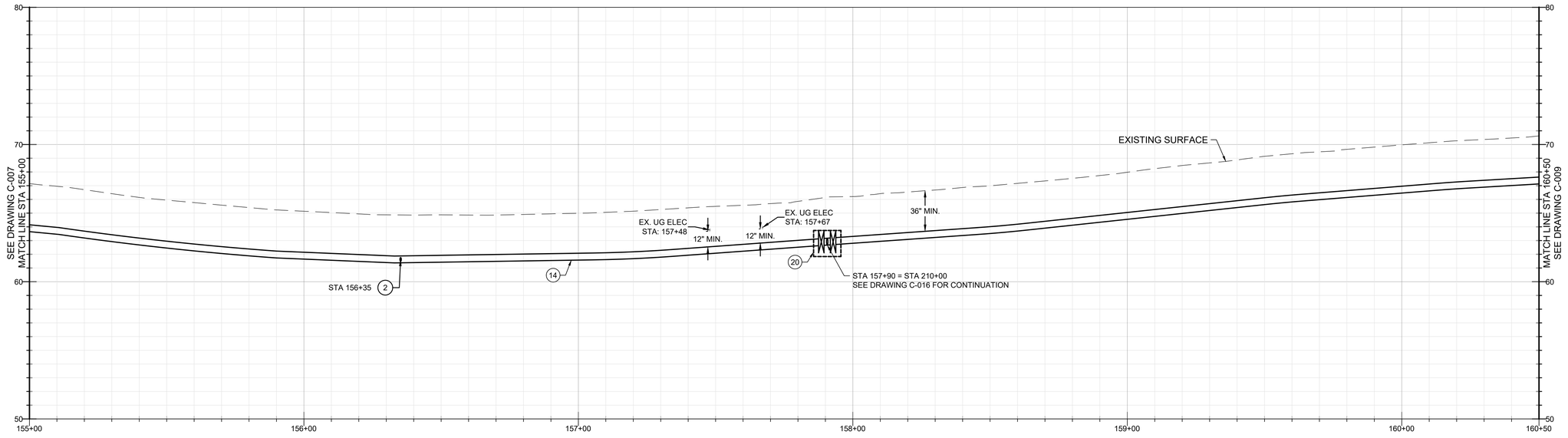
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 150+00 TO STA 155+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-007

SHEET NUMBER
12 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

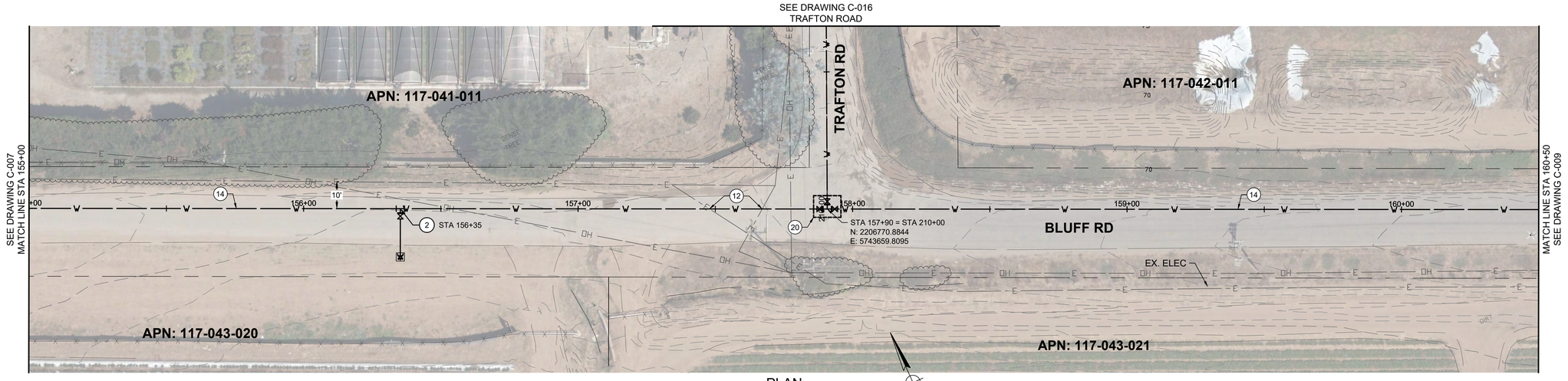
CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(12) PROTECT UTILITY IN PLACE

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(20) CONNECT TO TRAFTON ROAD DISTRIBUTION MAIN. CONNECTION DETAIL PER DETAIL 2, DRAWING C-077.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 155+00 TO STA 160+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-008

SHEET NUMBER
13 OF 158

Thu, 26 Feb 26 21:10:18 PM by: Hope Mahony
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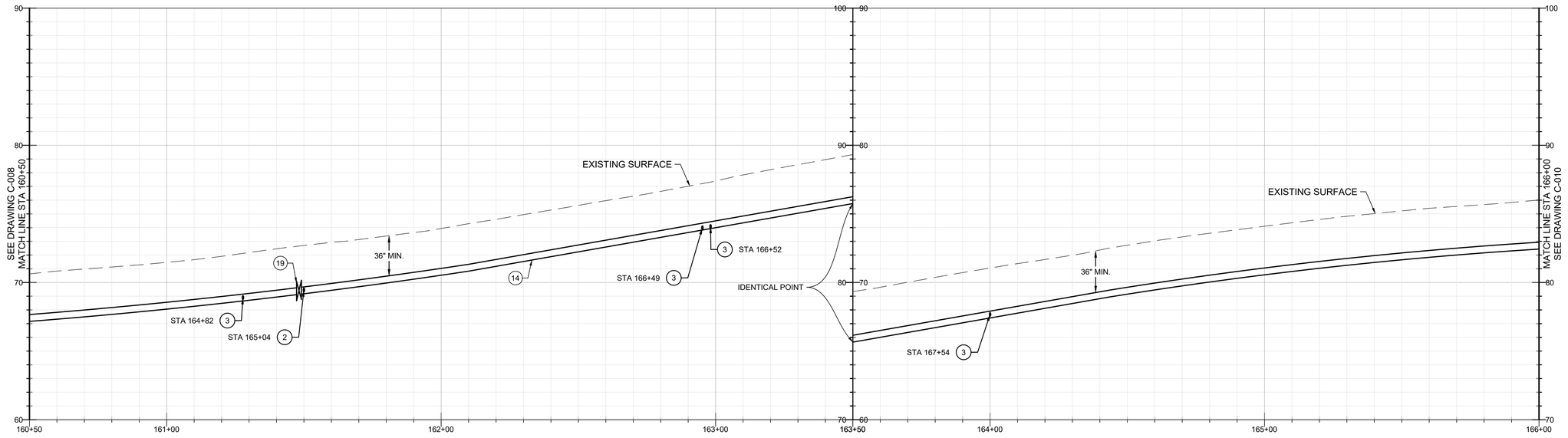


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

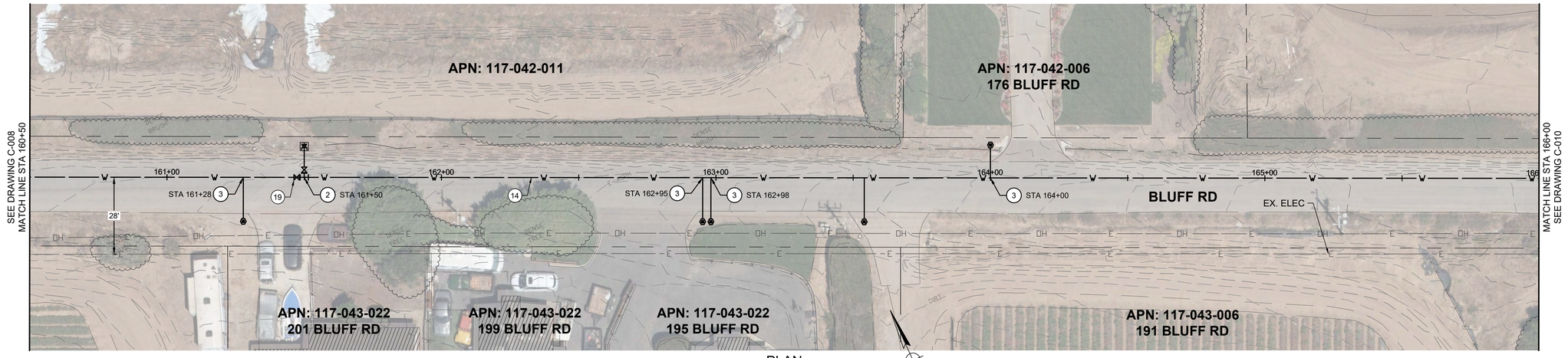
CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 160+50 TO STA 166+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-009

SHEET NUMBER
14 OF 158

Thu, 04 Dec 25 01:18:18 PM by Yesid Mallorg
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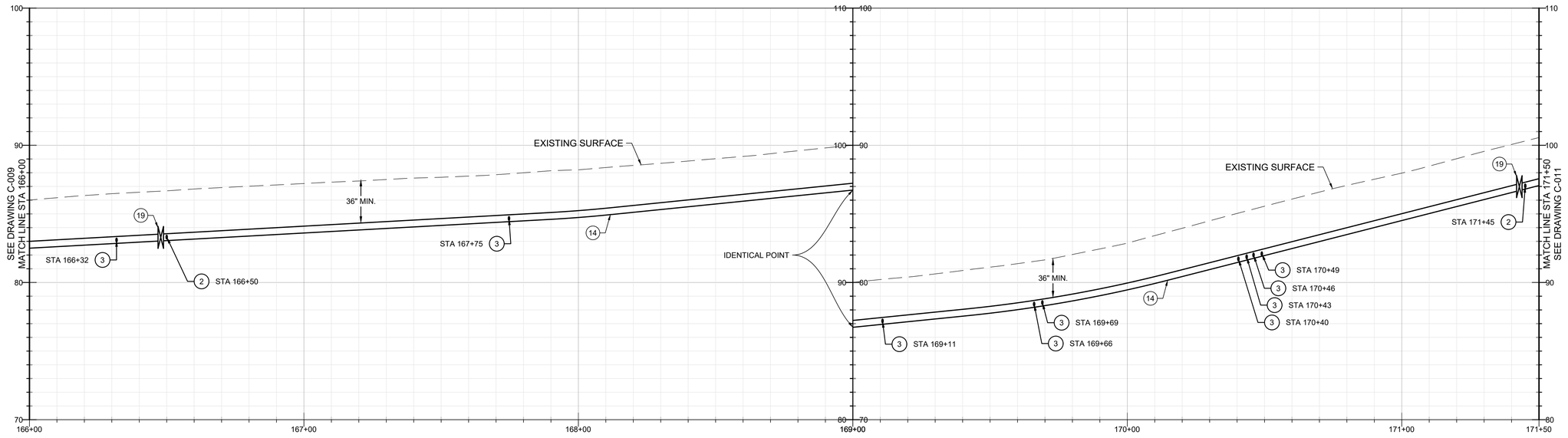

PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

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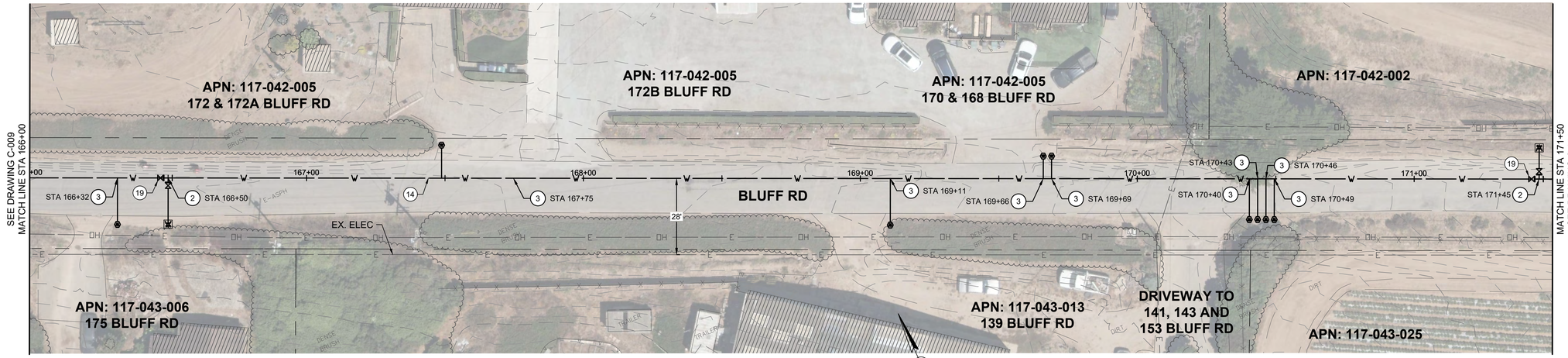
(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

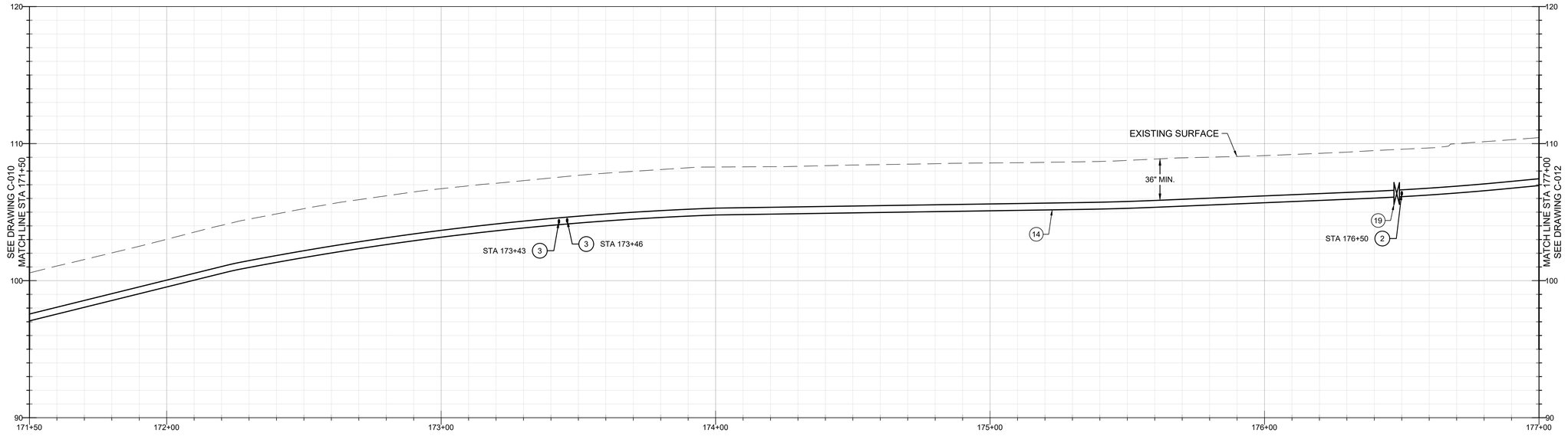
BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 166+00 TO STA 171+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-010

SHEET NUMBER
15 OF 158

Thu, 04 Dec 25 01:18:18 PM by Jhon Mallory
C:\Bluff Project\com - Community Water Consortium\2025\25 Plans (Proj)\ Eng\ CAD\ Shoot\Water Pipeline Plan And Profile - 1.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

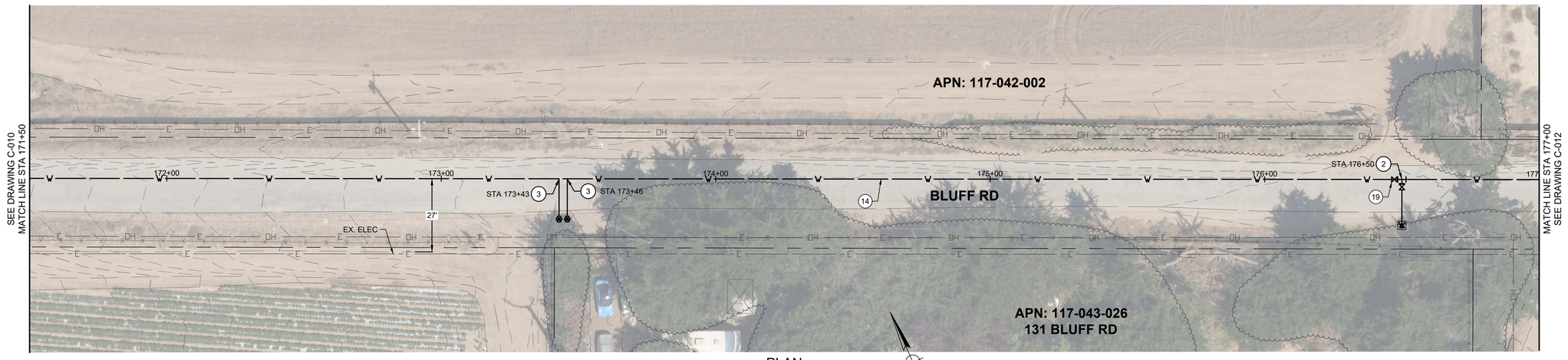
CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

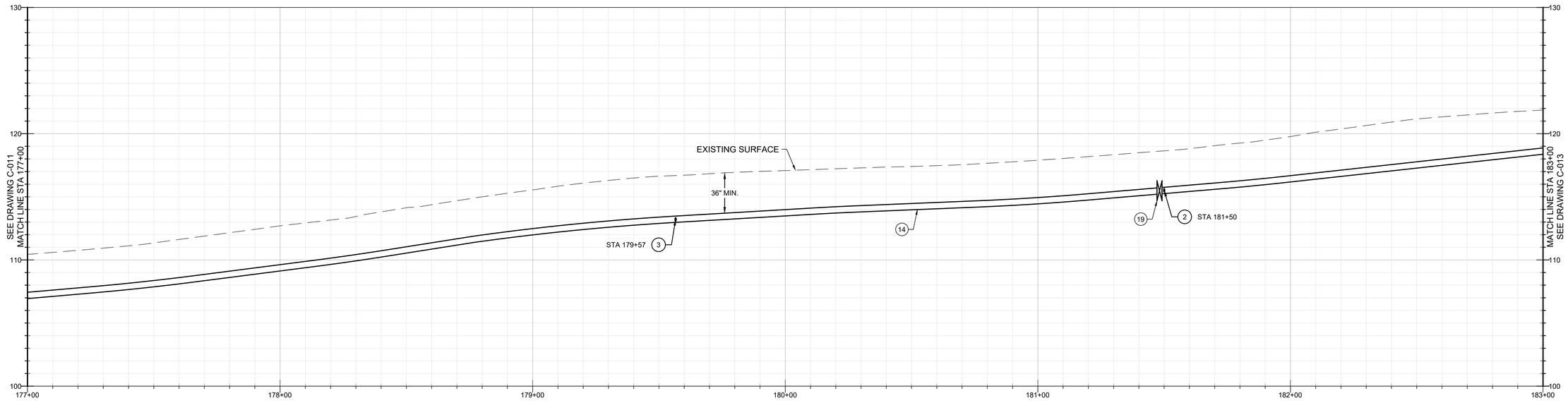
BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 171+50 TO STA 177+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-011

SHEET NUMBER
16 OF 158

C:\Bluntproposals - Community Water Cons\projects\2025\25 Pano Proj\1 Eng\1 CAD\2 Stormwater Plans\Plan And Profile - 1.dwg
Wed 21 Jan 26 12:37:28 PM by Nicol Mallory



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

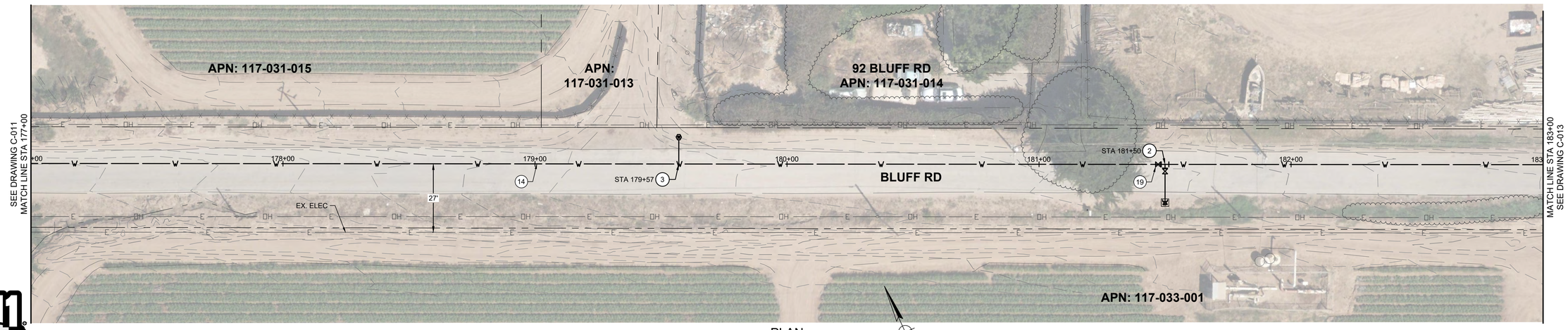
CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
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805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

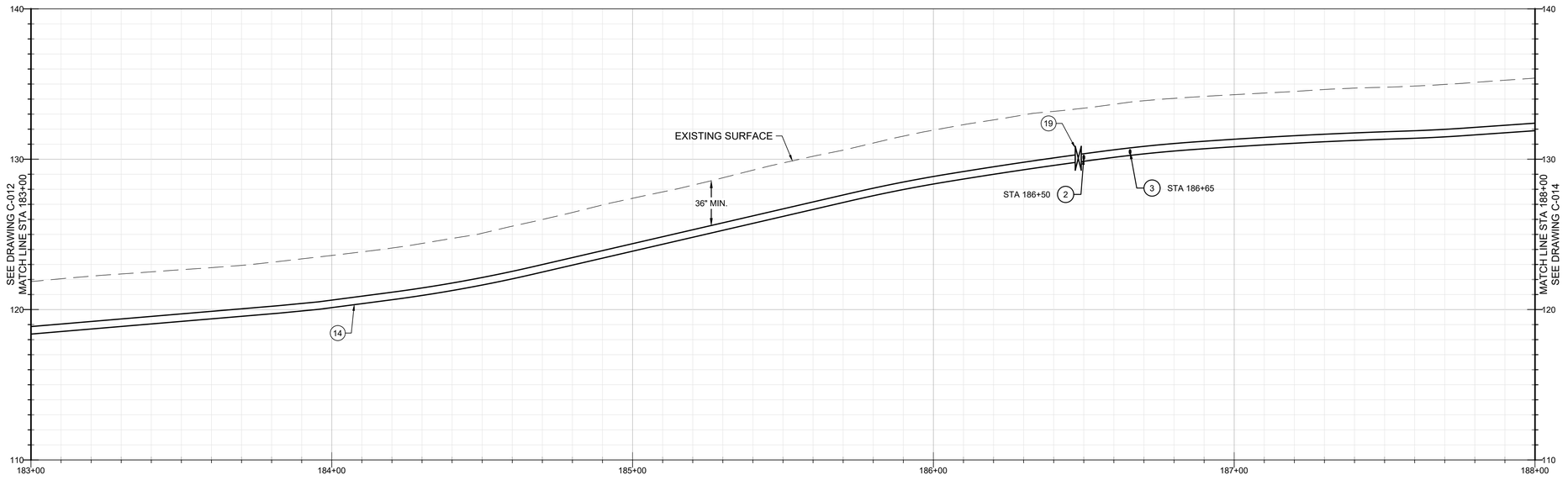
BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 177+00 TO STA 183+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-012

SHEET NUMBER
17 OF 158

Wed 21 Jan 26 12:37:28 PM by Nicol Mallory
C:\Bluff Projects\Work - Community Water Consortium\250125.01 Pano Proj\3 Eng\CAD\3 Shoot\Water Pipeline Plan And Profile - 1.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

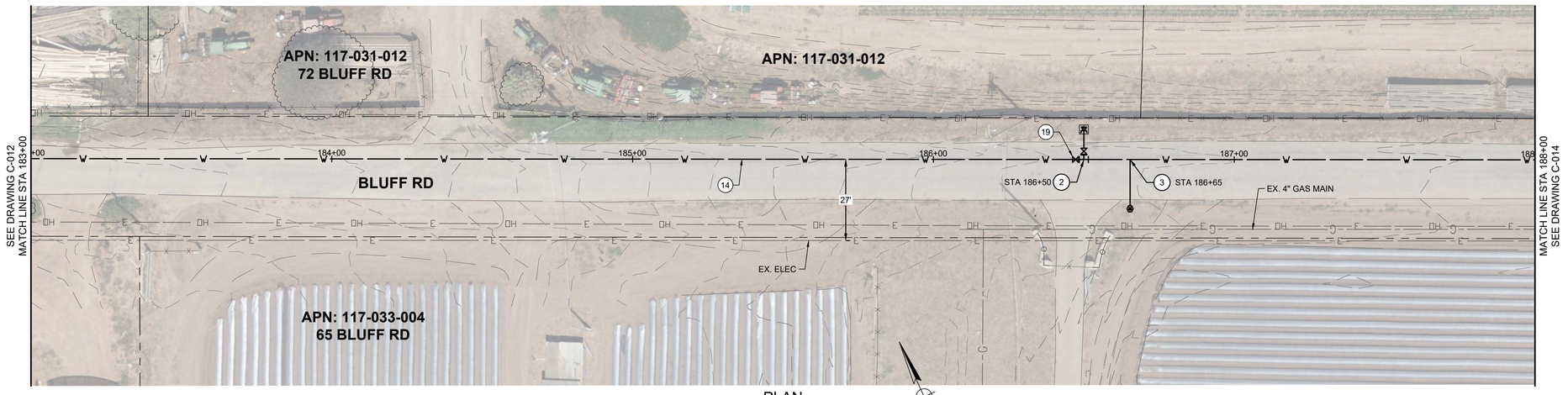
CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

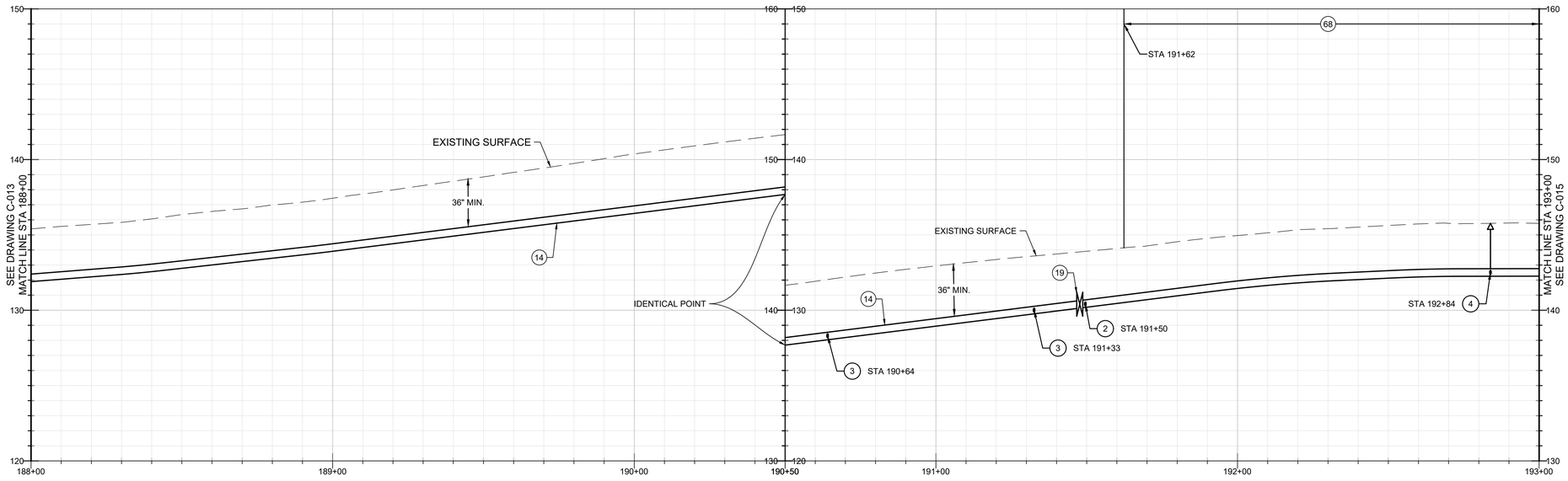
BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 183+00 TO STA 188+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-013

SHEET NUMBER
18 OF 158

C:\Bluntpipe\Users - Community Water Center\Projects\2025\25 Pano Proj\1 Eng\1 CAD\3 Stormwater Pipeline Plan And Profile - 1.dwg
Wed 21 Jan 26 12:37:28 PM by Nicol Mallory



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

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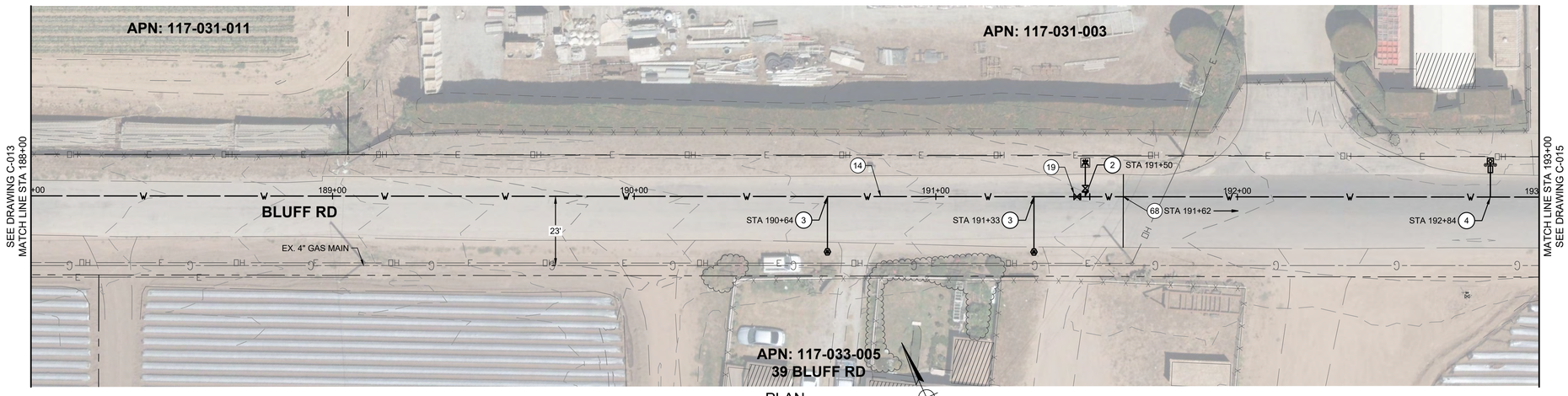
(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

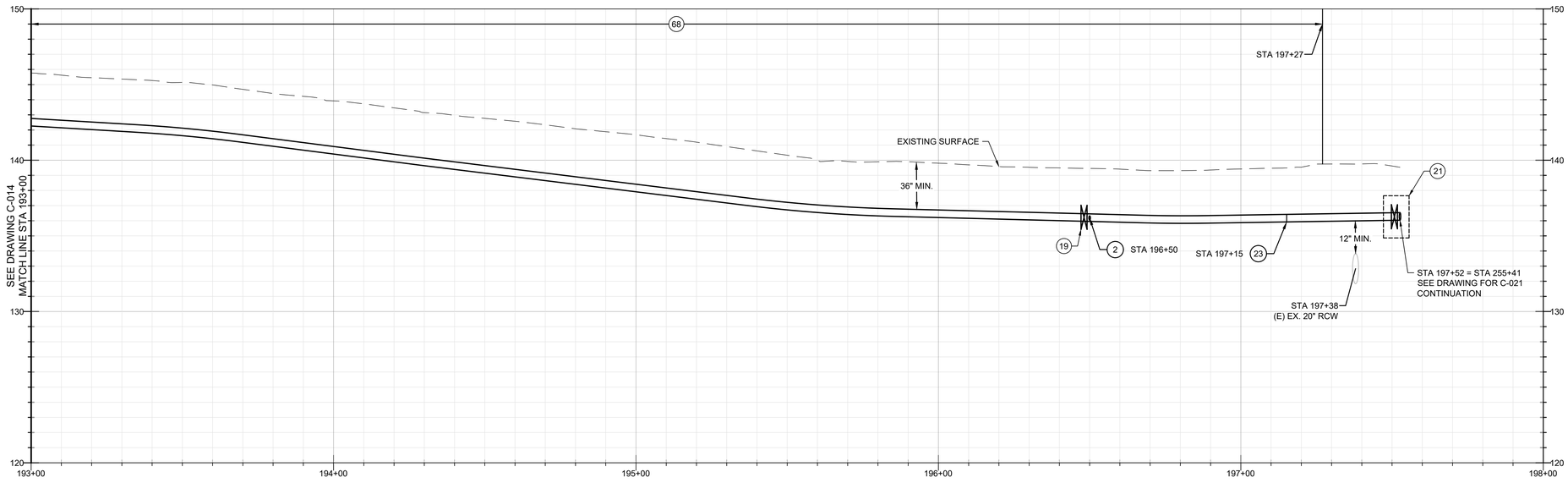
BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 188+00 TO STA 193+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-014

SHEET NUMBER
19 OF 158

Tue 27 Jan 26 07:18:58 PM by Yesid Mallma
C:\Bluff\Projects\Pajaro - Community Water Consolidation\200476.05 Plans\Proj\1 Eng\1 CAD\2 Shoot\Water Pipeline Plan And Profile - 1.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

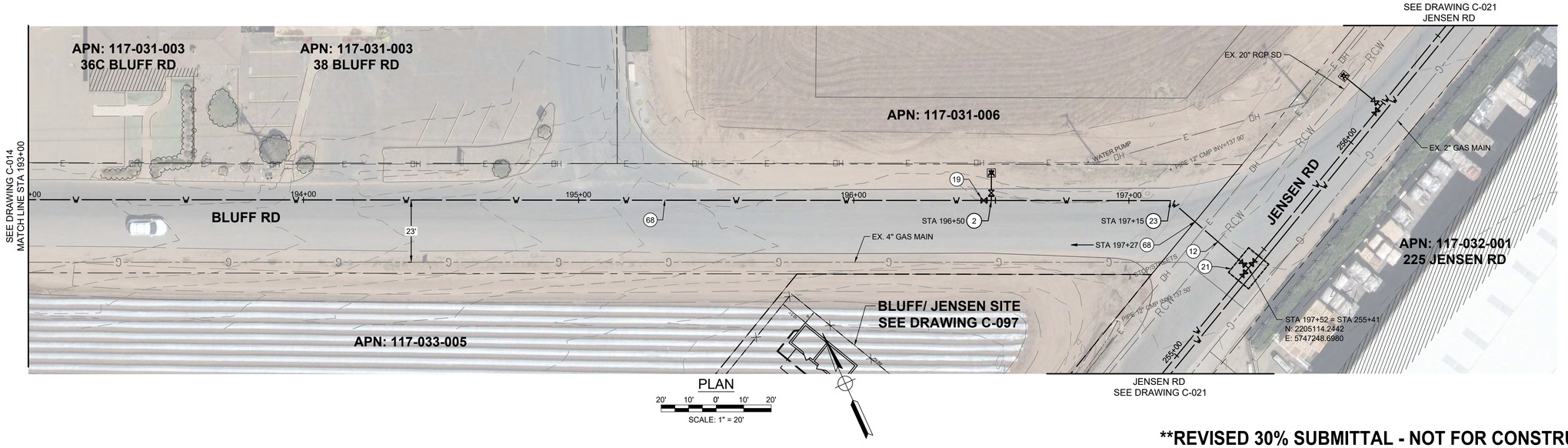
(12) PROTECT UTILITY IN PLACE

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(21) CONNECT TO JENSEN ROAD DISTRIBUTION MAIN. CONNECTION DETAIL PER DETAIL 3, DRAWING C-077.

(23) INSTALL 6" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(68) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE H, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 193+00 TO STA 198+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-015

SHEET NUMBER
20 OF 158

Tue 27 Jan 26 07:20:08 PM By: Hope Mallroy
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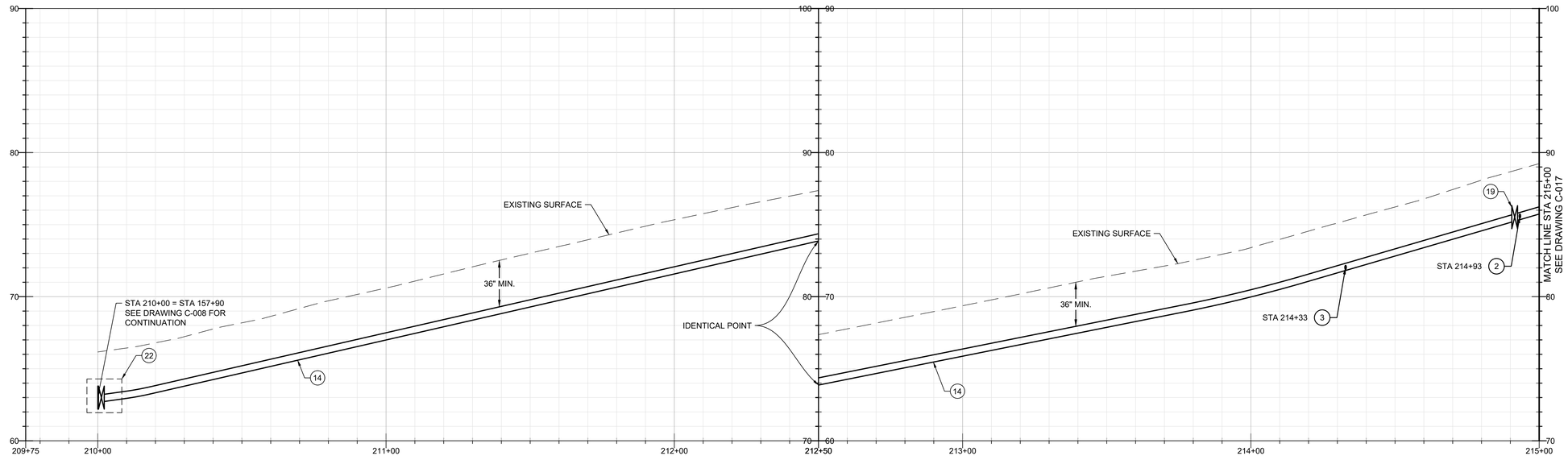
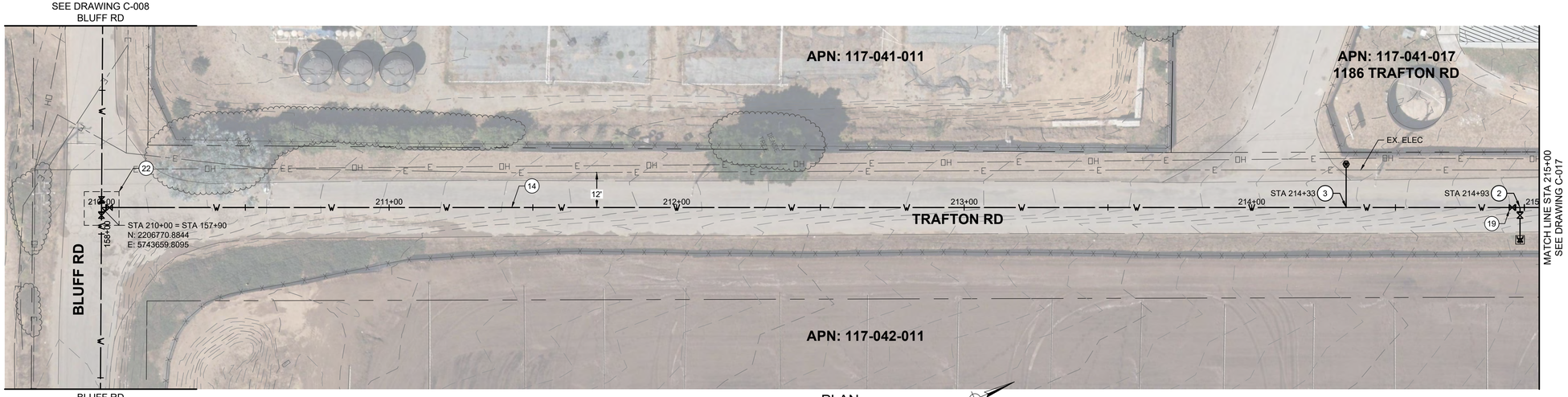


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

2. INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
3. INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.
14. INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.
19. INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.
22. CONNECT TO BLUFF ROAD DISTRIBUTION MAIN. CONNECTION DETAIL PER DETAIL 2, DRAWING C-077.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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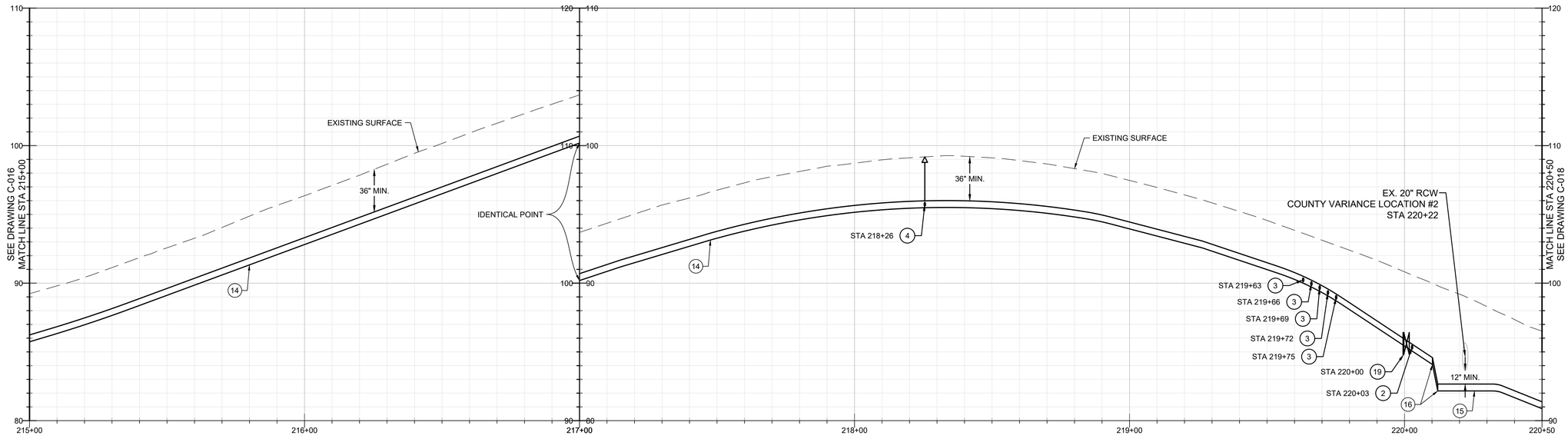
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TRAFTON ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 210+00 TO STA 215+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-016

SHEET NUMBER
21 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

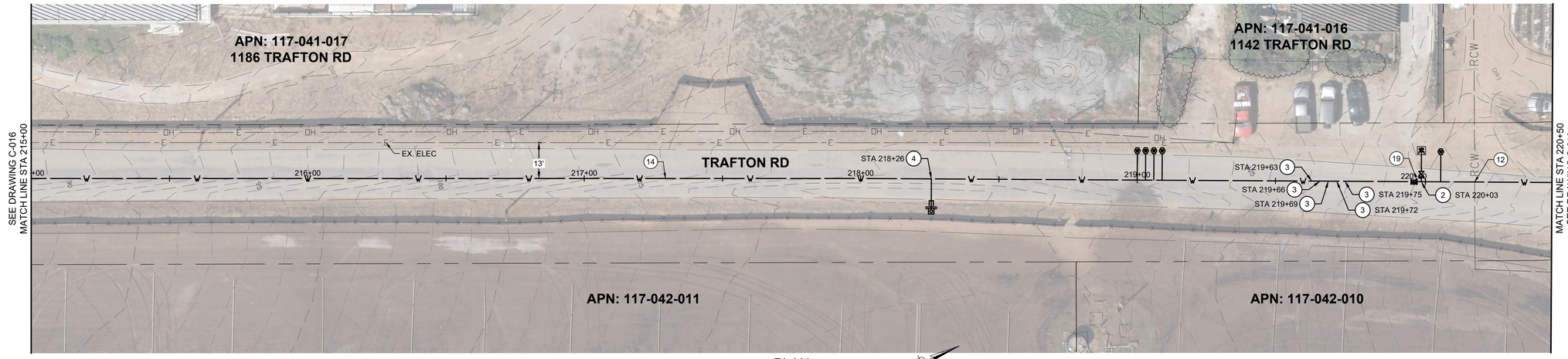
(12) PROTECT UTILITY IN PLACE

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(15) INSTALL 6" PVC C900 DR 14 PER DETAIL 1, CASE C, DRAWING C-107. CENTER A 20' MINIMUM LENGTH OF PIPE. NO JOINTS PERMITTED WITHIN 8' OF UTILITY CROSSING.

(16) INSTALL 6" 45-DEGREE D.I. VERTICAL FITTING (MJ) WITH JOINT RESTRAINTS FOR CROSSING UNDER EXISTING UTILITY. PROVIDE THRUST BLOCKS PER STANDARD PLAN 3-08.01.

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TRAFTON ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 215+00 TO STA 220+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-017

SHEET NUMBER
22 OF 158

Thu 1:15pm 29 01 26 Mill by: Nicol Mallory
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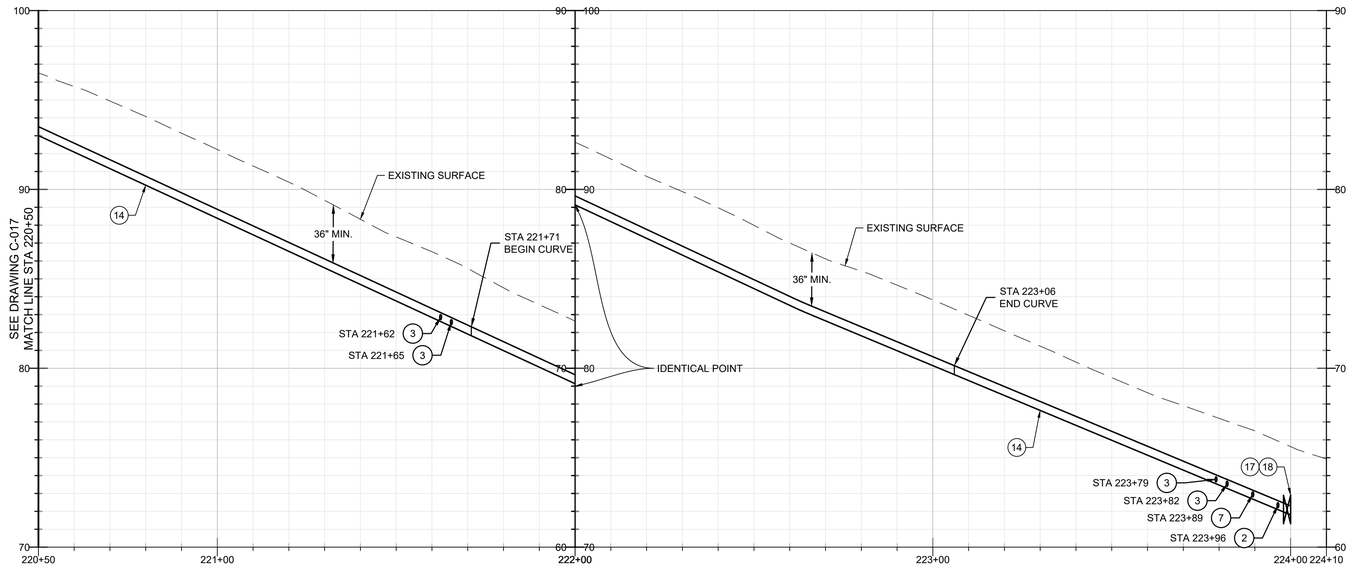


PROFILE

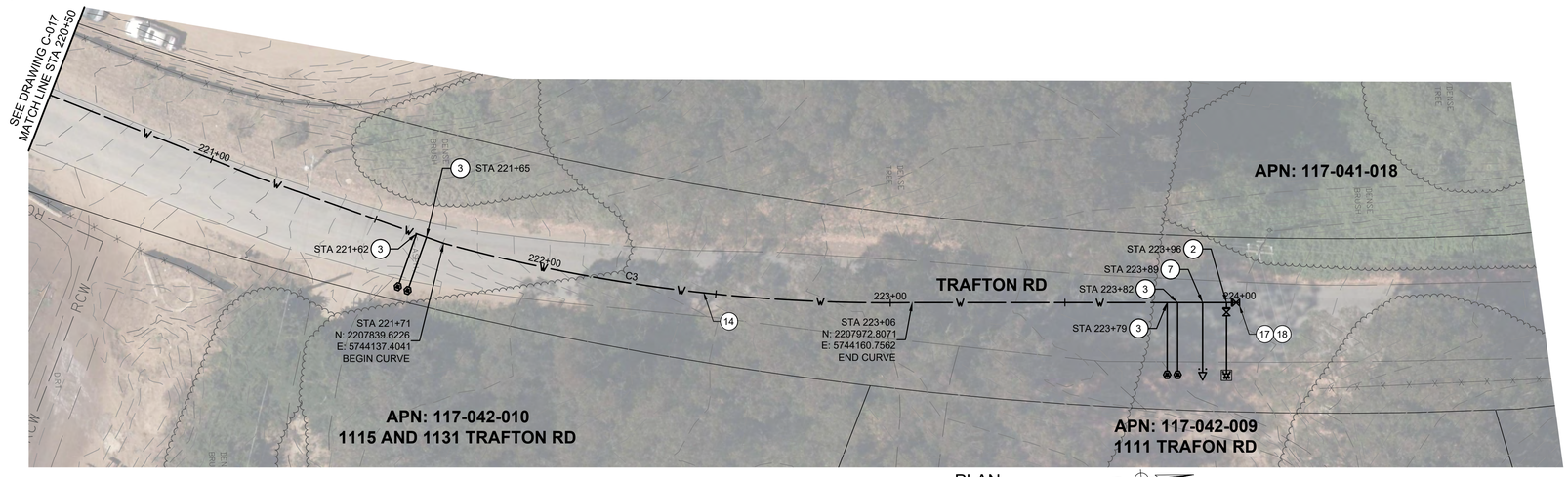
20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

2. INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
3. INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.
7. INSTALL SAMPLING STATION PER STANDARD PLAN NO. 3-21. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.
14. INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.
17. INSTALL 6" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.
18. INSTALL 6" BLIND FLANGE WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C3	480.64'	135.67'	016.17	(2207839.62, 5744137.40)	(2207972.81, 5744160.76)



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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REV	DATE	BY	DESCRIPTION

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DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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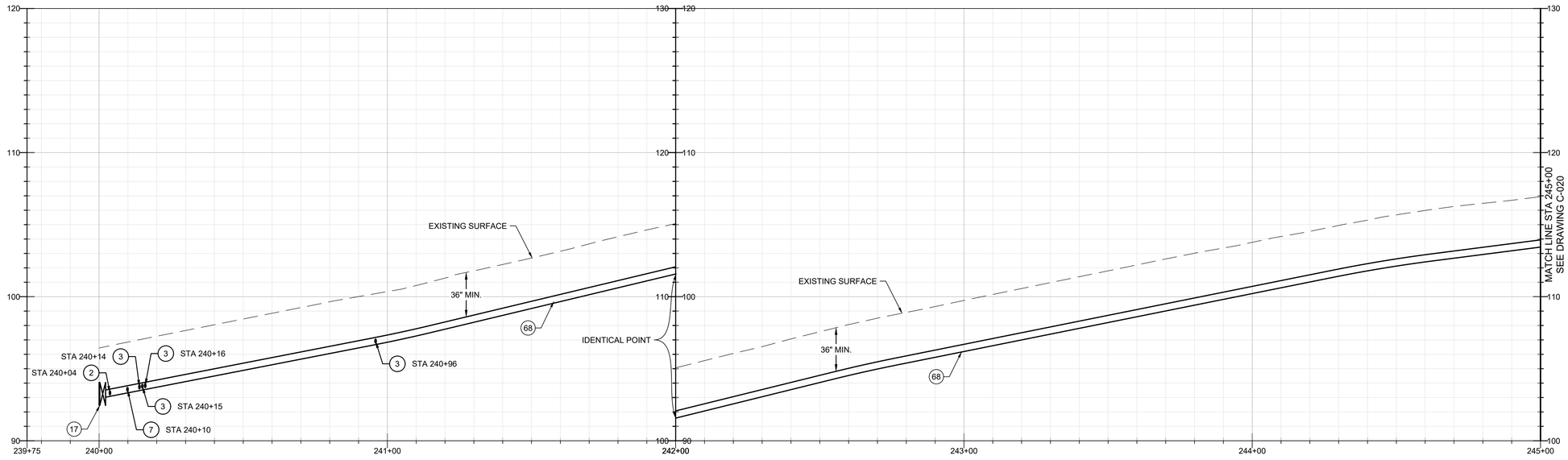
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TRAFTON ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 220+50 TO STA 224+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-018

SHEET NUMBER
23 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(7) INSTALL SAMPLING STATION PER STANDARD PLAN NO. 3-21. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(17) INSTALL 6" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.

(18) INSTALL 6" BLIND FLANGE WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(68) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE H, DRAWING C-107.

PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

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805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

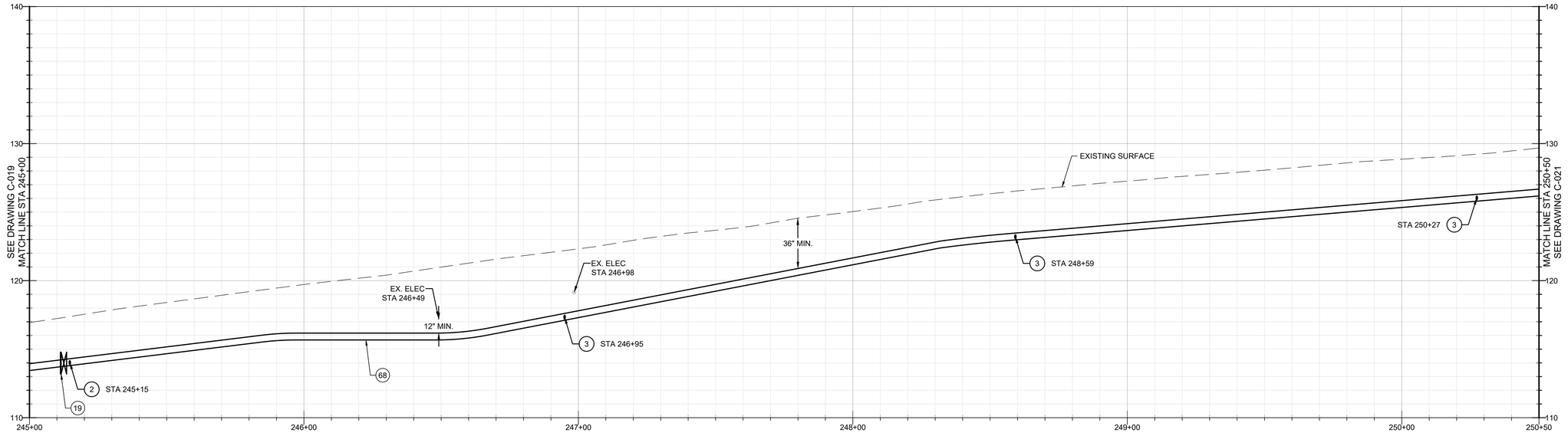
JENSEN ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 240+00 TO STA 245+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-019

SHEET NUMBER
24 OF 158

C:\Bur\Projects\pers - Community Water Consortium\200476.05 Trans Proj\3 Eng\CAD\3 Shoot\Wtr Plan&Prof\Wtr Plan And Profile - 1.dwg
Wed 21 Jan 26 12:43:21 PM by Yesid Mallma



PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

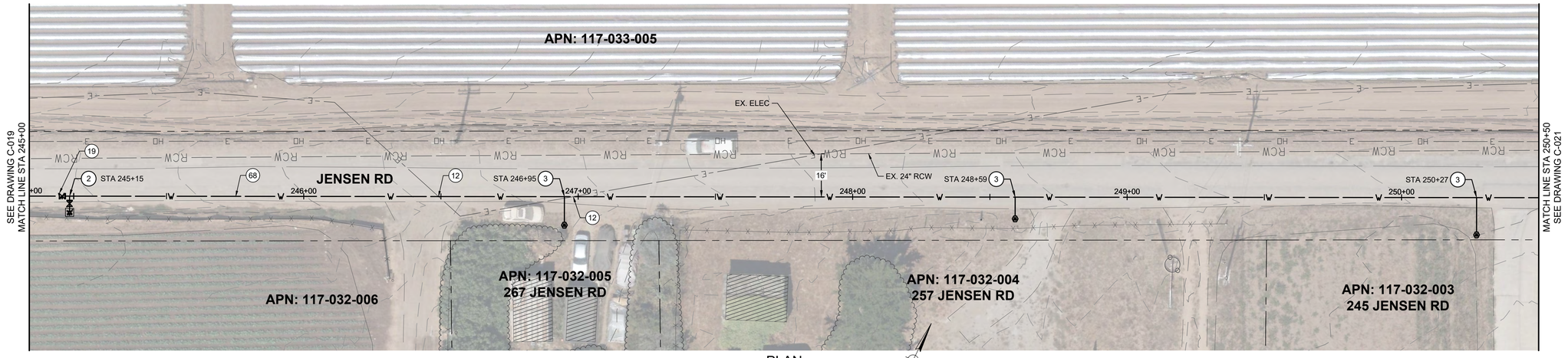
2 INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

3 INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

12 PROTECT UTILITY IN PLACE

19 INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

68 INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE H, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

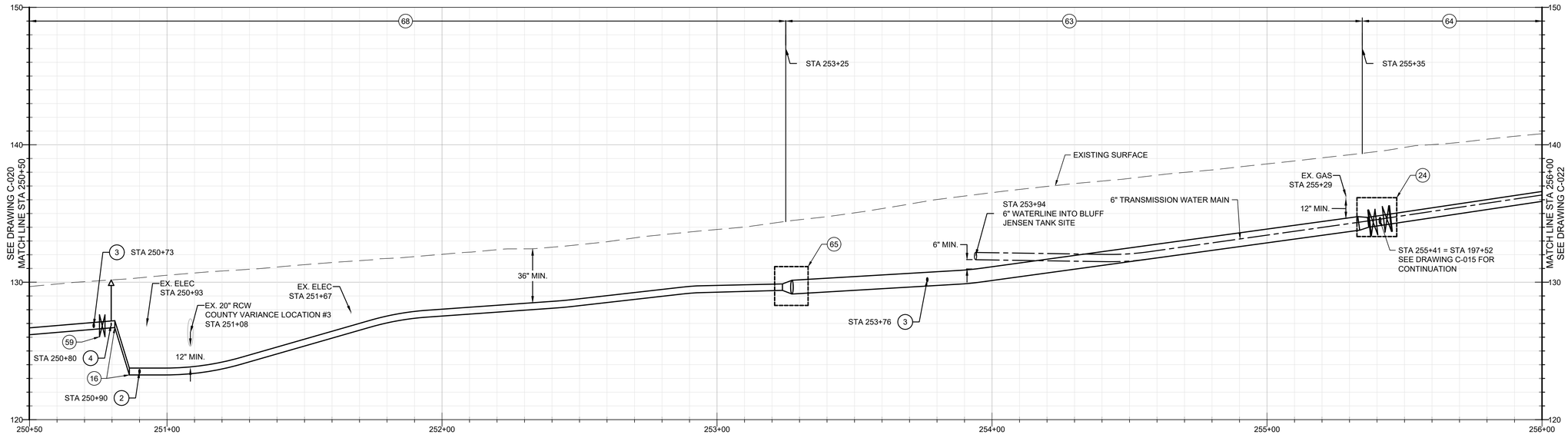
JENSEN ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 245+00 TO STA 250+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-020

SHEET NUMBER
25 OF 158

Wed 21 Jan 26 12:34:21 PM by Hope Mulkey C:\BoxProjects\cwtrc - Community Water Center\cwtrc.200476.05 Pers Proj\5 Eng_CAD\2 Sheets\Water Pipeline Plan And Profile - 5.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(16) INSTALL 6" 45-DEGREE D.I. VERTICAL FITTING (MJ) WITH JOINT RESTRAINTS FOR CROSSING UNDER EXISTING UTILITY. PROVIDE THRUST BLOCKS PER STANDARD PLAN 3-08.01.

(24) CONNECT TO BLUFF ROAD DISTRIBUTION MAIN. CONNECTION DETAIL PER DETAIL 3, DRAWING C-077.

(26) INSTALL 6" 90-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

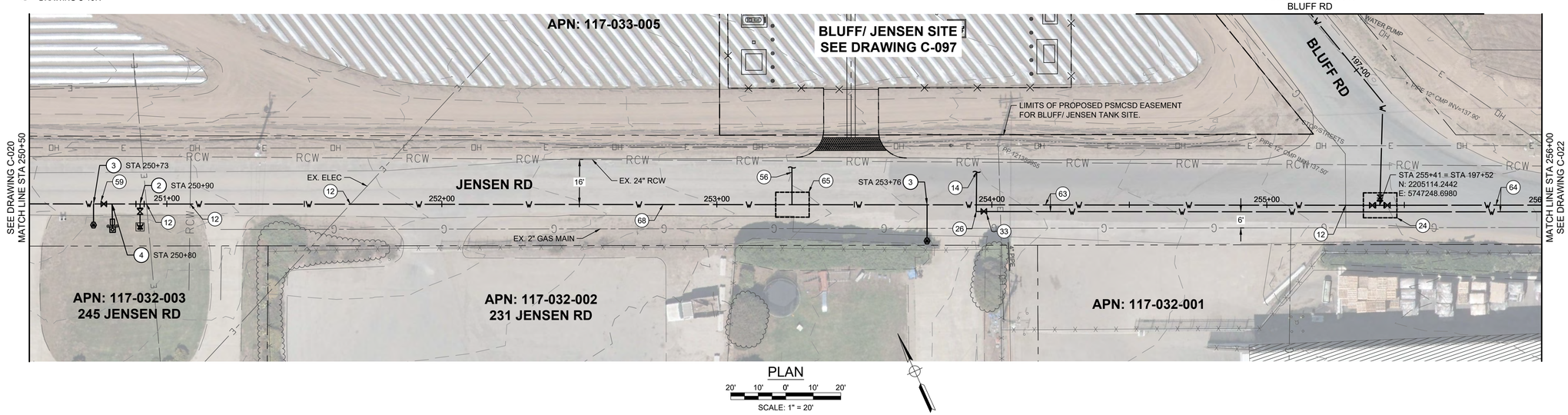
(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.

(59) INSTALL 6" LINE GATE VALVE (FLG x MJ) PER STANDARD PLAN NO. 3-07.01.

(63) INSTALL 10" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.

(64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.

(65) CONNECT TO BLUFF/ JENSEN SITE. CONNECTION DETAIL PER DETAIL 4, DRAWING C-077.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

MNS
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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

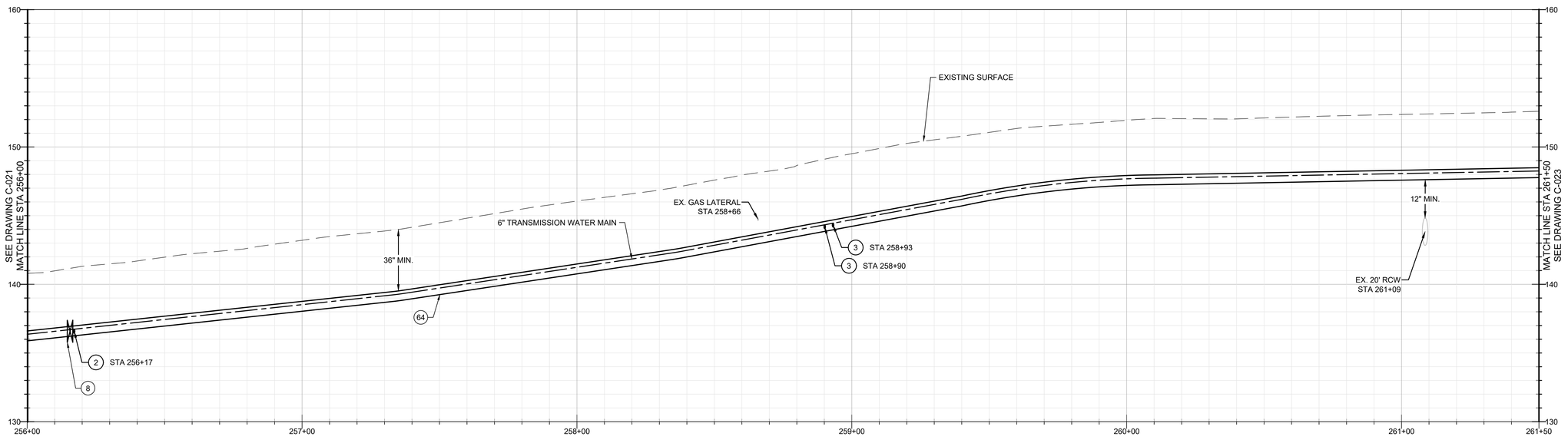
JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 250+50 TO STA 256+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-021

SHEET NUMBER
26 OF 158

C:\Bocs\Projects\com - Community Water Consortium_2024\3.20 Permit Prep\02 Engr_CAD\2 Drawings\Pipeline Plan And Profile - Engr



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

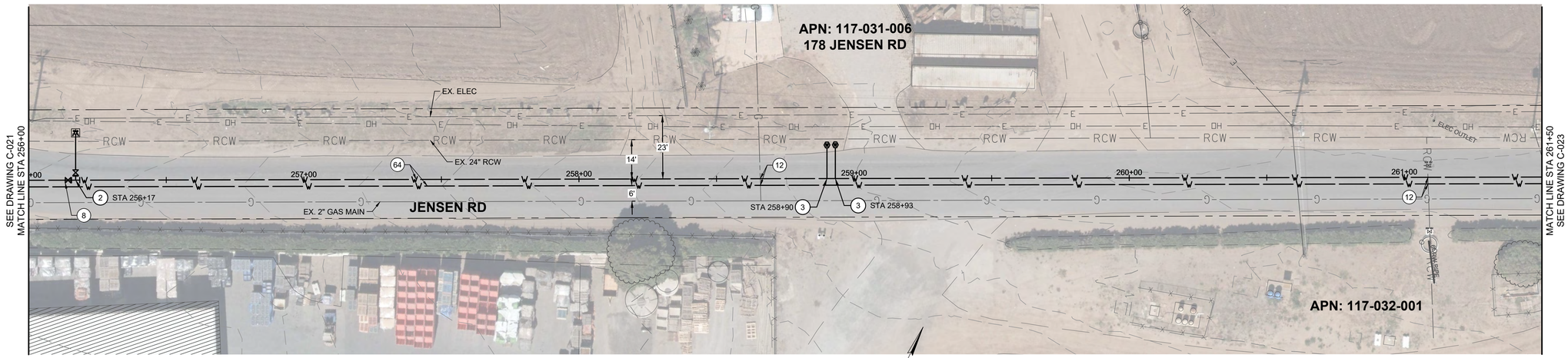
(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(12) PROTECT UTILITY IN PLACE

(64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

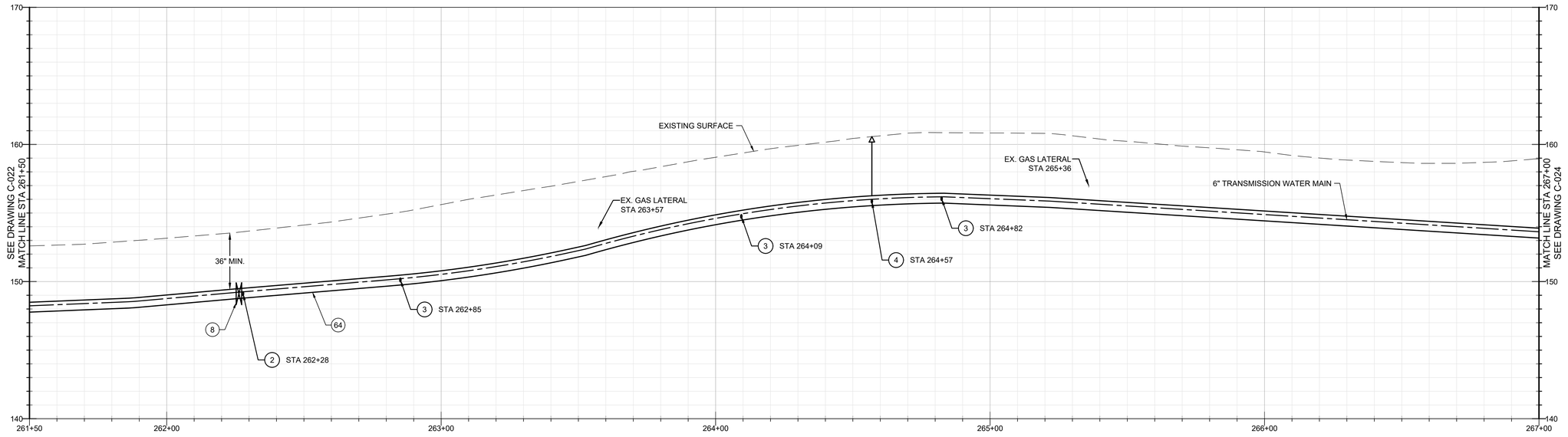
JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 256+00 TO STA 261+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-022

SHEET NUMBER
27 OF 158

Wed 21 Jan 26 12:43:21 PM by Nicol Mallory
C:\Box\Projects\Pajaro - Community Water Consolidation\25\25.05 Plans\Prop\1 Eng\1 CAD\2 Shoot\Water Pipeline Plan And Profile - 1.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

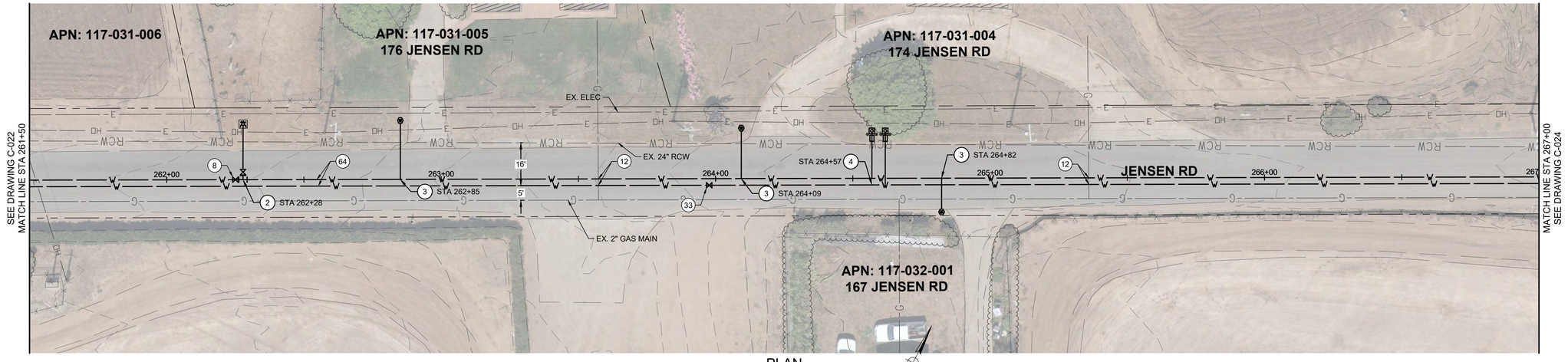
(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(12) PROTECT UTILITY IN PLACE

(64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

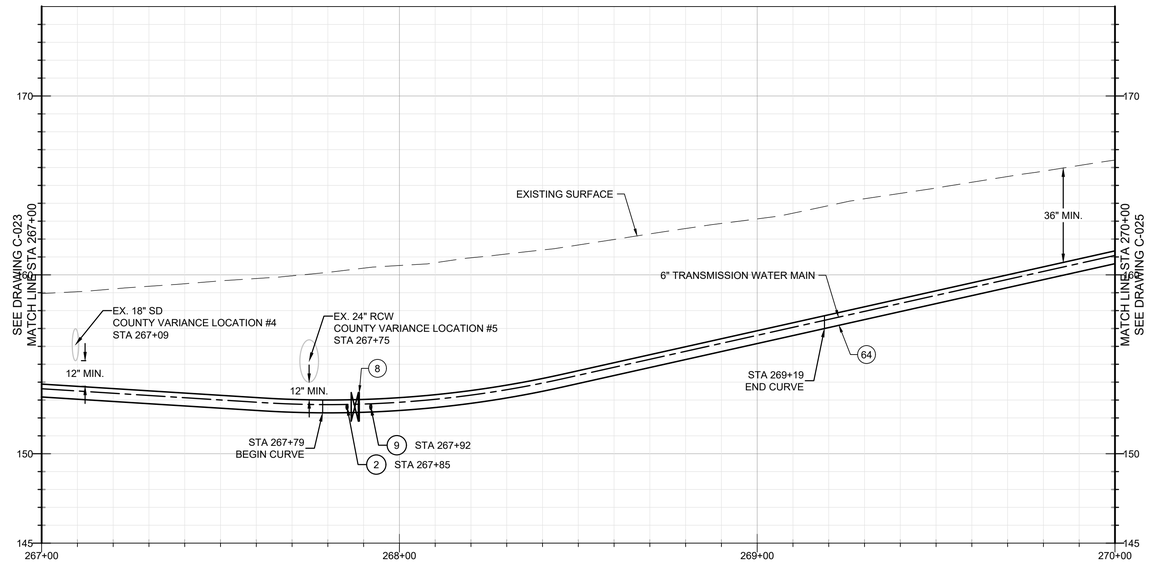
JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 261+50 TO STA 267+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-023

SHEET NUMBER
28 OF 158

Wed 21 Jan 26 12:24:21 PM by Hope Mahony
C:\BuzzProjects\com - Community Water Center\com-2200126 Pure Prop3 Eng_C\2023 Drawings\Water Pipeline Plan And Profile_1.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

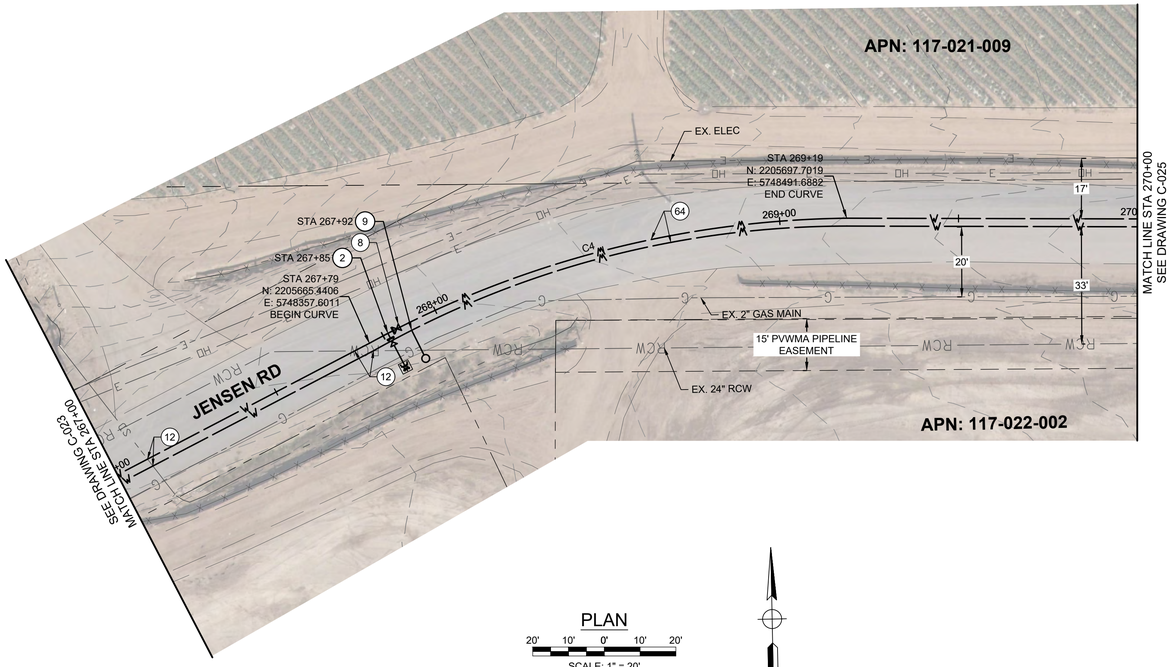
(8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

(64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.

CURVE TABLE					
Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C4	285.42'	139.29'	027.96	(2205665.44, 5748357.60)	(2205697.70, 5748491.69)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 267+00 TO STA 270+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-024

SHEET NUMBER
29 OF 158

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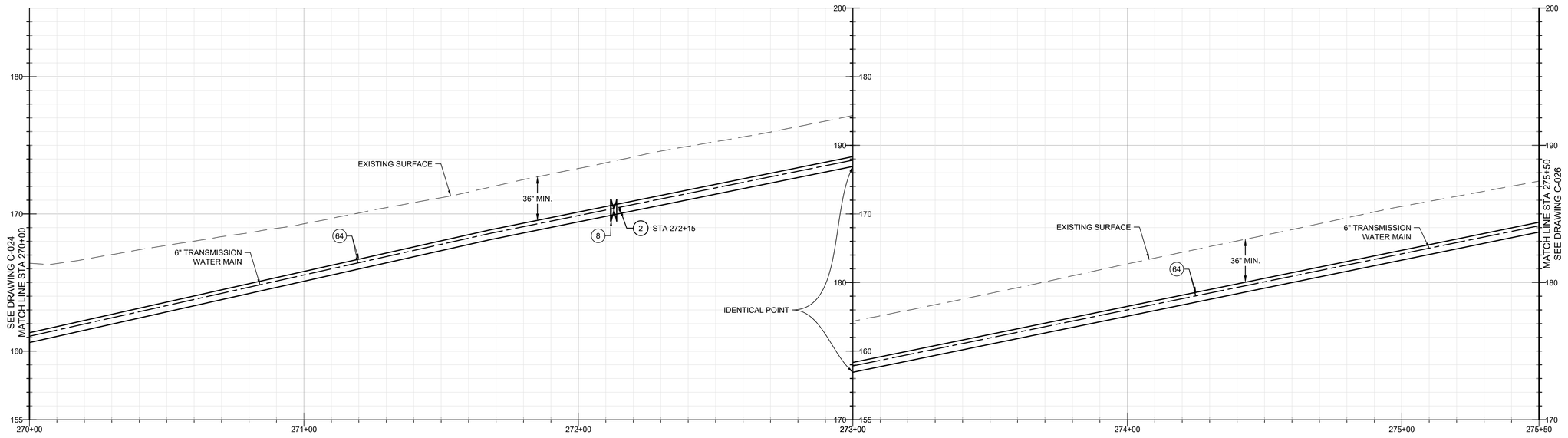
Tue, 3/3/26 - 01:08:47 PM by Hope Mabrey



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

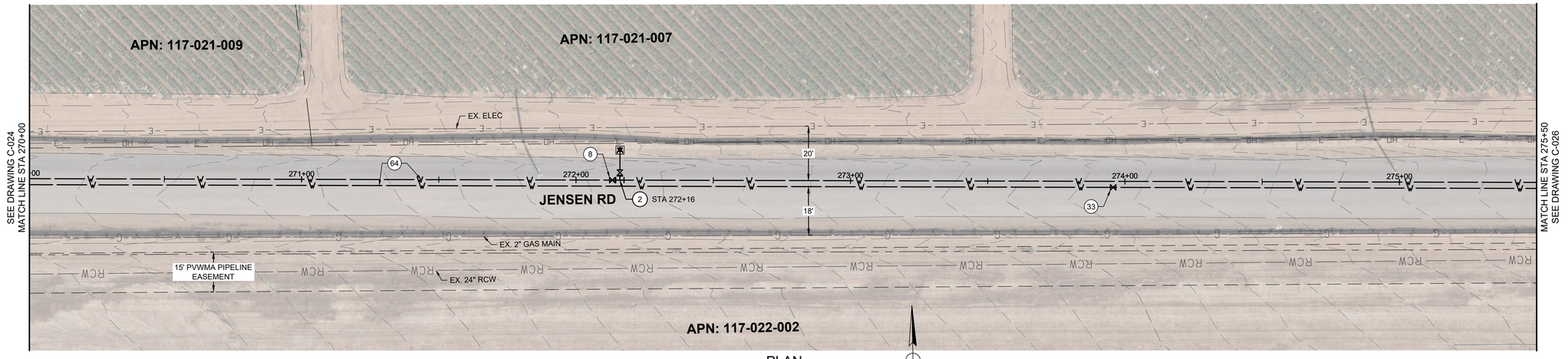
CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 270+00 TO STA 275+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-025

SHEET NUMBER
30 OF 158

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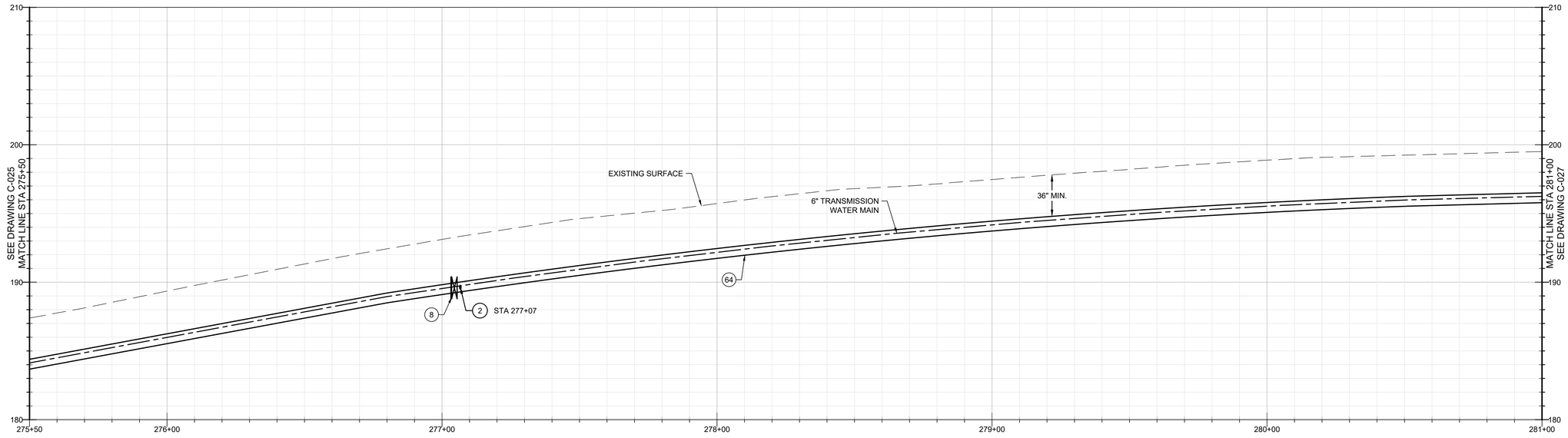
Tue 3/31/26 - 01:09:47 PM By: Hope Mahony



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

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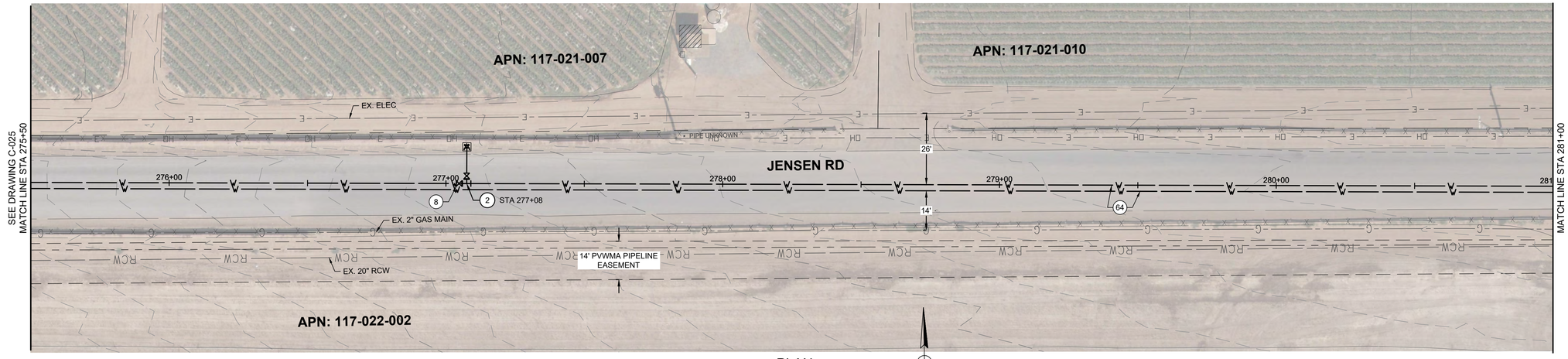
(64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 275+50 TO STA 281+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-026

SHEET NUMBER
31 OF 158

Tue 3/25/25 01:09:47 PM By: Hope Mahony
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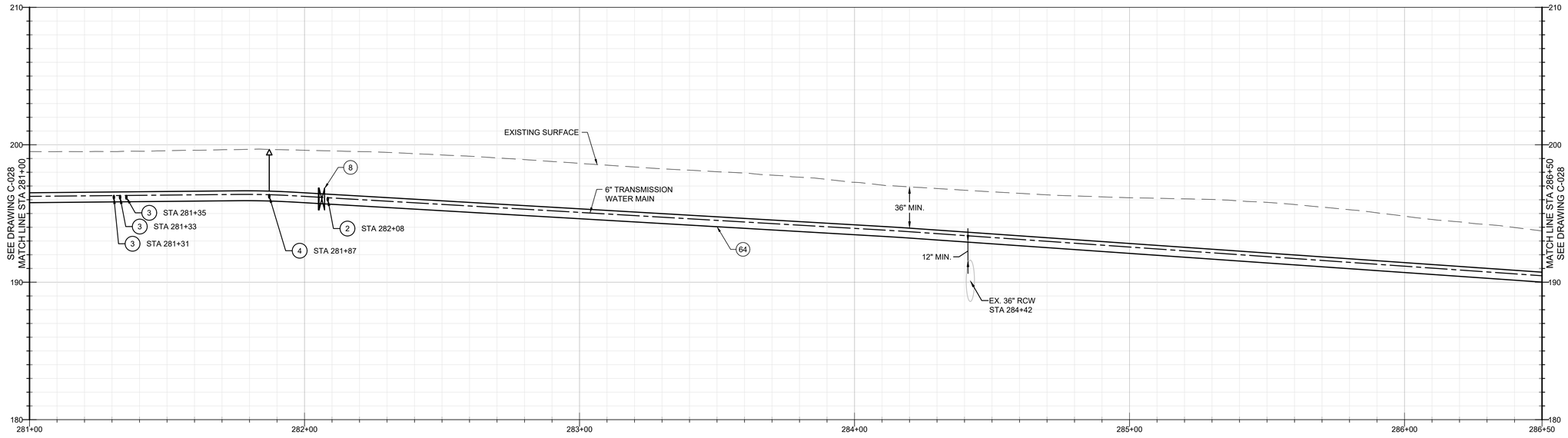


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

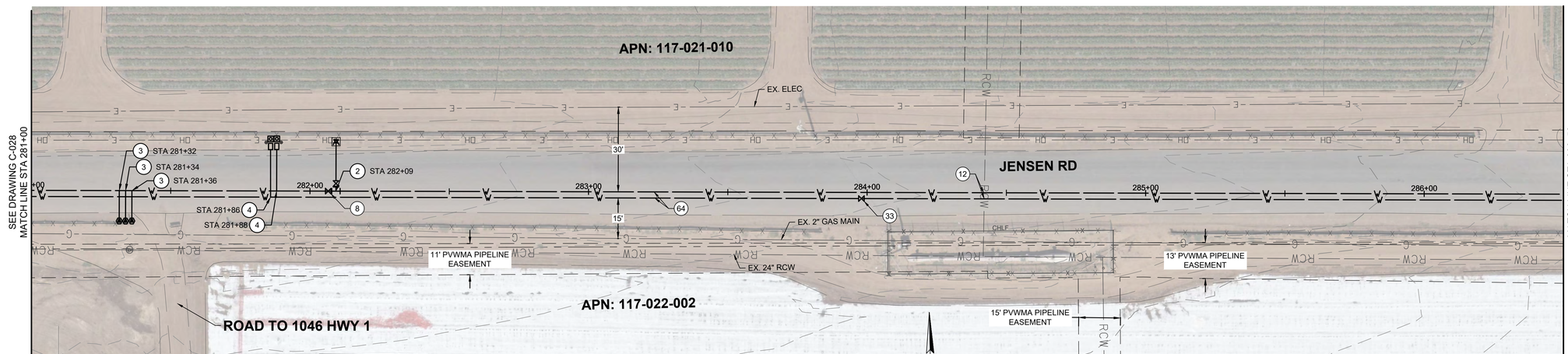
(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(12) PROTECT UTILITY IN PLACE

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

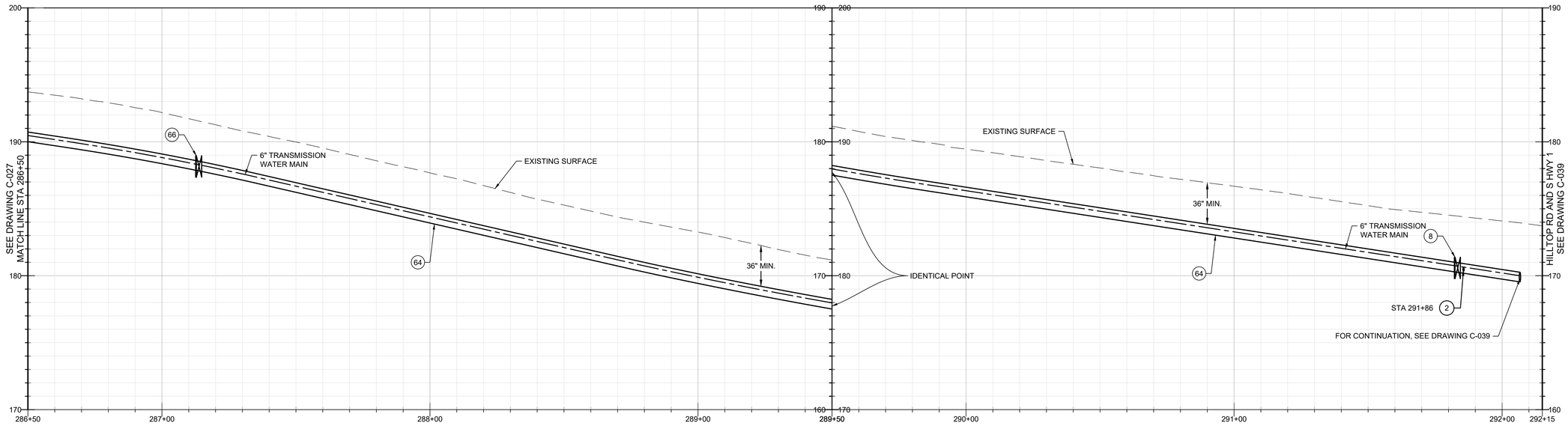
JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 281+00 TO STA 286+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-027

SHEET NUMBER
32 OF 158

Tue, 3/24/26 - 8:18:47 PM by Paige Mahony
C:\Box\Projects\Active - Community Water Conservancy\2024\28 Pano Proj\Eng_CAD\2 Streamliner Pipeline Plan And Profile - 3.dwg



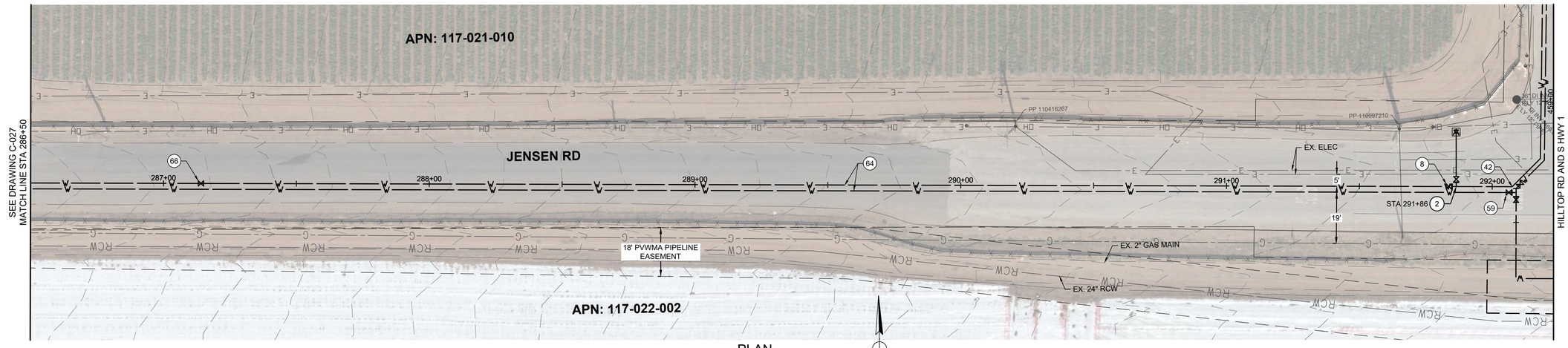
PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

- (2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
- (8) INSTALL 8" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.
- (42) INSTALL 8" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.
- (59) INSTALL 6" LINE GATE VALVE (FLG x MJ) PER STANDARD PLAN NO. 3-07.01.
- (64) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, SHEET C-107.
- (66) INSTALL 8" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

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811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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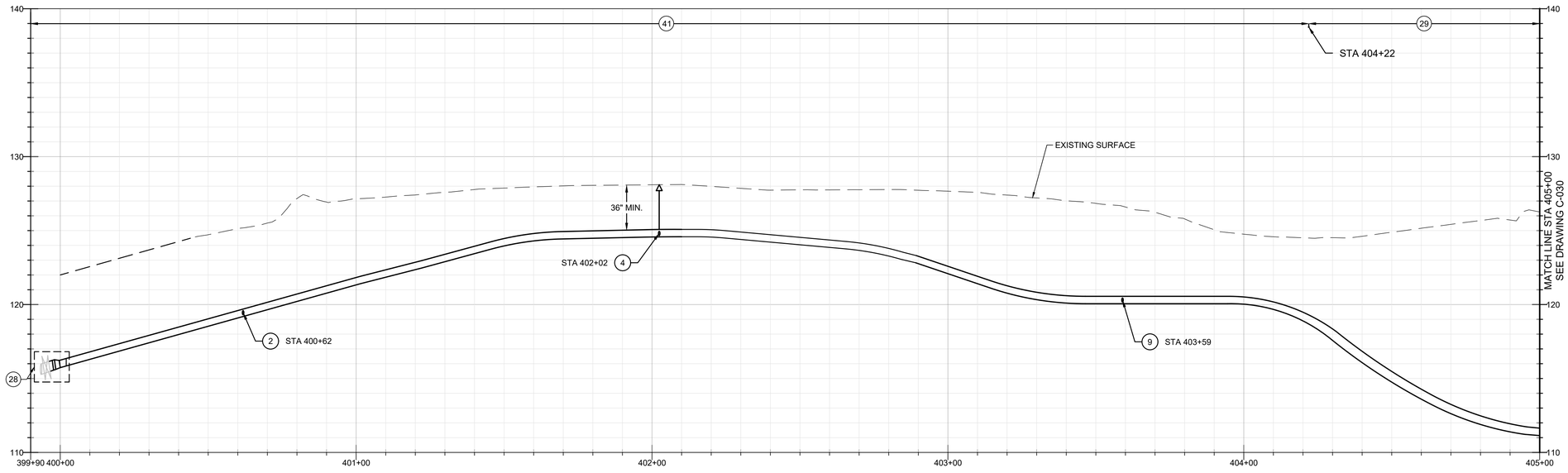
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN ROAD DUAL PIPELINE PLAN AND PROFILE - STA 286+50 TO STA 292+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-028

SHEET NUMBER
33 OF 158

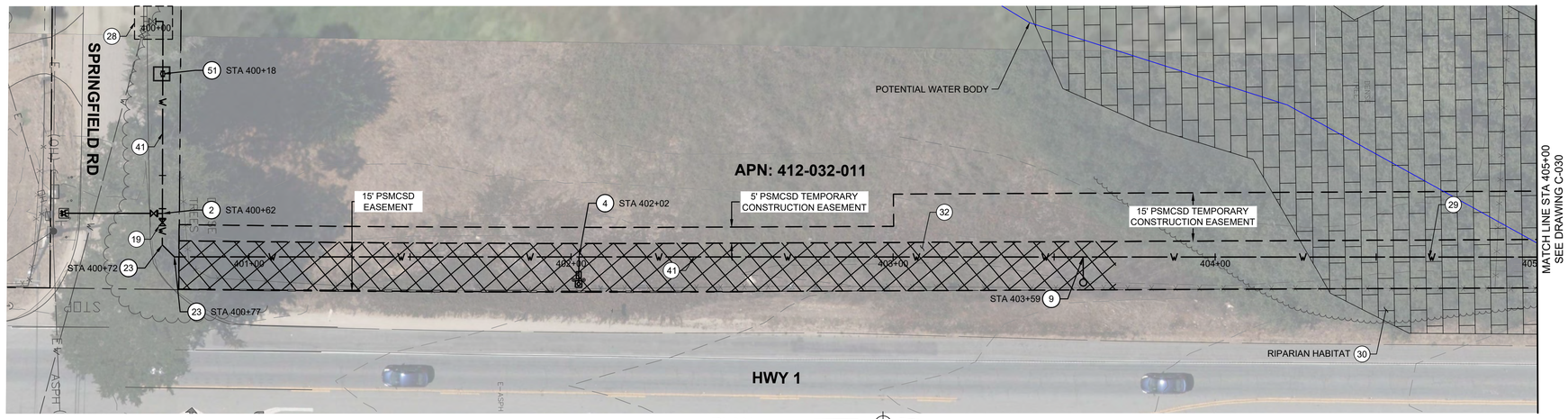


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

- (2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
- (4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.
- (9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.
- (19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.
- (23) INSTALL 6" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.
- (28) CONNECT TO FUTURE SPRINGFIELD SYSTEM. CONNECTION DETAIL PER DETAIL 5, DRAWING C-077.
- (29) INSTALL 6" FUSIBLE PVC OR HDPE USING TRENCHLESS CONSTRUCTION THROUGH ENVIRONMENTALLY SENSITIVE AREA.
- (30) ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.
- (32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.
- (41) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.
- (51) INSTALL VAULT PER DETAIL 1, DRAWING C-108.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

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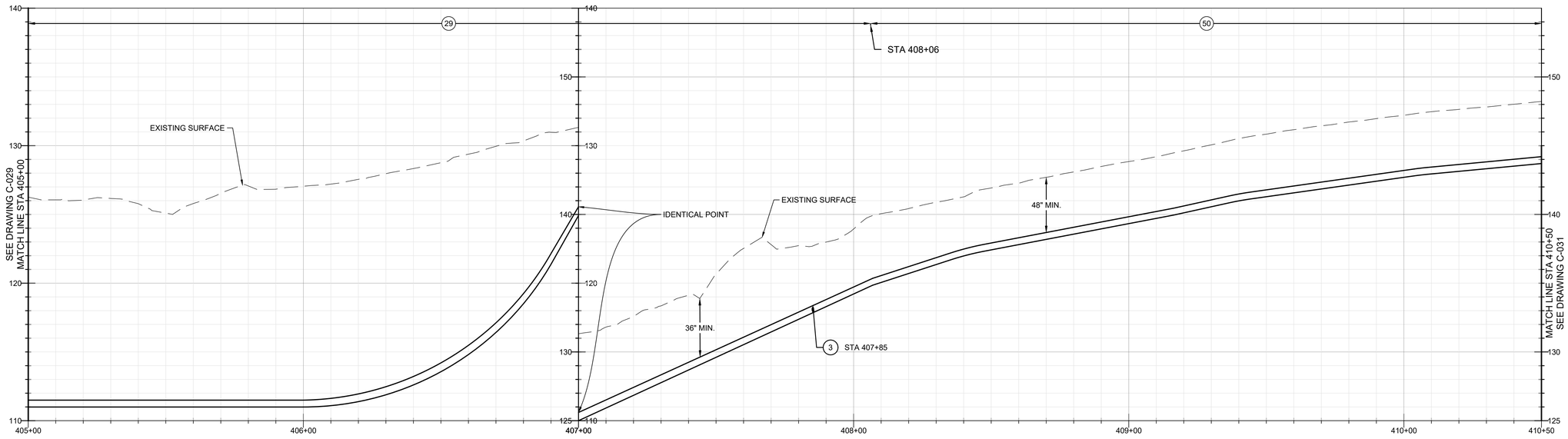
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 400+00 TO STA 405+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-029

SHEET NUMBER
34 OF 158



PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

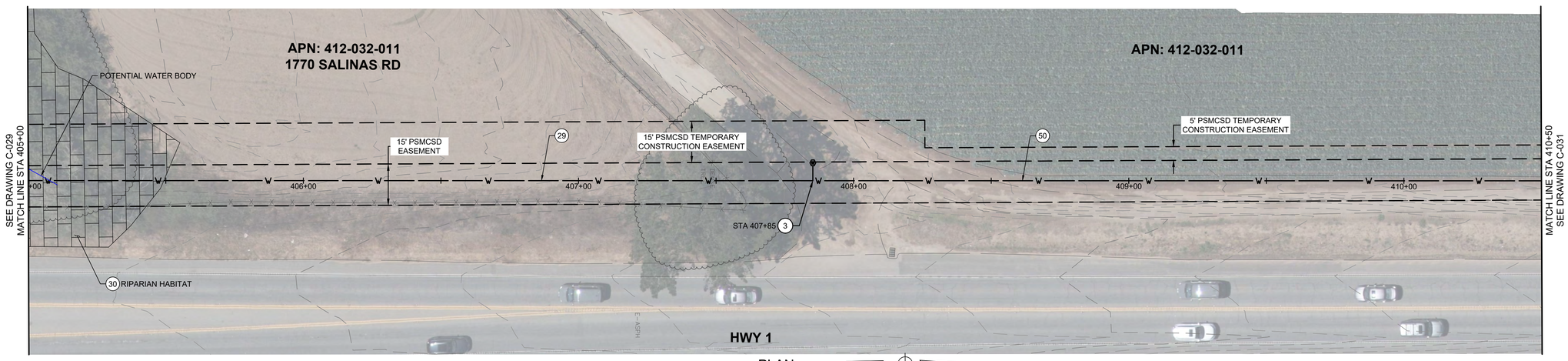
CONSTRUCTION KEY NOTES

3 INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

29 INSTALL 6" FUSIBLE PVC OR HDPE USING TRENCHLESS CONSTRUCTION THROUGH ENVIRONMENTALLY SENSITIVE AREA.

30 ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.

50 INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

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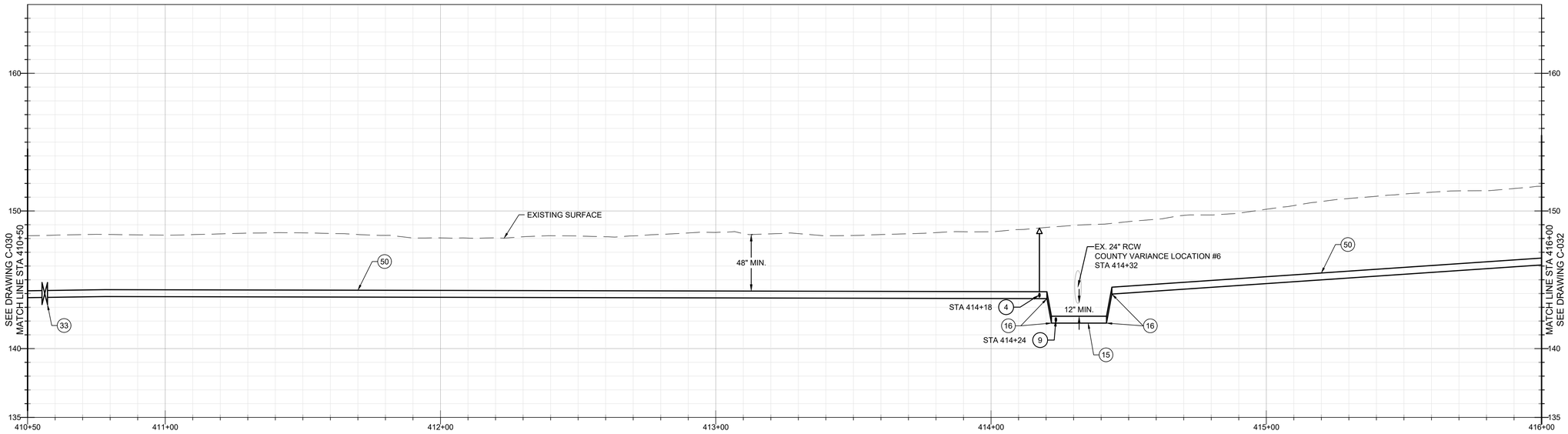
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 405+00 TO STA 410+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-030

SHEET NUMBER
35 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

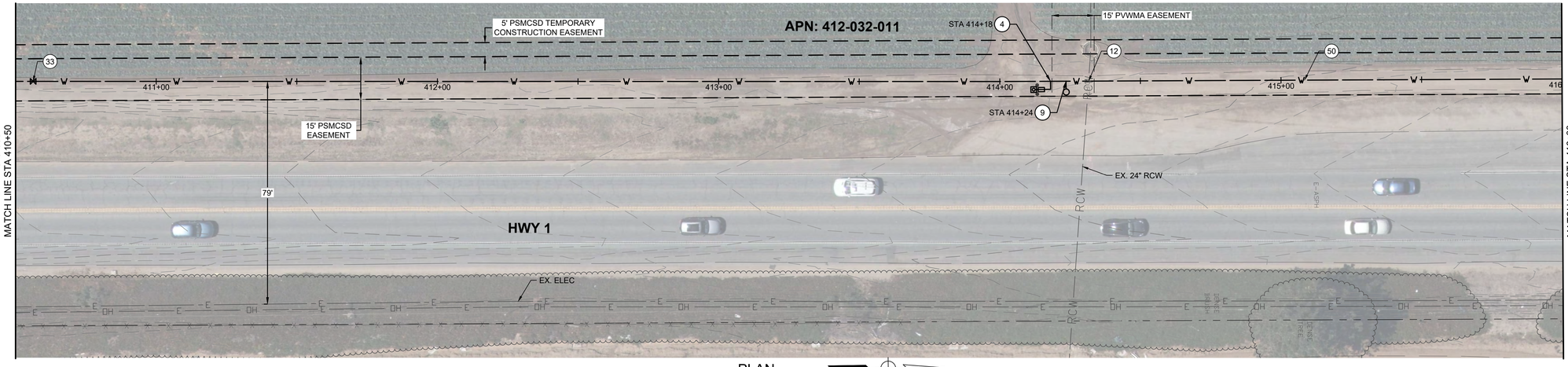
(12) PROTECT UTILITY IN PLACE

(15) INSTALL 6" PVC C900 DR 14 PER DETAIL 1, CASE C, DRAWING C-107. CENTER A 20' MINIMUM LENGTH OF PIPE. NO JOINTS PERMITTED WITHIN 8' OF UTILITY CROSSING.

(16) INSTALL 6" 45-DEGREE D.I. VERTICAL FITTING (MJ) WITH JOINT RESTRAINTS FOR CROSSING UNDER EXISTING UTILITY. PROVIDE THRUST BLOCKS PER STANDARD PLAN 3-08.01.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 410+50 TO STA 416+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-031

SHEET NUMBER
36 OF 158

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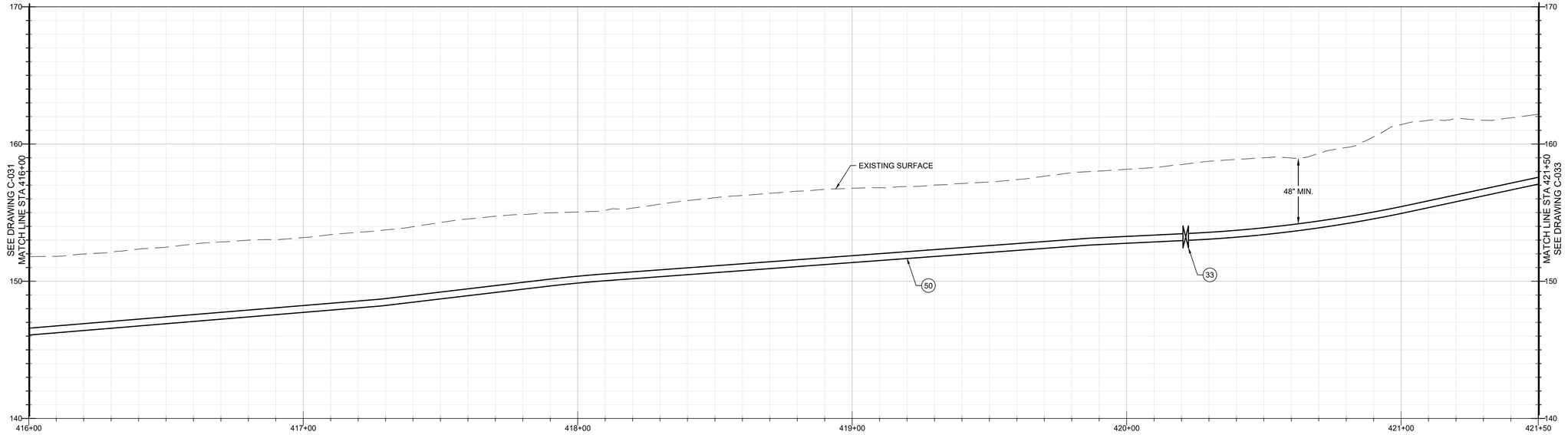


PROFILE

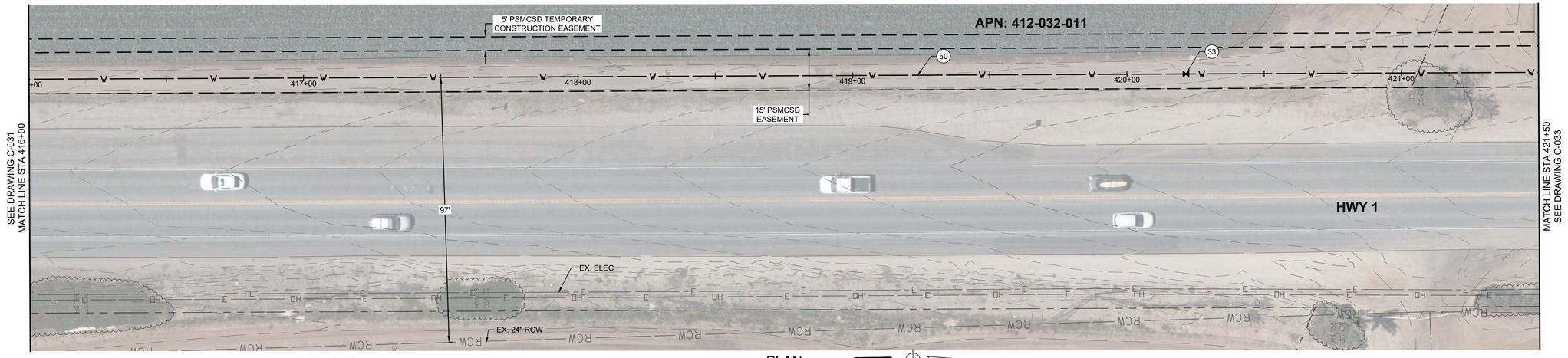
20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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PRINCIPAL ENGINEER
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1/26/26
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JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 416+00 TO STA 421+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-032

SHEET NUMBER
37 OF 158

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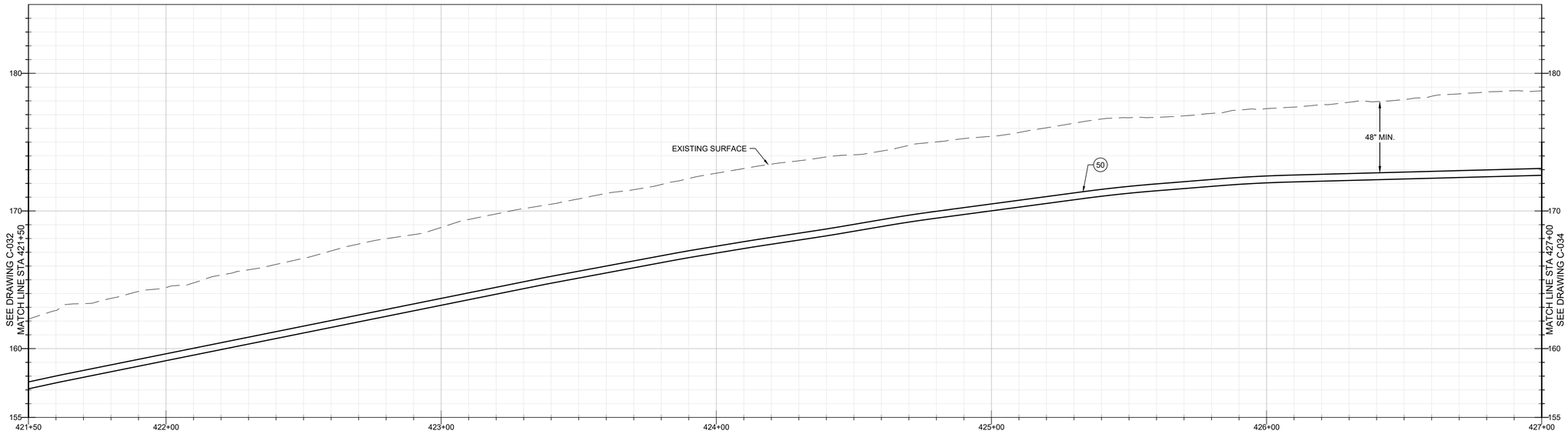


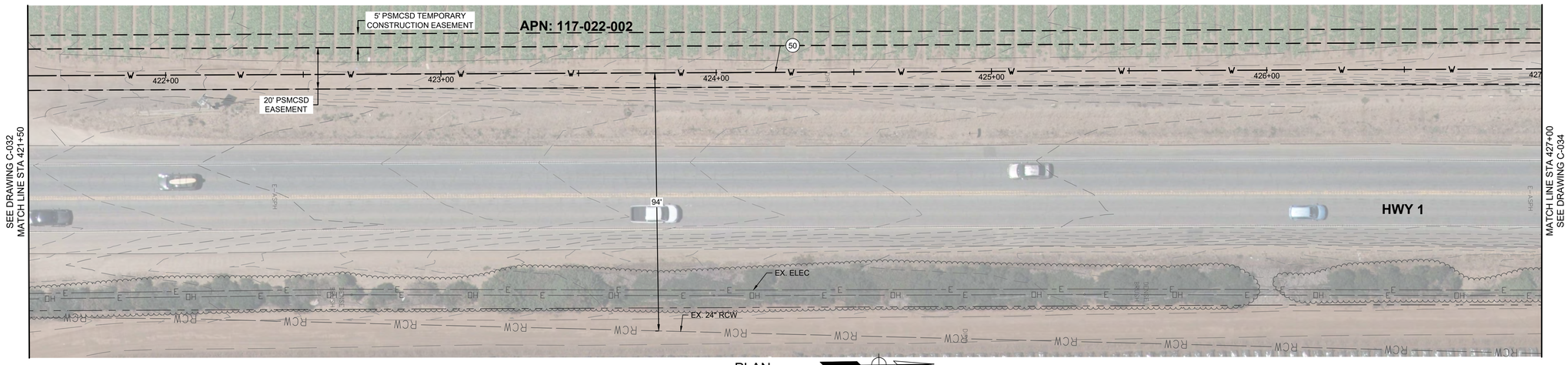
PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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1/26/26
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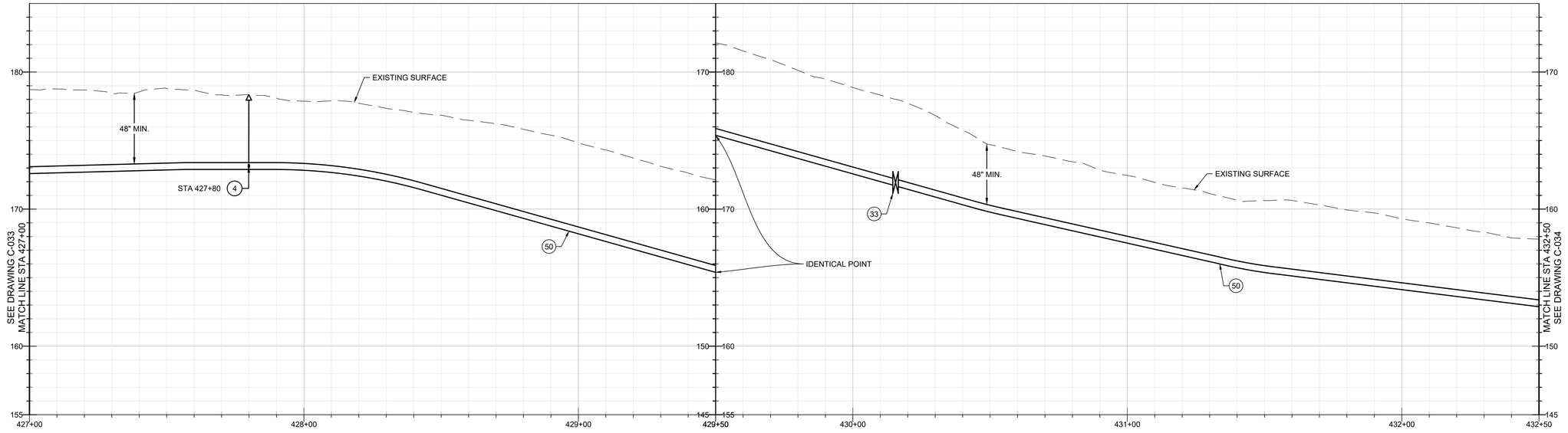
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 421+50 TO STA 427+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-033

SHEET NUMBER
38 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

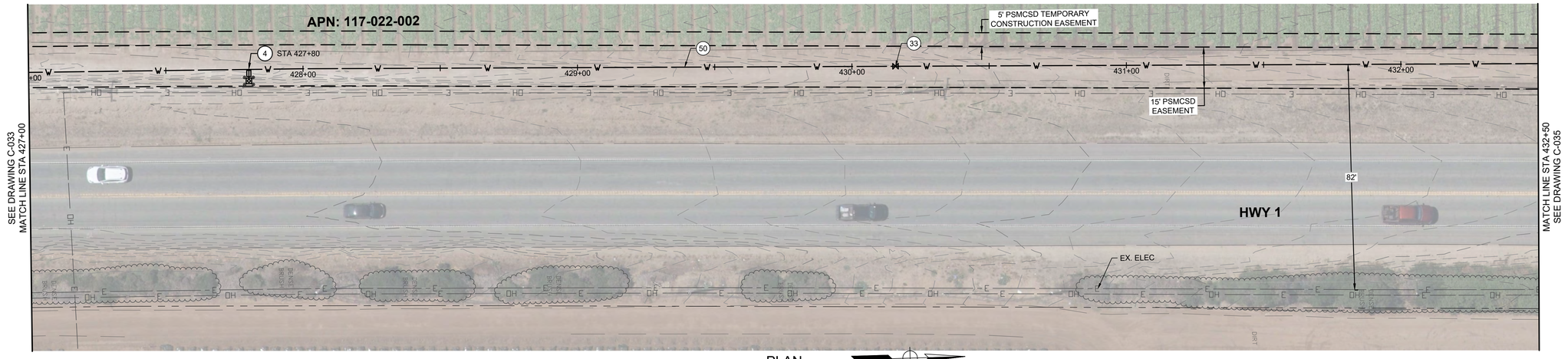
(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.

GENERAL NOTE

1. EXISTING PG&E EASEMENT PARTIALLY OVERLAPS PSMCSD EASEMENT. LIMITS OF THIS EASEMENT ARE DEFINED BASED ON THE LOCATION OF THE EXISTING FACILITIES. EASEMENT BOUNDARIES ARE NOT SHOWN.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
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1/26/26
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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 427+00 TO STA 432+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-034

SHEET NUMBER
39 OF 158

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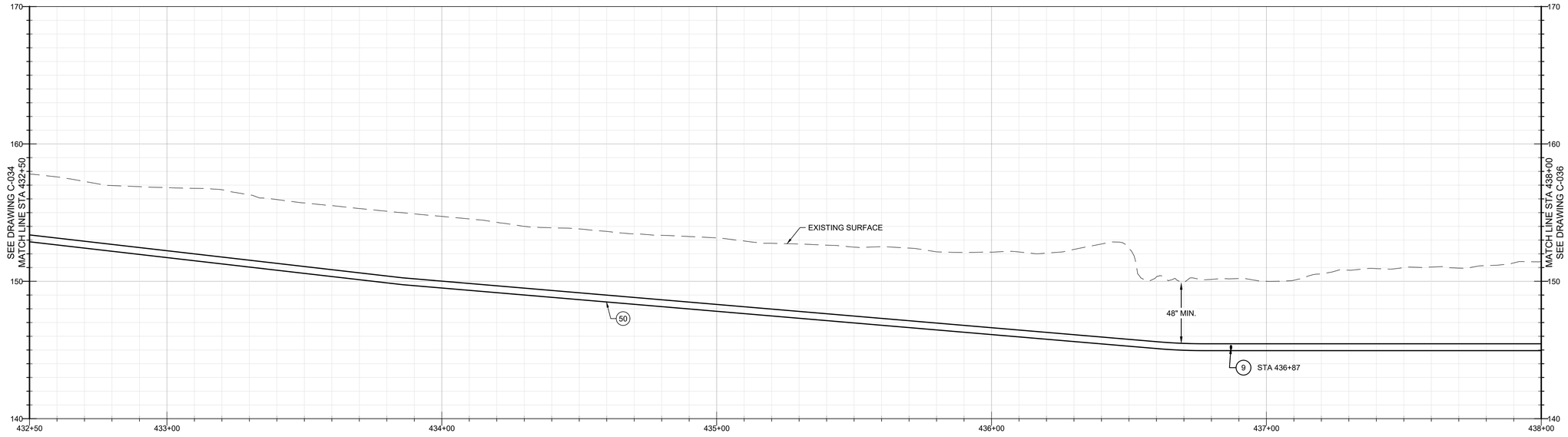


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

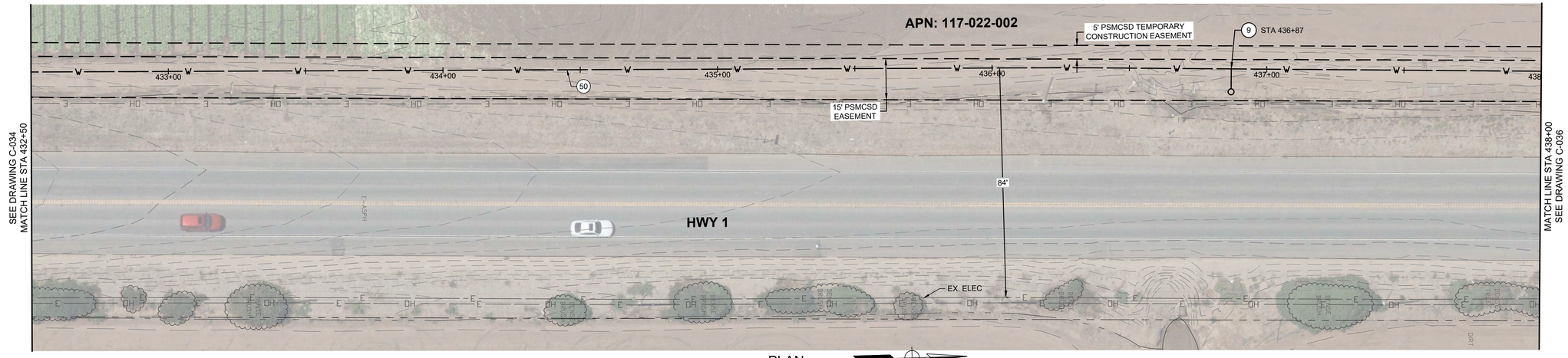
CONSTRUCTION KEY NOTES

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.

GENERAL NOTE

1. EXISTING PG&E EASEMENT PARTIALLY OVERLAPS PSMCSD EASEMENT. LIMITS OF THIS EASEMENT ARE DEFINED BASED ON THE LOCATION OF THE EXISTING FACILITIES. EASEMENT BOUNDARIES ARE NOT SHOWN.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

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JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 432+50 TO STA 438+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-035

SHEET NUMBER
40 OF 158

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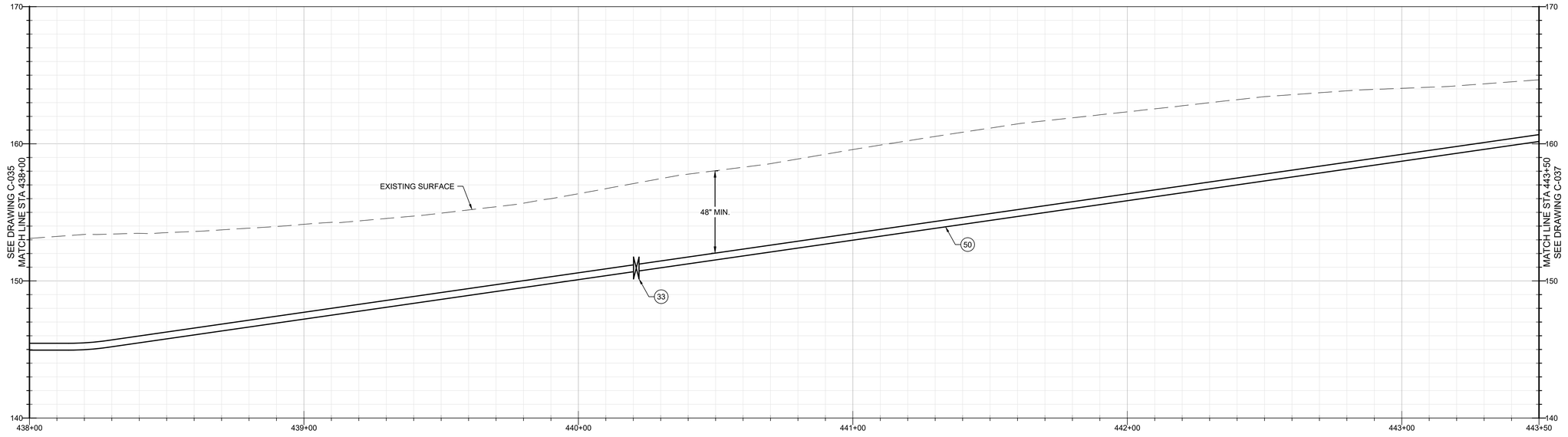


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

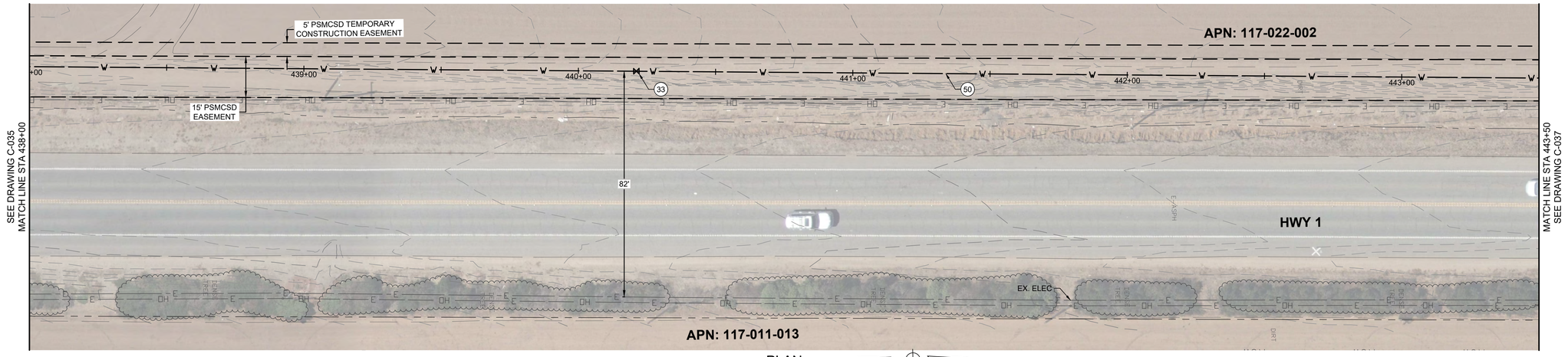
CONSTRUCTION KEY NOTES

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.

GENERAL NOTE

1. EXISTING PG&E EASEMENT PARTIALLY OVERLAPS PSMCSD EASEMENT. LIMITS OF THIS EASEMENT ARE DEFINED BASED ON THE LOCATION OF THE EXISTING FACILITIES. EASEMENT BOUNDARIES ARE NOT SHOWN.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE PIPELINE PLAN AND PROFILE - STA 438+00 TO STA 443+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-036

SHEET NUMBER
41 OF 158

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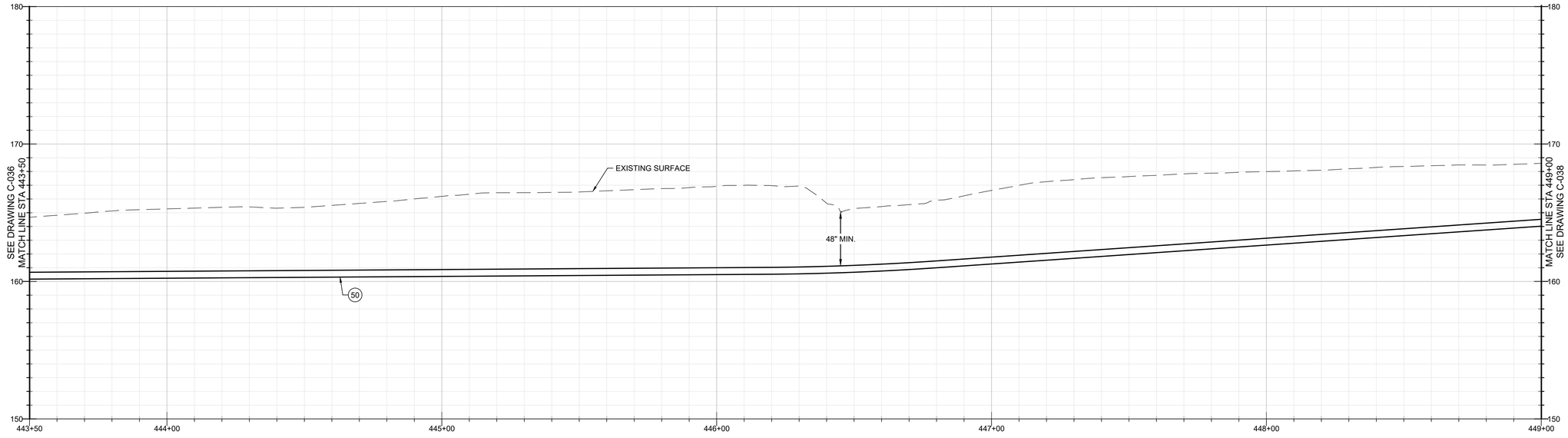

PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.

GENERAL NOTE

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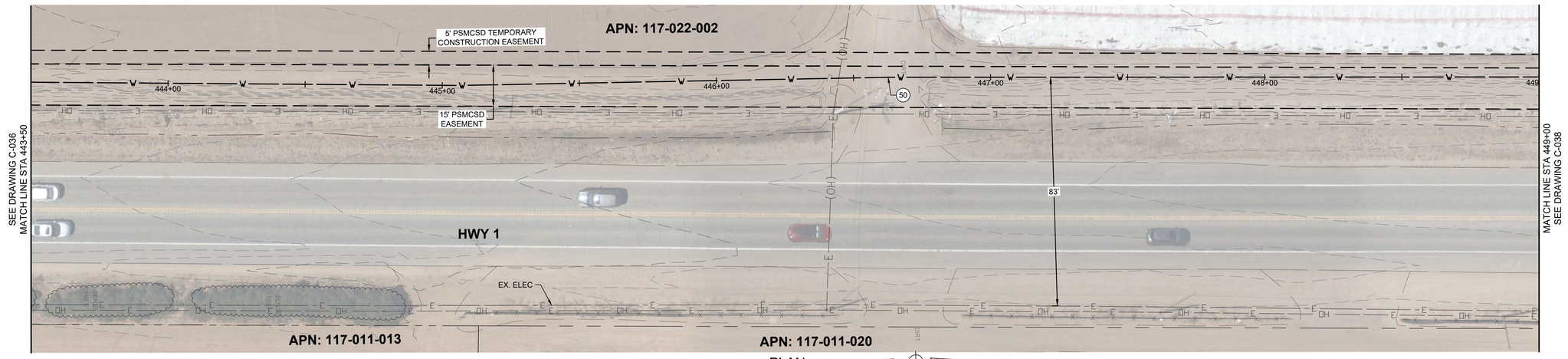

PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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NICHOLAS E. PANOFSKY
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE DUAL PIPELINE
PLAN AND PROFILE - STA 443+50 TO STA 449+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-037

SHEET NUMBER
42 OF 158

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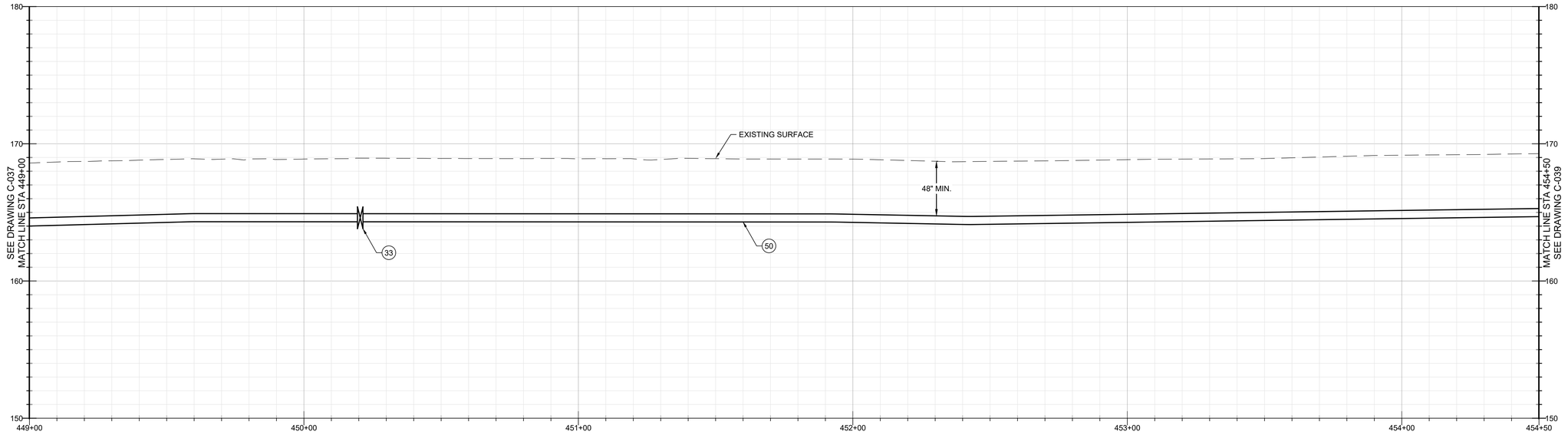


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

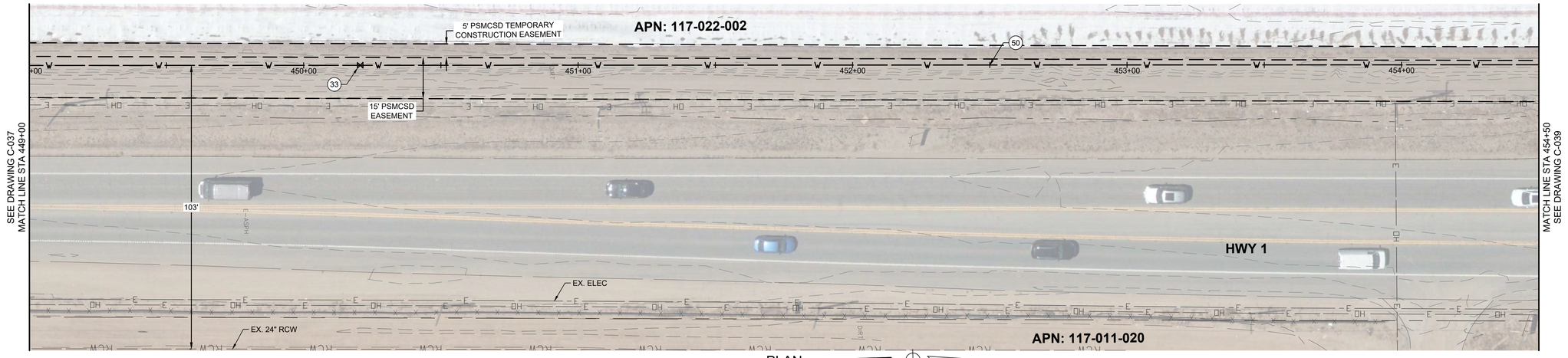
CONSTRUCTION KEY NOTES

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.

GENERAL NOTE

1. EXISTING PG&E EASEMENT PARTIALLY OVERLAPS PSMCSD EASEMENT. LIMITS OF THIS EASEMENT ARE DEFINED BASED ON THE LOCATION OF THE EXISTING FACILITIES. EASEMENT BOUNDARIES ARE NOT SHOWN.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

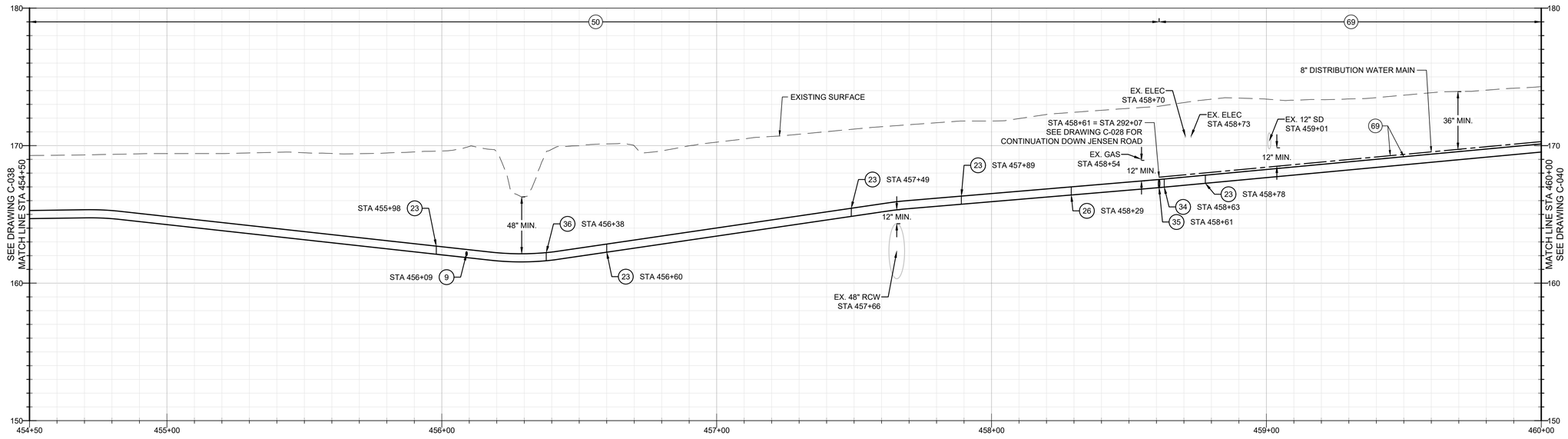
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

JENSEN-SPRINGFIELD INTERTIE DUAL PIPELINE PLAN AND PROFILE - STA 449+00 TO STA 454+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-038

SHEET NUMBER
43 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

(23) INSTALL 6" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(26) INSTALL 6" 90-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(34) INSTALL 6" 45-DEGREE D.I. FITTING (FLG) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(35) INSTALL 6" D.I. TEE (FLG x MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(36) INSTALL 6" 22.5-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(42) INSTALL 8" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(50) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE B, DRAWING C-107.

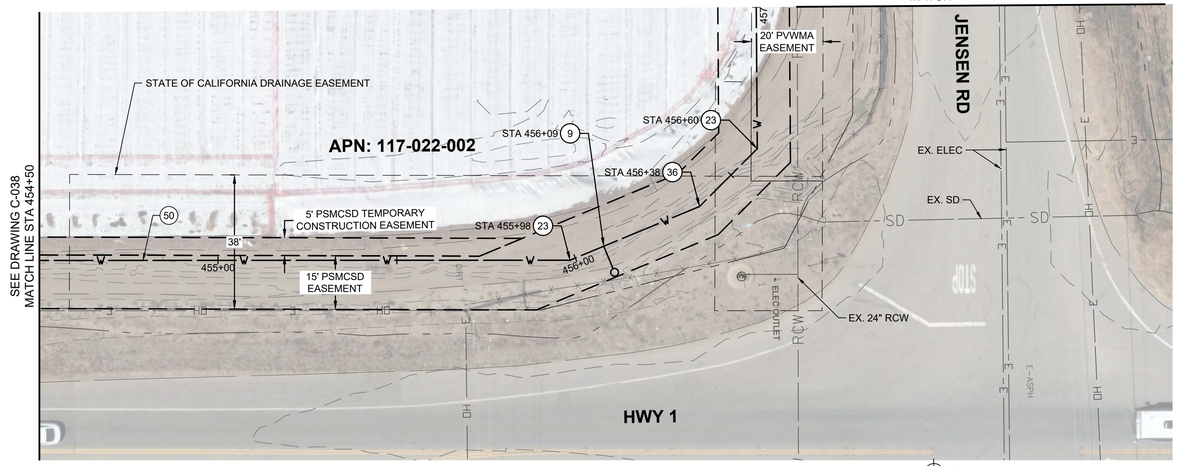
(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(69) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE I, SHEET C-107.

GENERAL NOTE

1. EXISTING PG&E EASEMENT PARTIALLY OVERLAPS PSMCSD EASEMENT. LIMITS OF THIS EASEMENT ARE DEFINED BASED ON THE LOCATION OF THE EXISTING FACILITIES. EASEMENT BOUNDARIES ARE NOT SHOWN.

SEE RIGHT VIEWPORT
MATCH LINE STA 457+00



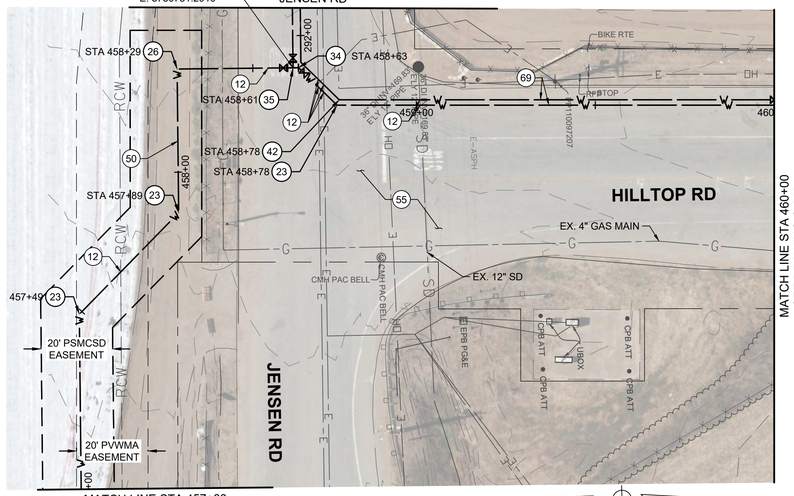
PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

STA 458+61 = STA 292+07
N: 2205643.7290
E: 5750781.2910

SEE DRAWING C-028
JENSEN RD



MATCH LINE STA 457+00
SEE LEFT VIEWPORT

PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

811 Know what's below. Call before you dig.

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

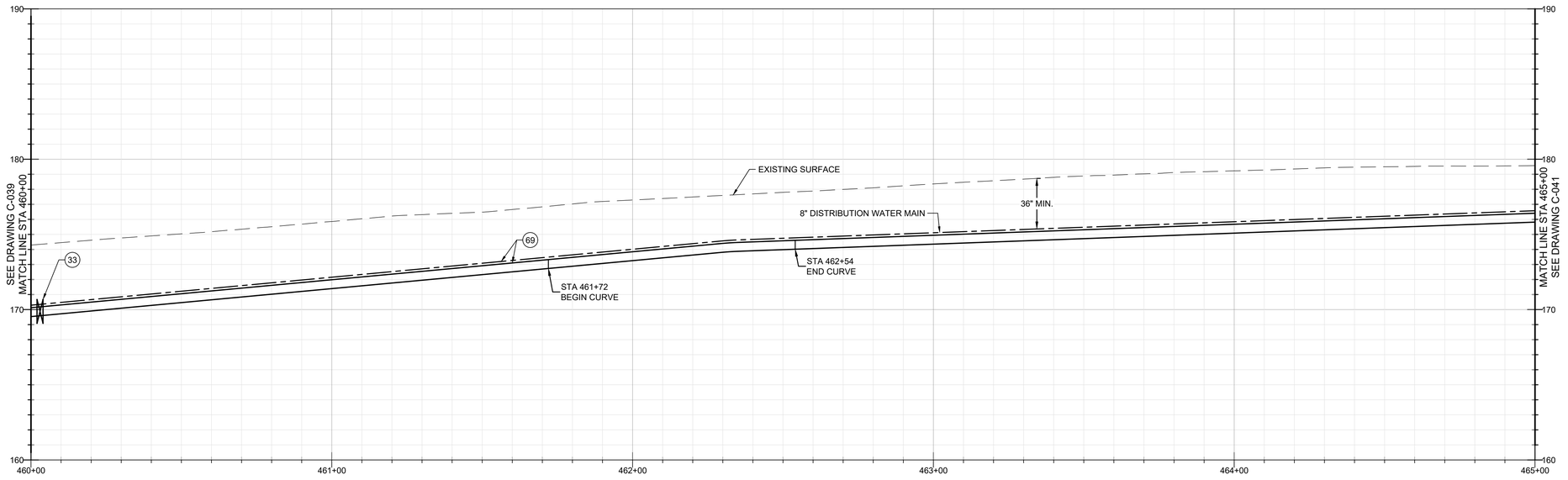
JENSEN-SPRINGFIELD INTERTIE DUAL PIPELINE
PLAN AND PROFILE - STA 454+50 TO STA 460+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-039

SHEET NUMBER
44 OF 158

C:\Box\Projects\Active - Community Water Conversion\2004\28 Form Prep\2 Eng_CAD\2 Drawings\Pajaro Plan And Profile - 14.dwg
Wed 21 Jan 26 09:29:42 PM by Hope Mahney



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

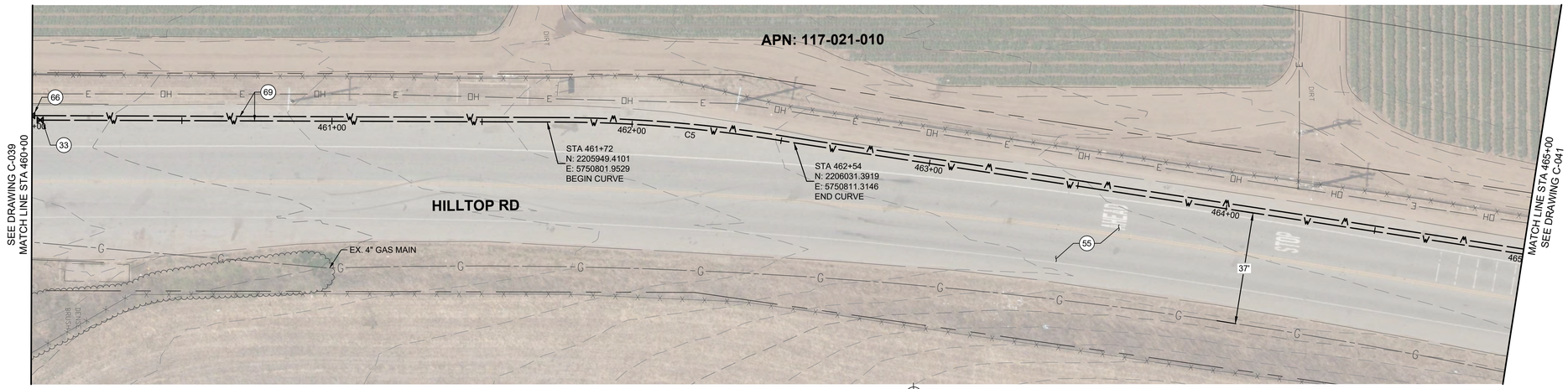
(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(66) INSTALL 8" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(69) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE I, SHEET C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C5	462.67'	80.73'	010.00	(2205951.30, 5750802.00)	(2206031.39, 5750811.31)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

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MNS
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DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP DUAL PIPELINE PLAN AND PROFILE - STA 460+00 TO STA 465+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-040

SHEET NUMBER
45 OF **158**

Wed 21 Jan 26 12:29:32 PM by Hope Mahony
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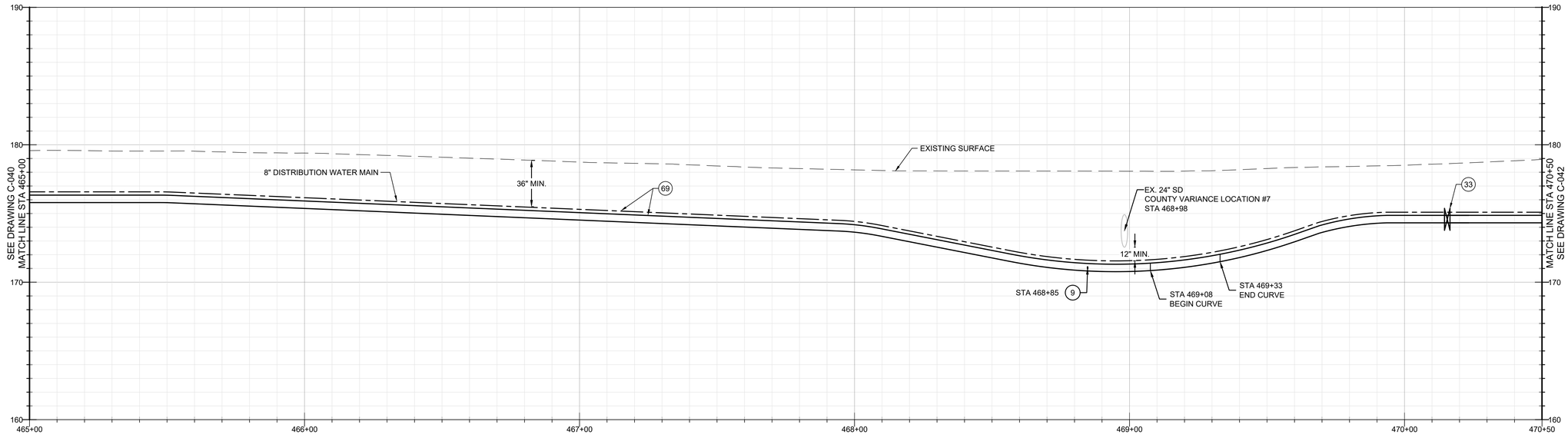


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

(25) INSTALL 6" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE E, SHEET C-107.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

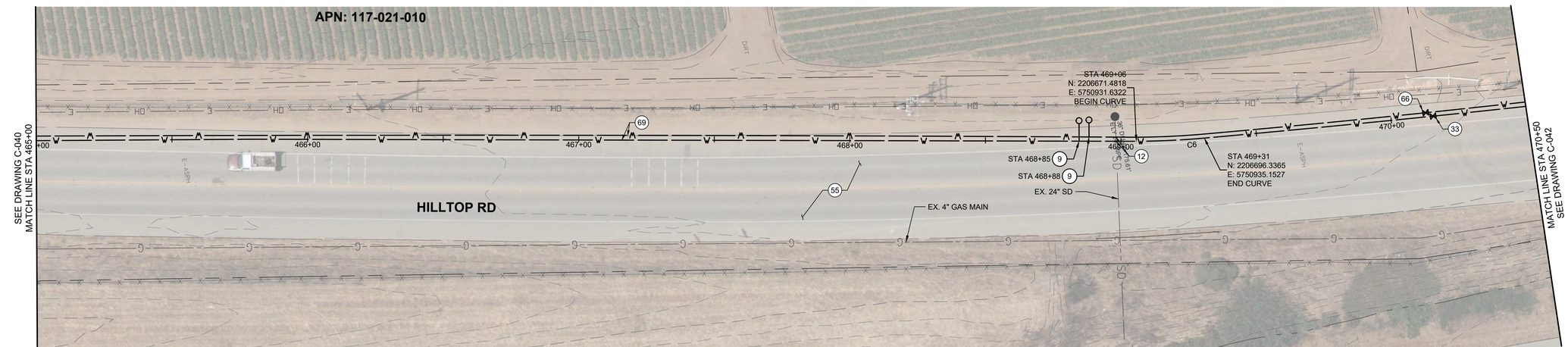
(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(66) INSTALL 8" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(69) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE I, SHEET C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C6	300.00'	25.11'	004.80	(2206671.48, 5750931.63)	(2206696.34, 5750935.15)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

MNS
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DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DUAL PIPELINE PLAN AND PROFILE - STA 465+00 TO STA 470+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-041

SHEET NUMBER
46 OF 158

Thu,22-Jan-26 - 11:49:54 AM By: Ross Mahony
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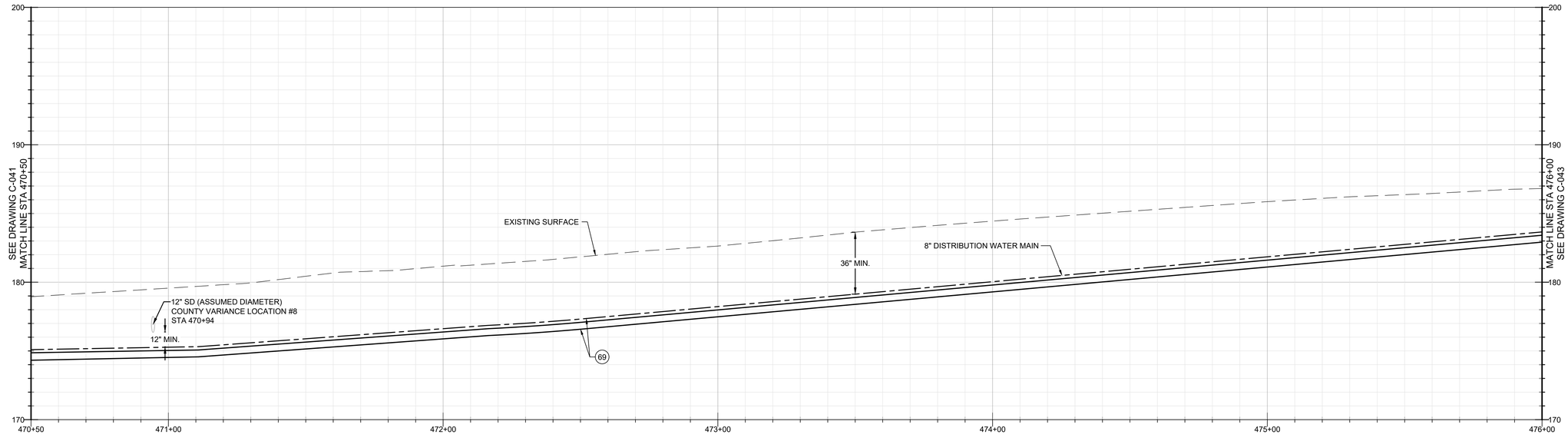


PROFILE

20' 0' 20'

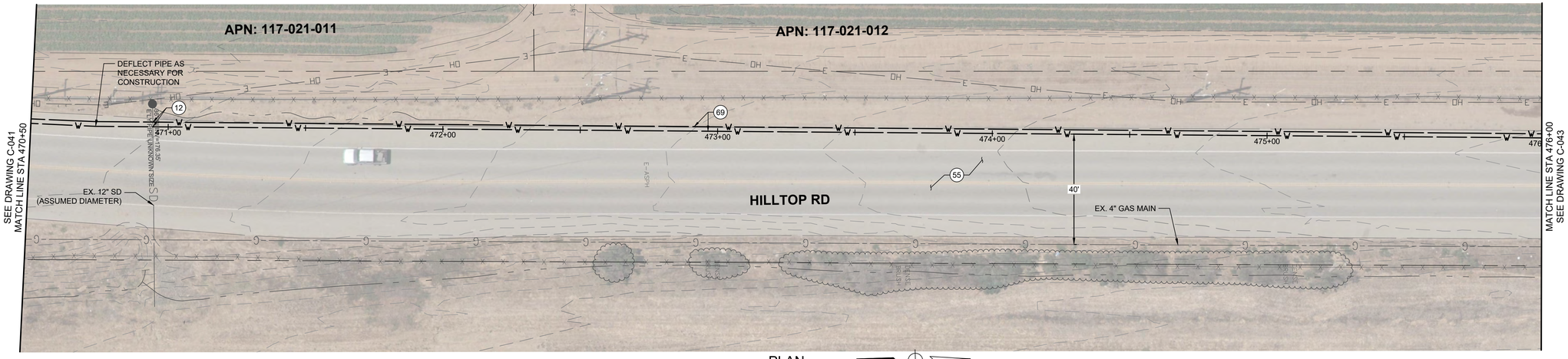
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(12) PROTECT UTILITY IN PLACE

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(69) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE I, SHEET C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DUAL PIPELINE PLAN AND PROFILE - STA 470+50 TO STA 476+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-042

SHEET NUMBER
47 OF 158

Thu, 22 Jan 26 11:24:54 AM by Hope Mahony
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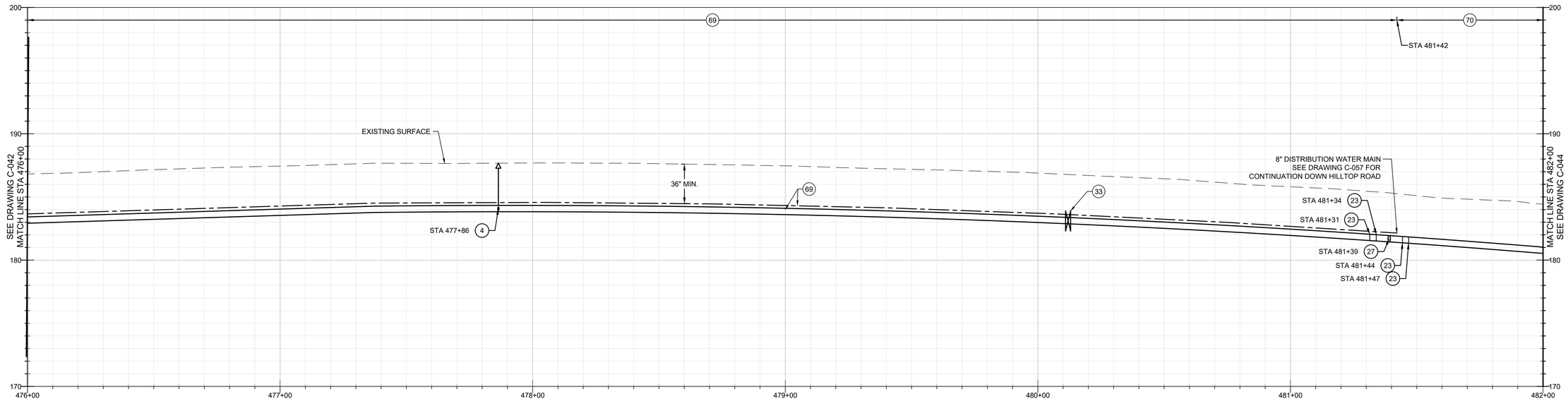


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(23) INSTALL 6" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(27) INSTALL 6" D.I. TEE (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

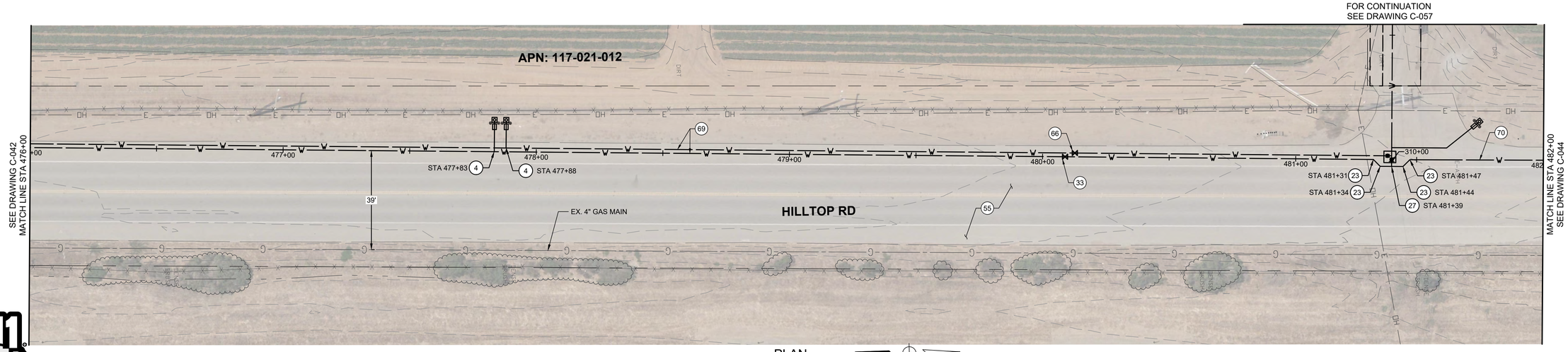
(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(66) INSTALL 8" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(69) INSTALL 8" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 6" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE I, SHEET C-107.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DUAL PIPELINE PLAN AND PROFILE - STA 476+00 TO STA 482+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-043

SHEET NUMBER
48 OF **158**

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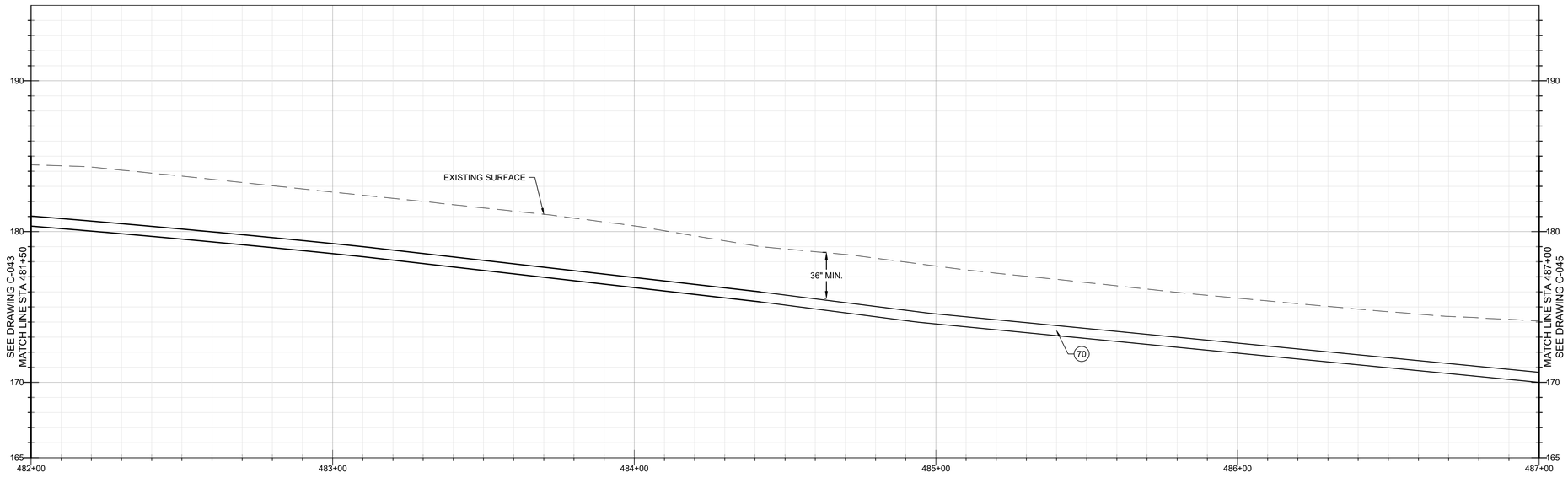
Thu 22 Jan 26 11:24:54 AM by Hope Mahony



PROFILE

20' 0' 20'

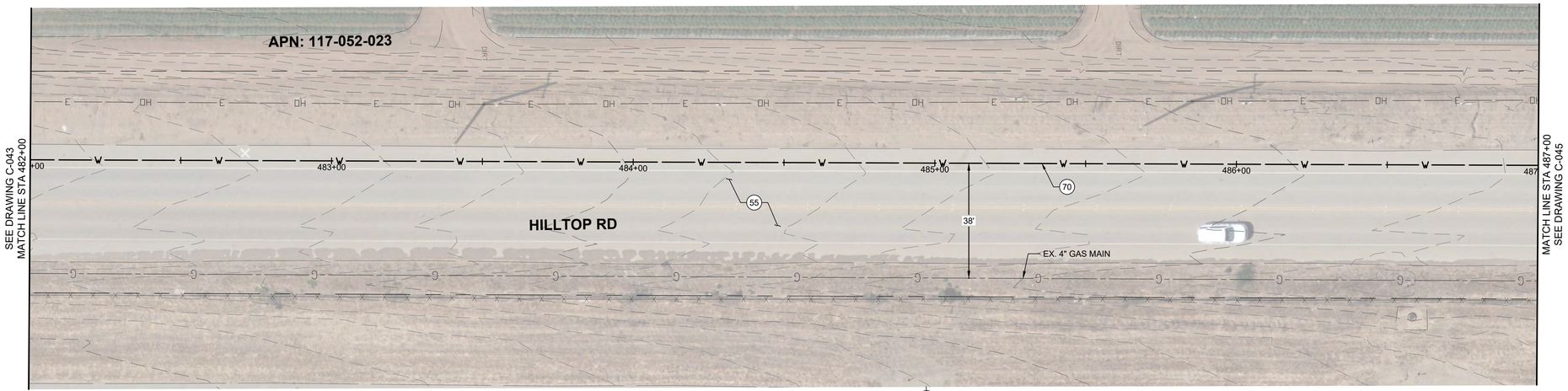
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.


APN: 117-052-023
DIRT
DIRT
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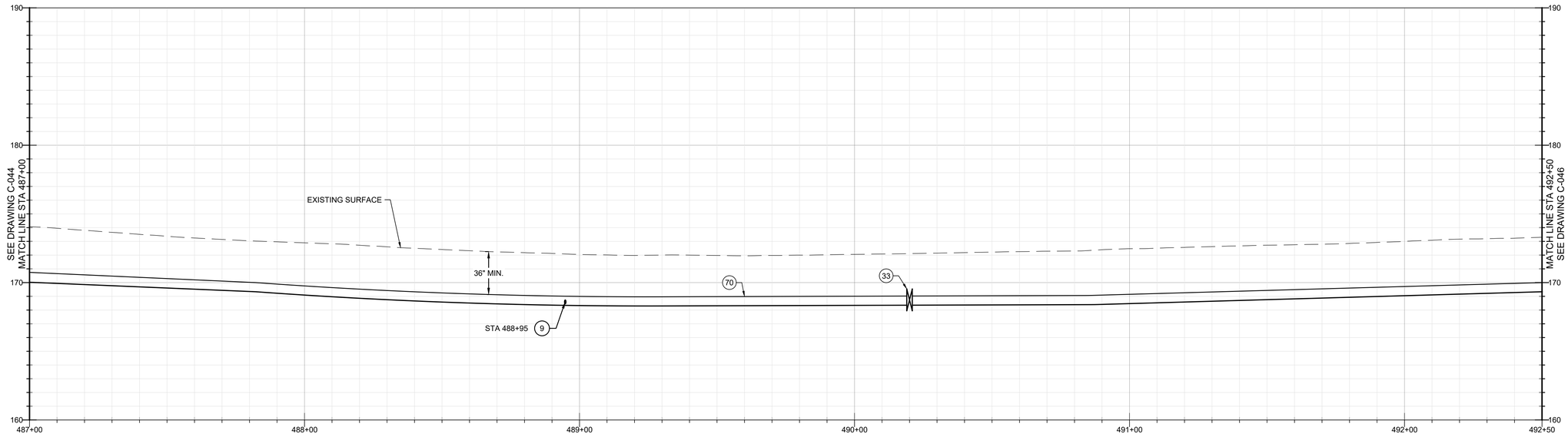
W W W



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

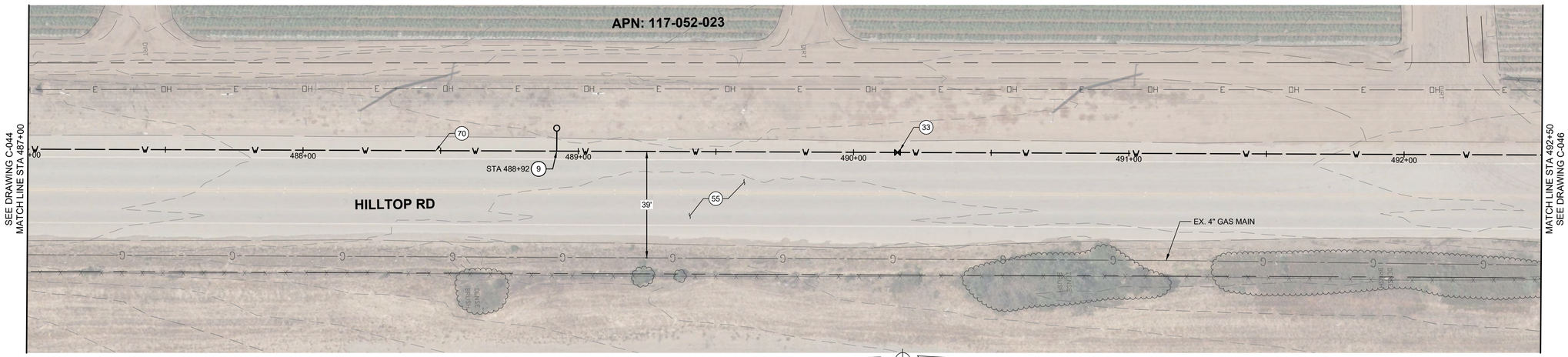
CONSTRUCTION KEY NOTES

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
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805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 487+00 TO STA 492+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-045

SHEET NUMBER
50 OF **158**

Thu, 22 Jan 26 11:24:54 AM By: Hope Mallroy
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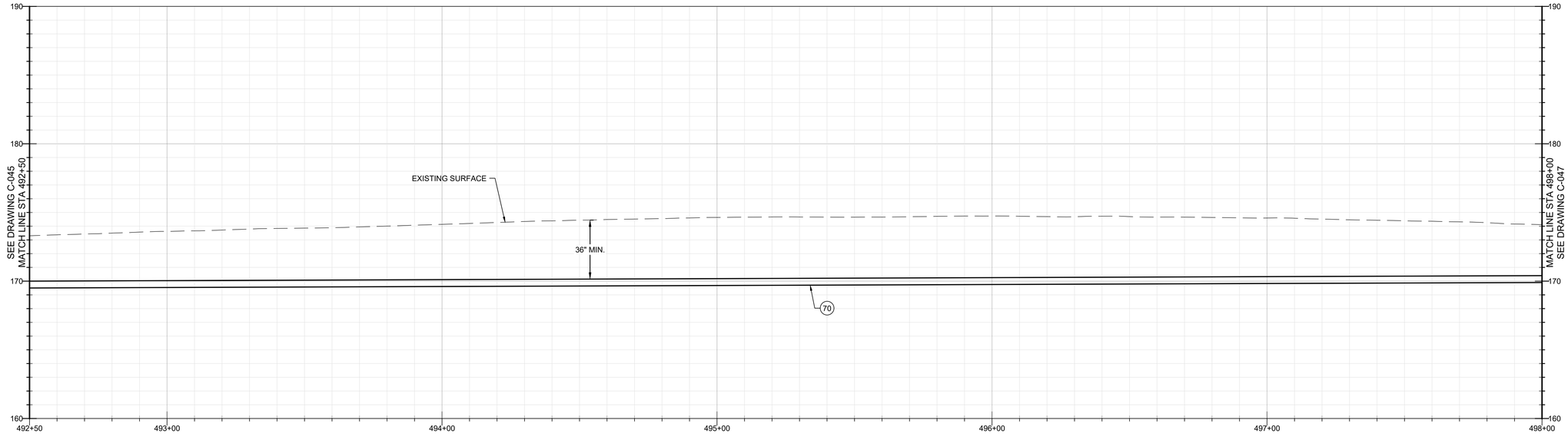


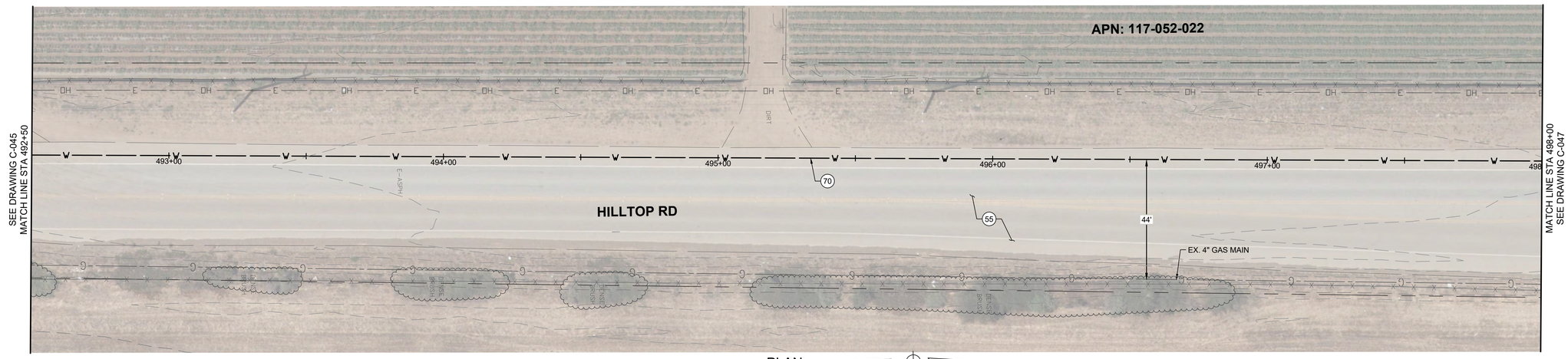
PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

55 REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

70 INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

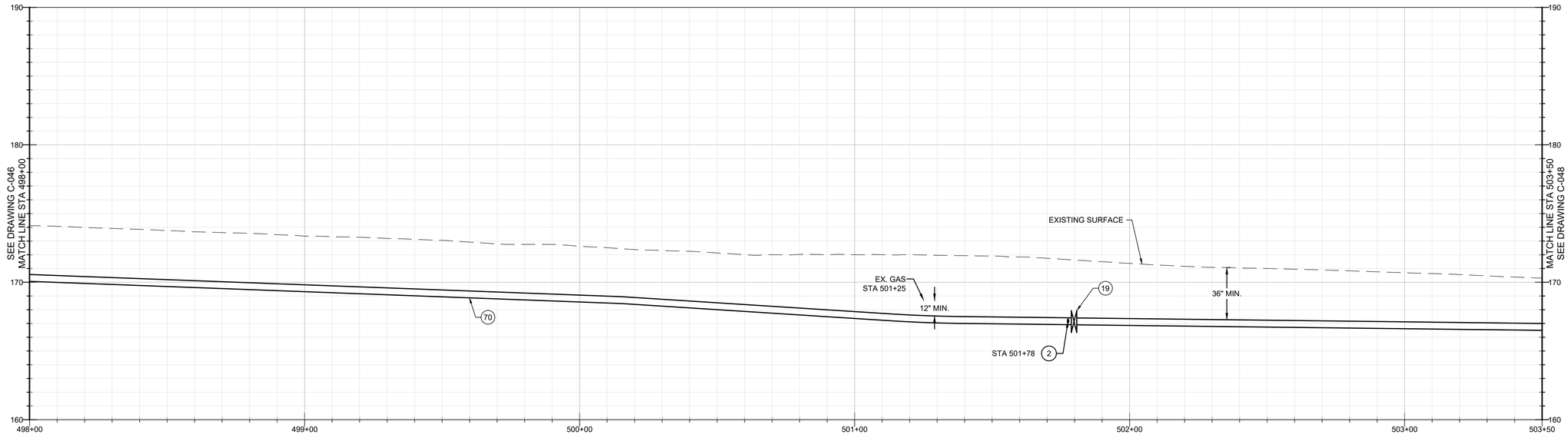
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 492+50 TO STA 498+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-046

SHEET NUMBER
51 OF 158

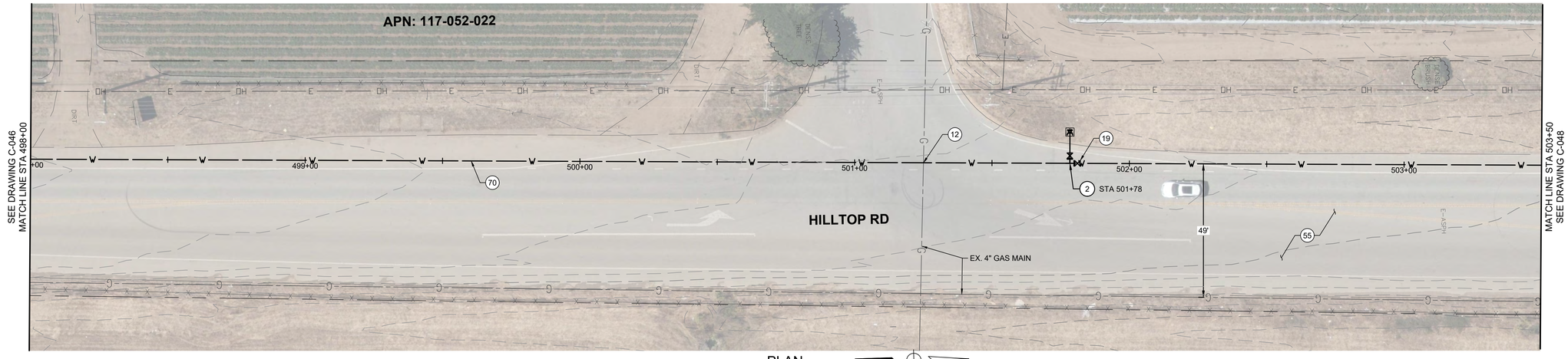


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

- (2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
- (12) PROTECT UTILITY IN PLACE
- (19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.
- (55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.
- (70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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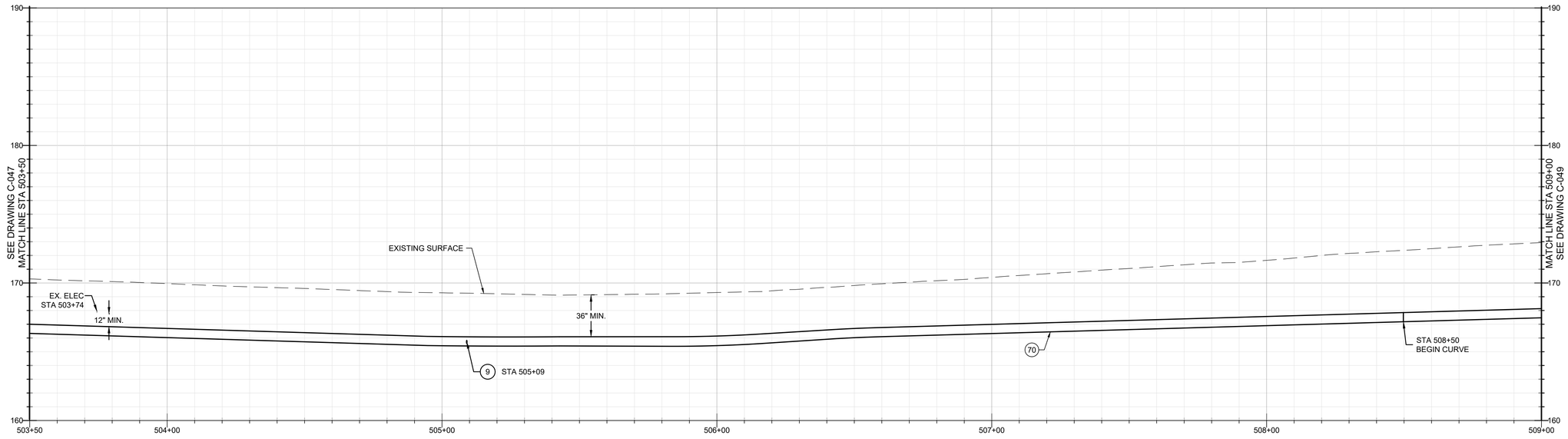
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 498+00 TO STA 503+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-047

SHEET NUMBER
52 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

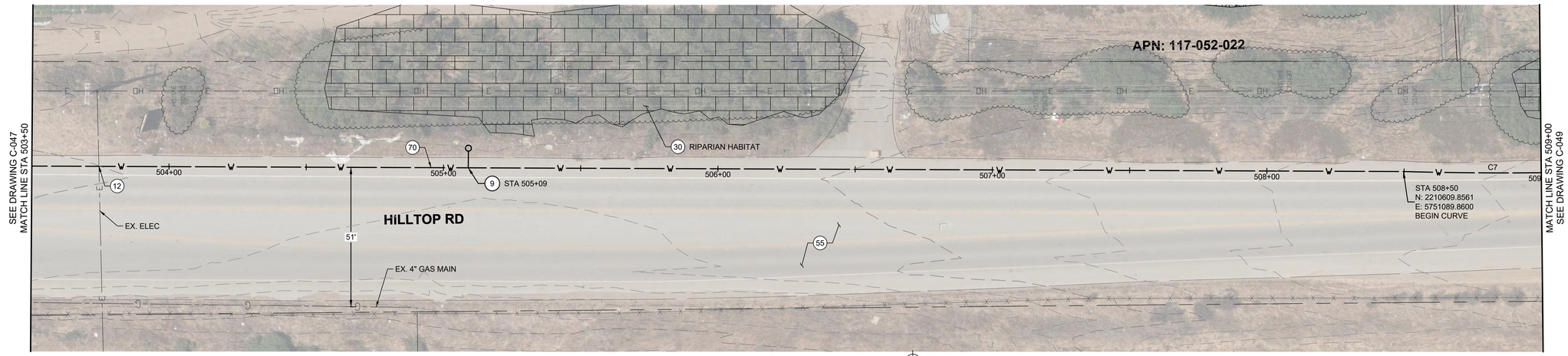
(30) ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C7	1326.54'	145.78'	006.30	(2210609.86, 5751089.86)	(2210755.57, 5751090.59)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

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811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

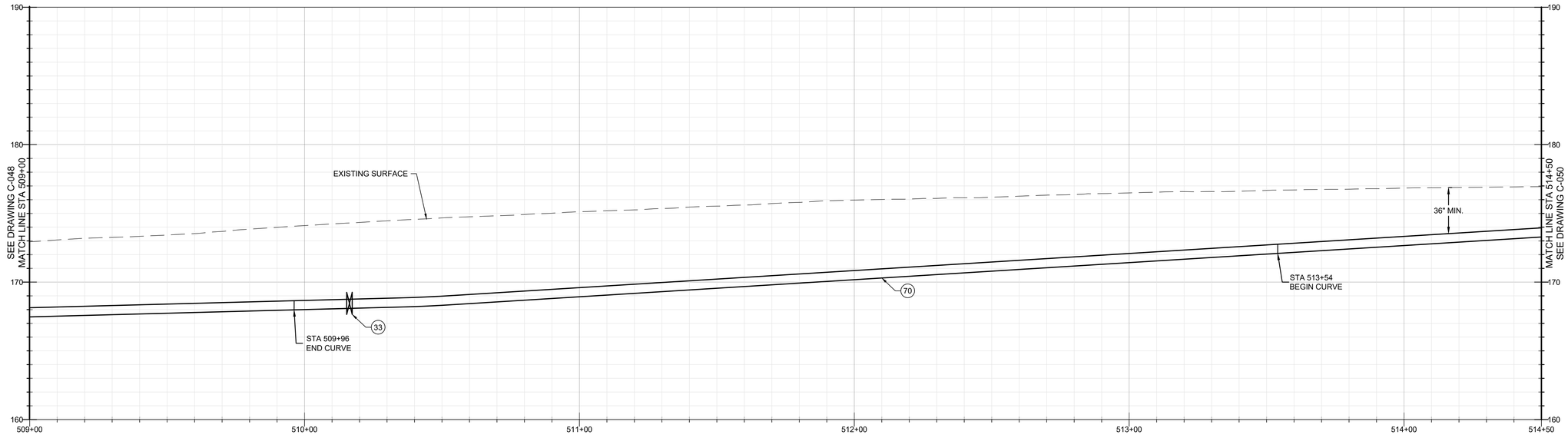
HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 503+50 TO STA 509+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-048

SHEET NUMBER
53 OF 158

C:\Bur\Projects\CWTRC - Community Water Center\CWTRC.200476.05\1900 Proj\Engr_CAD\2 Dissemination Packs\Rev Pack\Hilltop - 11.dwg
Tue, 10 Mar 26 - 02:19:29 PM by Mike Diego



PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(30) ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.

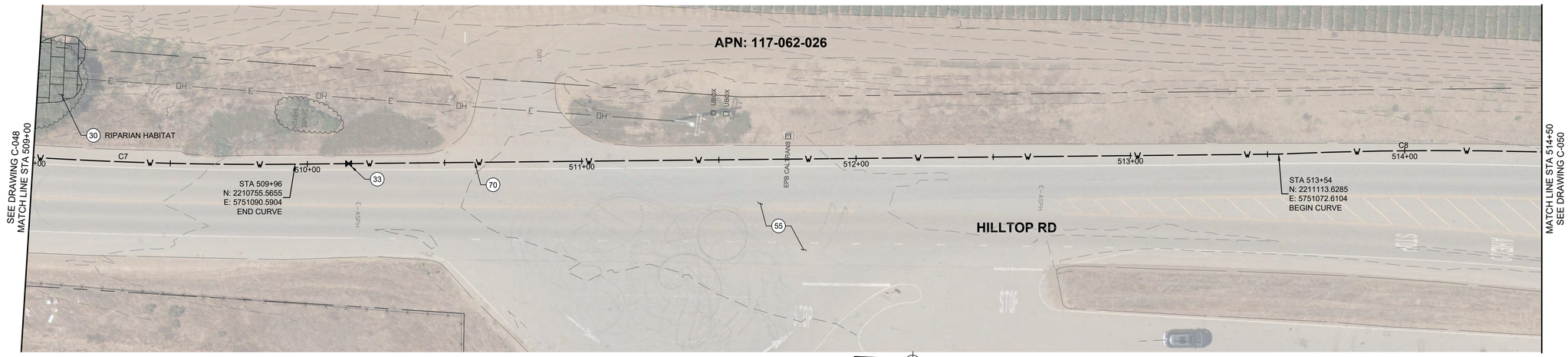
(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C7	1326.54'	145.78'	006.30	(2210609.86, 5751089.86)	(2210755.57, 5751090.59)
C8	1342.49'	224.86'	009.60	(2211113.63, 5751072.61)	(2211338.22, 5751072.60)



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

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811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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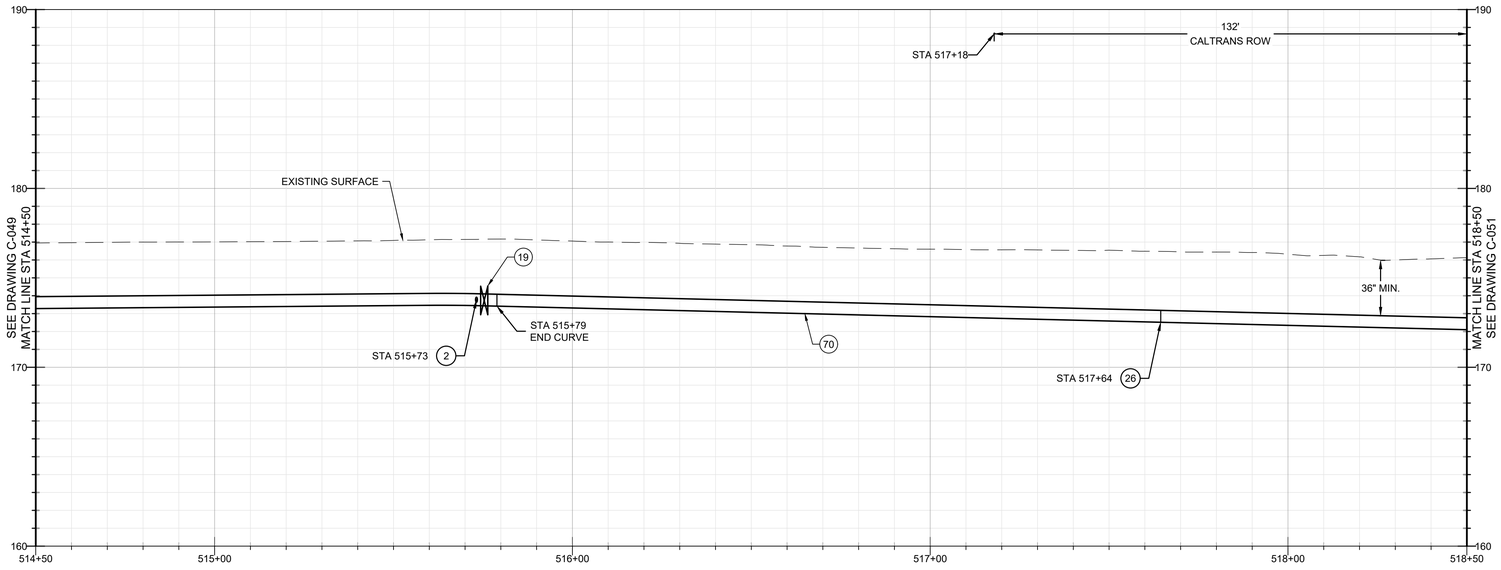
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 509+00 TO STA 514+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-049

SHEET NUMBER
54 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(14) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE C, DRAWING C-107.

(19) INSTALL 6" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

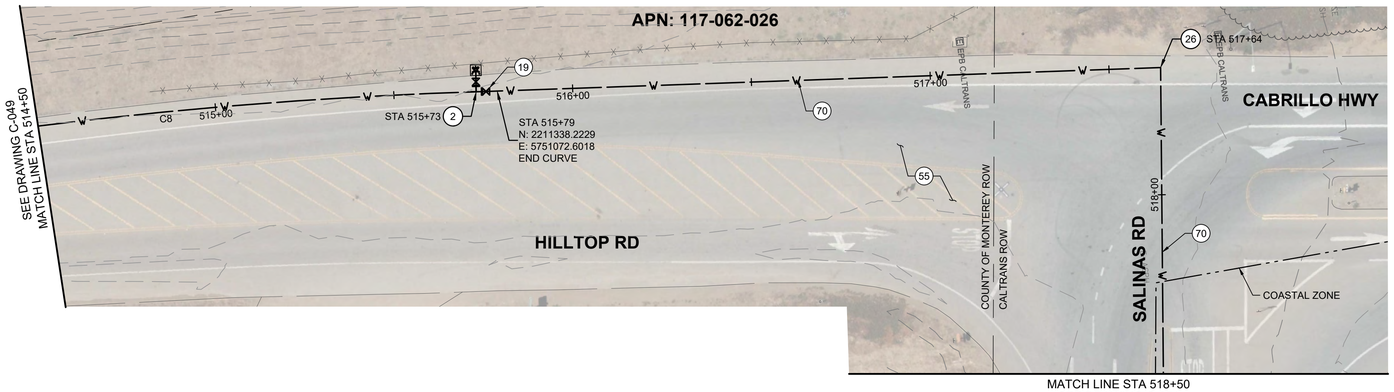
(26) INSTALL 6" 90-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C8	1342.49'	224.86'	009.60	(2211113.63, 5751072.61)	(2211338.22, 5751072.60)



MATCH LINE STA 518+50
SEE DRAWING C-051

PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

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MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

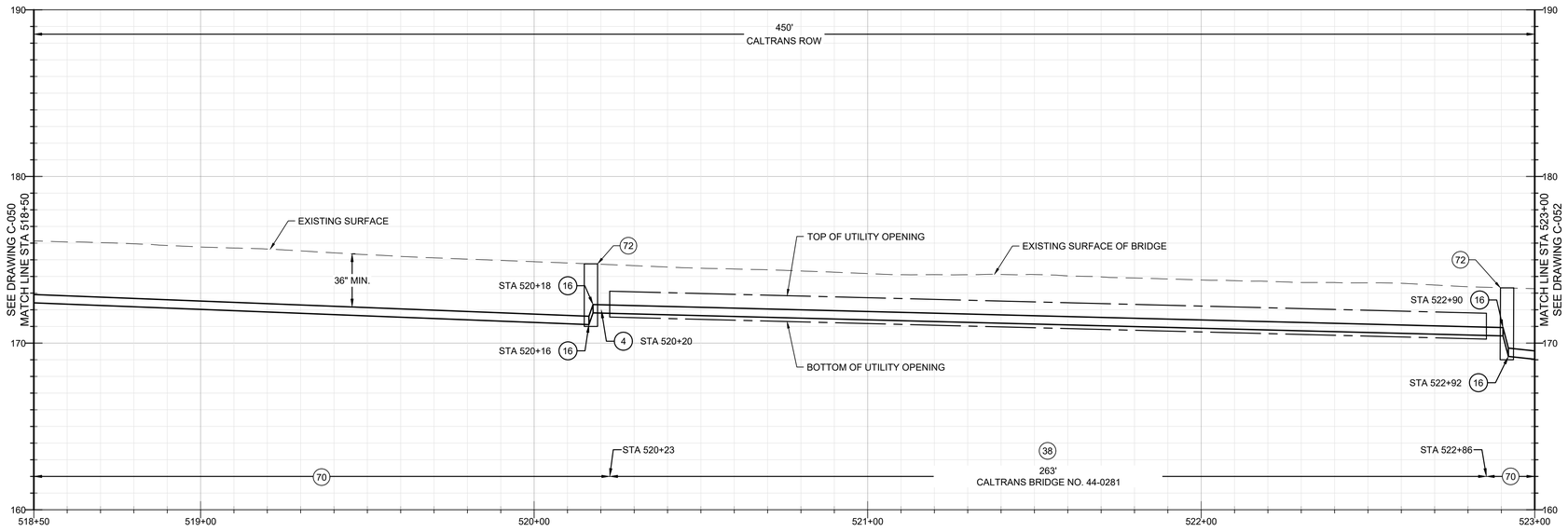
HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 514+50 TO STA 518+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-050

SHEET NUMBER
55 OF 158

Tue, 13 Jan 26 02:52:33 PM by Kiley Dargis
C:\BluePrograms\CWTRC - Community Water Center\CWTRC.200476.05 PSMS Proj\Eng_CAD\3 Sheets\Main Pipeline Plan And Profile - 16.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

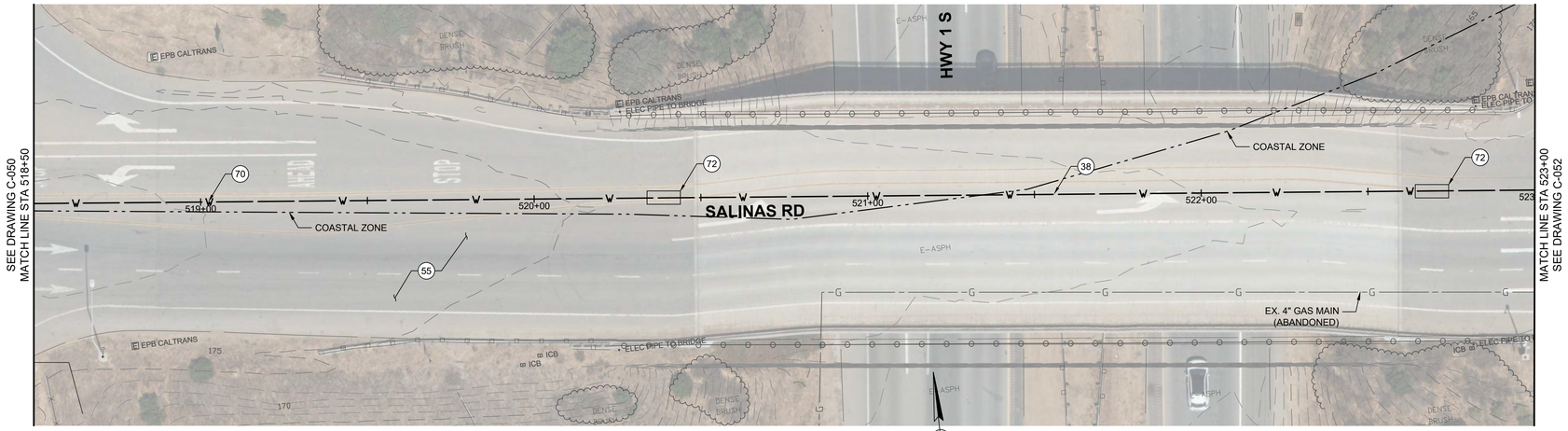
(16) INSTALL 6" 45-DEGREE D.I. VERTICAL FITTING (MJ) WITH JOINT RESTRAINTS FOR CROSSING UNDER EXISTING UTILITY. PROVIDE THRUST BLOCKS PER STANDARD PLAN 3-08.01.

(38) INSTALL 6" RESTRAINED JOINT D.I. MAIN ACROSS BRIDGE PER SPECIFICATIONS. SEE DRAWING C-076 FOR BRIDGE CROSSING ELEVATION AND SECTION. SEE SHEET BR-01 THROUGH BR-04 FOR STRUCTURAL DETAILS.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

(72) INSTALL VAULT PER SHEET BR-03.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

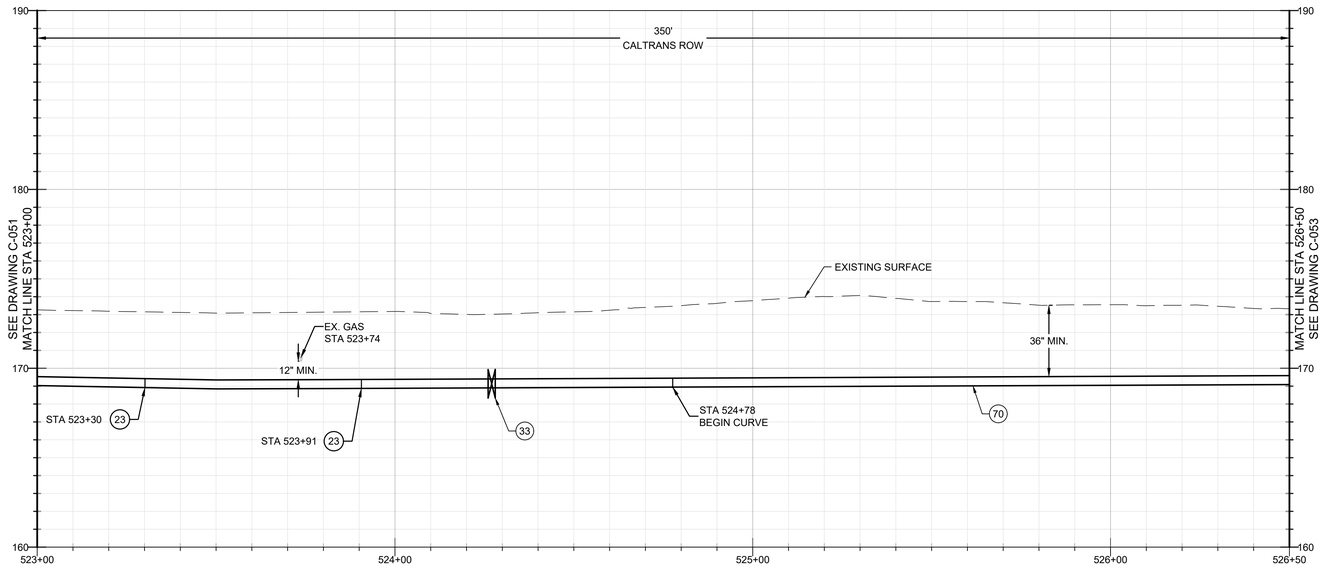
SALINAS ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 518+50 TO STA 523+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-051

SHEET NUMBER
56 OF 158

Tue 10 Jun 26 - 10:26:49 PM by Vitaly Dolgo
C:\Bur\Projects\CWTRC - Community Water Center\CWTRC.200476.05 SRMA Proj\Eng_CADD Sheets\New Pipeline Plan And Profile - 11.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(12) PROTECT UTILITY IN PLACE

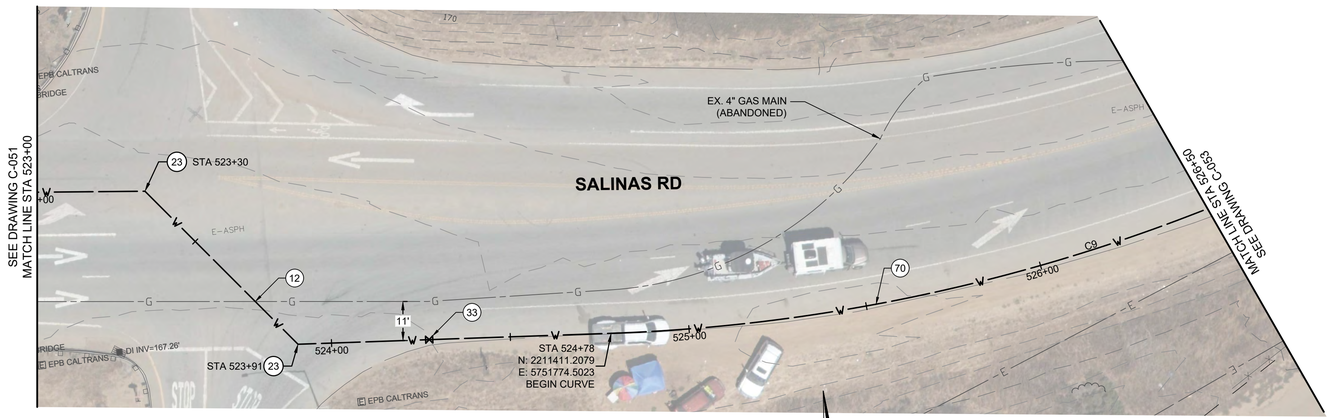
(23) INSTALL 6" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C9	500.05'	309.73'	035.49	(2211411.21, 5751774.50)	(2211481.55, 5752071.07)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

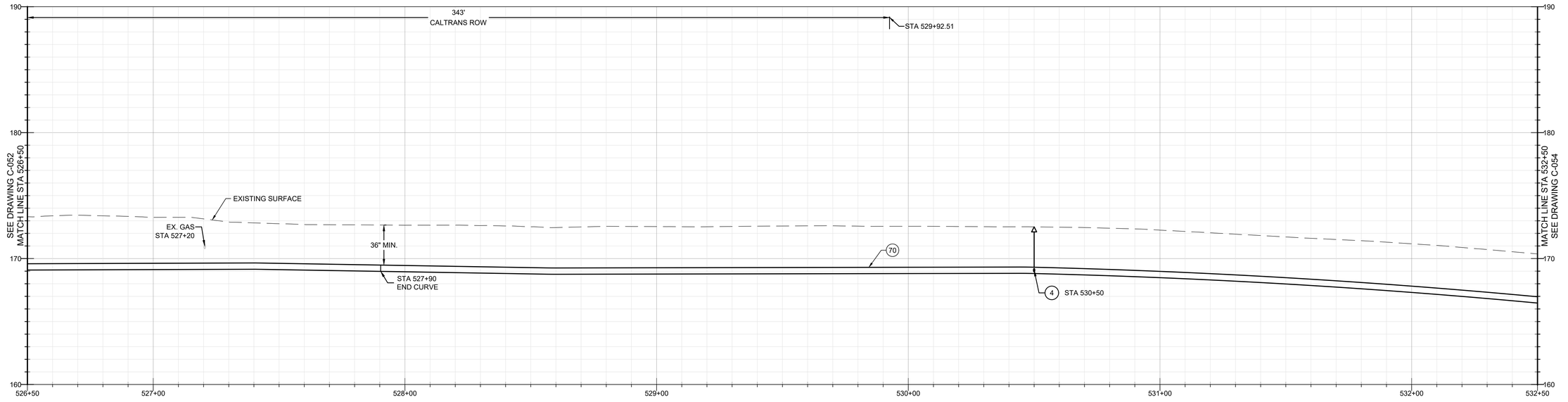
SALINAS ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 523+50 TO STA 526+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-052

SHEET NUMBER
57 OF 158

1st 30 Dec 26 - 03:30:49 PM By: Dilip Dsilva
C:\Bluebeam\CWTRC - Community Water Center\CWTRC.200476.05\05 Proj\C Engr_CAD\ Sheet\Revit Projects\Plan And Profile - 17.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

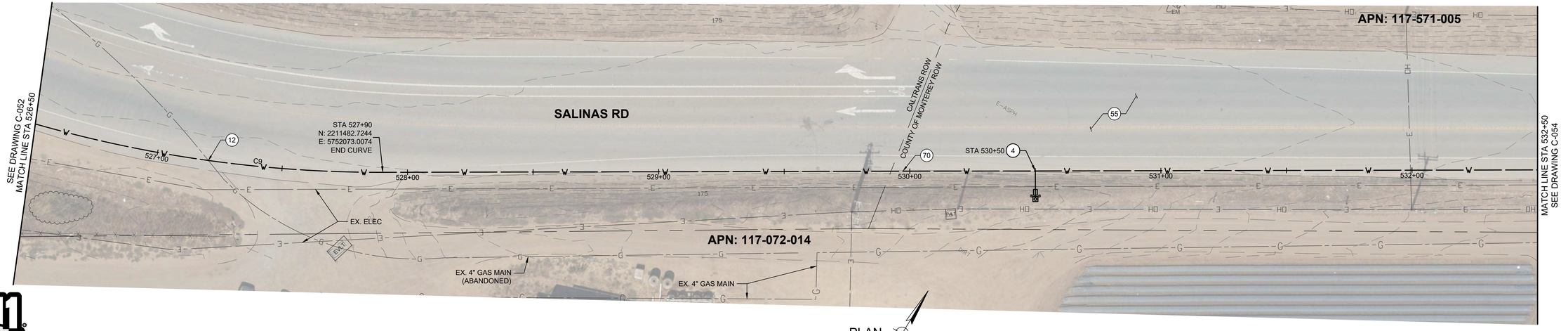
(12) PROTECT UTILITY IN PLACE

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C9	500.05'	309.73'	035.49	(2211411.21, 5751774.50)	(2211481.55, 5752071.07)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

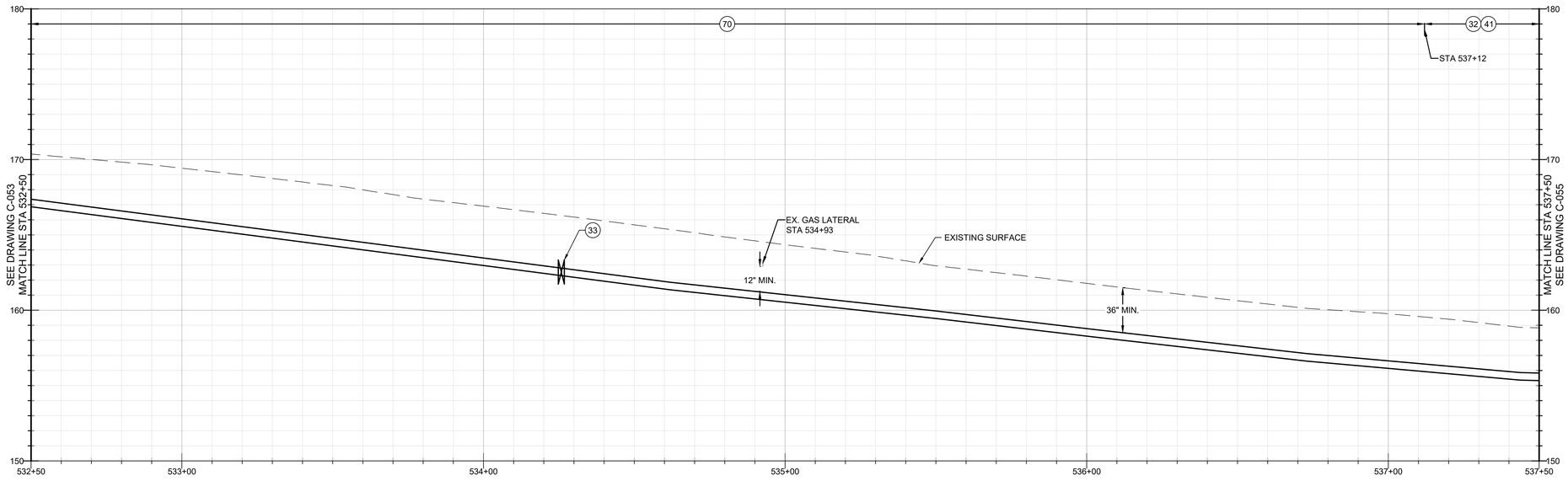
SALINAS ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 526+50 TO STA 532+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-053

SHEET NUMBER
58 OF 158

Tue 27 Jan 26 14:17:28 PM By: Hope Mallroy
C:\Box Projects\Open - Community Water Consortium\200476.05 Phase Proj\Eng_CAD\2 Base\Water Pipeline Plan And Profile - 17.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

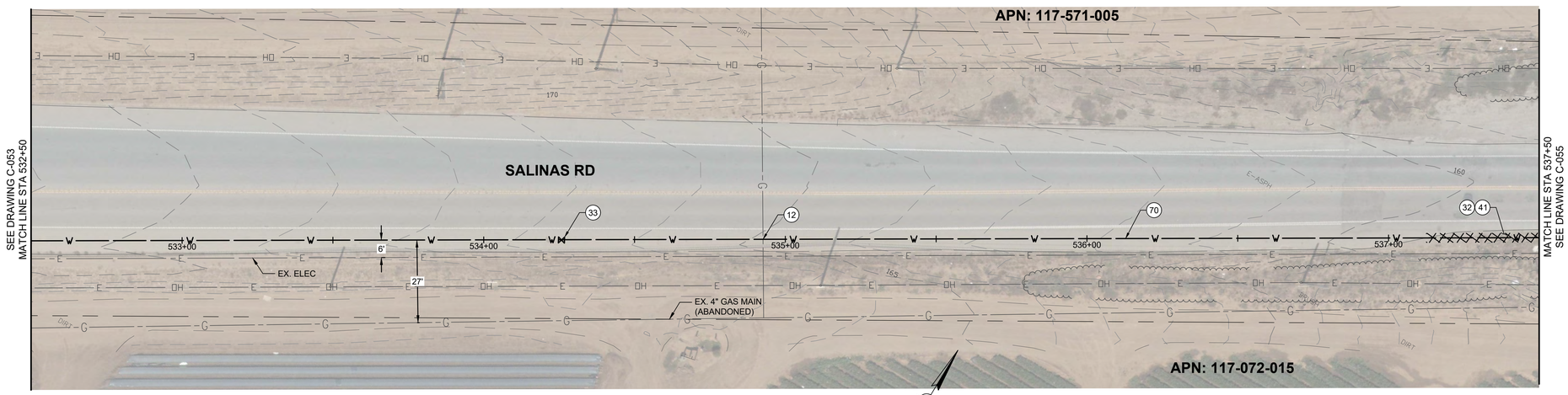
(12) PROTECT UTILITY IN PLACE

(32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(41) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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San Luis Obispo, CA 93401
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DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

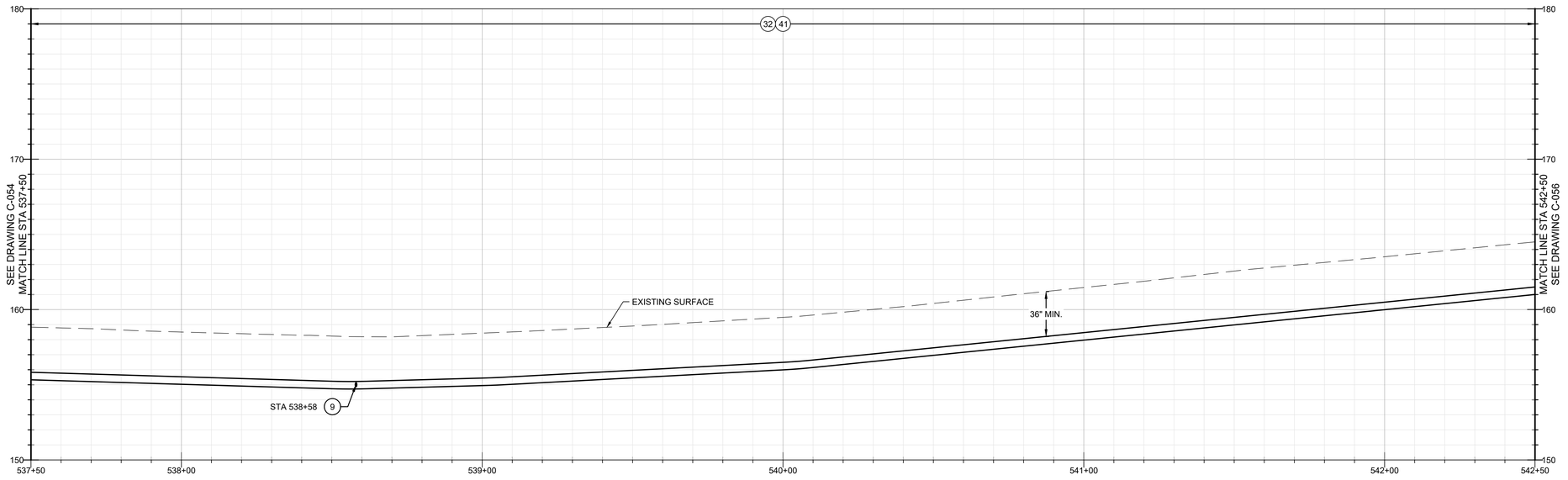
SALINAS ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 532+50 TO STA 537+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-054

SHEET NUMBER
59 OF **158**

Thu,22-Jan-26 4:18:34 PM by Alejo Mallmy
C:\Bluebeam\Documents - Community Water Conversion\2024\26 Pano Proj\Eng\CAD\2 Streamliner Pipeline Plan And Profile - 7.0.dwg



PROFILE

20' 0' 20'

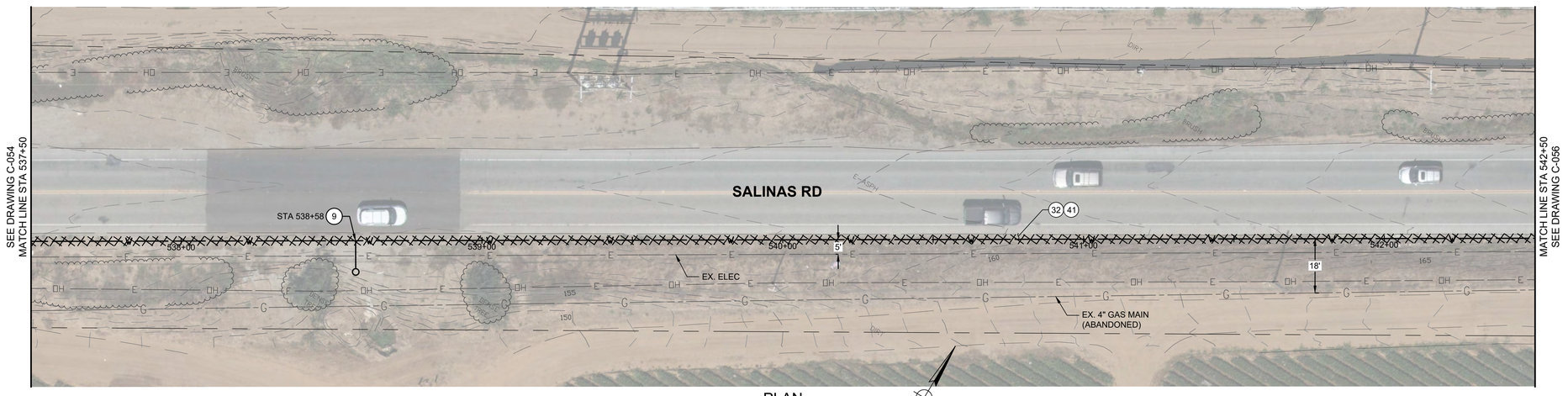
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

(41) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 537+50 TO STA 542+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-055

SHEET NUMBER
60 OF 158

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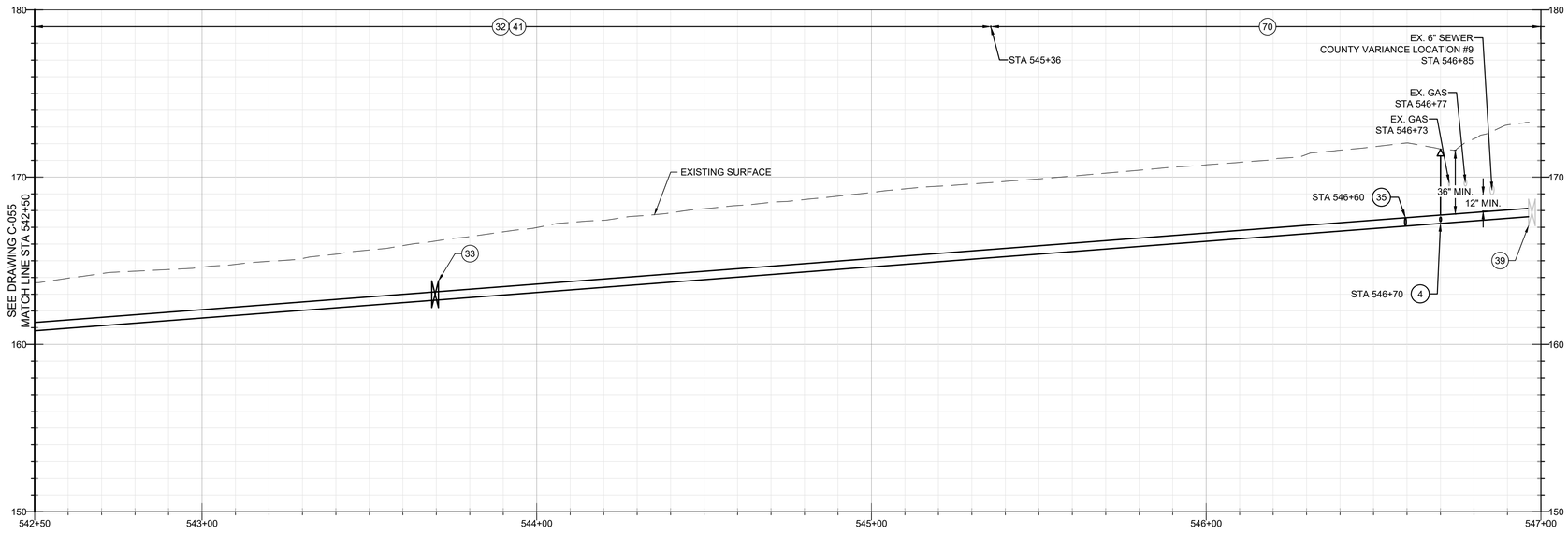
Thu, 22 Jan 26 16:33:54 PM By: Hope Mahony



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(17) INSTALL 6" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.

(18) INSTALL 6" BLIND FLANGE WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

(33) INSTALL 6" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

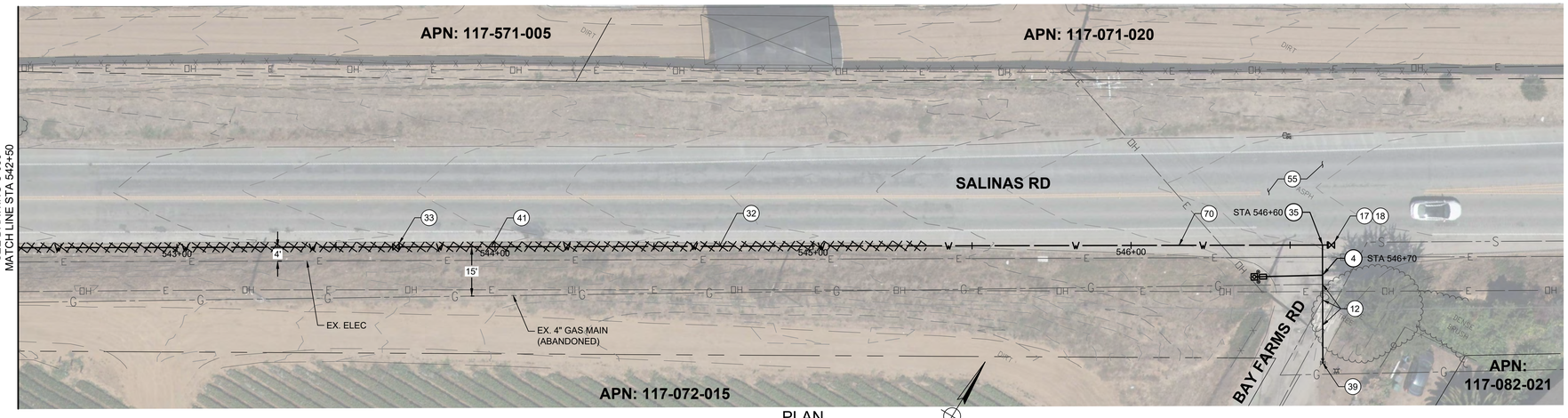
(35) INSTALL 6" D.I. TEE (FLG x MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(39) CONNECTION TO SUNNY MESA SYSTEM UNKNOWN. CONTRACTOR SHALL POTHOLE TO FIND EXISTING MAIN AND ADJUST CONNECTION POINT TO CONNECT WITH SUNNY MESA SYSTEM.

(41) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(70) INSTALL 6" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD TRANSMISSION PIPELINE PLAN AND PROFILE - STA 542+50 TO STA 547+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-056

SHEET NUMBER
61 OF 158

Thu, 22 Jan 26 - 09:49:01 PM By: Hope Mallroy
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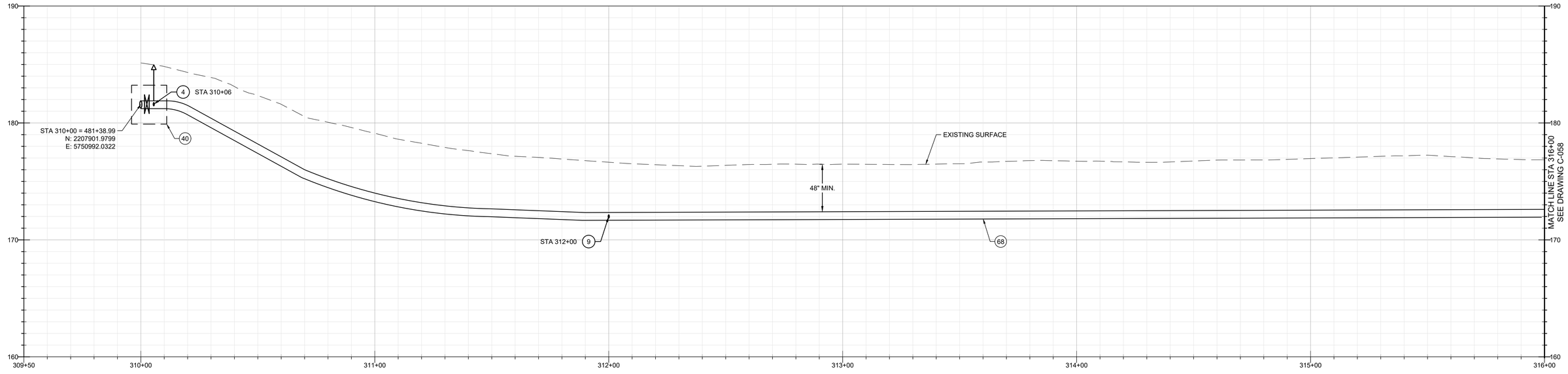


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

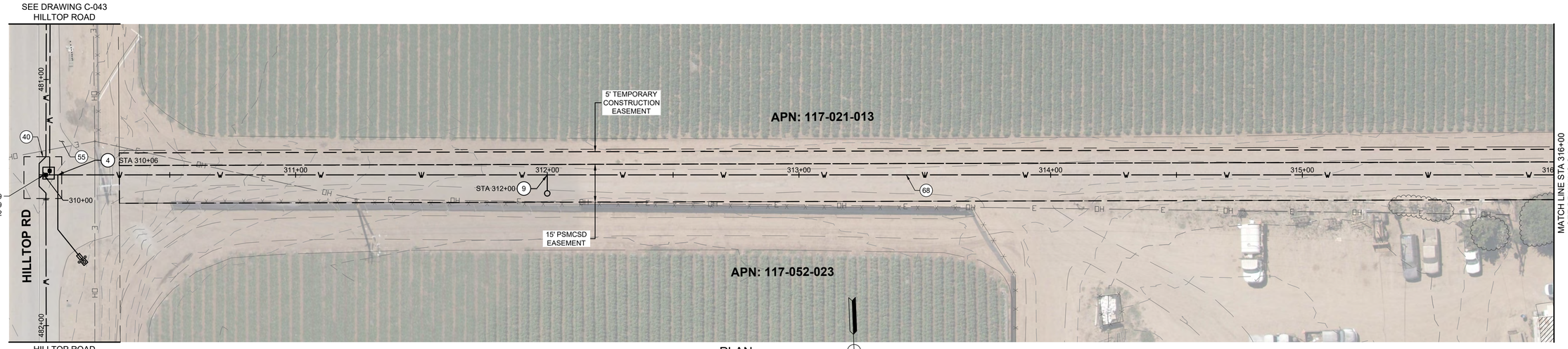
(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(40) INSTALL BYPASS VAULT PER DETAIL 2, DRAWING C-108.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(68) INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 310+00 TO STA 316+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-057

SHEET NUMBER
62 OF 158

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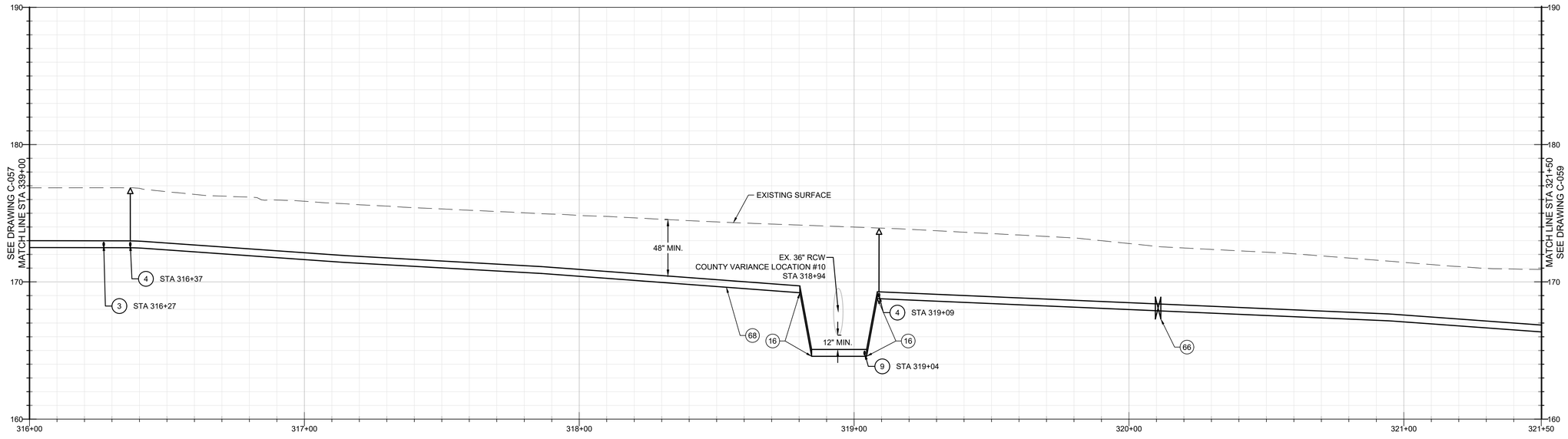
Wed, 28 Jan 26 - 03:48:47 PM By: Hope Mallory



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

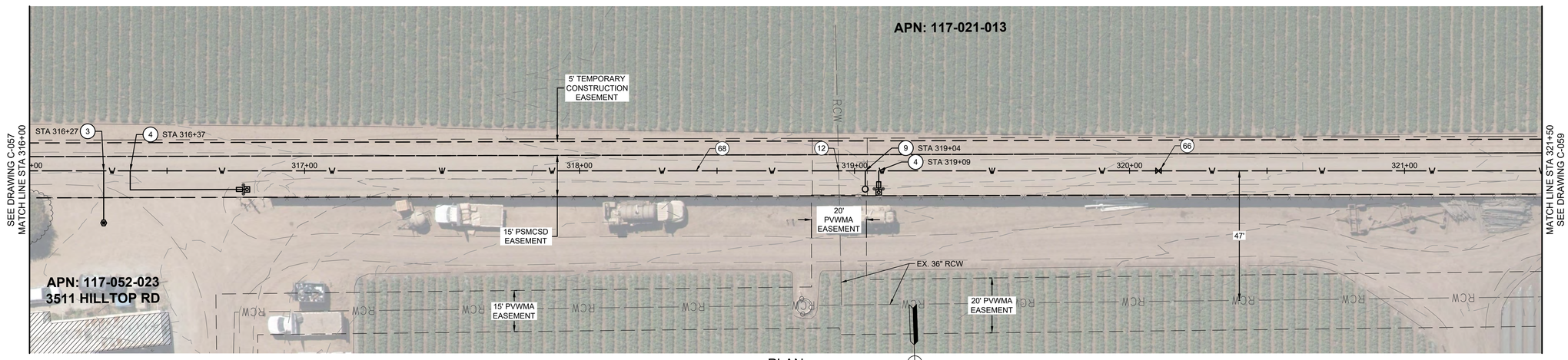
(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(16) INSTALL 6" 45-DEGREE D.I. VERTICAL FITTING (MJ) WITH JOINT RESTRAINTS FOR CROSSING UNDER EXISTING UTILITY. PROVIDE THRUST BLOCKS PER STANDARD PLAN 3-08.01.

(66) INSTALL 8" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 316+00 TO STA 321+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-058

SHEET NUMBER
63 OF 158

Thu 26 Jun 25 03:58:58 PM by Hope Mallory
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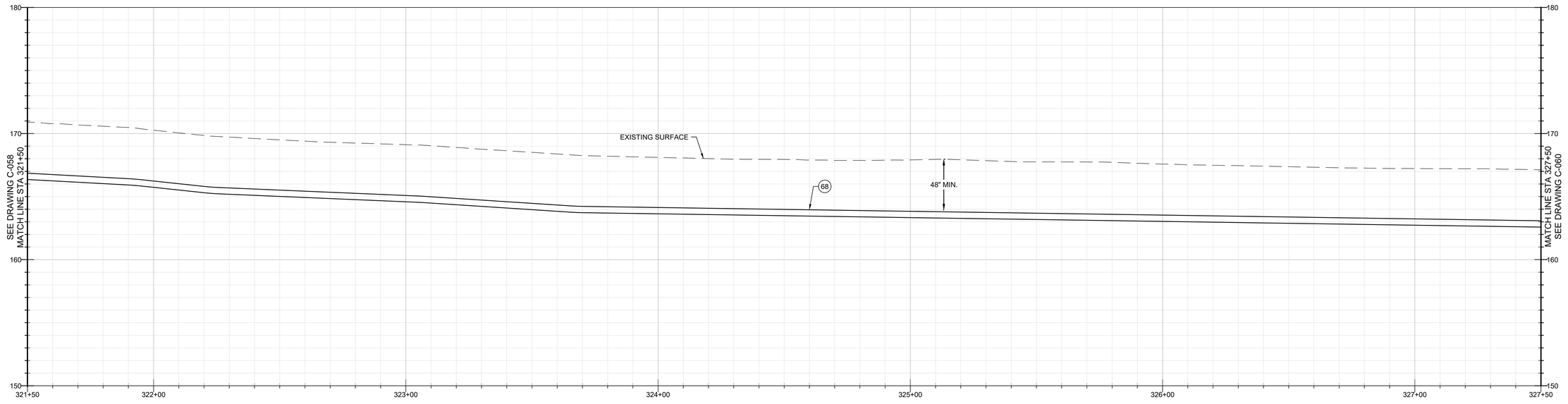
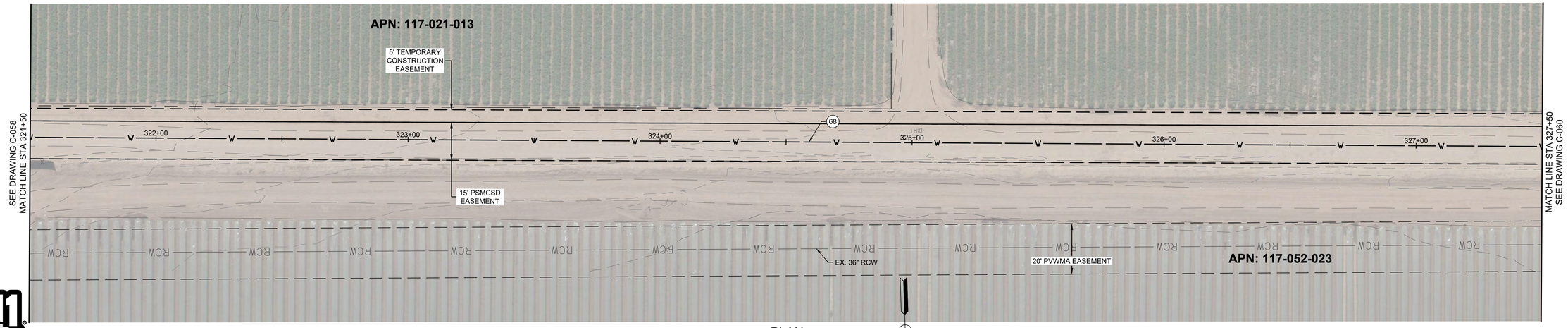


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

68 INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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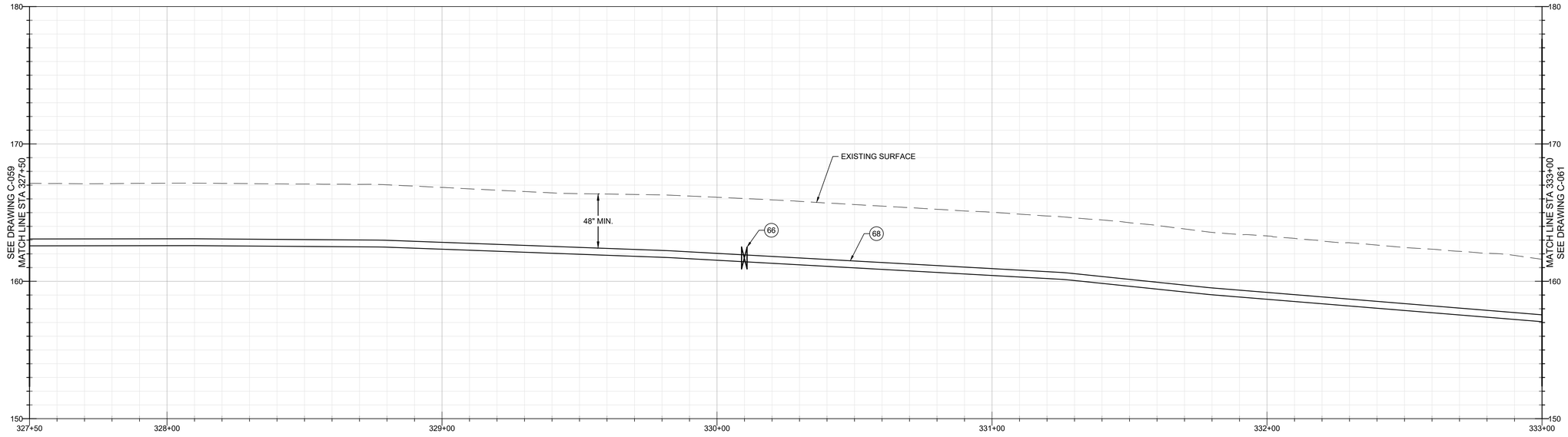
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 321+50 TO STA 327+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-059

SHEET NUMBER
64 OF 158



PROFILE

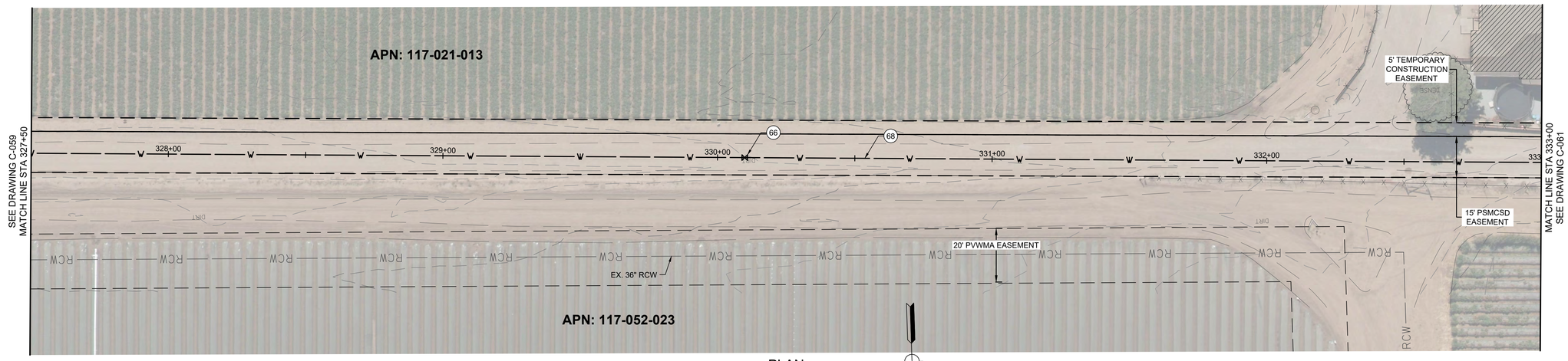
20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(66) INSTALL 8" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(68) INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 327+50 TO STA 333+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-060

SHEET NUMBER
65 OF 158

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The 11Mar26 03:24:24 PM by Jaclyn Kreidt
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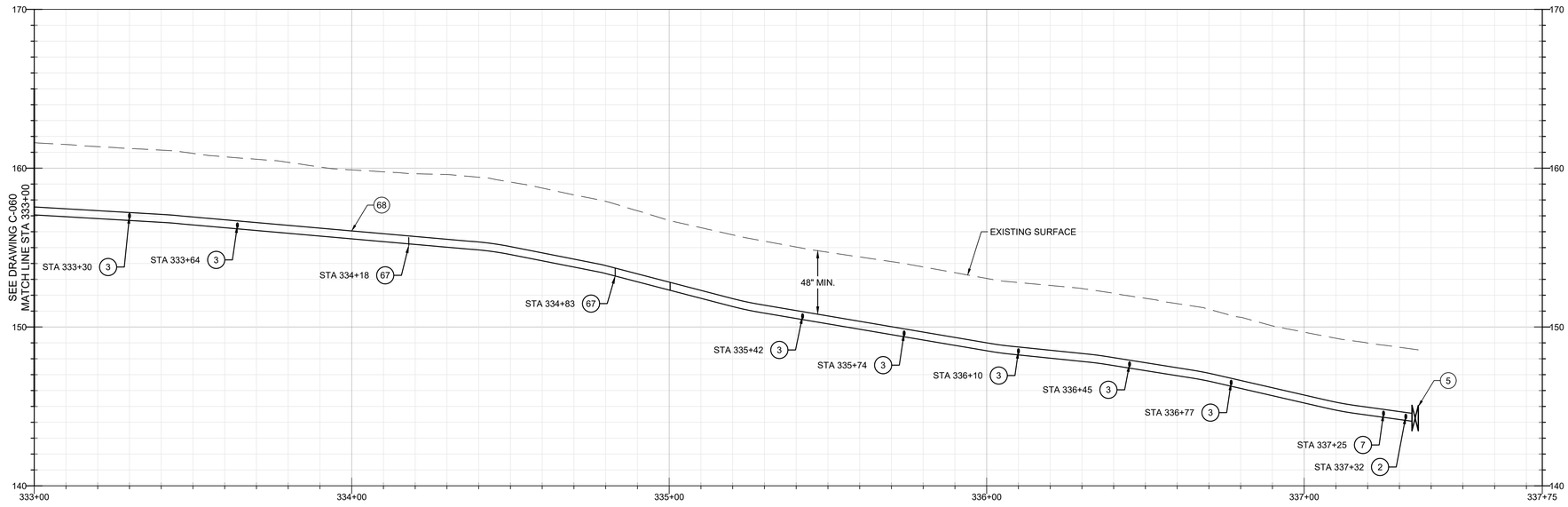


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(3) INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

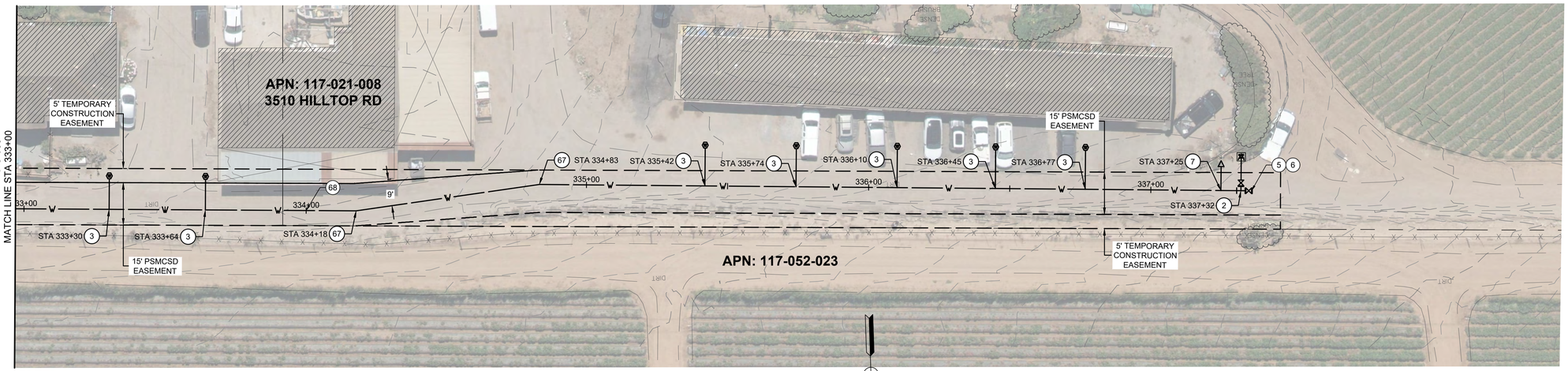
(5) INSTALL 8" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.

(6) INSTALL 8" BLIND FLANGE WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(7) INSTALL SAMPLING STATION PER STANDARD PLAN NO. 3-21. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(67) INSTALL 8" 11.25-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(68) INSTALL 8" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

HILLTOP ROAD DISTRIBUTION PIPELINE PLAN AND PROFILE - STA 333+00 TO STA 337+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-061

SHEET NUMBER
66 OF 158

Thu 12Jun 26 - 10:24:14 PM By: Kelly Dodge
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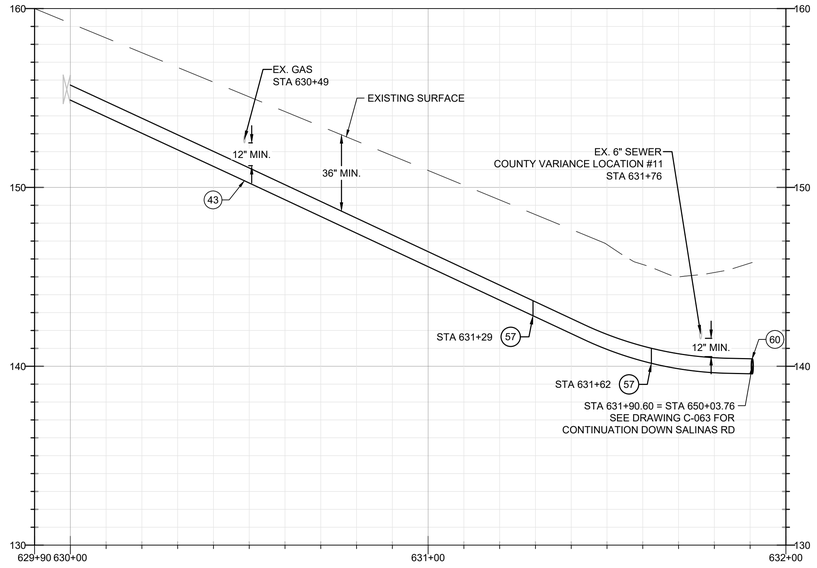


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

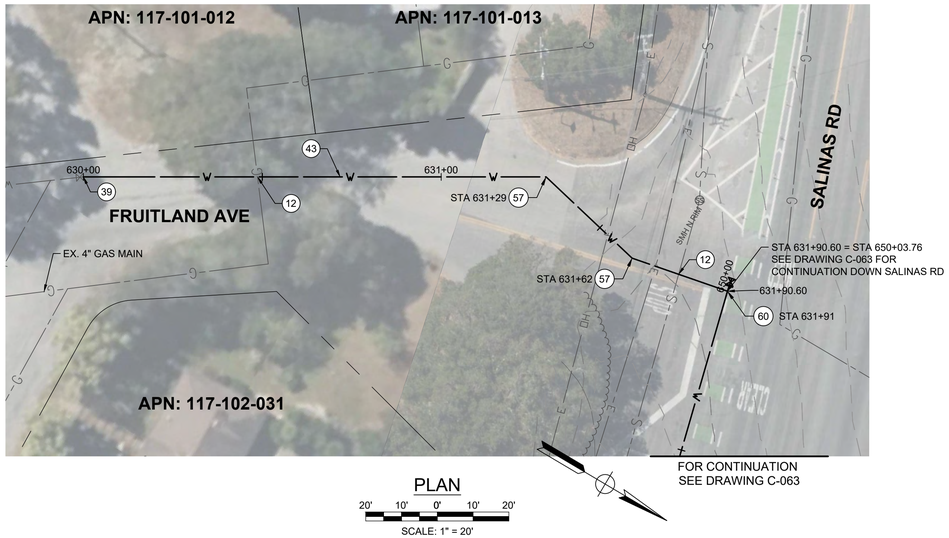
(12) PROTECT UTILITY IN PLACE

(39) CONNECTION TO SUNNY MESA SYSTEM UNKNOWN. CONTRACTOR SHALL POTHOLE TO FIND EXISTING MAIN AND ADJUST CONNECTION POINT TO CONNECT WITH SUNNY MESA SYSTEM.

(43) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

(57) INSTALL 10" 22.5-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(60) INSTALL 10" D.I. TEE (FLG) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

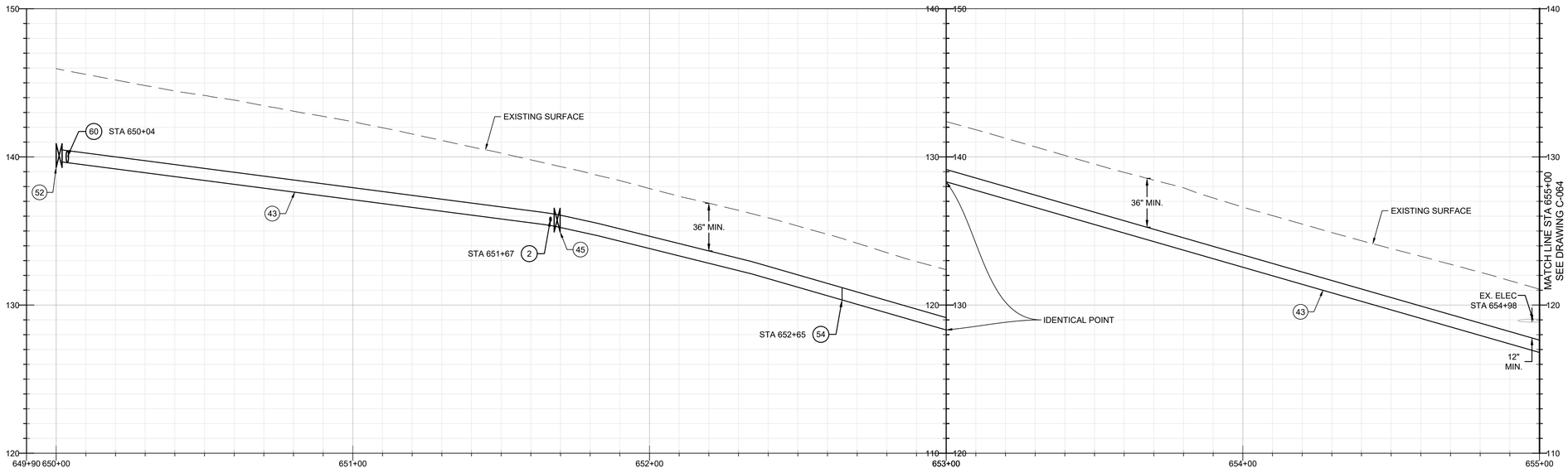
FRUITLAND ROAD PIPELINE PLAN AND PROFILE - STA 630+00 TO STA 631+91

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-062

SHEET NUMBER
67 OF 158

© Blue Projects/CWTRC - Community Water Center/CWTRC.200476.05 P2E3 Eng_CAD/3 Drawings/Plan Profile Plot And Profile - 18.dwg
Wed, 04 Feb 26 12:23:53 PM by Joseph Kreidt

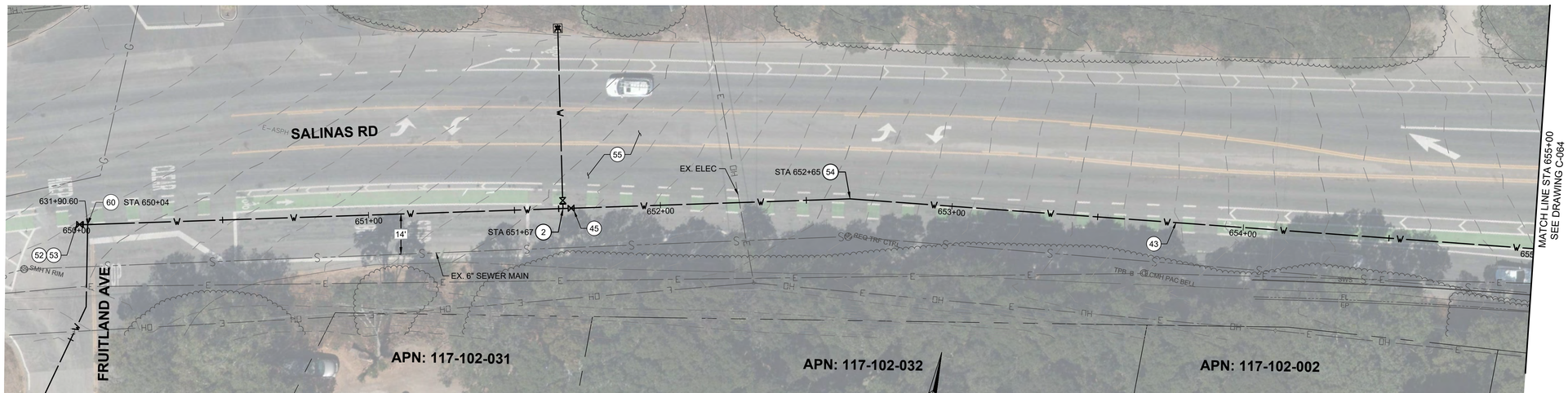


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

- (2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.
- (12) PROTECT UTILITY IN PLACE
- (43) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.
- (45) INSTALL 10" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.
- (52) INSTALL 10" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.
- (53) INSTALL 10" BLIND FLANGE WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.
- (54) INSTALL 10" 11.25-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.
- (55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.
- (60) INSTALL 10" D.I. TEE (FLG) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.



FOR CONTINUATION
SEE DRAWING C-062

PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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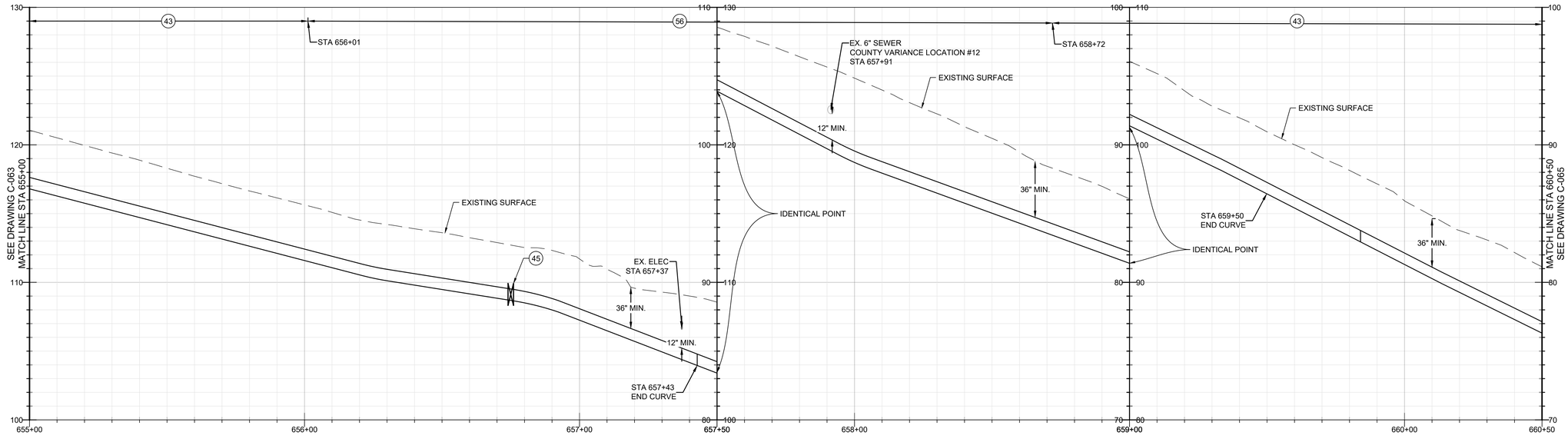
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SALINAS ROAD WATER PIPELINE PLAN AND PROFILE - STA 650+00 TO STA 655+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-063

SHEET NUMBER
68 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(12) PROTECT UTILITY IN PLACE

(43) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

(45) INSTALL 10" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

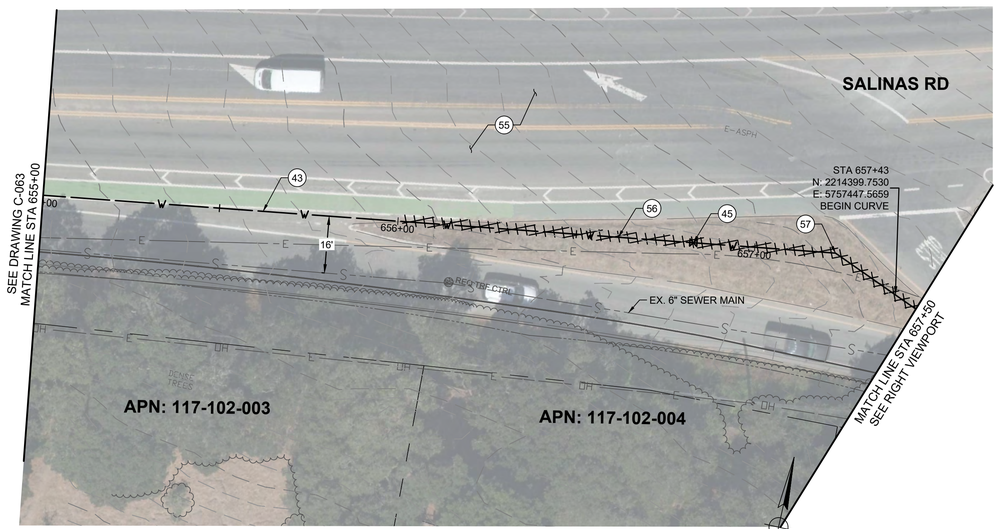
(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.

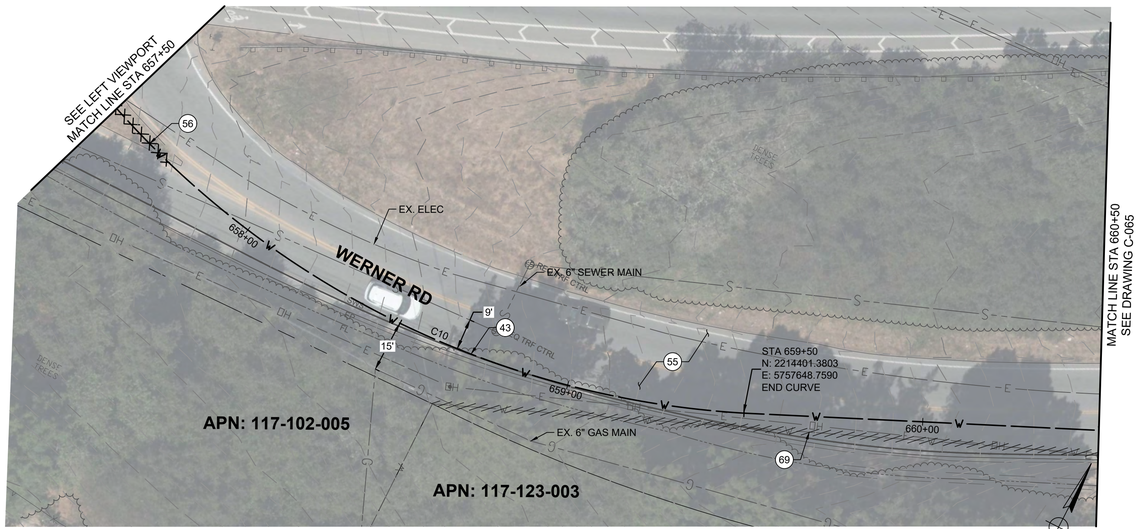
(57) INSTALL 10" 22.5-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(69) ABANDON EXISTING 2" WATER MAIN PER SPECIFICATIONS.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C10	254.48'	204.50'	046.04	(2214398.86, 5757449.73)	(2214401.38, 5757648.76)





PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

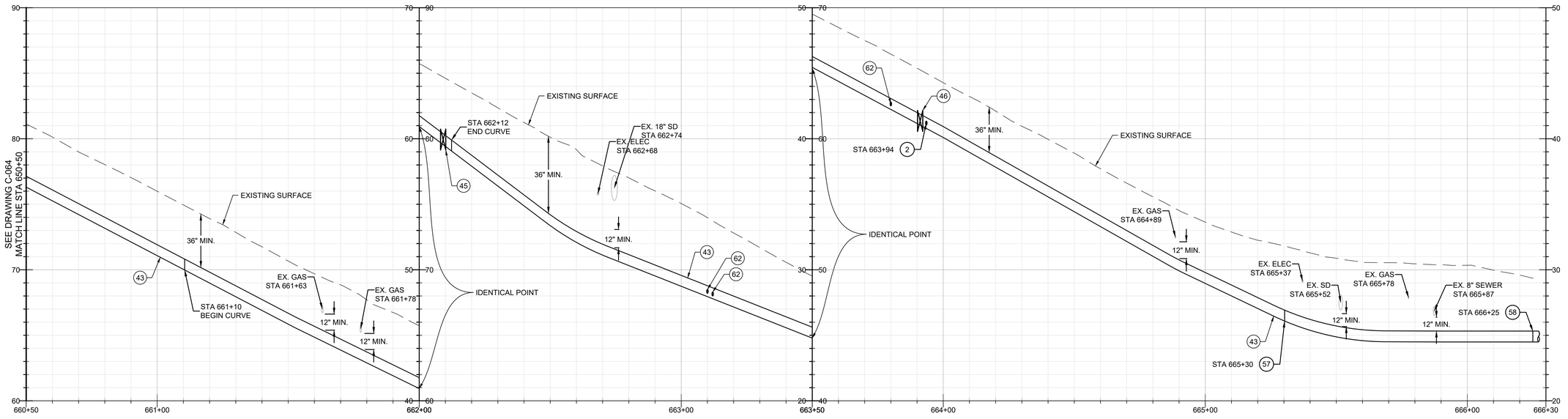
WERNER ROAD WATER PIPELINE PLAN AND PROFILE - STA 655+00 TO STA 660+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-064

SHEET NUMBER
69 OF 158

Wed Jul 29, 25 12:23:03 PM By: Jordyn Kreidt C:\BluePrintJobs\CWTRC - Community Water Center\CWTRC.200476.05 Pajaro\Eng_CAD\2 Drawings\Pipeline Plan And Profile - 18.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(12) PROTECT UTILITY IN PLACE

(43) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE D, DRAWING C-107.

(45) INSTALL 10" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(46) INSTALL 10" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(57) INSTALL 10" 22.5-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(58) INSTALL 10" 90-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

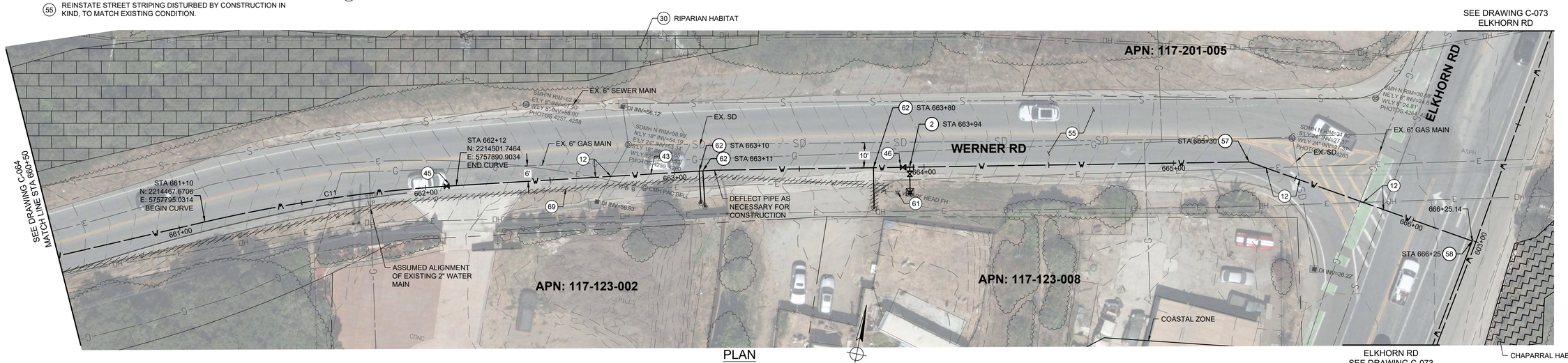
(61) REMOVE WHARF HEAD FIRE HYDRANT AND BURY. CAP AND ABANDON EXISTING LATERAL.

(62) REMOVE LATERAL CONNECTION FROM EXISTING MAIN TO METER. REPLACE AND REROUTE LATERAL CONNECTION WITH 1" WATER LATERAL BETWEEN FROM NEW MAIN TO EXISTING METER, AS SHOWN AND PER STANDARD PLAN NO. 3-02.03.

(69) ABANDON EXISTING 2" WATER MAIN PER SPECIFICATIONS.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C11	606.31'	101.87'	009.63	(2214467.67, 5757795.03)	(2214501.75, 5757890.90)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

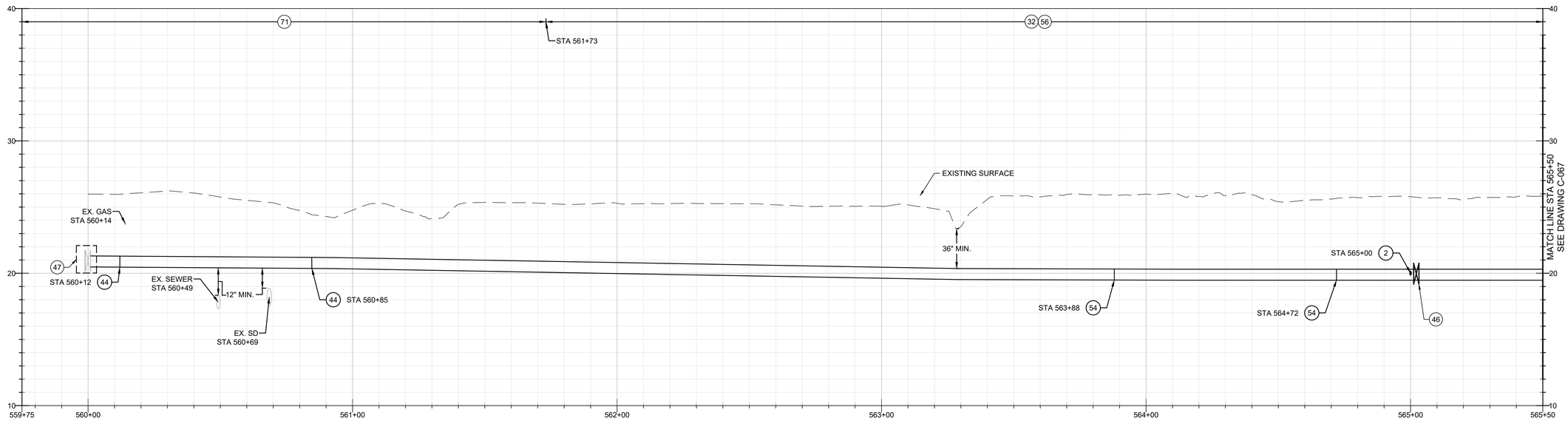
WERNER ROAD WATER PIPELINE PLAN AND PROFILE - STA 660+50 TO STA 666+25

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-065

SHEET NUMBER
70 OF 158

Tue 13 May 25 12:18:53 PM by Kiley Dargis C:\Box\Projects\CWTRC - Community Water Center\CWTRC.200476.05 PSMS Proj\Eng_CAD\2 Sheets\Main Pipeline Plan And Profile - 10.dwg



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(12) PROTECT UTILITY IN PLACE

(32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

(44) INSTALL 10" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

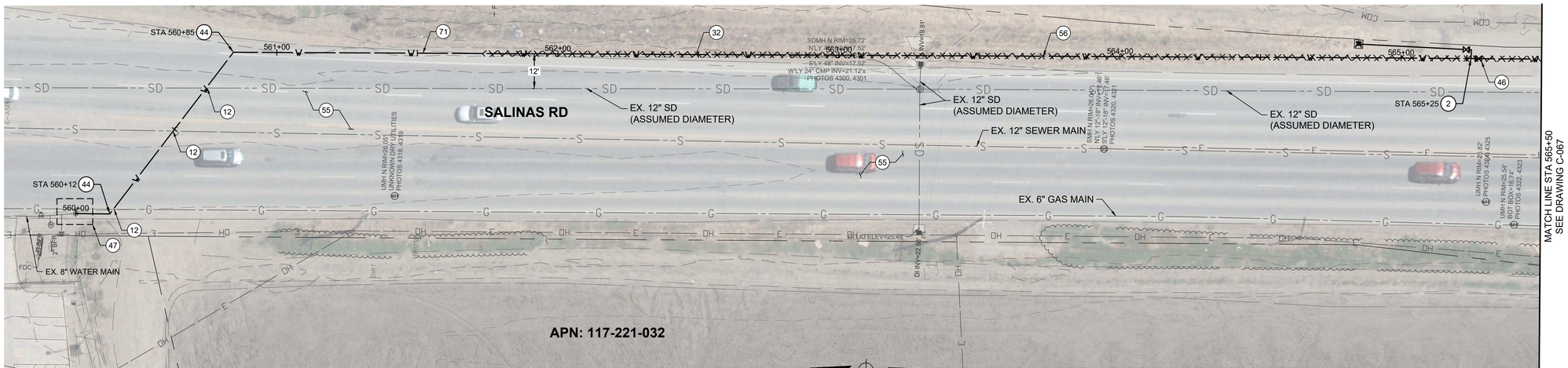
(46) INSTALL 10" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(47) CONNECT TO PAJARO WATER SYSTEM. CONNECTION DETAIL PER DETAIL 6, DRAWING C-077.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.

(71) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE E, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SALINAS ROAD WATER PIPELINE PLAN AND PROFILE - STA 560+00 TO STA 565+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-066

SHEET NUMBER
71 OF 158

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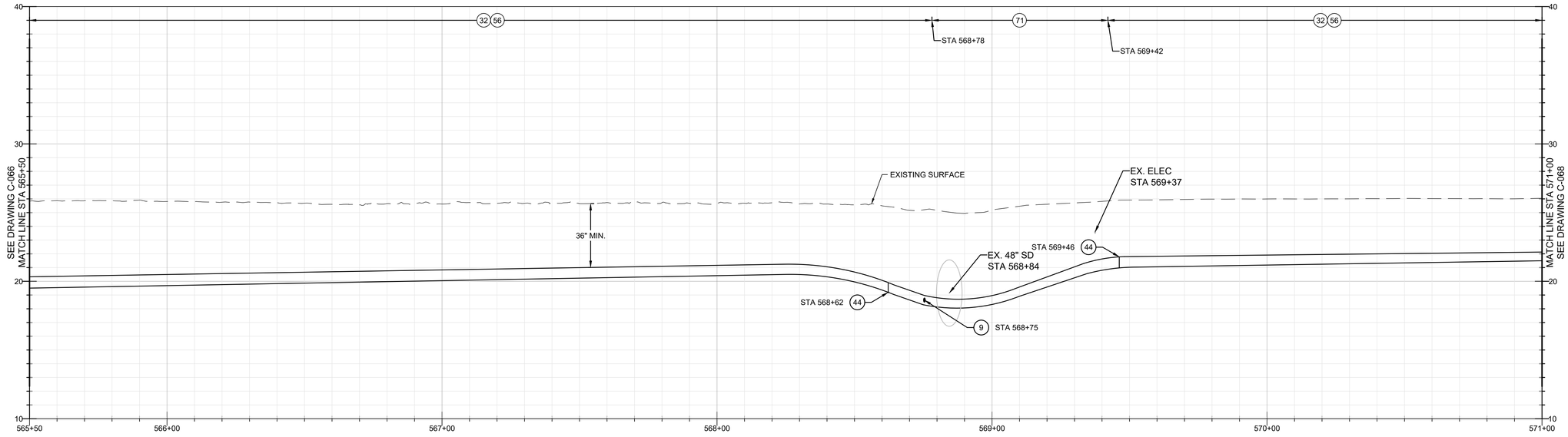


PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(32) APPLY HYDROSSEEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

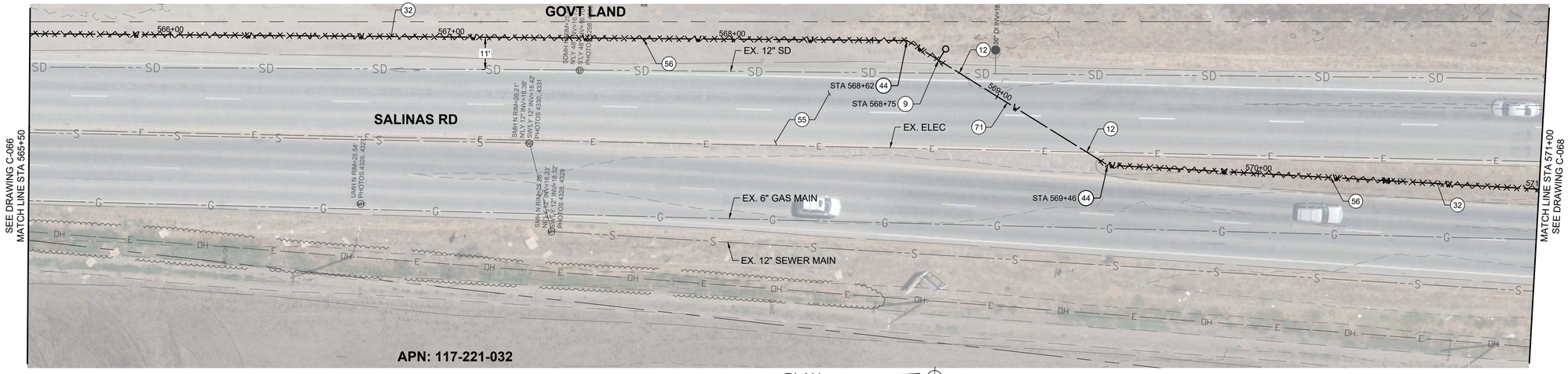
(44) INSTALL 10" 45-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(45) INSTALL 10" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.

(71) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE E, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SALINAS ROAD WATER PIPELINE PLAN AND PROFILE - STA 565+50 TO STA 571+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-067

SHEET NUMBER
72 OF 158

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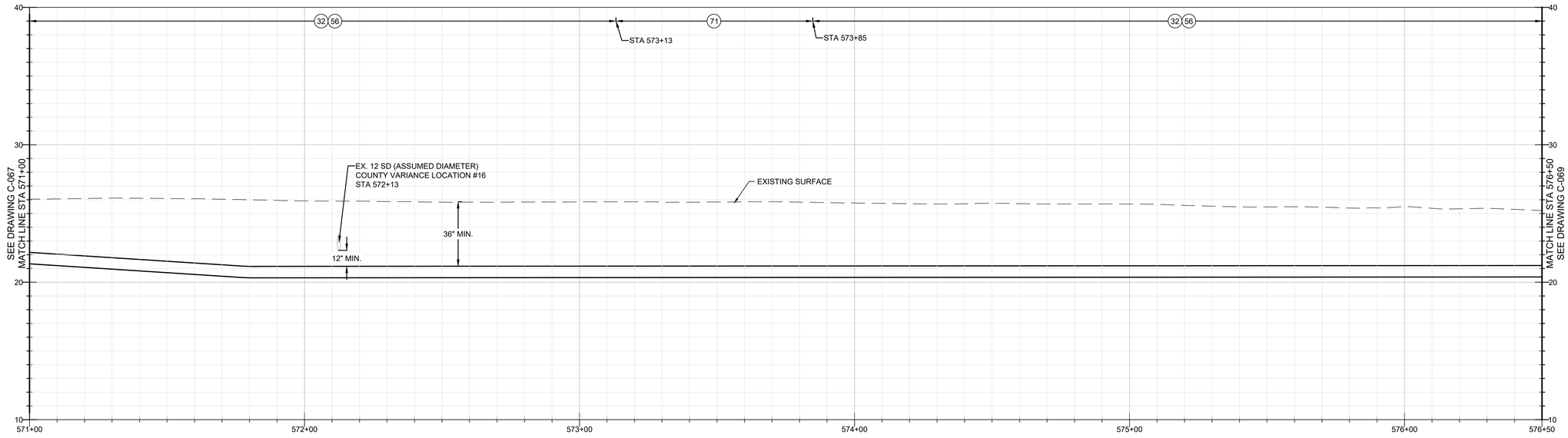


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

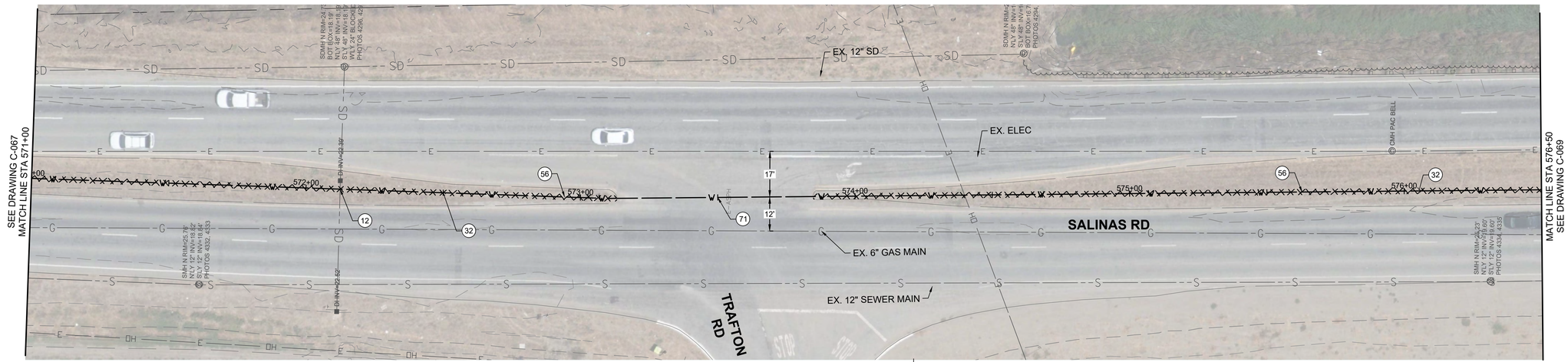
CONSTRUCTION KEY NOTES

(12) PROTECT UTILITY IN PLACE

(32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.

(71) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE E, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
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1/26/26
DATE

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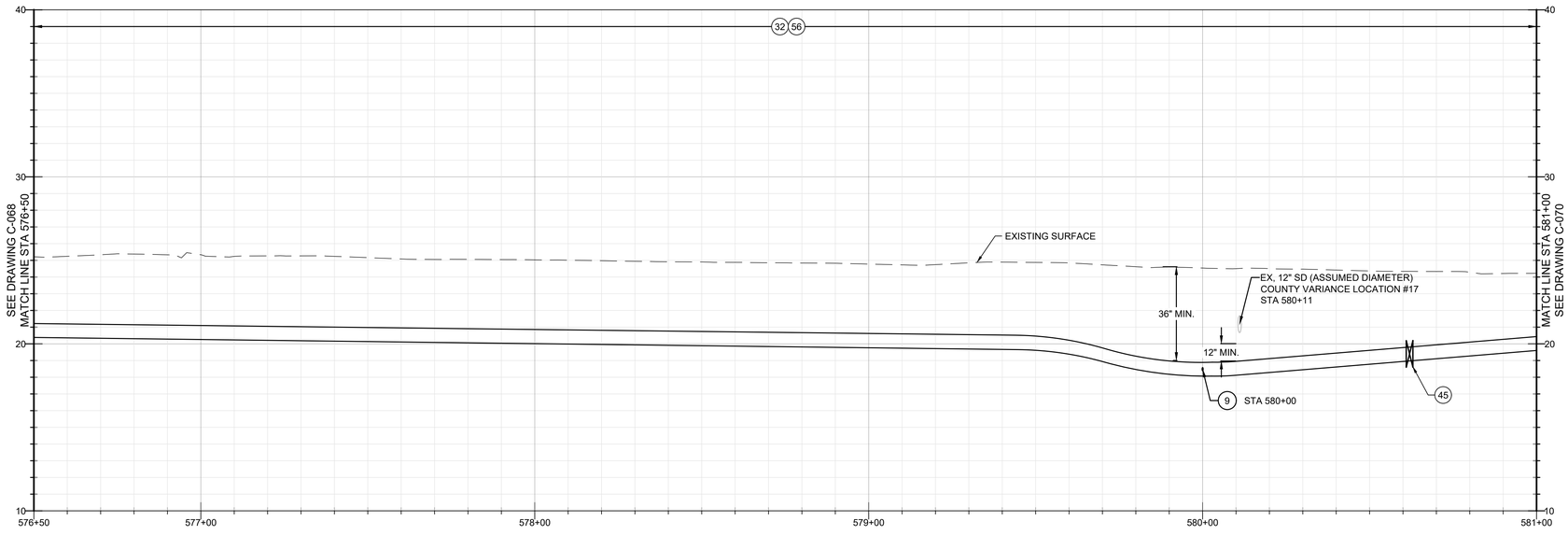
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SALINAS ROAD WATER PIPELINE PLAN AND PROFILE - STA 571+00 TO STA 576+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-068

SHEET NUMBER
73 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

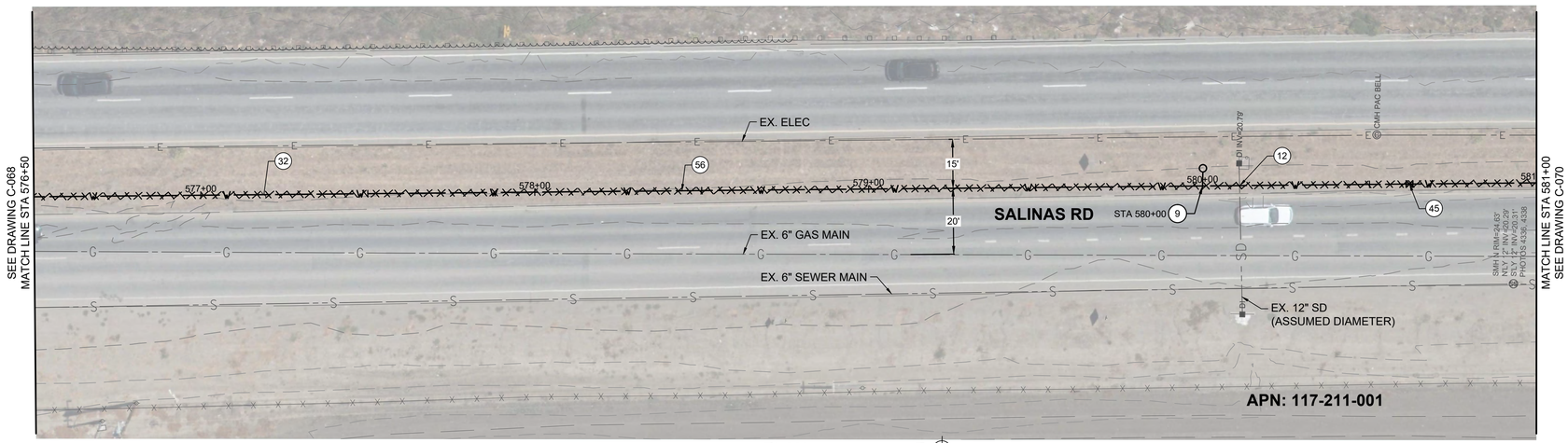
(9) INSTALL BLOW-OFF ASSEMBLY PER STANDARD PLAN NO. 3-06.
INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

(32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

(45) INSTALL 10" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

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SCALE: 1" = 20'

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CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SALINAS ROAD WATER PIPELINE PLAN AND PROFILE - STA 576+50 TO STA 581+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-069

SHEET NUMBER
74 OF **158**

Tue 10 Mar 26 01:34:43 PM by Mike Diego
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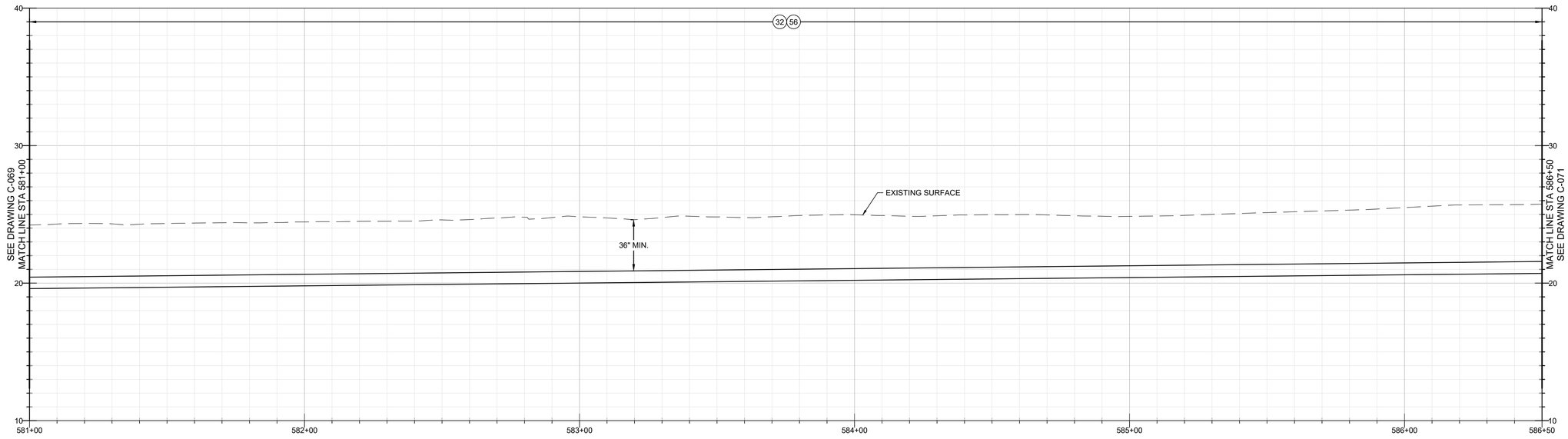


PROFILE

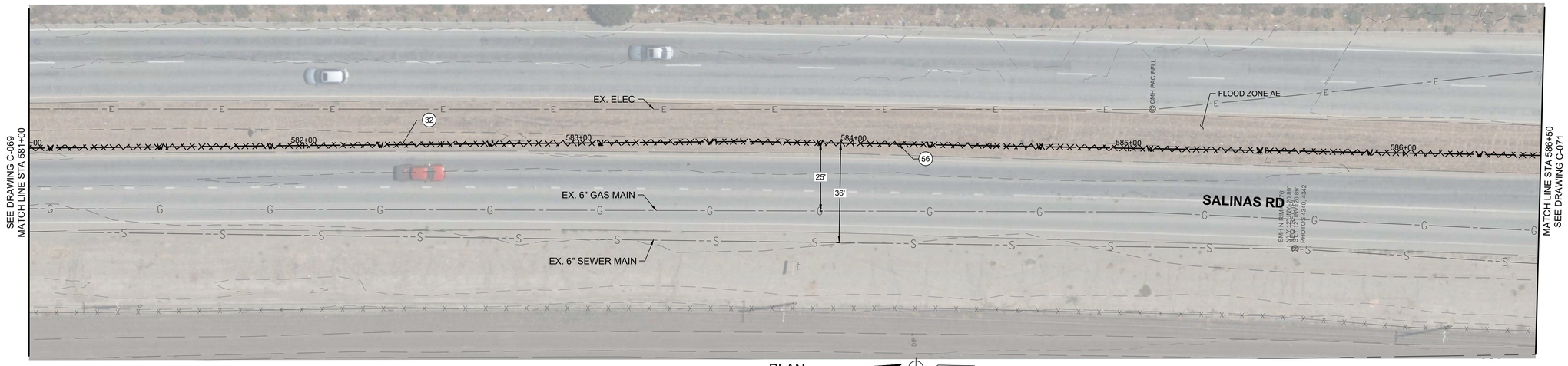
20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(32) APPLY HYDROSSEDING TO DISTURBED AREAS THAT ARE UNDEVELOPED FOLLOWING BACKFILLING.

(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SALINAS ROAD WATER PIPELINE PLAN AND PROFILE - STA 581+00 TO STA 586+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-070

SHEET NUMBER
75 OF 158

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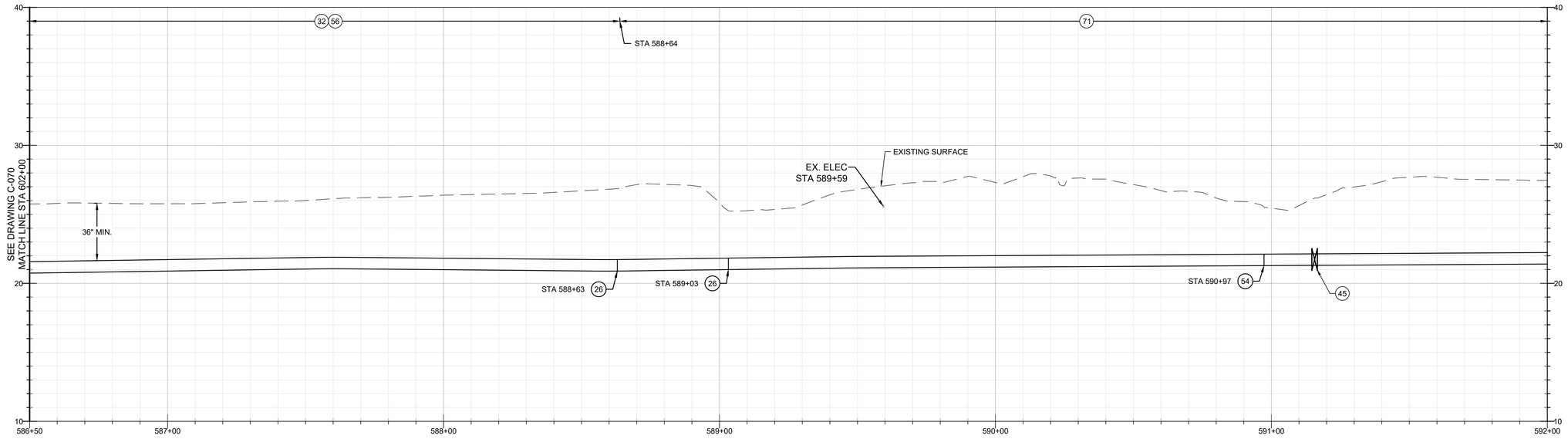
Tue 15 Jul 26 21:14:42 Riley Diep



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(12) PROTECT UTILITY IN PLACE

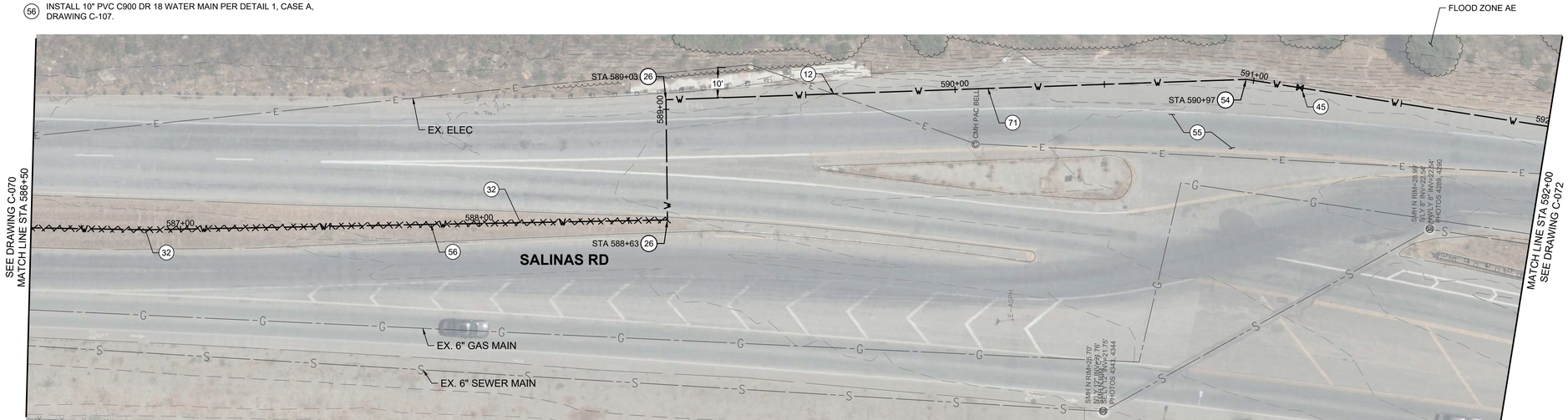
(26) INSTALL 10" 90-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(45) INSTALL 10" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(54) INSTALL 10" 11.25-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(56) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE A, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

Know what's below. Call before you dig.

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SALINAS ROAD WATER PIPELINE PLAN AND PROFILE - STA 586+50 TO STA 592+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-071

SHEET NUMBER
76 OF 158

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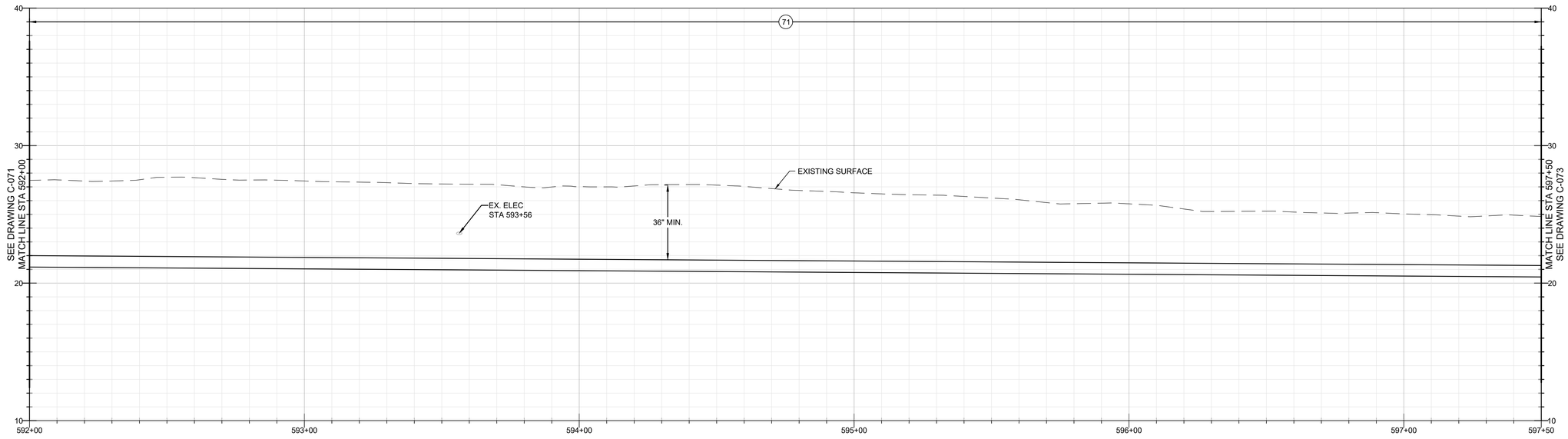
Tue 10 Mar 26 - 07:34:45 PM by Joby Diego

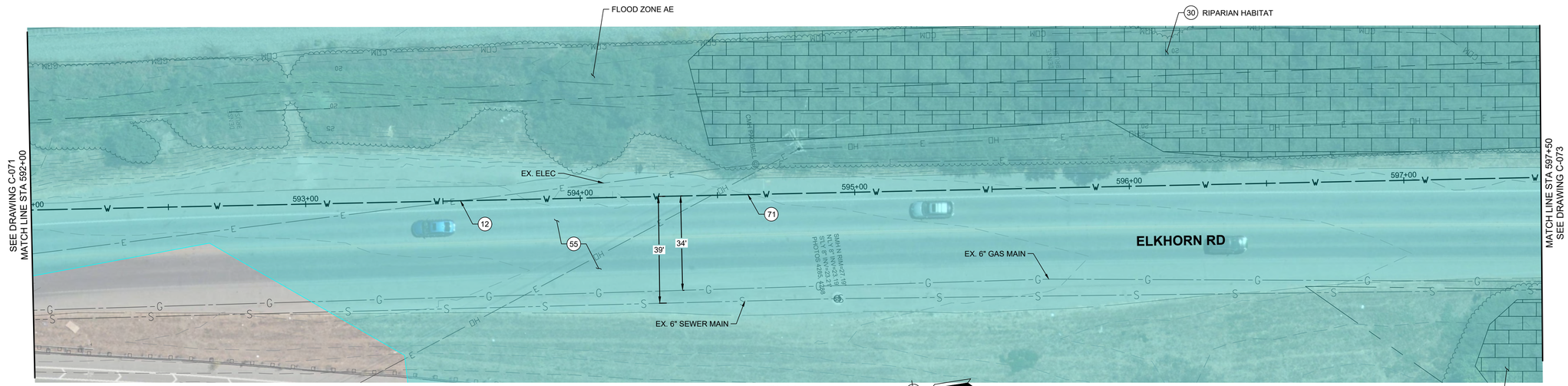


PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

- (12) PROTECT UTILITY IN PLACE
- (30) ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.
- (55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.
- (71) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE E, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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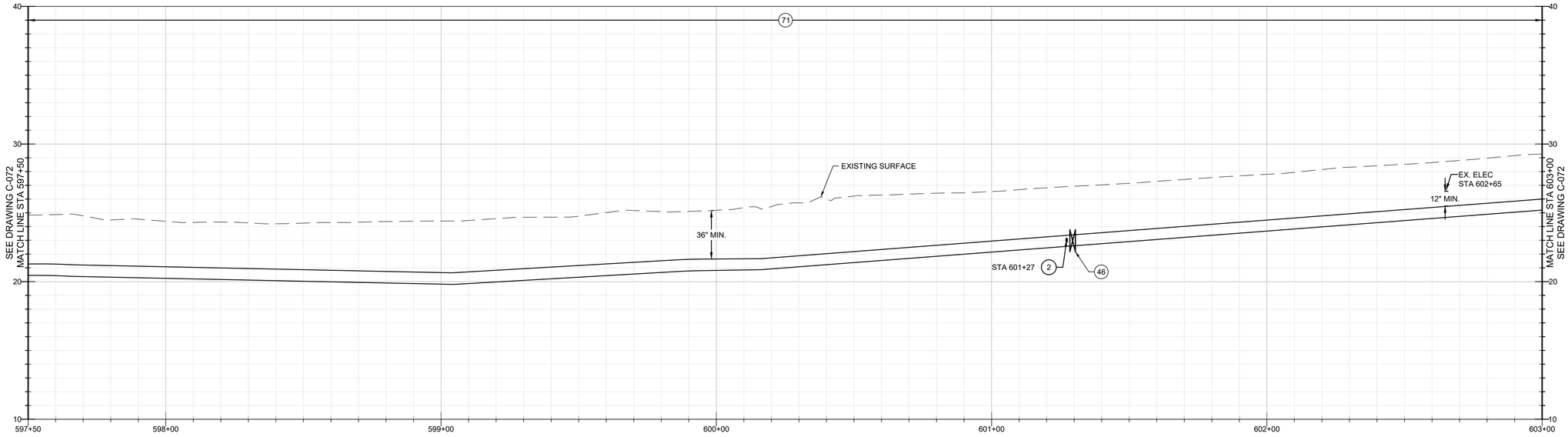
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

ELKHORN ROAD WATER PIPELINE PLAN AND PROFILE - STA 592+00 TO STA 597+50

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-072

SHEET NUMBER
77 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

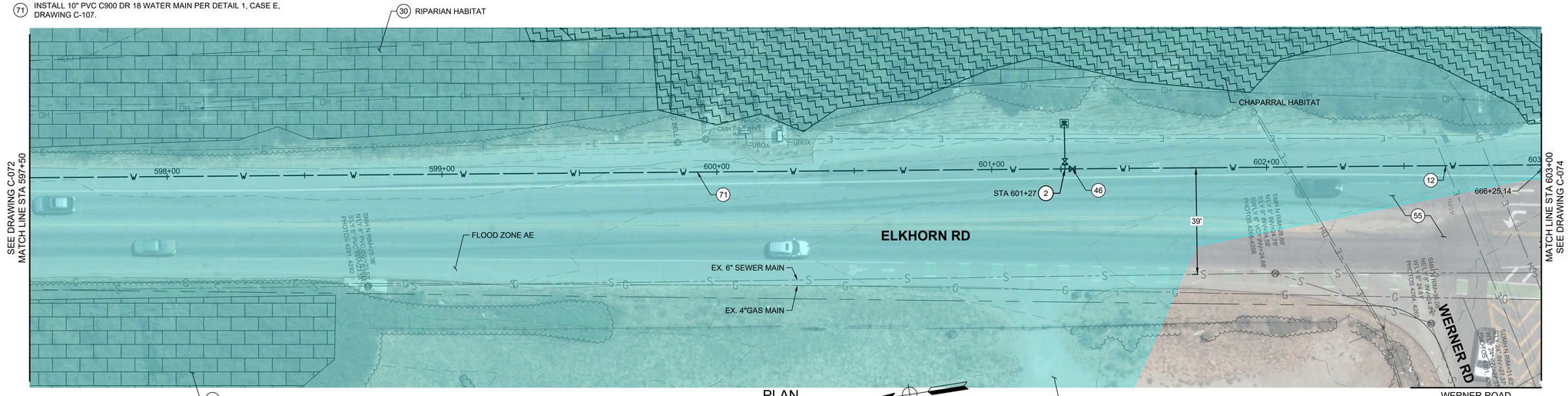
(2) INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

(46) INSTALL 10" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

(48) INSTALL 10" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 10" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, DRAWING C-107.

(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(71) INSTALL 10" PVC C900 DR 18 WATER MAIN PER DETAIL 1, CASE E, DRAWING C-107.



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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Wed 11:Mar.26 08:41:32 AM by Alex Dargo

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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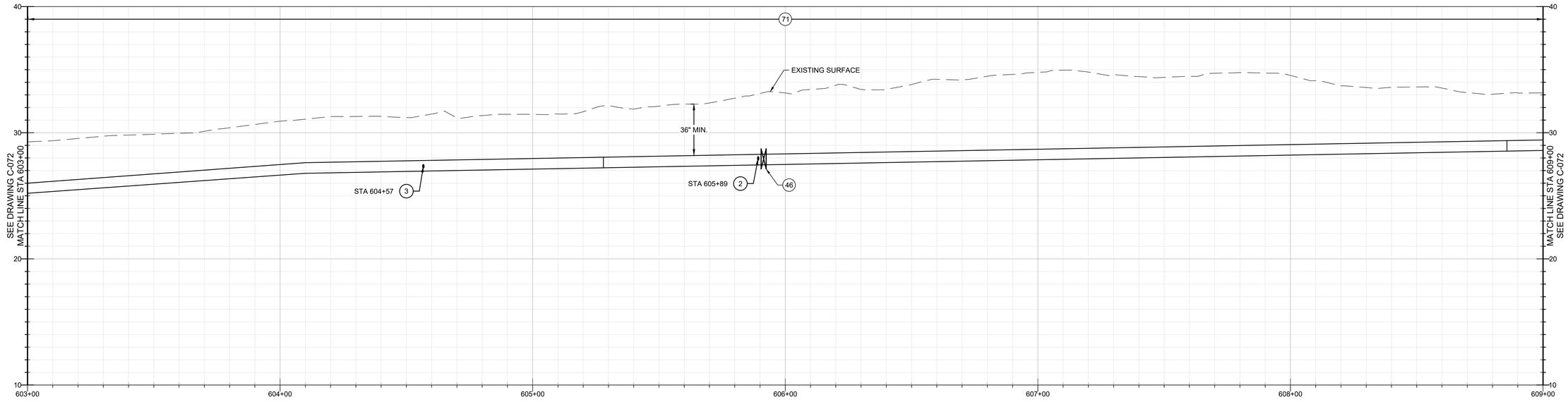
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

ELKHORN ROAD WATER PIPELINE PLAN AND PROFILE - STA 597+50 TO STA 603+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-073

SHEET NUMBER
78 OF 158



PROFILE

20' 0' 20'
HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

2 INSTALL FIRE HYDRANT, BURY, AND LATERAL PER STANDARD NO. 3-10.01. INSTALL HYDRANT PAD AND TRAFFIC BOLLARDS PER STANDARD PLAN NO. 3-10.03.

3 INSTALL 1" WATER SERVICE, 3/4" METER, AND METER BOX PER STANDARD PLAN NO. 3-02.03 AND DETAIL 1, CASE F, DRAWING C-107. REFER TO DRAWINGS C-078 THROUGH C-097 FOR PRIVATE LATERAL PLAN.

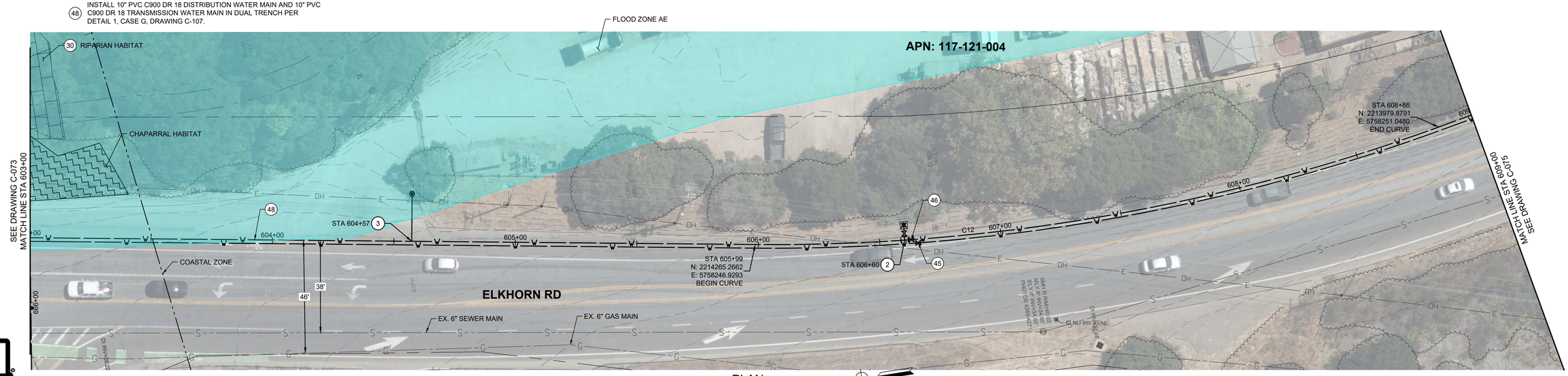
30 ESA-RIPARIAN HABITAT, COMPLY WITH ENVIRONMENTAL PROTECTION REQUIREMENTS.

46 INSTALL 10" LINE GATE VALVE (FLG X MJ) ON FIRE HYDRANT TEE PER STANDARD PLAN NO. 3-07.01.

48 INSTALL 10" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 10" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, DRAWING C-107.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C13	1000.00'	403.11'	023.10	(2213894.46, 5758267.81)	(2213524.95, 5758422.01)



PLAN

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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DRAWN:	KAD
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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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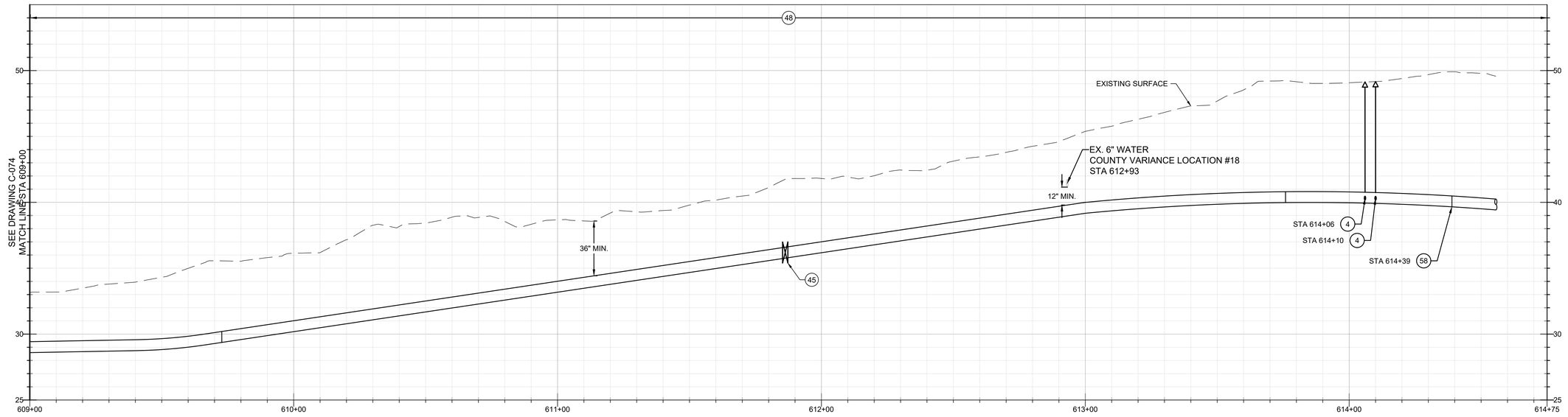
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

ELKHORN ROAD DUAL WATER PIPELINE PLAN AND PROFILE - STA 603+00 TO STA 609+00

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-074

SHEET NUMBER
79 OF 158



PROFILE

20' 0' 20'

HORIZ: 1" = 20'
VERT: 1" = 4'

CONSTRUCTION KEY NOTES

(4) INSTALL AIR/VACUUM RELEASE VALVE ASSEMBLY PER STANDARD PLAN NO. 3-11. INSTALL TRAFFIC BOLLARDS PER STANDARD PLAN NO. 4-03.

(12) PROTECT UTILITY IN PLACE

(45) INSTALL 10" LINE GATE VALVE (MJ) PER STANDARD PLAN NO. 3-07.01.

(48) INSTALL 10" PVC C900 DR 18 DISTRIBUTION WATER MAIN AND 10" PVC C900 DR 18 TRANSMISSION WATER MAIN IN DUAL TRENCH PER DETAIL 1, CASE G, DRAWING C-107.

(52) INSTALL 10" LINE GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.

(53) INSTALL 10" BLIND FLANGE.

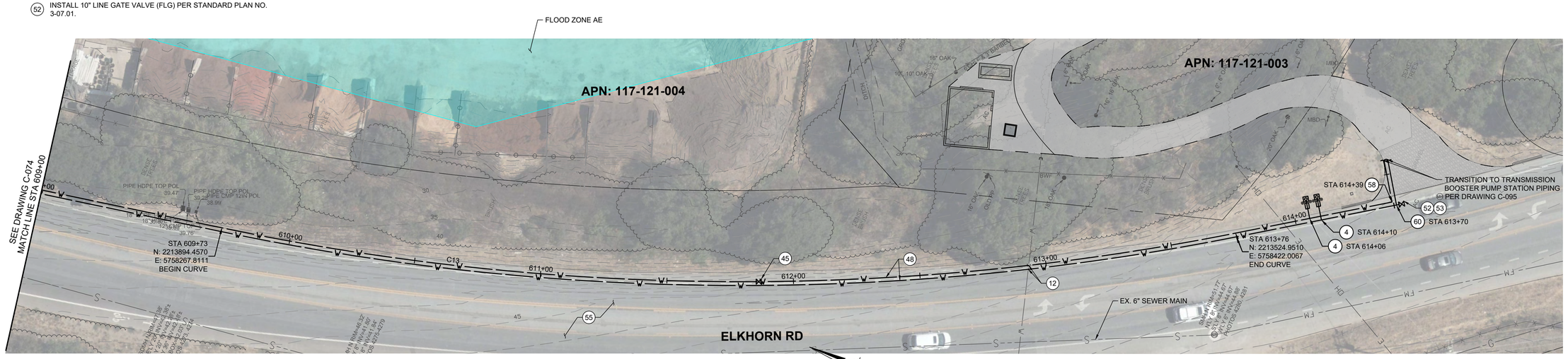
(55) REINSTATE STREET STRIPING DISTURBED BY CONSTRUCTION IN KIND, TO MATCH EXISTING CONDITION.

(58) INSTALL 10" 90-DEGREE D.I. FITTING (MJ) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

(60) INSTALL 10" D.I. TEE (FLG) WITH THRUST BLOCK PER STANDARD PLAN NO. 3-08.01.

CURVE TABLE

Curve #	RADIUS	LENGTH	DELTA	START POINT (N,E)	END POINT (N,E)
C13	1000.00'	403.11'	023.10	(2213894.46, 5758267.81)	(2213524.95, 5758422.01)



PLAN

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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NICHOLAS E. PANOFSKY
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1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
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C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

ELKHORN ROAD WATER PIPELINE PLAN AND PROFILE - STA 609+00 TO STA 614+75

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-075

SHEET NUMBER
80 OF 158

Wed 11 Dec 24 08:11:02 AM by Kelly Diego
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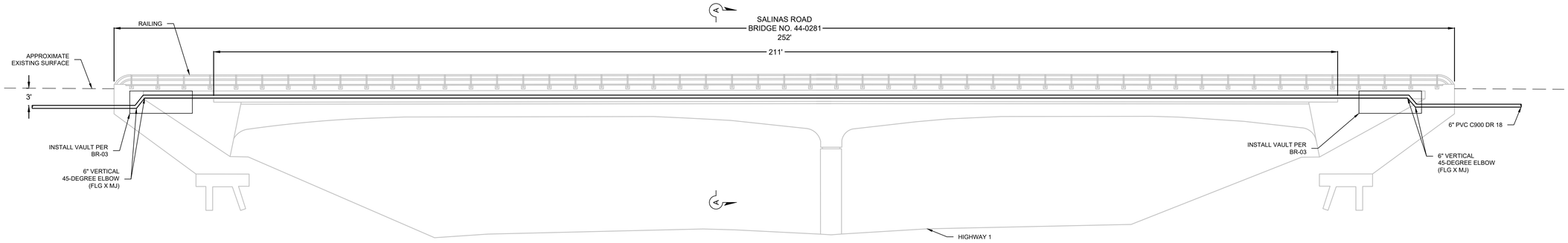
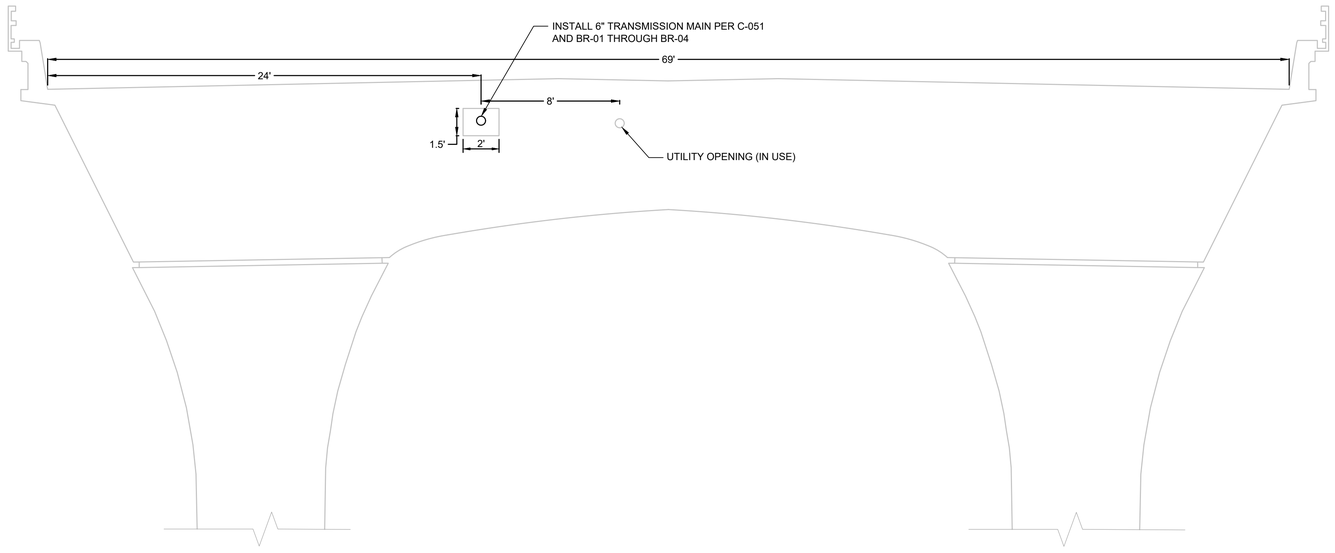


ELEVATION PLAN

SCALE: 1" = 4'



A-A SECTION

SCALE: 1" = 4'

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1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

CALTRANS CROSSING DETAILS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-076

SHEET NUMBER
81 OF **158**

Wed, 28 Jan 26 13:21:28 Plot by: Hope Mallory
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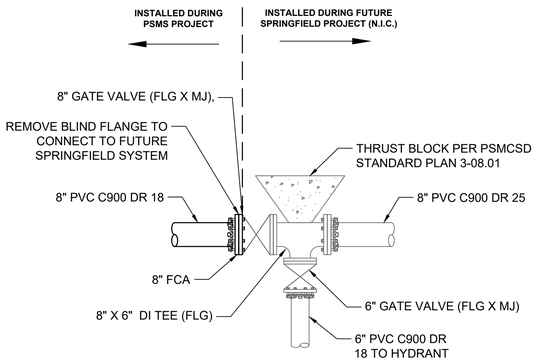
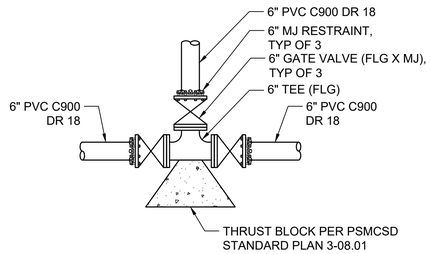


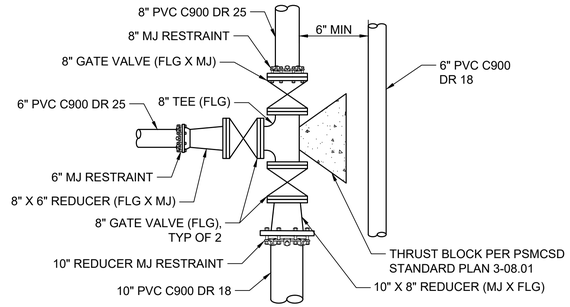
CONNECTION DETAIL STA 86+93.46 — 1 / C-006

SCALE: 1" = 2'



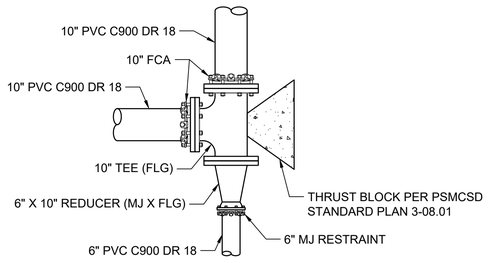
CONNECTION DETAIL STA 157+90 = STA 210+00 — 2 / C-008,C-016

SCALE: 1" = 2'



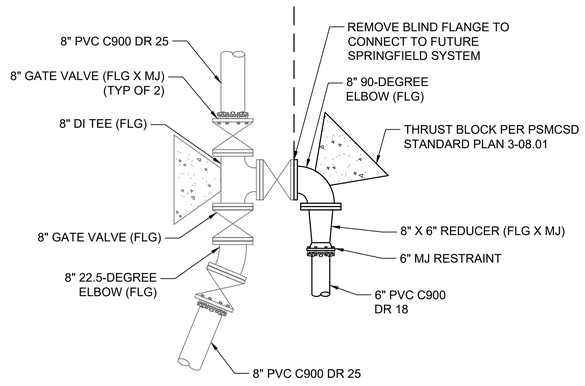
CONNECTION DETAIL STA 197+52 = STA 255+41 — 3 / C-015,C-021

SCALE: 1" = 2'



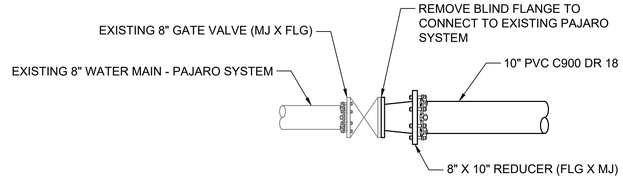
CONNECTION DETAIL STA 253+27 — 4 / C-021

SCALE: 1" = 2'



CONNECTION DETAIL STA 400+00 — 5 / C-029

SCALE: 1" = 2'



CONNECTION DETAIL STA 560+00 — 6 / C-066

SCALE: 1" = 2'

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CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

CONNECTION DETAILS

PROJECT NUMBER: CWTRC.200476.05
DRAWING NUMBER: C-077
SHEET NUMBER: 82 OF 158

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Wed 03 Dec 25 07:23:39 AM by Hope Mahony

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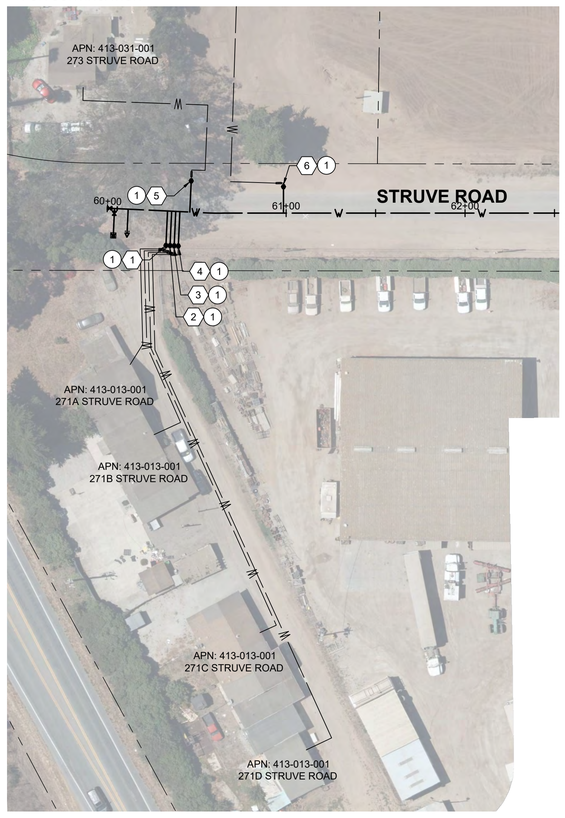
SEE ABOVE
FOR CONTINUATION



SEE RIGHT
FOR CONTINUATION

PRIVATE LATERAL LOCATION SCHEDULE				
LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	1"	60+33.69	2194836.8956	5748106.5391
2	1"	60+36.01	2194839.1993	5748106.7094
3	1"	60+38.31	2194841.4921	5748106.8797
4	1"	60+40.59	2194843.7904	5748107.0501
5	1"	60+46.11	2194849.3157	5748107.4596
6	1"	60+98.52	2194901.6521	5748109.4921
7	3/4"	78+24.34	2196626.8337	5748157.2274
8	3/4"	80+85.61	2196887.9803	5748164.4517

CONSTRUCTION NOTE

1. INSTALL 3/4" WATER METER PER DETAIL 1, THIS DRAWING.
2. POINT OF CONNECTION TO RESIDENCE. CONTRACTOR SHALL COORDINATE EXACT CONNECTION METHOD OUTSIDE OF EACH HOME WITH EACH RESIDENCE AND PROPERTY OWNER BASED ON EXISTING PIPING CONFIGURATION.

GENERAL NOTES

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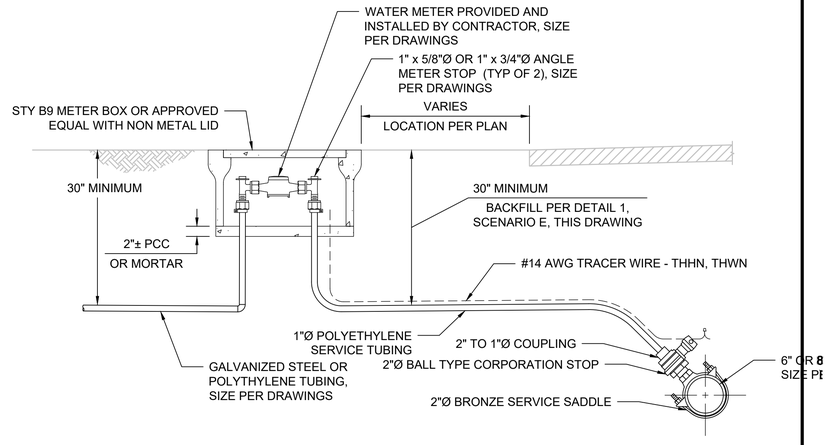
2. TRENCHLESS INSTALLATION SHALL BE USED WHERE FEASIBLE FOR ALL PRIVATE LATERALS. ALL TRENCHES SHALL BE REPAIRED TO MATCH EXISTING SURFACE CONDITIONS PRIOR TO INSTALLATION.
3. REFER TO DETAIL 1, THIS DRAWING FOR INSTALLATION OF LATERALS.



WATER METER AND LATERAL DETAIL 1
VARIOUS

Know what's below.
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REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

WATER SERVICE LATERALS - 1

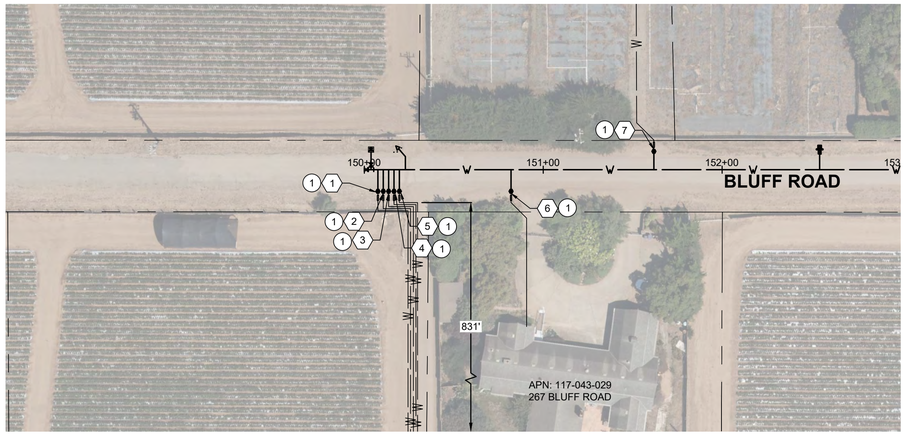
PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-078

SHEET NUMBER
83 OF 158

Fri 13 Jun 25 10:33:24 AM by Olay Dogo
C:\Dev\Projects\CWTRC - Community Water Center\CWTRC.200476.05 PASO Proj\Eng_CADD Drawings\Sheet Sources\Laterals 1-8.dwg

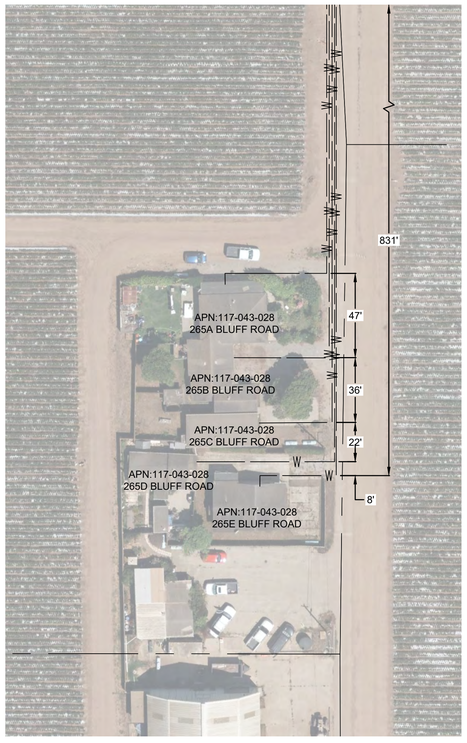
SEE BELOW
FOR CONTINUATION



SEE SHEET C-080
FOR CONTINUATION

SEE BELOW
FOR CONTINUATION

SEE ABOVE
FOR CONTINUATION



SEE ABOVE
FOR CONTINUATION

40' 20' 0' 20' 40'
SCALE: 1" = 40'

PRIVATE LATERAL LOCATION SCHEDULE				
LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	1"	150+07.59	2207094.71	5742946.7031
2	1"	150+10.58	2207093.47	5742949.4347
3	1"	150+13.58	2207092.23	5742952.1662
4	1"	150+16.59	2207090.99	5742954.8978
5	1"	150+19.58	2207089.75	5742957.6293
6	1"	150+82.00	2207063.94	5743014.4654
7	1"	151+61.87	2207030.92	5743087.1722

CONSTRUCTION NOTE

1. INSTALL 3/4" WATER METER PER DETAIL 1, DRAWING C-078.
2. POINT OF CONNECTION TO RESIDENCE. CONTRACTOR SHALL COORDINATE EXACT CONNECTION METHOD OUTSIDE OF EACH HOME WITH EACH RESIDENCE AND PROPERTY OWNER BASED ON EXISTING PIPING CONFIGURATION.

GENERAL NOTES

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2. TRENCHLESS INSTALLATION SHALL BE USED WHERE FEASIBLE FOR ALL PRIVATE LATERALS. ALL TRENCHES SHALL BE REPAIRED TO MATCH EXISTING SURFACE CONDITIONS PRIOR TO INSTALLATION.
3. REFER TO DETAIL 1, DRAWING C-078 FOR INSTALLATION OF LATERALS.

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CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

WATER SERVICE LATERALS - 2

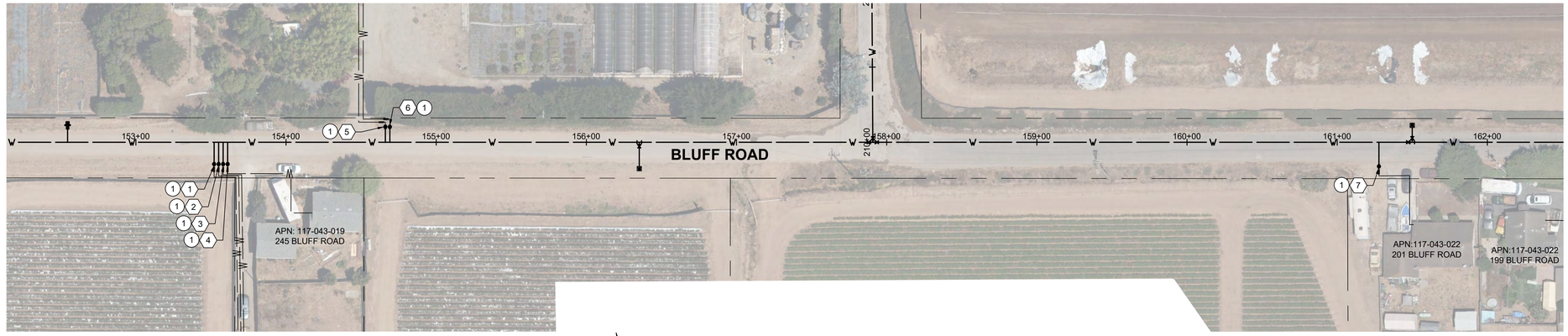
PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-079

SHEET NUMBER
84 OF 158

SEE BELOW
FOR CONTINUATION

SEE ABOVE
FOR CONTINUATION

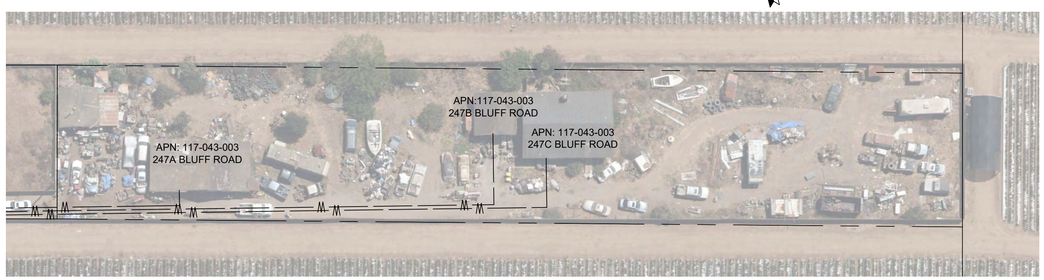


SEE SHEET C-079 FOR CONTINUATION

SEE SHEET C-081 FOR CONTINUATION

SEE BELOW
FOR CONTINUATION

40' 20' 0' 20' 40'
SCALE: 1" = 40'



SEE ABOVE
FOR CONTINUATION

40' 20' 0' 20' 40'
SCALE: 1" = 40'

PRIVATE LATERAL LOCATION SCHEDULE				
LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	1"	153+52.08	2206952.26	5743260.3954
2	1"	153+55.10	2206951.02	5743263.1269
3	1"	153+58.10	2206949.78	5743265.8585
4	3/4"	153+61.10	2206948.54	5743268.5900
5	1"	154+66.13	2206905.11	5743364.2178
6	1"	154+69.11	2206903.87	5743366.9494
7	1"	161+27.81	2206631.53	5743966.6801

CONSTRUCTION NOTE

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R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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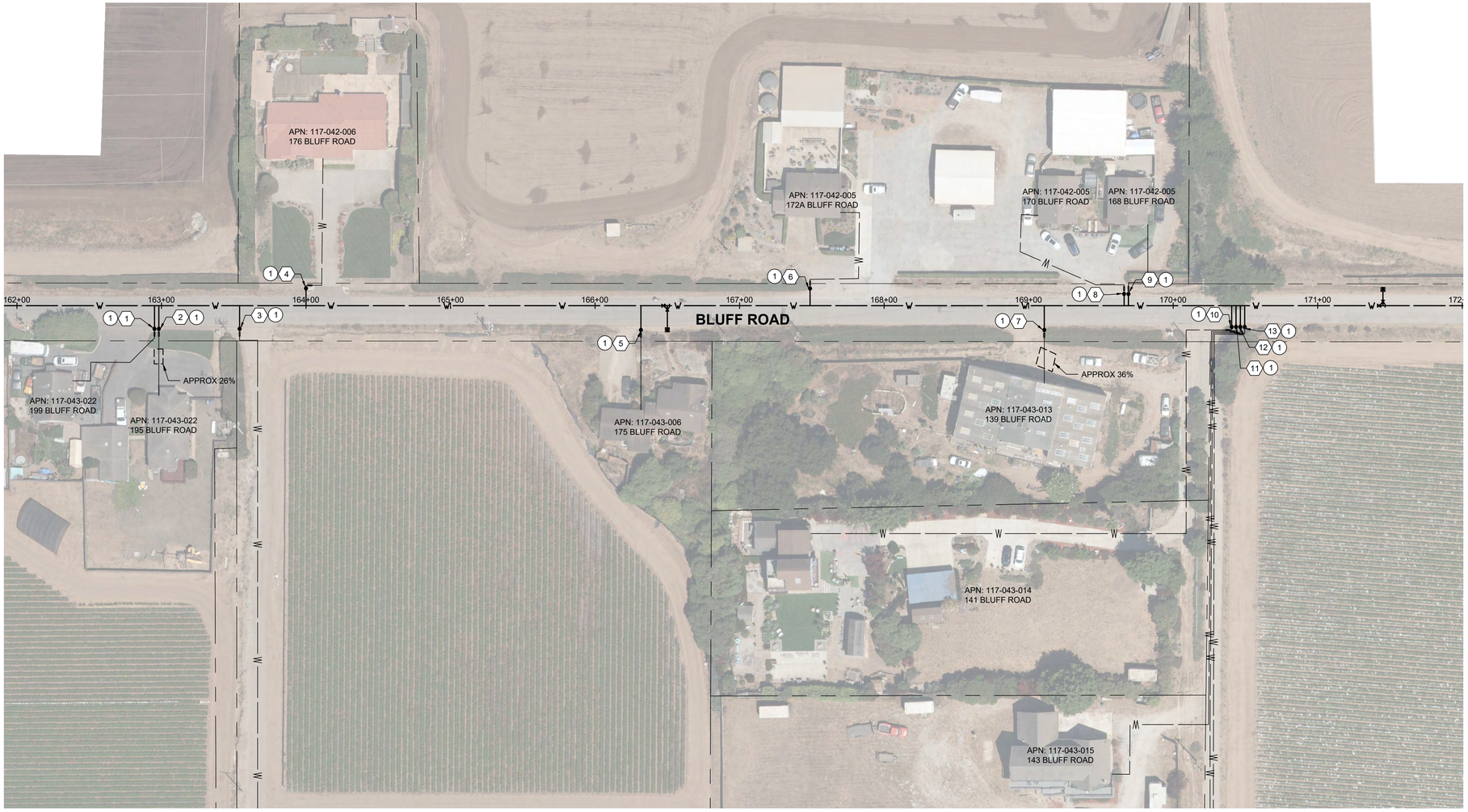
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

WATER SERVICE LATERALS - 3

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-080

SHEET NUMBER
85 OF 158



SEE SHEET C-080 FOR CONTINUATION

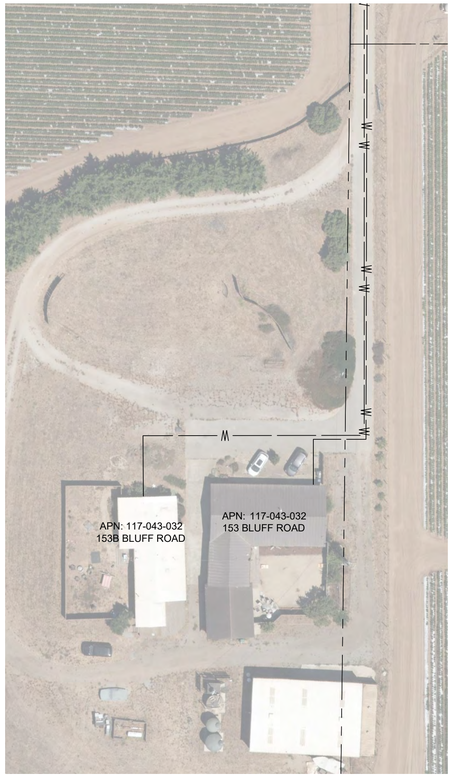
SEE SHEET C-082 FOR CONTINUATION

SEE RIGHT 1 FOR CONTINUATION

SEE RIGHT 2 FOR CONTINUATION

SEE LEFT 1 FOR CONTINUATION

SEE LEFT 2 FOR CONTINUATION



PRIVATE LATERAL LOCATION SCHEDULE

LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	3/4"	162+95.28	2206562.33	5744119.08
2	3/4"	162+98.22	2206561.09	5744121.81
3	3/4"	163+54.06	2206537.98	5744172.69
4	3/4"	164+00.00	2206518.99	5744214.52
5	3/4"	166+31.78	2206423.18	5744425.51
6	3/4"	167+48.76	2206374.79	5744532.07
7	3/4"	169+10.82	2206307.78	5744679.63
8	3/4"	169+66.03	2206284.94	5744729.92
9	3/4"	169+69.05	2206283.70	5744732.65
10	1"	170+40.47	2206254.17	5744797.69
11	1"	170+43.47	2206252.93	5744800.42
12	1"	170+46.48	2206251.69	5744803.16
13	1"	170+49.47	2206250.45	5744805.89

CONSTRUCTION NOTE

1. INSTALL 3/4" WATER METER PER DETAIL 1, DRAWING C-078.
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40' 20' 0' 20' 40'
SCALE: 1" = 40'

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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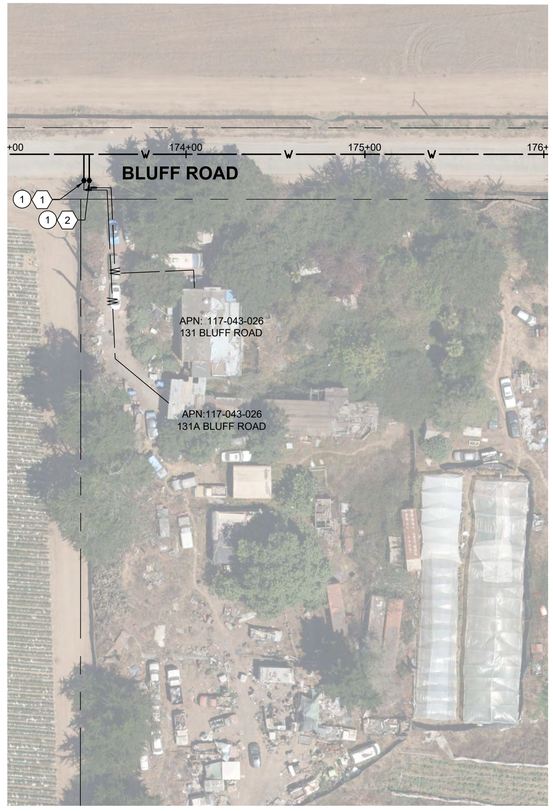
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

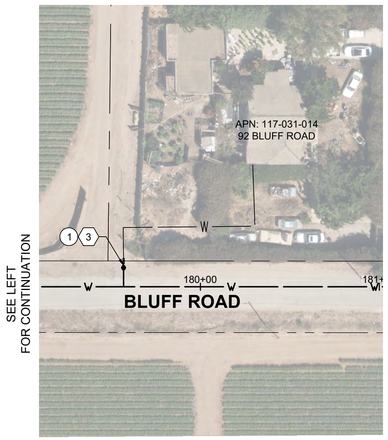
WATER SERVICE LATERALS - 4

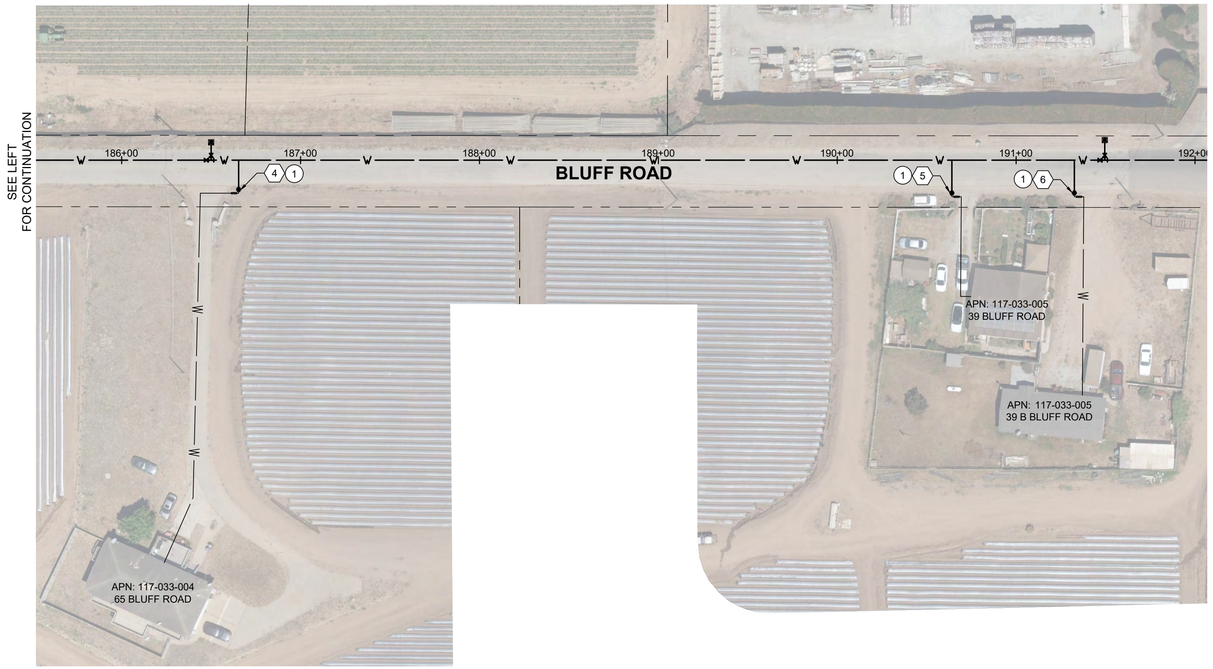
PROJECT NUMBER
CWTRC.200476.05

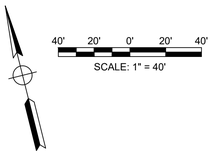
DRAWING NUMBER
C-081

SHEET NUMBER
86 OF 158









PRIVATE LATERAL LOCATION SCHEDULE				
LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	1"	173+42.89	2206129.12	5745073.06
2	1"	173+45.96	2206127.88	5745075.79
3	1"	180+98.41	2205816.75	5745760.95
4	1"	186+65.47	2205582.32	5746277.20
5	3/4"	190+64.07	2205417.47	5746640.22
6	3/4"	191+32.54	2205389.16	5746702.56

CONSTRUCTION NOTE

1. INSTALL 3/4" WATER METER PER DETAIL 1, DRAWING C-078.
2. POINT OF CONNECTION TO RESIDENCE. CONTRACTOR SHALL COORDINATE EXACT CONNECTION METHOD OUTSIDE OF EACH HOME WITH EACH RESIDENCE AND PROPERTY OWNER BASED ON EXISTING PIPING CONFIGURATION.

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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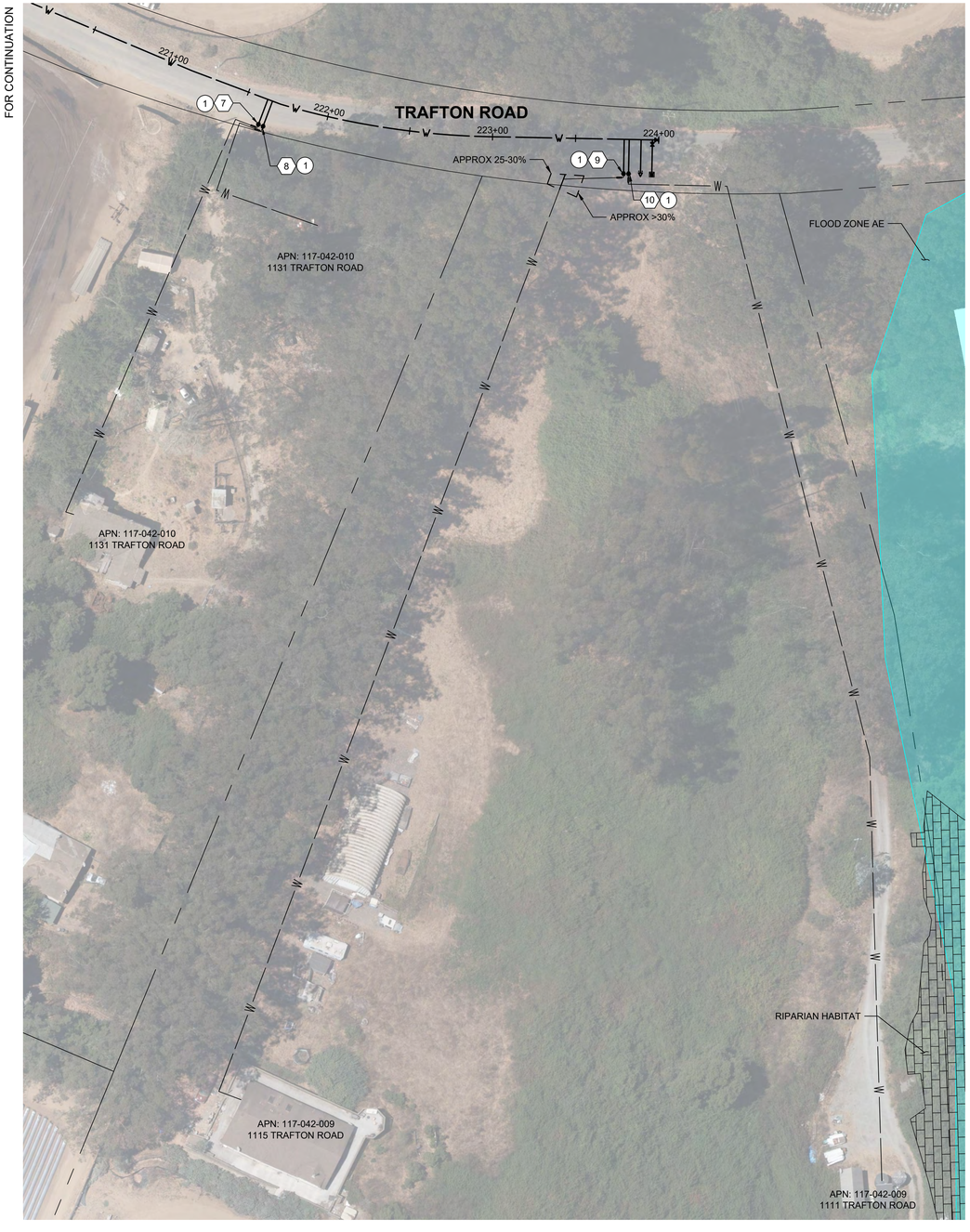
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

WATER SERVICE LATERALS - 5

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-082

SHEET NUMBER
87 OF 158



40' 20' 0' 20' 40'
SCALE: 1" = 40'

40' 20' 0' 20' 40'
SCALE: 1" = 40'

PRIVATE LATERAL LOCATION SCHEDULE				
LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	1"	214+32.90	2207166.06	5743836.40
2	1"	219+00.00	2207592.54	5744027.07
3	1"	219+03.00	2207595.07	5744028.75
4	1"	219+06.00	2207597.81	5744029.98
5	1"	219+09.00	2207600.53	574403.25
6	1"	220+09.75	2207692.28	5744072.89
7	1"	221+62.52	2207832.02	5744134.30
8	1"	221+65.46	2207834.80	5744135.43
9	1"	223+79.26	2208045.69	5744164.22
10	1"	223+86.02	2208052.43	5744164.54

CONSTRUCTION NOTE

1. INSTALL 3/4" WATER METER PER DETAIL 1, DRAWING C-078.
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CONSTRUCTABILITY:	

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PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

WATER SERVICE LATERALS - 6

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-083

SHEET NUMBER
88 OF 158

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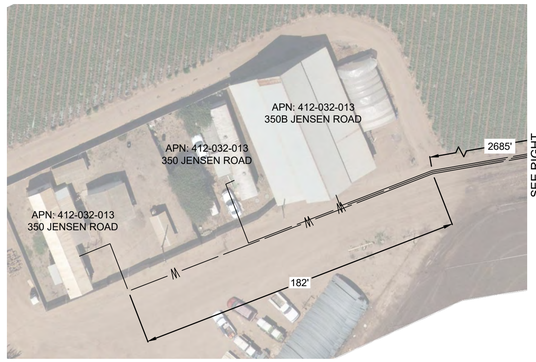
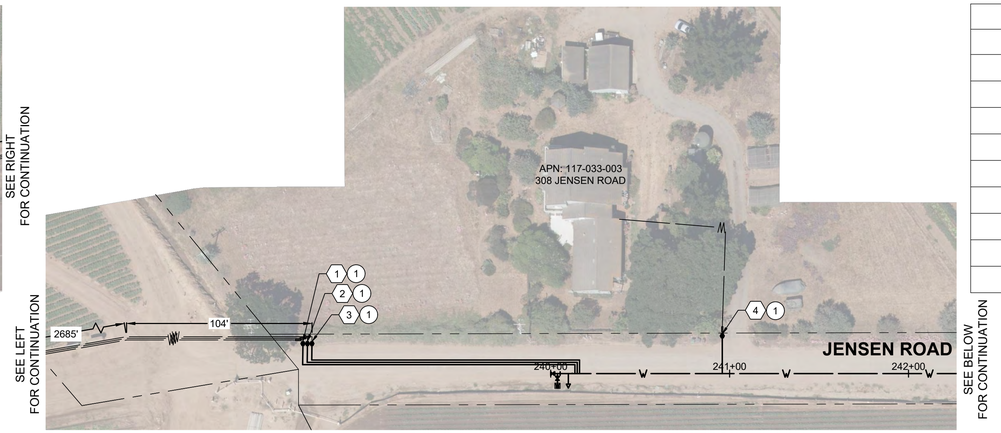
Fri 1/26/26 04:13:24 PM by JaMyn Kreda





PRIVATE LATERAL LOCATION SCHEDULE				
LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	1"	240+13.51	2204437.23	5745879.54
2	1"	240+14.80	2204437.80	5745880.51
3	1"	240+16.11	2204438.38	5745881.67
4	3/4"	240+95.83	2204473.74	5745953.20
5	3/4"	246+94.92	2204739.25	5746490.23
6	3/4"	248+59.19	2204812.04	5746637.44
7	1"	250+27.33	2204886.55	5746788.16
8	1"	250+73.33	2204906.94	5746829.41
9	3/4"	253+76.45	2205041.28	5747101.12

CONSTRUCTION NOTE

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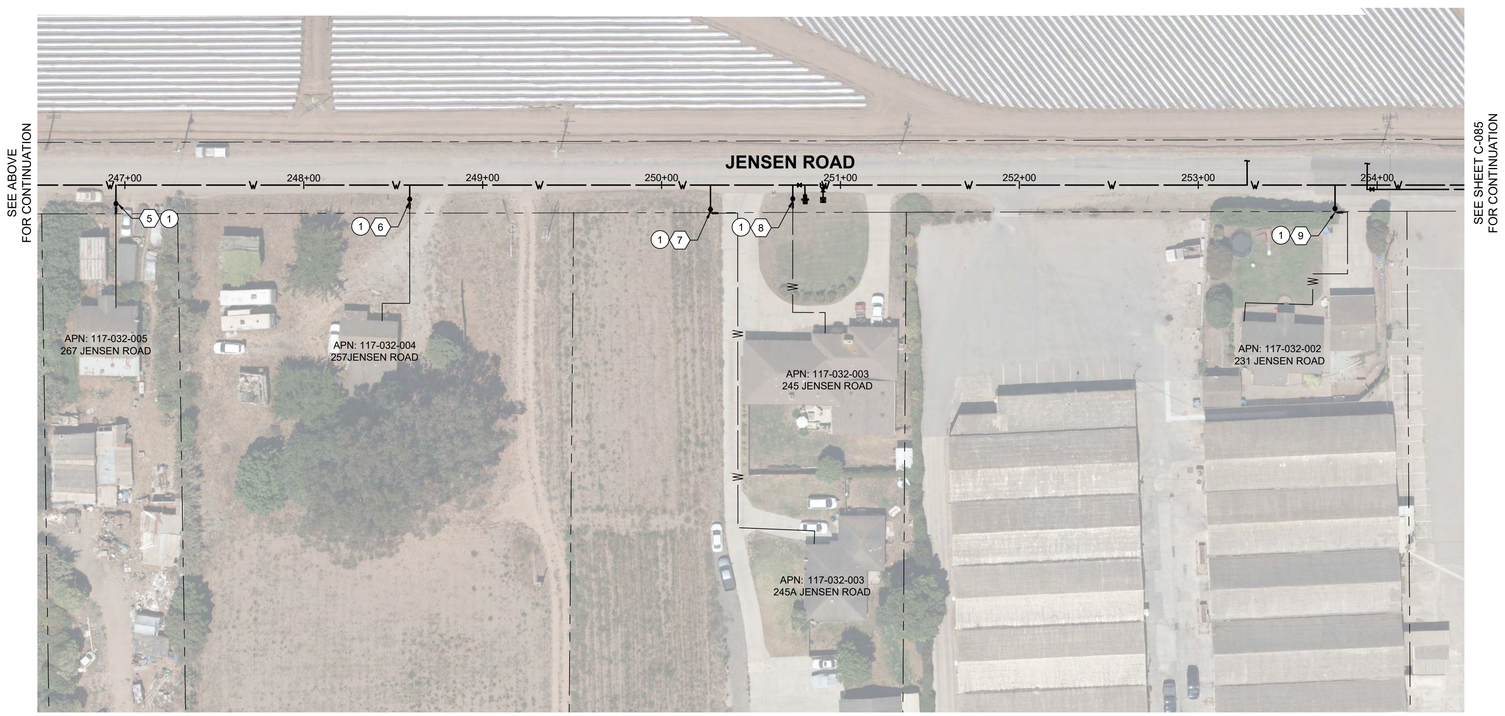

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DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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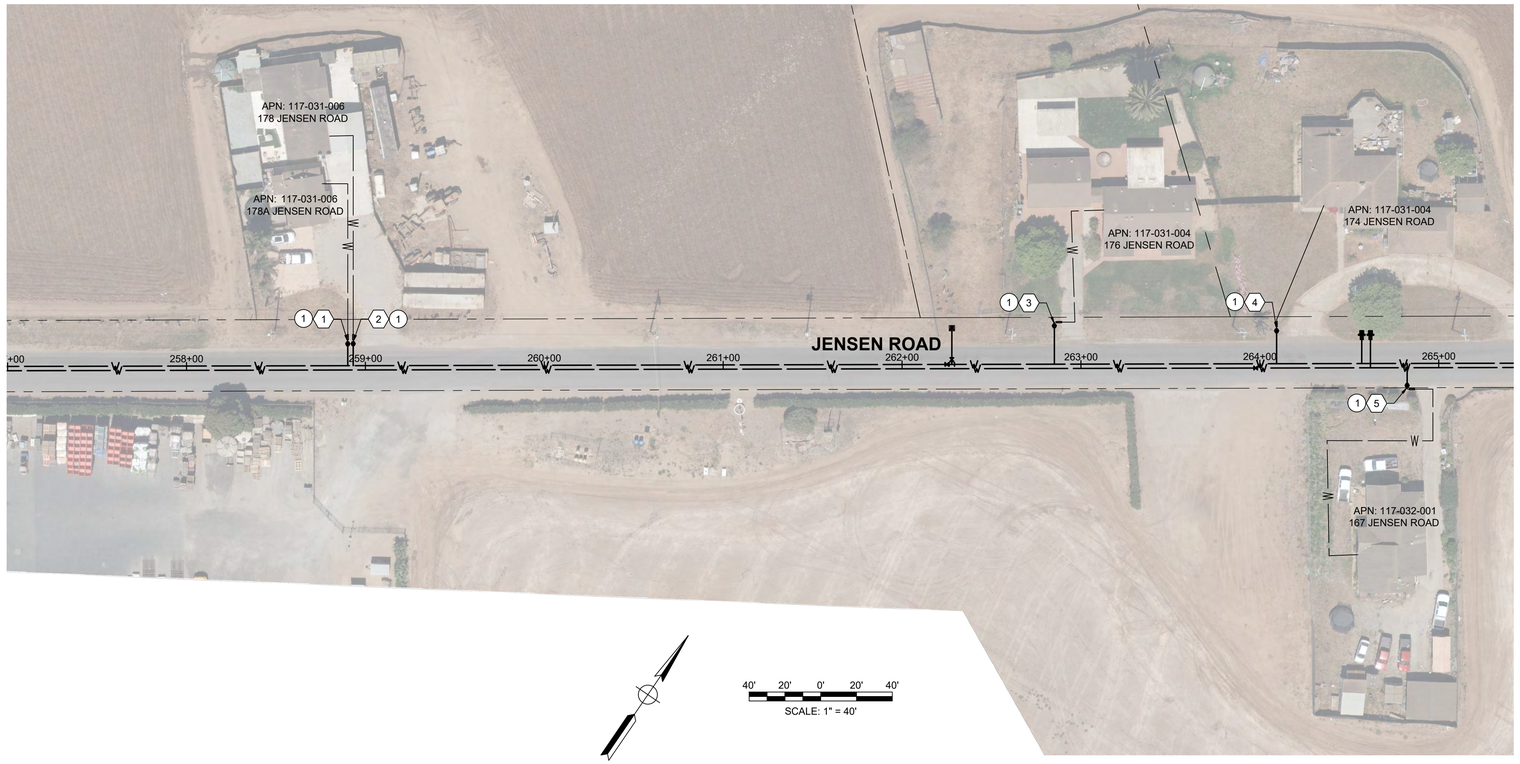
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

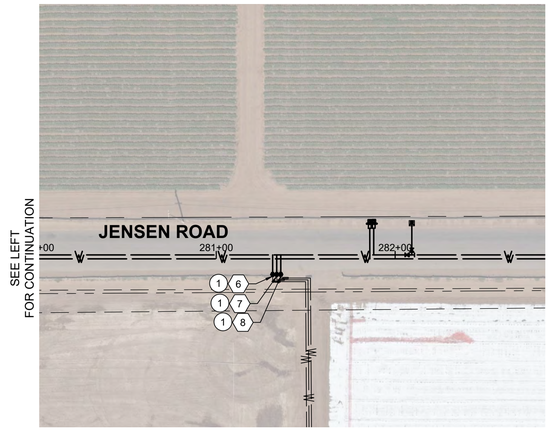
WATER SERVICE LATERALS - 7

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-084

SHEET NUMBER
89 OF 158





CONSTRUCTION NOTE

1. INSTALL 3/4" WATER METER PER DETAIL 1, DRAWING C-078.
2. POINT OF CONNECTION TO RESIDENCE. CONTRACTOR SHALL COORDINATE EXACT CONNECTION METHOD OUTSIDE OF EACH HOME WITH EACH RESIDENCE AND PROPERTY OWNER BASED ON EXISTING PIPING CONFIGURATION.

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE PRIVATE LATERAL INSTALLATION WITH PROPERTY OWNER.
2. TRENCHLESS INSTALLATION SHALL BE USED WHERE FEASIBLE FOR ALL PRIVATE LATERALS. ALL TRENCHES SHALL BE REPAIRED TO MATCH EXISTING SURFACE CONDITIONS PRIOR TO INSTALLATION.
3. REFER TO DETAIL 1, DRAWING C-078 FOR INSTALLATION OF LATERALS.

PRIVATE LATERAL LOCATION SCHEDULE

LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	3/4"	258+90.16	2205268.94	5747561.59
2	3/4"	258+93.09	2205270.29	5747564.32
3	3/4"	262+85.16	2205444.00	5747915.68
4	3/4"	264+09.34	2205499.06	5748027.04
5	3/4"	264+82.32	2205531.40	5748092.46
6	1"	281+30.63	2205670.29	5749704.15
7	1"	281+32.94	2205670.21	5749706.42
8	1"	281+35.21	2205670.16	5749708.69

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1/26/26
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

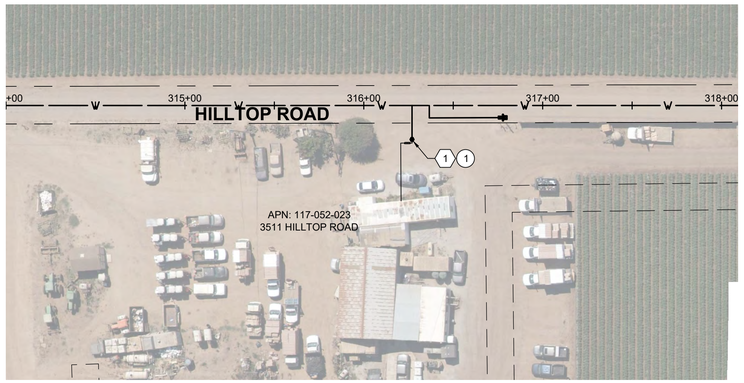
WATER SERVICE LATERALS - 8

PROJECT NUMBER
CWTRC.200476.05

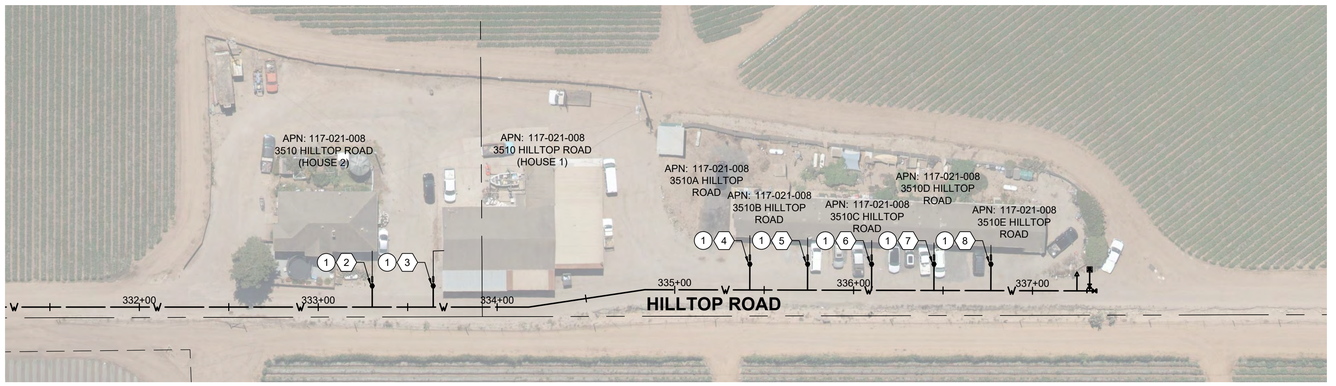
DRAWING NUMBER
C-085

SHEET NUMBER
90 OF 158

© BlueProjects/CWTRC - Community Water Center/CWTRC.200476.05 P2E8 Proj\Eng_CAD\ Sheet\Main Sheet Latest\ 1.4.dwg
Fri 13 Mar 26 09:53:16 AM by Riley Paige



40' 20' 0' 20' 40'
SCALE: 1" = 40'



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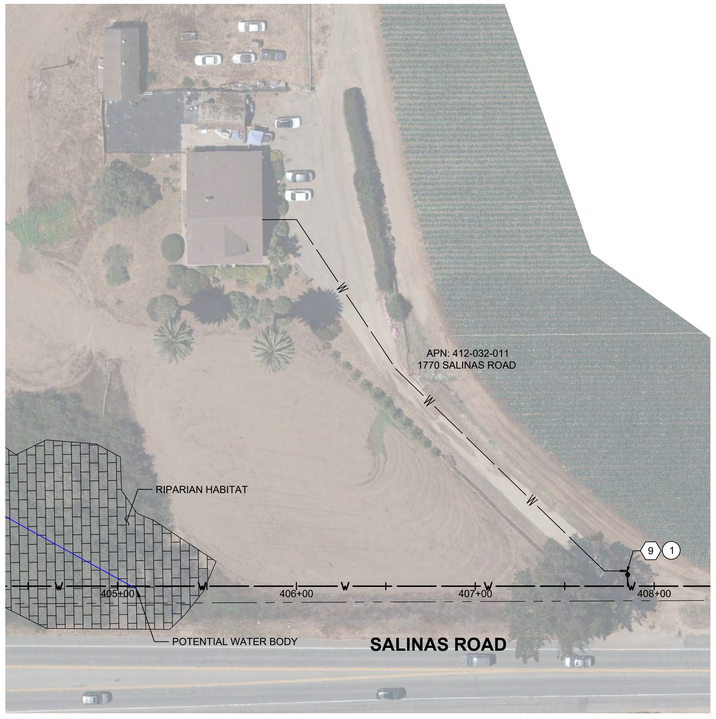
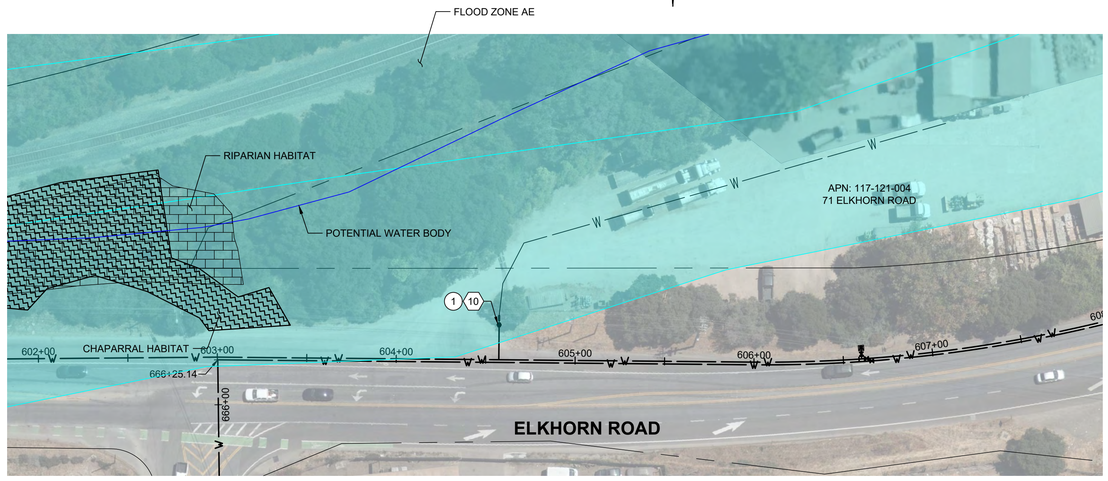
SCALE: 1" = 40'





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PRIVATE LATERAL LOCATION SCHEDULE

LABEL NO.	LATERAL SIZE	MAIN STATION	NORTHING	EASTING
1	3/4"	316+27.17	2207926.18	5750365.53
2	3/4"	333+30.19	2207991.94	5748663.59
3	3/4"	333+64.28	2207993.25	5748629.52
4	3/4"	335+41.97	2207990.52	5748452.31
5	3/4"	335+74.25	2207991.85	5748420.06
6	3/4"	336+10.04	2207993.33	5748384.29
7	3/4"	336+44.90	2207994.77	5748349.48
8	3/4"	336+76.74	2207996.09	5748317.67
9	1"	407+85.20	2200714.72	5750858.50
10	1"	603+86.27	2214404.75	5758270.14

CONSTRUCTION NOTE

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1/26/26
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C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

WATER SERVICE LATERALS - 9

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-086

SHEET NUMBER
91 OF 158

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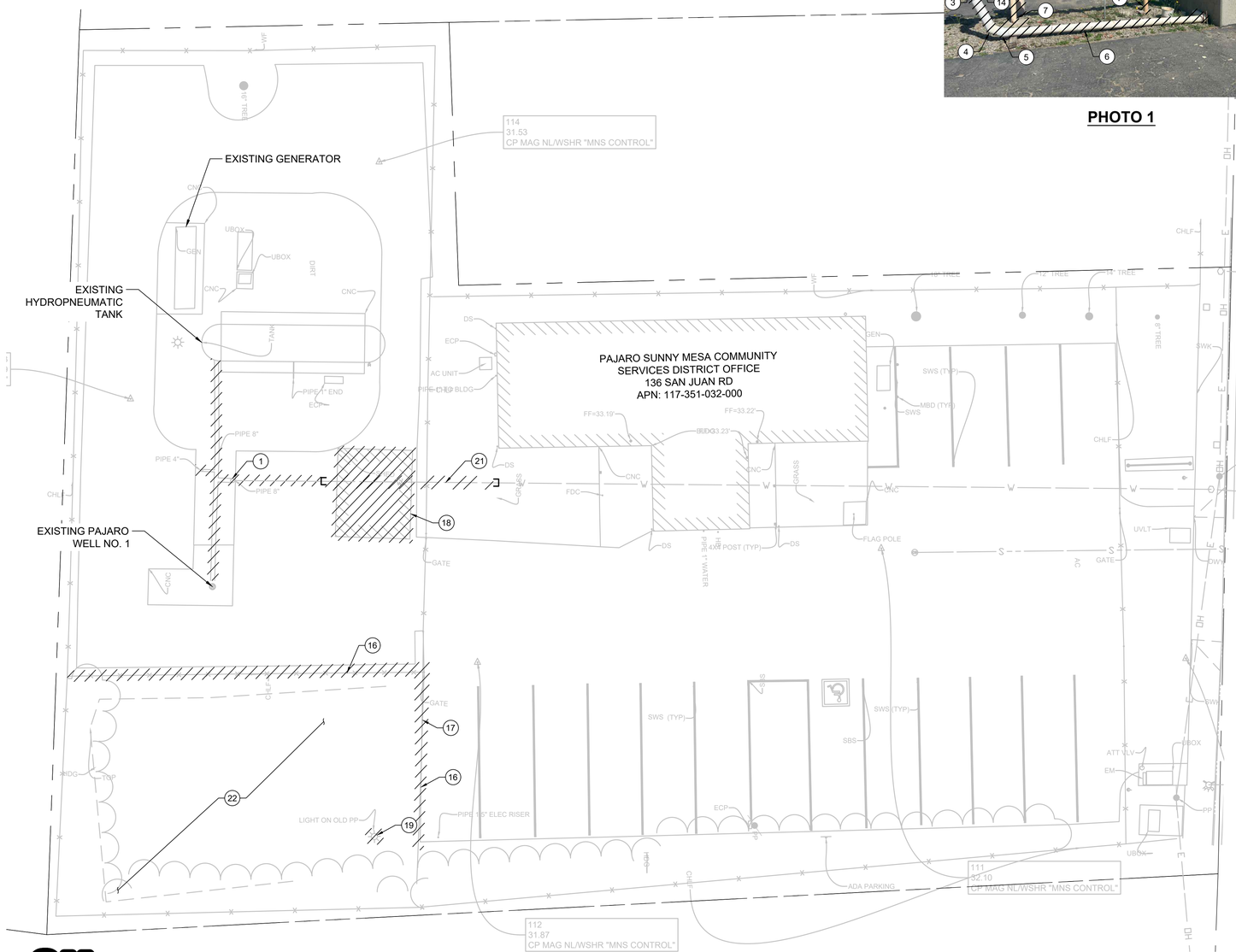
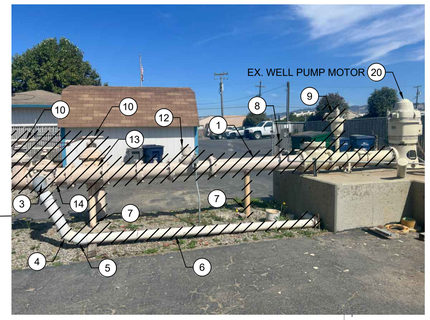


PLAN



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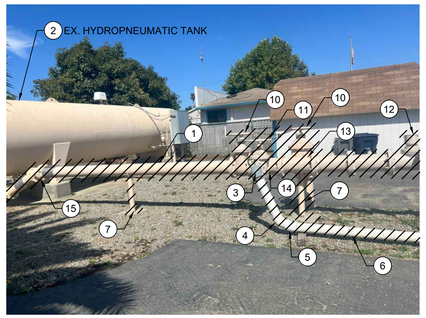

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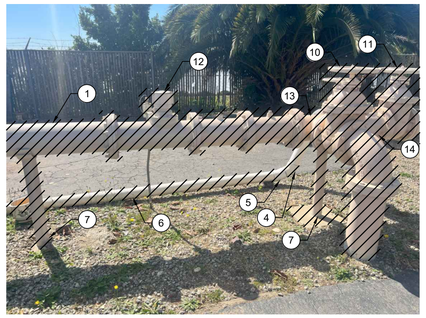

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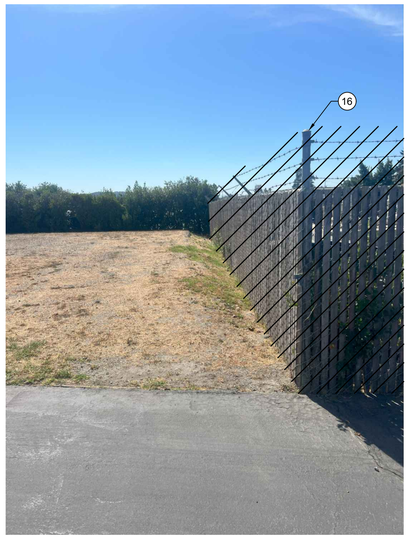

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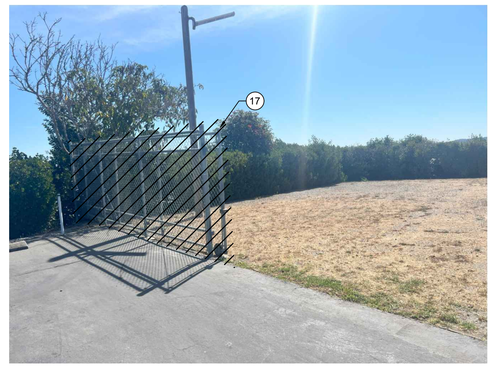

PHOTO 4

DEMOLITION NOTES

1. REMOVE AND DISPOSE EXISTING 8" DI PIPE.
2. PROTECT IN PLACE.
3. REMOVE AND DISPOSE 4" 90-DEGREE ELBOW.
4. REMOVE AND DISPOSE 4" 22.5-DEGREE ELBOW.
5. REMOVE AND DISPOSE 4" 11.25-DEGREE ELBOW.
6. REMOVE AND DISPOSE 4" PVC PIPE.
7. REMOVE AND DISPOSE PIPE SUPPORT.
8. REMOVE AND DISPOSE SAMPLE TAP.
9. REMOVE AND DISPOSE AIR RELEASE VALVE.
10. REMOVE AND DISPOSE 8" GATE VALVE.
11. REMOVE AND DISPOSE 4" GATE VALVE.
12. REMOVE AND DISPOSE FLOW METER.
13. REMOVE AND DISPOSE 8" TEE.
14. REMOVE AND DISPOSE 8" X 4" TEE.
15. REMOVE 8" 22.5-DEGREE ELBOW.
16. REMOVE AND DISPOSE EXISTING FENCE, POSTS, AND FOUNDATIONS.
17. REMOVE AND DISPOSE EXISTING ROLLING GATE.
18. RELOCATE EXISTING STORAGE SHED PER DRAWING C-202.
19. REMOVE AND DISPOSE EXISTING LIGHT AND POLE.
20. EXISTING WELL PUMP MOTOR. CONTRACTOR TO VERIFY IF PUMP AND MOTOR REQUIRE REPLACEMENT TO MEET REVISED HYDRAULIC CONDITIONS.
21. CUT, CAP, AND ABANDON IN PLACE EXISTING UNDERGROUND WATER LINE.
22. CLEAR AND GRUB VEGETATION WITHIN OWNER'S PROPERTY.

20' 10' 0' 10' 20'
SCALE: 1" = 20'

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C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 SITE DEMOLITION PIPING PLAN

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-087

SHEET NUMBER
92 OF 158

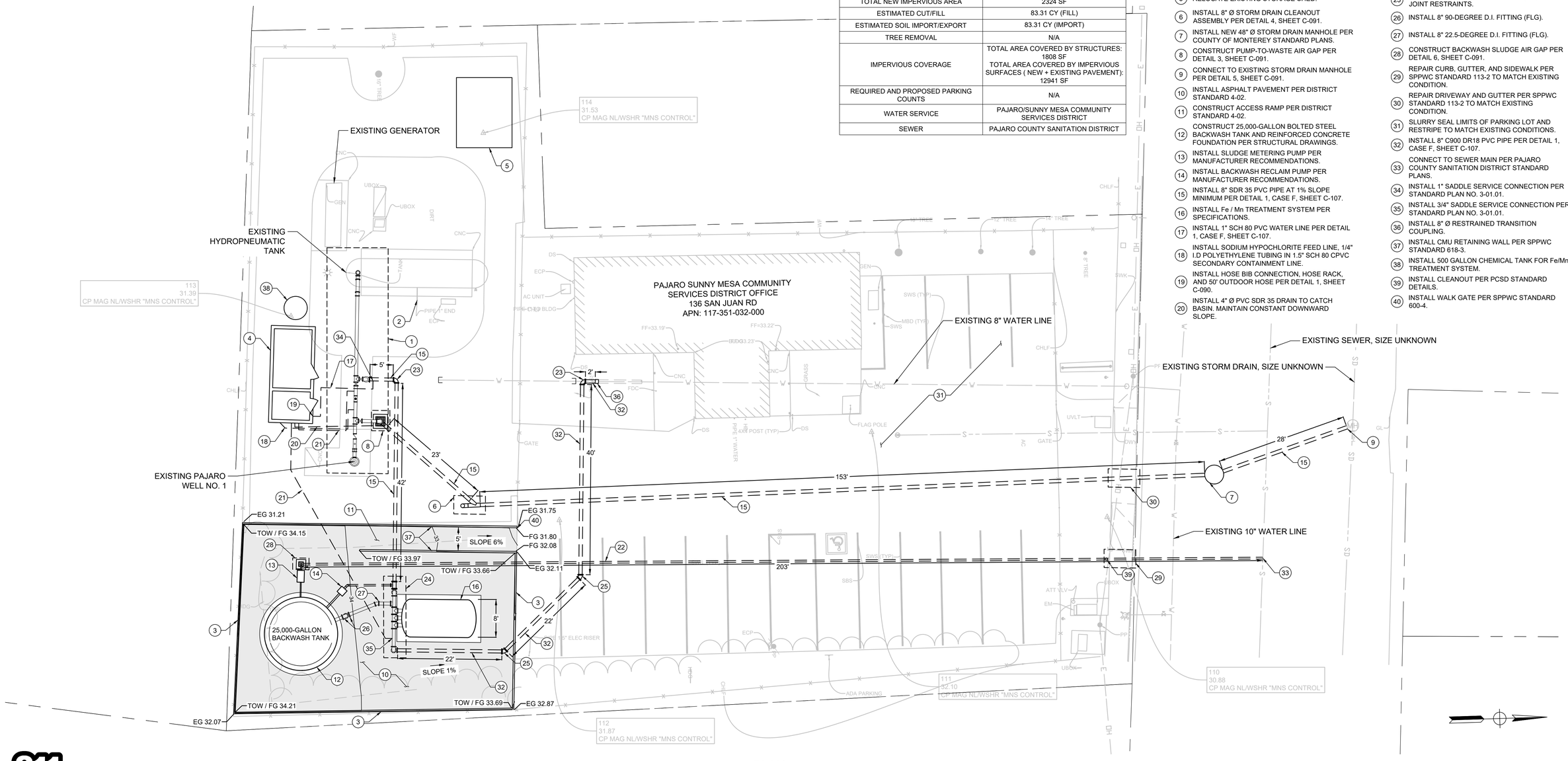
NOTE: ENTIRE SITE IS LOCATION WITHIN THE FEMA FLOOD ZONE DESIGNATION: AO

PROJECT DATA SUMMARY TABLE

ASSESSOR PARCEL NUMBER (APN)	117-351-032
PARCEL SIZE	0.44 ACRES
GENERAL PLAN LAND USE DESIGNATION	PUBLIC/QUASI PUBLIC (COASTAL ZONE)
ZONING DESIGNATION	PQP(CZ)
LOT COVERAGE CALCULATIONS	TOTAL BUILDING FOOTPRINT SF: 1808 LOT COVERAGE = 1808 SF/(0.44 ACRES X 43560) * 100 = 9.43%
FLOOR AREA RATIO CALCULATIONS	N/A
TOTAL NEW IMPERVIOUS AREA	2324 SF
ESTIMATED CUT/FILL	83.31 CY (FILL)
ESTIMATED SOIL IMPORT/EXPORT	83.31 CY (IMPORT)
TREE REMOVAL	N/A
IMPERVIOUS COVERAGE	TOTAL AREA COVERED BY STRUCTURES: 1808 SF TOTAL AREA COVERED BY IMPERVIOUS SURFACES (NEW + EXISTING PAVEMENT): 12941 SF
REQUIRED AND PROPOSED PARKING COUNTS	N/A
WATER SERVICE	PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
SEWER	PAJARO COUNTY SANITATION DISTRICT

CONSTRUCTION NOTES

1. INSTALL WELLHEAD PIPING, PER DETAIL 1, SHEET C-089.
2. REMOVE EXISTING INSECT SCREEN AND REPLACE WITH SS SCREEN (#24), SECURE WITH SS BAND.
3. INSTALL CMU RETAINING WALL WITH CHAIN LINK FENCE PER SPPWC STANDARD 621-3.
4. CONSTRUCT CMU CHEMICAL / ELECTRICAL BUILDING PER SHEET C-090.
5. RELOCATE EXISTING STORAGE SHED.
6. INSTALL 8" Ø STORM DRAIN CLEANOUT ASSEMBLY PER DETAIL 4, SHEET C-091.
7. INSTALL NEW 48" Ø STORM DRAIN MANHOLE PER COUNTY OF MONTEREY STANDARD PLANS.
8. CONSTRUCT PUMP-TO-WASTE AIR GAP PER DETAIL 3, SHEET C-091.
9. CONNECT TO EXISTING STORM DRAIN MANHOLE PER DETAIL 5, SHEET C-091.
10. INSTALL ASPHALT PAVEMENT PER DISTRICT STANDARD 4-02.
11. CONSTRUCT ACCESS RAMP PER DISTRICT STANDARD 4-02.
12. CONSTRUCT 25,000-GALLON BOLTED STEEL BACKWASH TANK AND REINFORCED CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
13. INSTALL SLUDGE METERING PUMP PER MANUFACTURER RECOMMENDATIONS.
14. INSTALL BACKWASH RECLAIM PUMP PER MANUFACTURER RECOMMENDATIONS.
15. INSTALL 8" SDR 35 PVC PIPE AT 1% SLOPE MINIMUM PER DETAIL 1, CASE F, SHEET C-107.
16. INSTALL Fe / Mn TREATMENT SYSTEM PER SPECIFICATIONS.
17. INSTALL 1" SCH 80 PVC WATER LINE PER DETAIL 1, CASE F, SHEET C-107.
18. INSTALL SODIUM HYPOCHLORITE FEED LINE, 1/4" I.D POLYETHYLENE TUBING IN 1.5" SCH 80 CPVC SECONDARY CONTAINMENT LINE.
19. INSTALL HOSE BIB CONNECTION, HOSE RACK, AND 50' OUTDOOR HOSE PER DETAIL 1, SHEET C-090.
20. INSTALL 4" Ø PVC SDR 35 DRAIN TO CATCH BASIN. MAINTAIN CONSTANT DOWNWARD SLOPE.
21. INSTALL 3/8" I.D. POLYETHYLENE TUBING IN 3/4" SCH 80 CPVC WATER LINE TO TURBIDIMETER.
22. INSTALL 4" SDR 35 PVC PIPE PER AT 1% SLOPE MINIMUM DETAIL 1, CASE F, SHEET C-107.
23. INSTALL 8" 90-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
24. INSTALL Fe / Mn TREATMENT TANK PIPING PER SHEET M-202 AND MANUFACTURER RECOMMENDATIONS.
25. INSTALL 8" 45-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
26. INSTALL 8" 90-DEGREE D.I. FITTING (FLG).
27. INSTALL 8" 22.5-DEGREE D.I. FITTING (FLG).
28. CONSTRUCT BACKWASH SLUDGE AIR GAP PER DETAIL 6, SHEET C-091.
29. REPAIR CURB, GUTTER, AND SIDEWALK PER SPPWC STANDARD 113-2 TO MATCH EXISTING CONDITION.
30. REPAIR DRIVEWAY AND GUTTER PER SPPWC STANDARD 113-2 TO MATCH EXISTING CONDITION.
31. SLURRY SEAL LIMITS OF PARKING LOT AND RESTRIPE TO MATCH EXISTING CONDITIONS.
32. INSTALL 8" C900 DR18 PVC PIPE PER DETAIL 1, CASE F, SHEET C-107.
33. CONNECT TO SEWER MAIN PER PAJARO COUNTY SANITATION DISTRICT STANDARD PLANS.
34. INSTALL 1" SADDLE SERVICE CONNECTION PER STANDARD PLAN NO. 3-01.01.
35. INSTALL 3/4" SADDLE SERVICE CONNECTION PER STANDARD PLAN NO. 3-01.01.
36. INSTALL 8" Ø RESTRAINED TRANSITION COUPLING.
37. INSTALL CMU RETAINING WALL PER SPPWC STANDARD 618-3.
38. INSTALL 500 GALLON CHEMICAL TANK FOR Fe/Mn TREATMENT SYSTEM.
39. INSTALL CLEANOUT PER PCSD STANDARD DETAILS.
40. INSTALL WALK GATE PER SPPWC STANDARD 600-4.



PLAN

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20' 10' 0' 10' 20'
SCALE: 1" = 20'

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 SITE PIPING PLAN

PROJECT NUMBER: CWTRC.200476.05
DRAWING NUMBER: C-088
SHEET NUMBER: 93 OF 158

F:\ 11/24/25 16:52:43 PM by: Jordyn Kreidt
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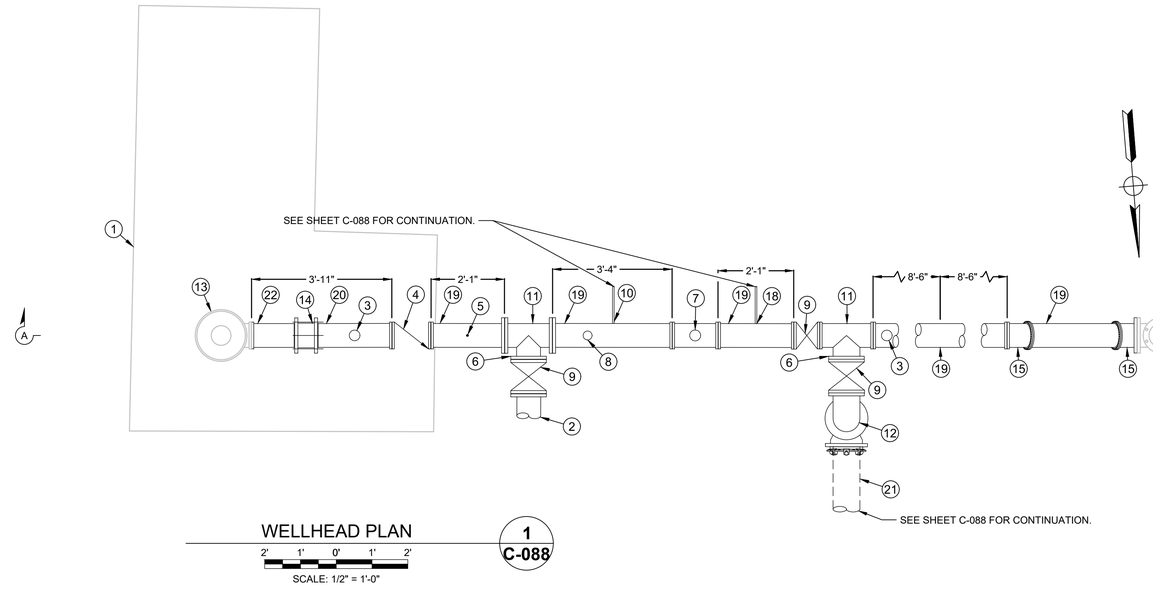
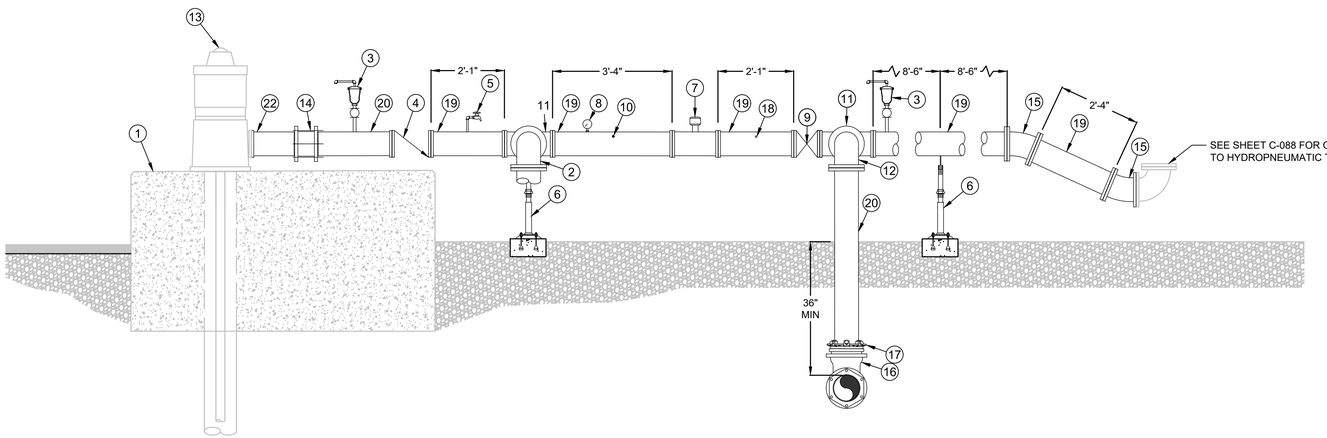


WELLHEAD PLAN — 1 / C-088

SCALE: 1/2" = 1'-0"

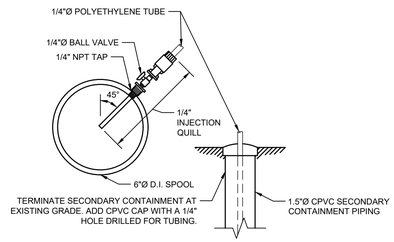


WELLHEAD SECTION — A / C-088

SCALE: 1/2" = 1'-0"

WELL PARTS LIST

1. EX. CONCRETE PEDESTAL
2. 8" WELL PUMP-TO-WASTE. SEE SHEET C-088 FOR CONTINUATION.
3. 1" AIR RELEASE VALVE (NPT)
4. 8" SWING CHECK VALVE (FLG)
5. THREADLESS SAMPLE TAP
6. PIPE SUPPORT PER DETAIL 1, SHEET C-091
7. 8" ELECTROMAGNETIC FLOW METER
8. INSTALL PRESSURE GAUGE
9. 8" GATE VALVE (FLG)
10. 1/4" TAP AND SODIUM HYPOCHLORITE INJECTION QUILL PER DETAIL 1, THIS SHEET. FROM SODIUM HYPOCHLORITE SUPPLY IN CHEMICAL / ELECTRICAL BUILDING. SEE SHEET C-088 FOR CONTINUATION.
11. 8" D.I. TEE (FLG)
12. 8" D.I. 90-DEGREE ELBOW (FLG)
13. REPLACE EX. PUMP AND MOTOR
14. 8" RESTRAINED COUPLING
15. 8" D.I. 22.5-DEGREE ELBOW (FLG)
16. 8" D.I. 90-DEGREE ELBOW (MJ)
17. 8" MJ JOINT RESTRAINT
18. 3/4" NPT TAP. TO TURBIDIMETER AND CHLORINE ANALYZER IN CHEMICAL / ELECTRICAL BUILDING. SEE SHEET C-088 FOR CONTINUATION.
19. 8" Ø D.I. PIPE (FLG)
20. 8" Ø D.I. PIPE (FLG X PE)
21. 8" Ø C900 PVC PIPE
22. 8" Ø D.I. PIPE (FLG X GROOVED)



1 — INJECTION QUILL DETAIL

SCALE: NTS

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 SITE PIPING DETAILS

PROJECT NUMBER: CWTRC.200476.05

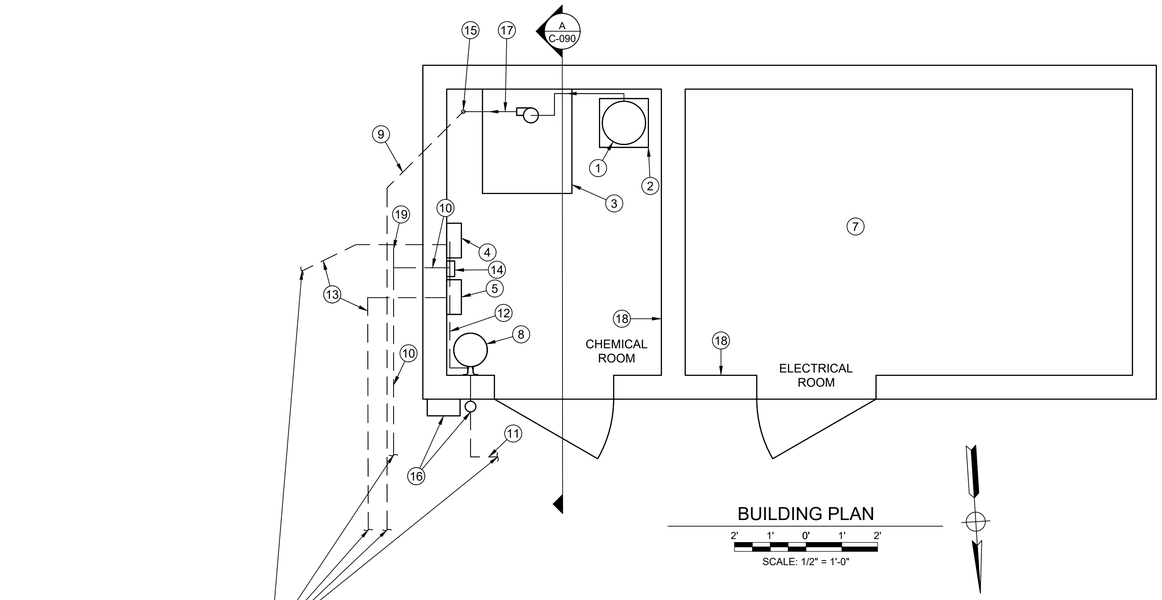
DRAWING NUMBER: C-089

SHEET NUMBER: 94 OF 158

Th:243ac;25 10:14:49 PM by: Hope Mahony
C:\Box\Projects\Pajaro - Community Water Conservation\200476.05 Plans Prep\Dwg\C-089.dwg, 8.5in Tiling Desktop.dwg

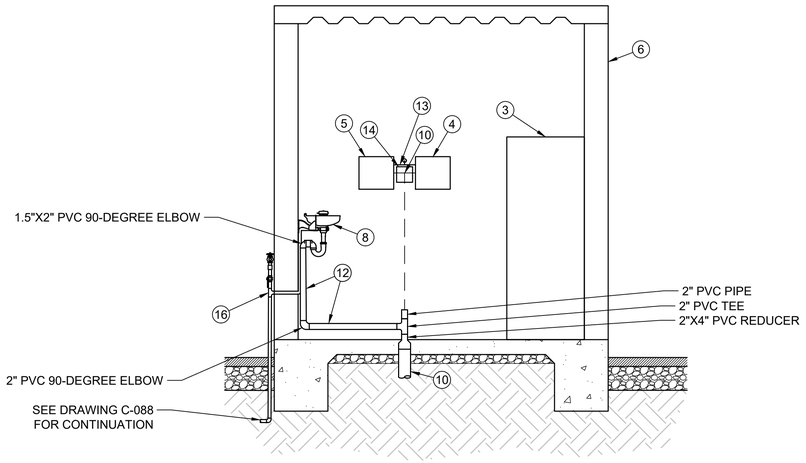
PARTS LIST

1. 15-GAL 12.5% SODIUM HYPOCHLORITE STORAGE DRUM.
2. SECONDARY CHEMICAL CONTAINMENT PAD.
3. FLOOR-MOUNTED SODIUM HYPOCHLORITE DOSING SKID AND DOSING PUMP.
4. CHLORINE ANALYZER.
5. TURBIDIMETER.
6. CMU BUILDING AND BUILDING FOUNDATION PER STRUCTURAL DRAWING S-06.
7. SEE ELECTRICAL DRAWINGS.
8. EYE WASH STATION.
9. 1/4" I.D. POLYETHYLENE TUBING IN 1.5" SCH 40 CPVC SECONDARY CONTAINMENT LINE. SEE DRAWING C-088 FOR CONTINUATION.
10. DRAIN LINE - 4" SCH 40 PVC DRAIN LINE. SEE DRAWING C-088 FOR CONTINUATION.
11. WATER SUPPLY LINE FOR EYE WASH STATION. SEE DRAWING C-088 FOR CONTINUATION.
12. CONNECT EYE WASH STATION TO DRAIN WITH 2" SCH 40 PVC PIPE.
13. WATER SUPPLY LINE FOR TURBIDIMETER AND CHLORINE ANALYZER. SEE DRAWING C-088 FOR CONTINUATION.
14. CHLORINE ANALYZER AND TURBIDIMETER CONTROLLER.
15. EXTEND SECONDARY CONTAINMENT PIPING FLUSH TO BUILDING FLOOR. SEAL ANNULAR SPACE WITH EXPANDING FOAM.
16. HOSE RACK BIB AND RACK, MOUNTED ON BUILDING WALL, PER DETAIL 1, THIS SHEET.
17. TUBING PER MANUFACTURER RECOMMENDATIONS.
18. INSTALL 5LB MOUNT FOR FIRE EXTINGUISHER.
19. INSTALL 4" Ø DRAIN CLEANOUT ASSEMBLY PER DETAIL 2, THIS SHEET.



BUILDING PLAN

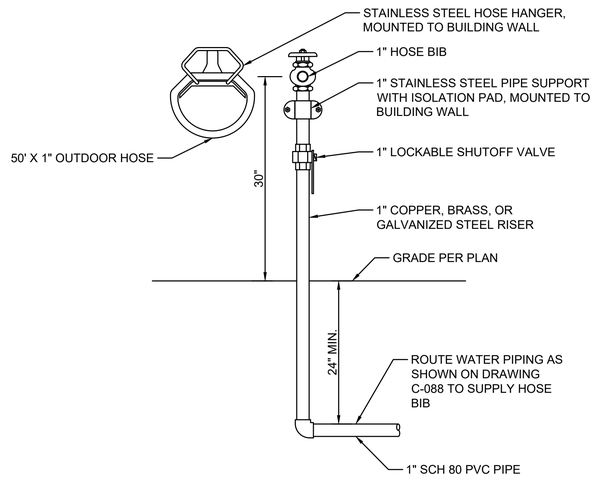
2' 1' 0' 1' 2'
SCALE: 1/2" = 1'-0"



BUILDING SECTION A-A

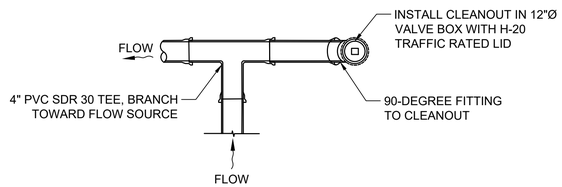
A
C-090

2' 1' 0' 1' 2'
SCALE: 1/2" = 1'-0"



HOSE BIB AND RACK DETAIL 1

N.T.S.



DRAIN CLEANOUT DETAIL 2

N.T.S.

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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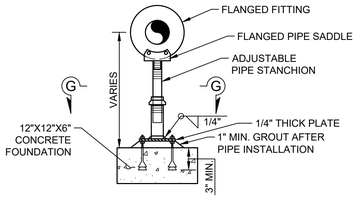
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 SITE CHEMICAL ELECTRICAL BUILDING PLAN & SECTION

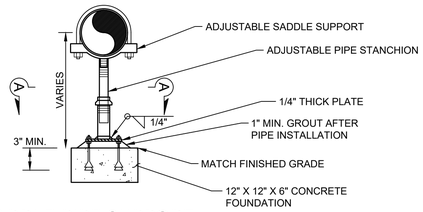
PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-090

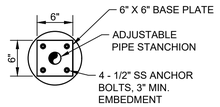
SHEET NUMBER
95 OF 158



FLANGE PIPE SUPPORT



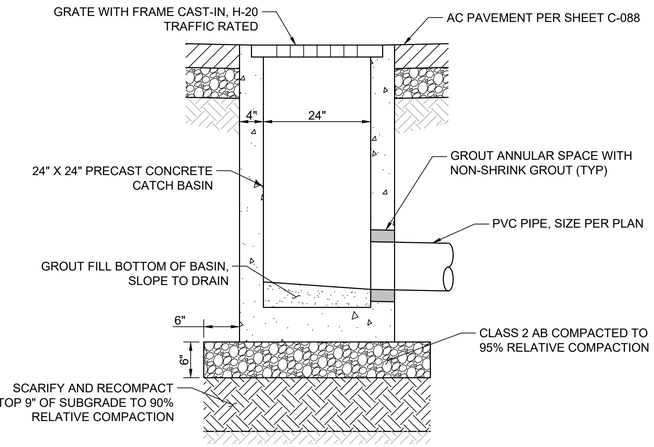
SADDLE PIPE SUPPORT



SECTION A-A

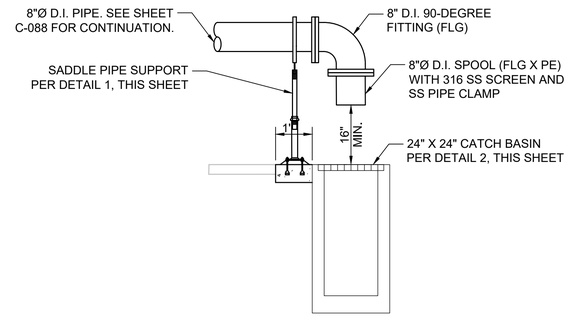
1 C-089 **PIPE SUPPORT DETAIL**

SCALE: 1" = 1'-0"



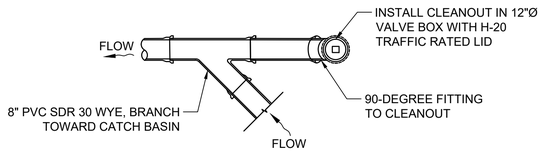
2 C-088 **24" X 24" CATCH BASIN DETAIL**

SCALE: NTS



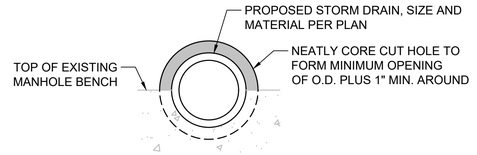
3 C-088 **WELL PUMP-TO-WASTE DETAIL**

SCALE: NTS

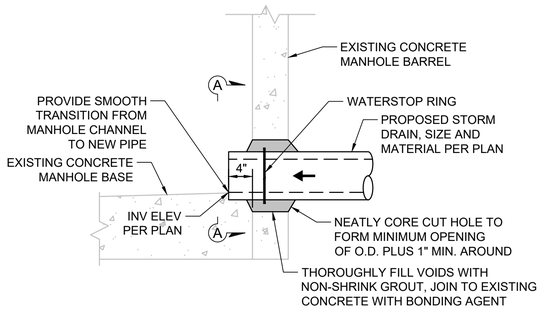


4 C-088 **STORM DRAIN CLEANOUT DETAIL**

SCALE: NTS

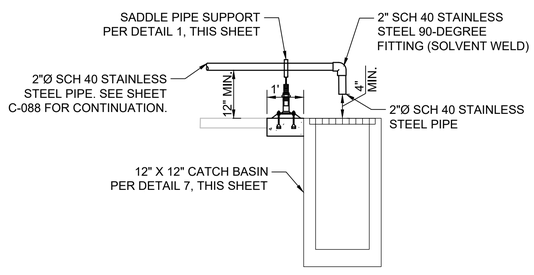


SECTION A-A



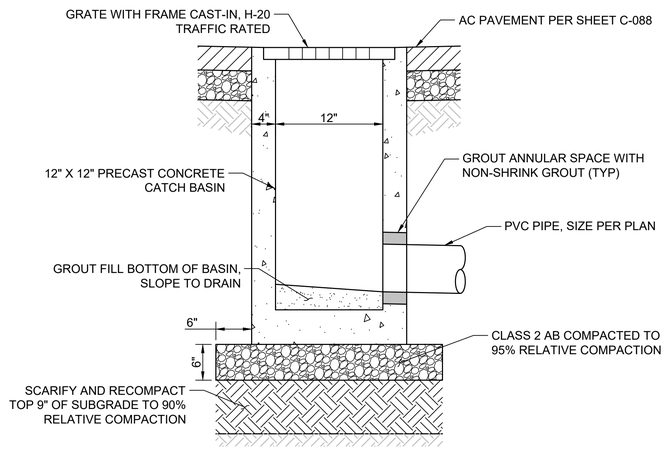
5 C-088 **EXISTING MANHOLE CONNECTION DETAIL**

SCALE: NTS



6 C-088 **BACKWASH TANK SLUDGE DISCHARGE DETAIL**

SCALE: NTS



7 C-088 **12" X 12" CATCH BASIN DETAIL**

SCALE: NTS

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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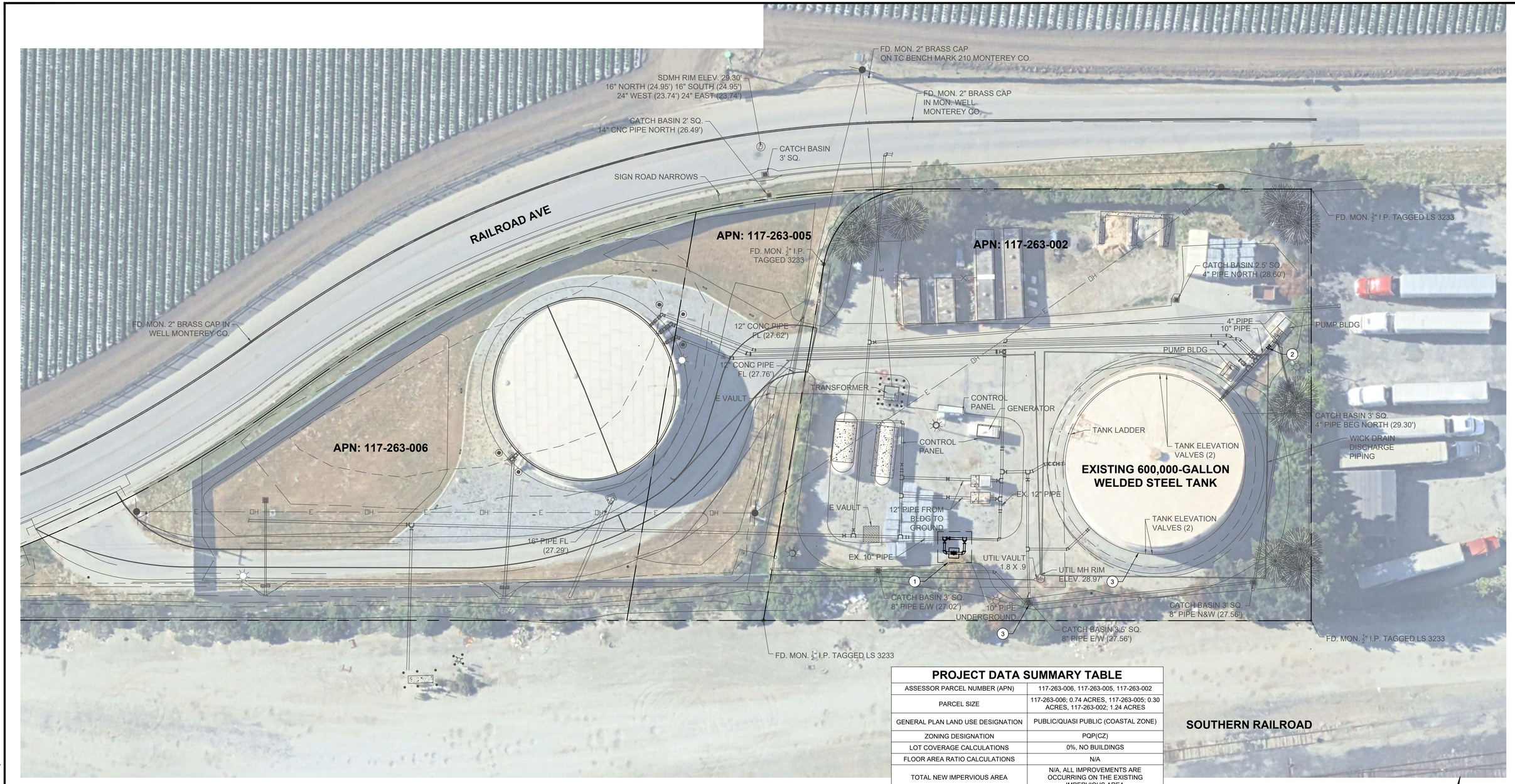
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 SITE CIVIL DETAILS

PROJECT NUMBER **CWTRC.200476.05**
DRAWING NUMBER **C-091**
SHEET NUMBER **96** OF **158**

C:\Box\Projects\Pajaro - Community Water Consolidation 2024\16 Plans Prep\2 Eng_CAD\2 Drawings\Civil\C-091 Site Civil Details.dwg
Fri, 12 Dec 25 07:20:21 PM By: Hope Mallery



PROJECT DATA SUMMARY TABLE

ASSESSOR PARCEL NUMBER (APN)	117-263-006, 117-263-005, 117-263-002
PARCEL SIZE	117-263-006; 0.74 ACRES, 117-263-005; 0.30 ACRES, 117-263-002; 1.24 ACRES
GENERAL PLAN LAND USE DESIGNATION	PUBLIC/QUASI PUBLIC (COASTAL ZONE)
ZONING DESIGNATION	PQP(CZ)
LOT COVERAGE CALCULATIONS	0%, NO BUILDINGS
FLOOR AREA RATIO CALCULATIONS	N/A
TOTAL NEW IMPERVIOUS AREA	N/A, ALL IMPROVEMENTS ARE OCCURRING ON THE EXISTING IMPERVIOUS AREA
ESTIMATED CUT/FILL	0
ESTIMATED SOIL IMPORT/EXPORT	0
TREE REMOVAL	N/A
IMPERVIOUS COVERAGE	TOTAL AREA COVERED BY STRUCTURES: 0 SF TOTAL AREA COVERED BY IMPERVIOUS SURFACES (NEW + EXISTING PAVEMENT): 31628.49 SF
REQUIRED AND PROPOSED PARKING COUNTS	N/A
WATER SERVICE	PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
SEWER	PAJARO COUNTY SANITATION DISTRICT

CONSTRUCTION NOTES

1. INSTALL 4'-5" X 4'-5" BYPASS VALVE VAULT PER DRAWING C-104
2. REMOVE AND REPLACE 10" ELECTROMAGNETIC FLOW METER (FLG)
3. SEE DRAWING M-301 FOR TANK REHABILIATION

NOTE: ENTIRE SITE IS LOCATION WITHIN THE FEMA FLOOD ZONE DESIGNATION: AE

20' 10' 0' 10' 20'

SCALE: 1" = 20'

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO TANK PLAN

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-092

SHEET NUMBER
97 OF **158**

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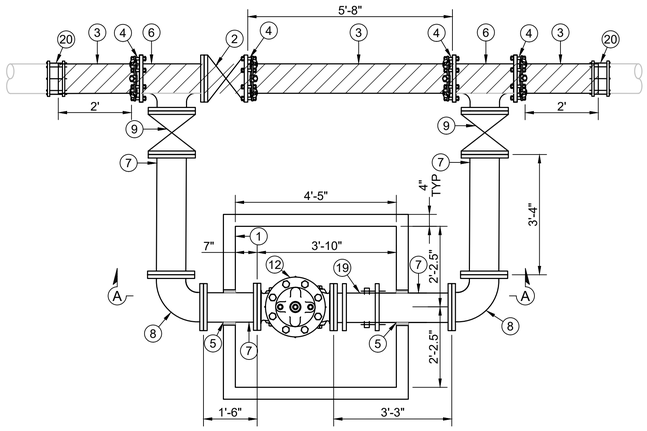
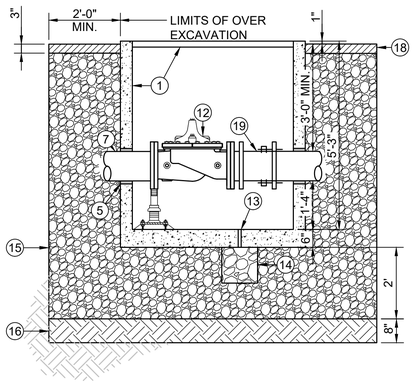
Fri 13 Mar 26 01:23:13 PM by Mike Dingo



PLAN



SECTION A-A

BYPASS VALVE VAULT DETAIL — 1 / C-301

2' 1' 0' 1' 2'

SCALE: 1/2" = 1'-0"

BYPASS VALVE VAULT PARTS LIST

1. 4.5' X 4.5' X 5'-3" PRECAST CONCRETE VAULT WITH H-20 TRAFFIC RATED DOUBLE LEAF HATCH
2. REMOVE AND REPLACE 10" GATE VALVE (FLG)
3. 10" Ø PVC C900 PIPE
4. 10" RESTRAINED FLANGE COUPLING ADAPTER
5. FILL PIPE PENETRATION THROUGH VAULT WALL WITH NON-SHRINK GROUT
6. 10" D.I. TEE (FLG)
7. 10" Ø D.I. PIPE SPOOL (FLG)
8. 10" 90-DEGREE D.I. FITTING (FLG)
9. 10" GATE VALVE (FLG) PER STANDARD PLAN NO. 3-07.01.
10. 10" MJ RESTRAINT
11. PIPE SUPPORT PER DETAIL 1, DRAWING C-102
12. 10" BACK-PRESSURE SUSTAINING PRESSURE REDUCING VALVE (FLG)
13. 1"Ø DRAIN HOLE
14. 12" X 12" X 12" DRAIN ROCK WRAPPED IN FILTER FABRIC
15. CLASS 2 AB COMPACTED TO 90% MAX. DENSITY
16. TOP 8" SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO 90% MAX. DENSITY
17. 10" RESTRAINED FLANGE COUPLING ADAPTER
18. AC PAVEMENT
19. 10"Ø ROMAC DISMANTLING JOINT
20. 10"Ø RESTRAINED TRANSITION COUPLING

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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REGISTERED PROFESSIONAL ENGINEER — NICHOLAS E. PANOFSKY — C75006 Exp. 12-31-2027 — CIVIL — STATE OF CALIFORNIA

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO TANK PIPING MODIFICATIONS DETAILS

PROJECT NUMBER: CWTRC.200476.05
DRAWING NUMBER: C-093
SHEET NUMBER: 98 OF 158

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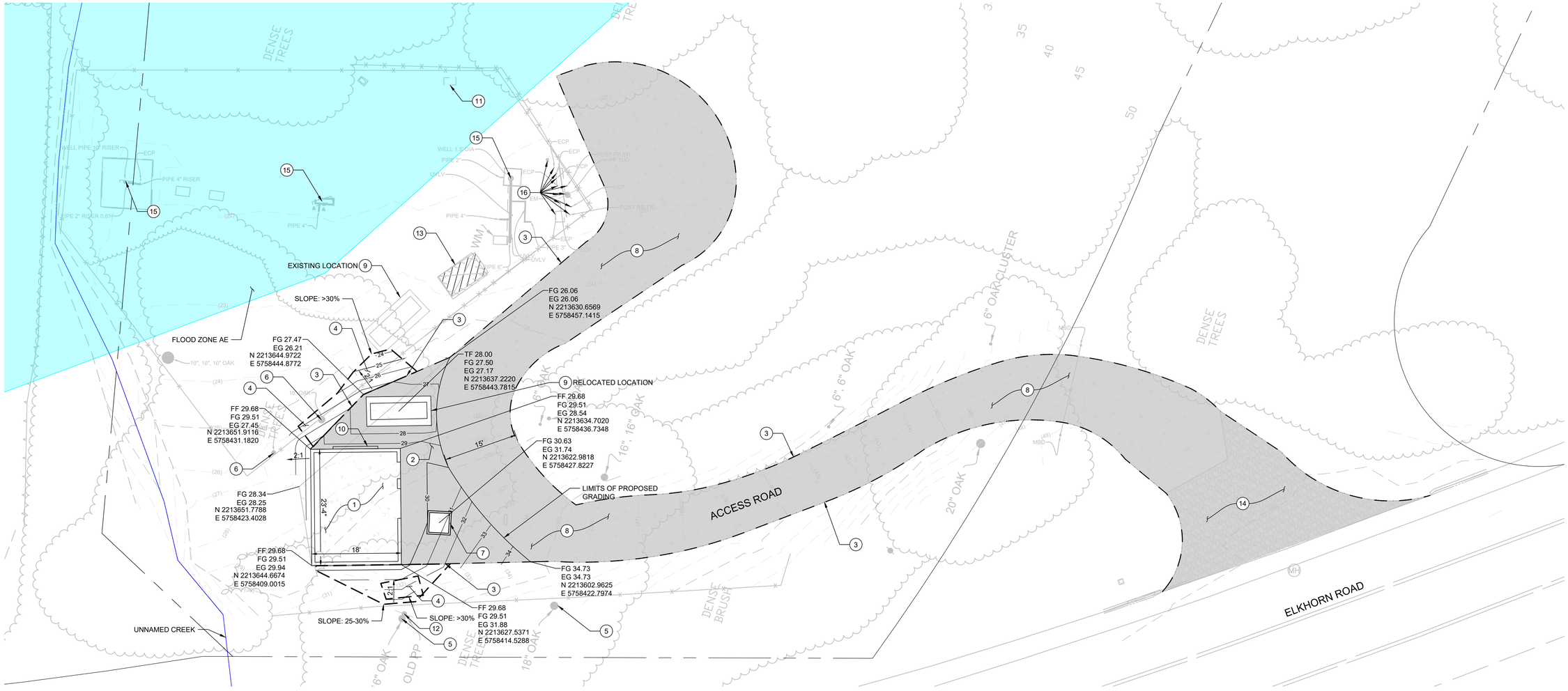
Tue 26 Jan 26 12:03:56 PM by Alicia Mallory



SITE PLAN

10' 5' 0' 5' 10'

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. INSTALL ENCLOSED, PACKAGED DUPLEX BOOSTER PUMP STATION AND BUILDING PER DRAWING C-096.
2. GRADE FINISH SURFACE PER ELEVATIONS SHOWN AND DISTRICT STANDARD 4-02.
3. GRADE EDGES OF AC PLACEMENT AT 2:1 SLOPE TO MEET EXISTING GRADE.
4. DAYLIGHT NEW SURFACE AT 2:1 SLOPE TO MEET EXISTING GRADE.
5. PROTECT TREES IN PLACE.
6. REMOVE TREES.
7. INSTALL BYPASS VAULT PER DETAIL 3, DRAWING C-108.
8. REPLACE AC PAVEMENT ON ACCESS ROAD PER DISTRICT STANDARD 4-02. ELEVATIONS TO MATCH EXISTING CONDITIONS.
9. RELOCATE EXISTING GENERATOR. DEMOLISH AND REMOVE EXISTING CONCRETE PAD. CONSTRUCT NEW CONCRETE PAD PER STRUCTURAL DRAWINGS.
10. INSTALL ELECTRICAL PANEL MOUNTED ON BUILDING WALL PER ELECTRICAL DRAWINGS.
11. WATER METER AND LATERAL FOR TRI-COUNTY LANDSCAPE. LATERAL TO BE REROUTED AND METER RELOCATED, SEE SHEET C-106.
12. PROTECT POWER POLE IN PLACE.
13. DEMOLISH AND REMOVE EXISTING STRUCTURE.
14. REPLACE GRAVEL WITH AC PAVEMENT ON ACCESS ROAD PER DISTRICT 4-02. ELEVATIONS TO MATCH EXISTING CONDITIONS.
15. PROTECT WELLS AND ASSOICATED PIPING AND APPURTENANCES IN PLACE.
16. PROTECT CONTROLS IN PLACE, EXCEPT AS MODIFIED BY ELECTRICAL DRAWINGS.

PROJECT DATA SUMMARY TABLE

ASSESSOR PARCEL NUMBER (APN)	117-121-004
PARCEL SIZE	0.75 ACRES
GENERAL PLAN LAND USE DESIGNATION	AGRICULTURAL CONSERVATION
ZONING DESIGNATION	AC(CZ)
LOT COVERAGE CALCULATIONS	TOTAL BUILDING SF: 420 SF/(0.75 ACRES X 43,560) * 100 = 1.29%
FLOOR AREA RATIO CALCULATIONS	N/A
TOTAL NEW IMPERVIOUS AREA	132.58 SF
ESTIMATED CUT/FILL	1.14 CY (CUT)
ESTIMATED SOIL IMPORT/EXPORT	1.14 CY (EXPORT)
TREE REMOVAL	2 - (1) 16" OAK, (1) 10" OAK
IMPERVIOUS COVERAGE	TOTAL AREA COVERED BY STRUCTURES: 420 SF TOTAL AREA COVERED BY IMPERVIOUS SURFACES (NEW + EXISTING PAVEMENT): 132.58 SF
REQUIRED AND PROPOSED PARKING COUNTS	N/A
WATER SERVICE	PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
SEWER	PAJARO COUNTY SANITATION DISTRICT

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

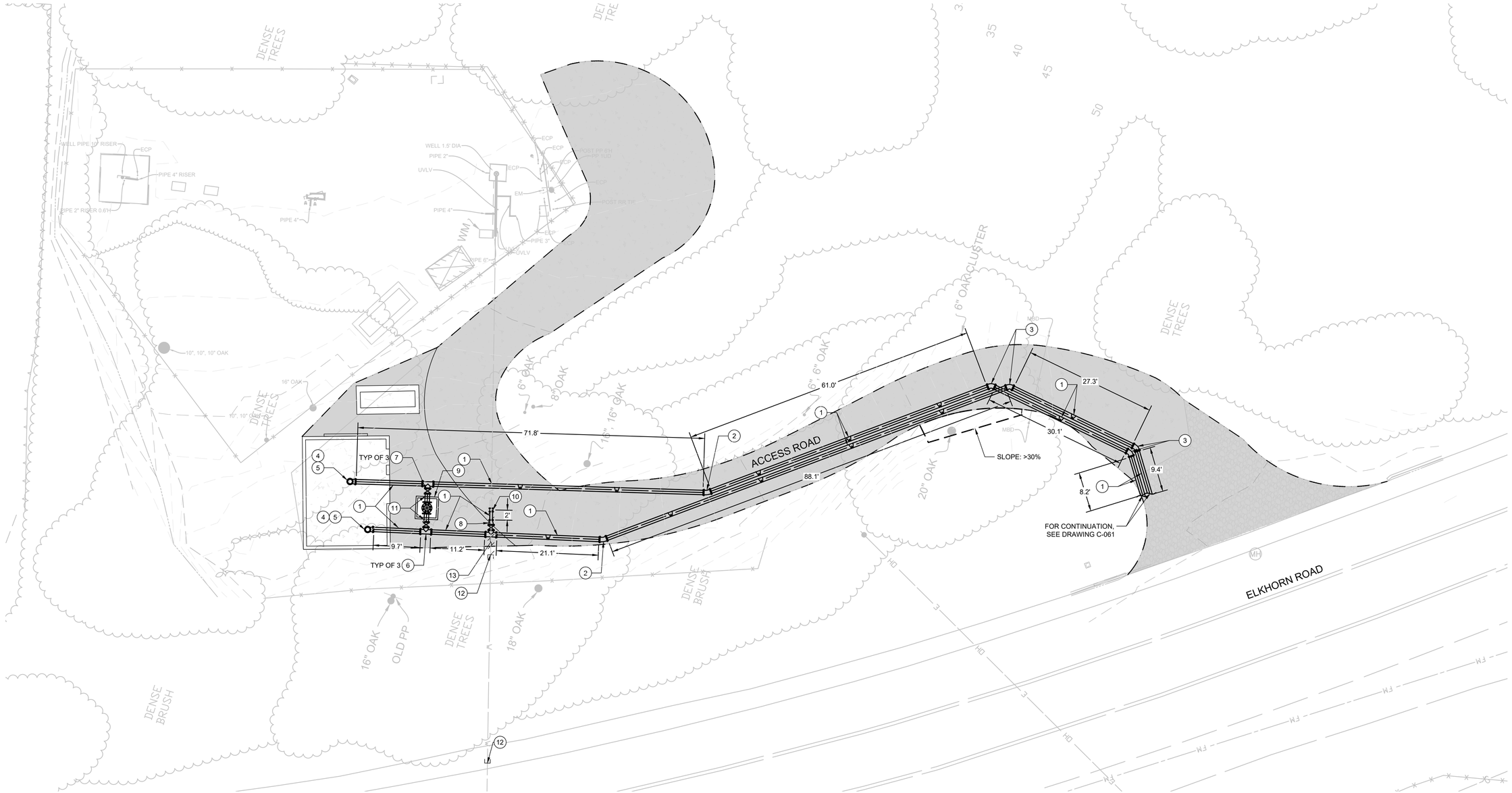
BOOSTER PUMP STATION SITE IMPROVEMENT PLAN

PROJECT NUMBER CWTRC.200476.05

DRAWING NUMBER C-094

SHEET NUMBER 99 OF 158

C:\Bid Projects\CWTRC - Community Water Center\CWTRC.200476.05 PSSD Proj\Eng_CAD\2 Sheets\Booster Pump Station Site Improvement Plan.dwg
Fri 13 Jun 25 14:13:26 PM by Jorge Heide



PIPING PLAN

10' 5' 0' 5' 10'

SCALE: 1" = 10"

CONSTRUCTION NOTES

1. INSTALL 10"Ø C900 DR 18 PIPING PER DETAIL 1, CASE G, DRAWING C-107.
2. INSTALL 10"Ø 22.5-DEGREE DI FITTING (MJ) WITH JOINT RESTRAINTS AND THRUST BLOCK PER STANDARD PLAN 3-08.01.
3. INSTALL 10"Ø 45-DEGREE DI FITTING (MJ) WITH JOINT RESTRAINTS AND THRUST BLOCK PER STANDARD PLAN 3-08.01.
4. INSTALL 10"Ø 90-DEGREE DI FITTING (MJ) WITH JOINT RESTRAINTS AND THRUST BLOCK PER STANDARD PLAN 3-08.01.
5. CONNECT 10"Ø PIPING TO BOOSTER PUMP STATION.
6. INSTALL 10"Ø DI TEE (MJ X FLG) WITH JOINT RESTRAINTS AND THRUST BLOCK PER STANDARD PLAN 3-08.01.
7. INSTALL 10"Ø GATE VALVE (FLG X MJ).
8. INSTALL 10"X6" DI REDUCER (FLG X MJ) WITH JOINT RESTRAINTS.
9. INSTALL BYPASS VAULT AND PIPING PER DETAIL 3, DRAWING C-108.
10. INSTALL 6"Ø RESTRAINED TRANSITION COUPLING.
11. INSTALL 10"Ø DI SPOOL (FLG).
12. ABANDON EXISTING 6" WELL DISCHARGE LINE AND CAP.
13. DEMOLISH EXISTING WELL DISCHARGE LINE IN CONFLICT WITH CONSTRUCTION.

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1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BOOSTER PUMP STATION SITE PIPING PLAN

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-095

SHEET NUMBER
100 OF 158

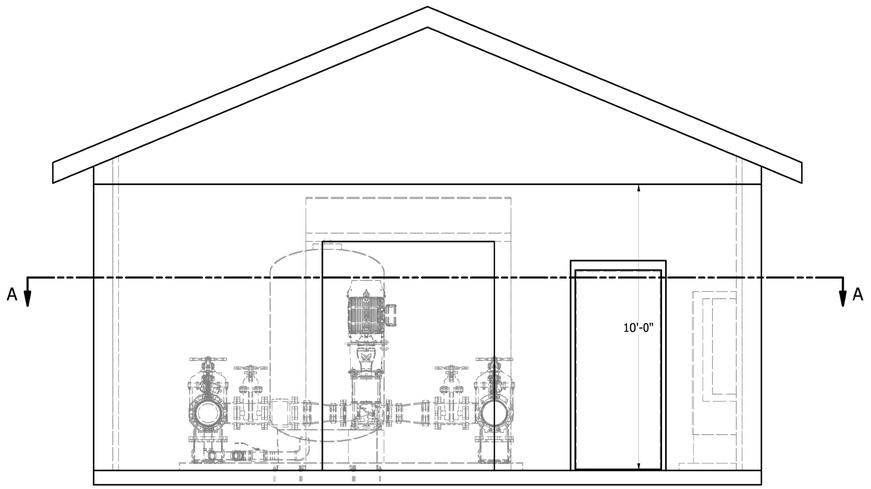
© Boyle Projects/CWTRC - Community Water Center/CWTRC.200476.05 P3/63 Proj/Eng, CAD/Sheets/Booster Pump Station Site Piping Plan.dwg

Mon 10 Mar 26 02:23:34 PM by: JoAnn Arvida

CONFIGURATION: DUPLEX
DAILY PUMPS: GRUNDFOS CR 125-2-1 40HP, 700 GPM EACH AT 178 TDH

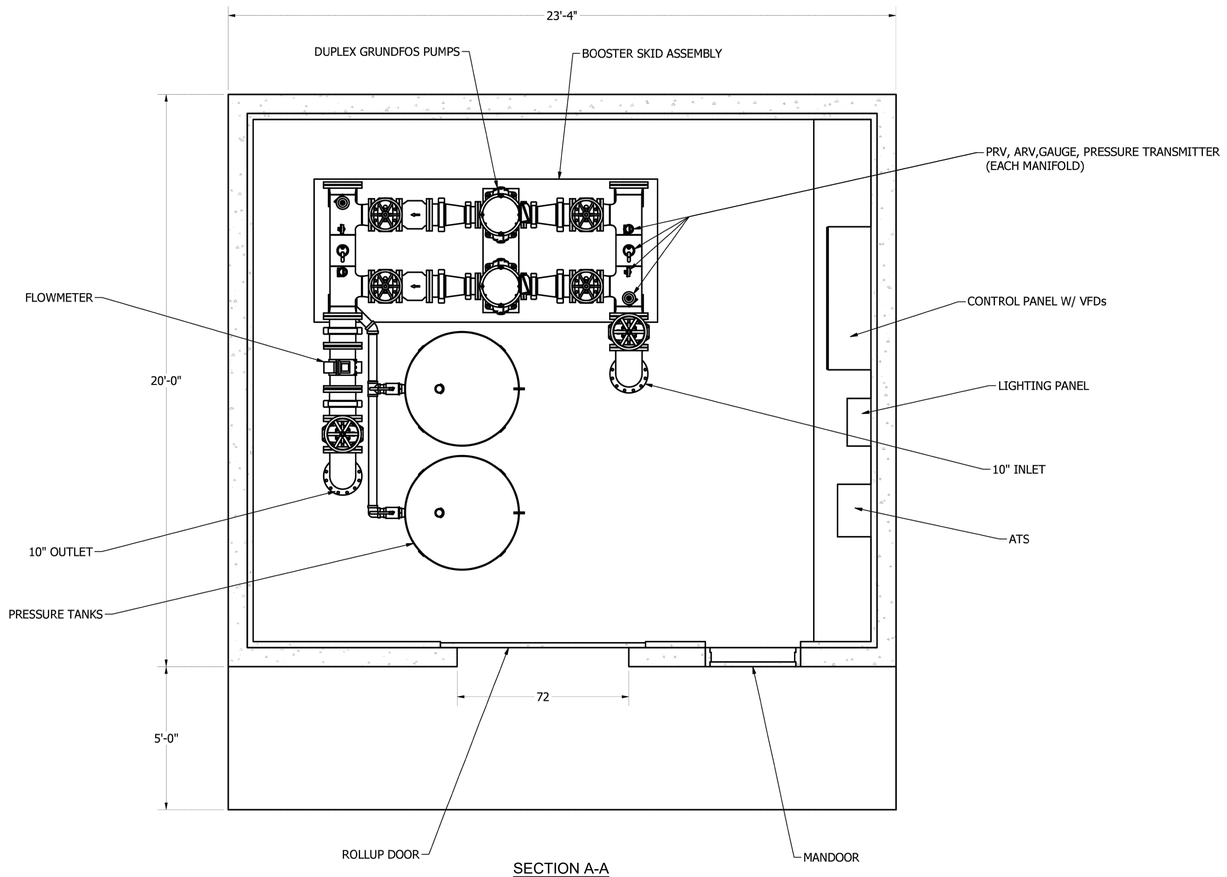
FEATURES:
PRESSURE TANK, PRESSURE TRANSMITTERS, PRESSURE GAUGES, PRESSURE SWITCHES, AIR RELEASE VALVES, PRESSURE RELEASE VALVES, FLOWMETER

CONTROLS:
COMPACT LOGIXS PLC, COLOR HMI, NEMA 3R PAINTED ENCLOSURE, VARIABLE FREQUENCY DRIVES



ELEVATION VIEW

30' 15' 0' 15' 30'
SCALE: 1" = 30'



SECTION A-A

30' 15' 0' 15' 30'
SCALE: 1" = 30'

Know what's below. Call before you dig.

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REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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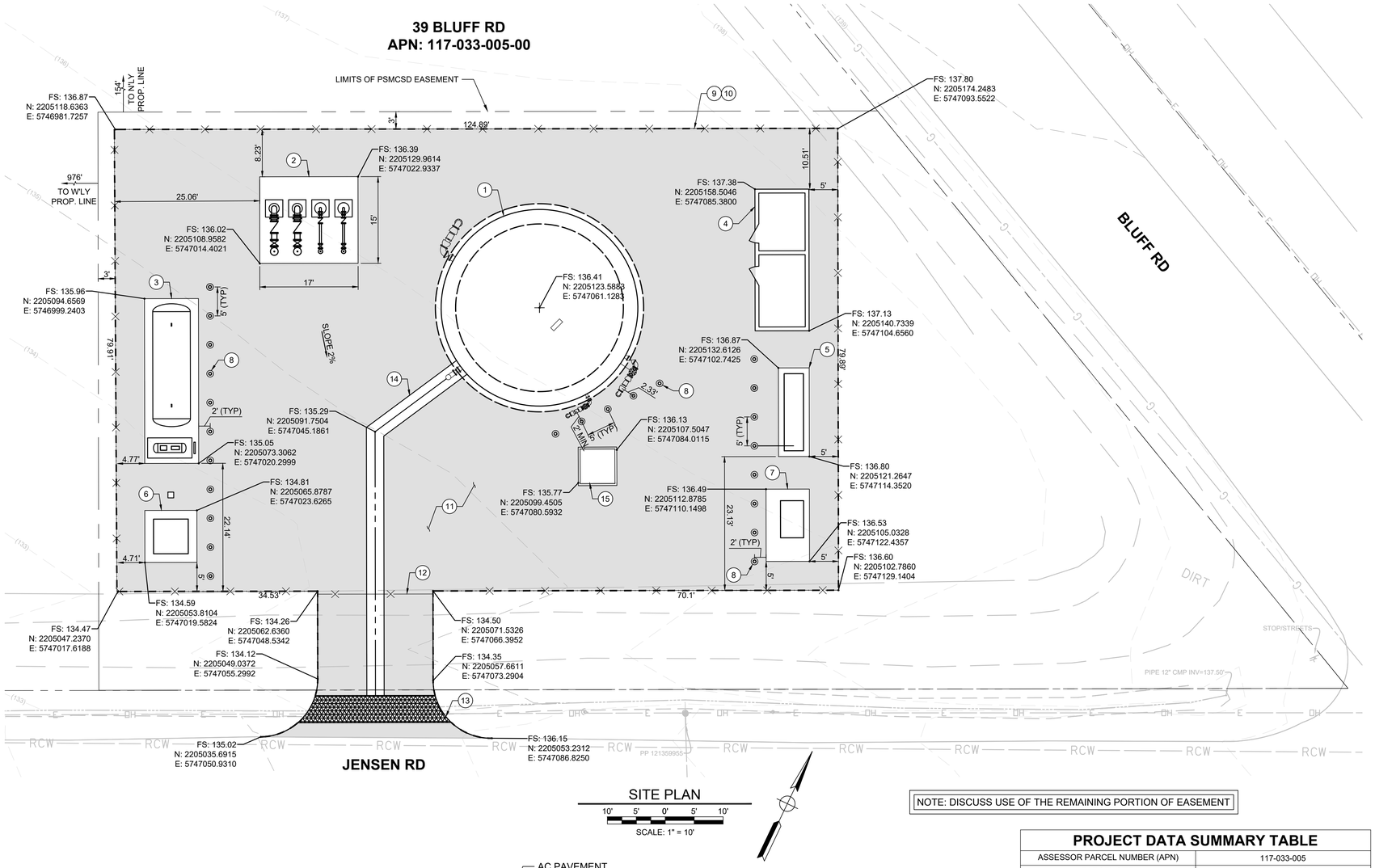
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BOOSTER PUMP STATION SITE CIVIL DETAILS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-096

SHEET NUMBER
101 OF 158



SITE PLAN

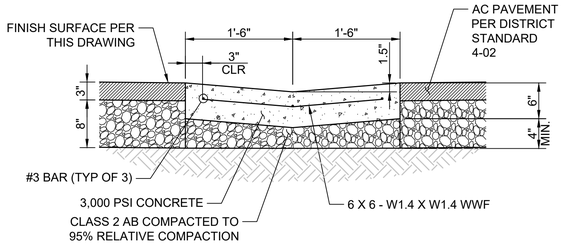
10' 5' 0' 5' 10'

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. CONSTRUCT 125,000-GALLON STEEL TANK AND REINFORCED CONCRETE RINGWALL FOUNDATION PER STRUCTURAL DRAWINGS AND C-099.
2. CONSTRUCT 17' X 15' BOOSTER PUMP STATION CONCRETE SLAB PER STRUCTURAL DRAWINGS.
3. CONSTRUCT 28'-6" X 9'-4" HYDROPNEUMATIC TANK CONCRETE SLAB PER STRUCTURAL DRAWINGS.
4. CONSTRUCT CMU CHEMICAL / ELECTRICAL BUILDING PER DRAWING C-103.
5. CONSTRUCT 15'-4" X 5'-4" GENERATOR CONCRETE SLAB PER STRUCTURAL DRAWINGS.
6. CONSTRUCT 9' X 9' TRANSFORMER CONCRETE SLAB PER STRUCTURAL DRAWINGS.
7. CONSTRUCT 12'-6" X 7'-6" FUEL TANK CONCRETE SLAB PER STRUCTURAL DRAWINGS.
8. INSTALL REMOVABLE BOLLARD PER STANDARD PLAN NO. 4-03 (TOTAL 24).
9. INSTALL 8' CHAIN LINK FENCE PER DETAIL 5, DRAWING C-100.
10. GRADE EDGES OF AC PLACEMENT AT 2:1 SLOPE TO MEET EXISTING GRADE.
11. GRADE FINISHED SURFACE PER ELEVATIONS SHOWN AND DISTRICT STANDARD 4-02.
12. INSTALL 20' ROLLING GATE PER DETAIL 6, DRAWING C-100.
13. INSTALL DRAINAGE CONCRETE BOX CULVERT WITH GRATING TOP PER DETAIL X, SHEET X-XX
14. CONSTRUCT CONCRETE DRAINAGE SWALE PER DETAIL 1, THIS SHEET.
15. INSTALL 6' X 5' X 4'-8" BYPASS VALVE VAULT PER DRAWING C-105

NOTE: DISCUSS USE OF THE REMAINING PORTION OF EASEMENT



DRAINAGE SWALE DETAIL 1 VARIOUS

PROJECT DATA SUMMARY TABLE

ASSESSOR PARCEL NUMBER (APN)	117-033-005
PARCEL SIZE	10.61 ACRES
GENERAL PLAN LAND USE DESIGNATION	AGRICULTURAL CONSERVATION
ZONING DESIGNATION	AC(CZ)
LOT COVERAGE CALCULATIONS	TOTAL BUILDING SF: 228.67 SF/(10.61 X 43,560) * 100 = 0.05%
FLOOR AREA RATIO CALCULATIONS	N/A
TOTAL NEW IMPERVIOUS AREA	10316.63 SF
ESTIMATED CUT/FILL	149.41 (FILL)
ESTIMATED SOIL IMPORT/EXPORT	149.41 (IMPORT)
TREE REMOVAL	N/A
IMPERVIOUS COVERAGE	TOTAL AREA COVERED BY STRUCTURES: 228.67 SF TOTAL AREA COVERED BY IMPERVIOUS SURFACES (NEW + EXISTING PAVEMENT): 10316.63 SF
REQUIRED AND PROPOSED PARKING COUNTS	N/A
WATER SERVICE	PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
SEWER	N/A

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

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DRAWN:	KAD
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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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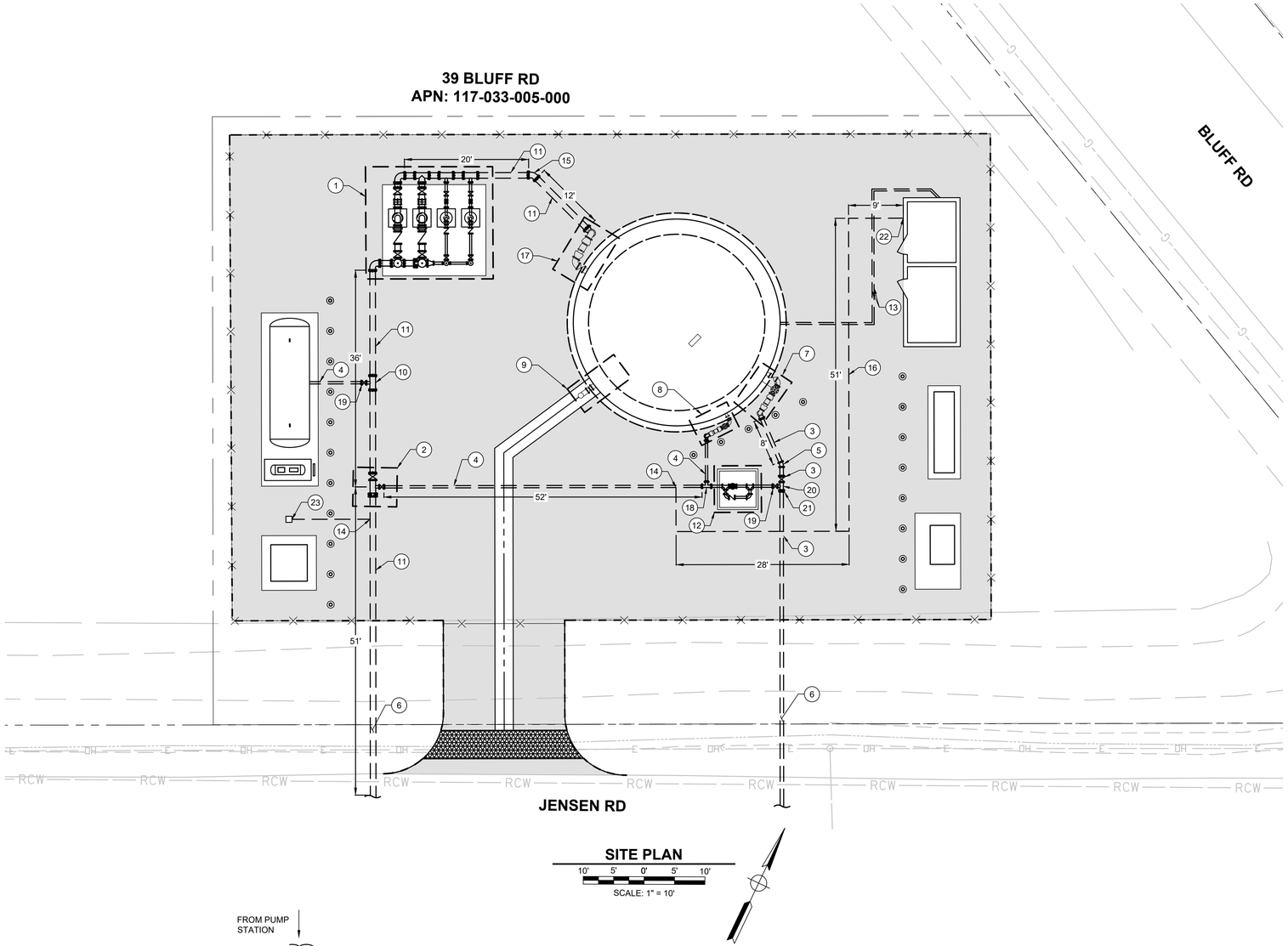
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF-JENSEN SITE IMPROVEMENT PLAN

PROJECT NUMBER CWTRC.200476.05
DRAWING NUMBER C-097
SHEET NUMBER 102 OF 158

C:\Bluff\Projects\CWTRC - Community Water Center\CWTRC.200476.05 PSMS Proj Eng_CAD\ Sheets\BluffJensen Site Improvement Plan.dwg
Fri 1/26/26 04:13:29 PM by JaMyn Kreda



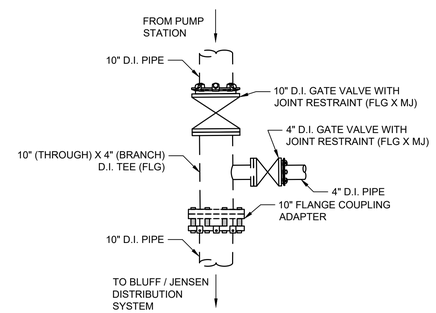
SITE PLAN

10' 5' 0' 5' 10'

SCALE: 1" = 10'

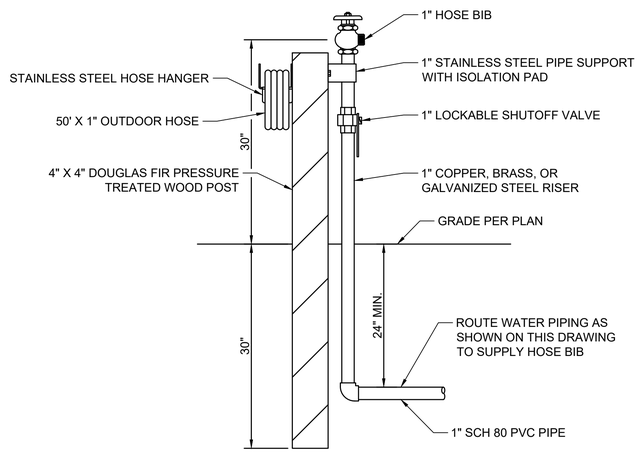
CONSTRUCTION NOTES

1. INSTALL BOOSTER PUMP STATION PER DRAWING M-501.
2. INSTALL TEE, VALVES, AND PIPING PER DETAIL 1, THIS SHEET.
3. INSTALL 6" Ø PVC C900 DR 25 PIPING PER DETAIL 1, CASE D, SHEET C-107.
4. INSTALL 4" Ø PVC C900 DR 25 PIPING PER DETAIL 1, CASE D, SHEET C-107.
5. INSTALL 6" Ø 22.5-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
6. SEE DRAWING C-021 FOR CONTINUATION OF 6"Ø PVC C900 DR 25 WATER MAIN.
7. INSTALL PRIMARY TANK FILL PIPING PER DETAIL1, DRAWING C-104.
8. INSTALL SECONDARY TANK FILL PIPING PER DETAIL 1, DRAWING C-104.
9. CONSTRUCT TANK OVERFLOW / DRAIN PER DETAIL 7, SHEET C-099.
10. INSTALL 10" X 4" D.I. REDUCING TEE (10" THROUGH, MJ WITH JOINT RESTRAINTS X 4" BRANCH, FLG)
11. INSTALL 10" Ø PVC C900 DR 25 PIPING PER DETAIL 1, CASE D, SHEET C-107.
12. INSTALL 6' X 6' X 4'-8" BYPASS VALVE VAULT PER DETAIL 1, SHEET C-105.
13. INSTALL SAMPLE WATER SUPPLY LINE AND SAMPLE DELIVERY LINE, 1/2" I.D. POLYETHYLENE TUBING.
14. INSTALL 1" SADDLE SERVICE CONNECTION PER STANDARD PLAN NO. 3-01.01.
15. INSTALL 10" Ø 45-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
16. INSTALL 1" SCH 80 PVC WATER LINE PER DETAIL 1, CASE F, SHEET C-107.
17. INSTALL TANK OUTLET PIPING PER DETAIL 2, SHEET C-105.
18. INSTALL 4" Ø D.I. TEE (MJ) WITH JOINT RESTRAINTS.
19. INSTALL 4" Ø D.I. GATE VALVE (MJ X FLG).
20. INSTALL 6" X 4" D.I. REDUCING TEE (6" THROUGH, MJ WITH JOINT RESTRAINTS X 4" BRANCH, FLG)
21. INSTALL 6" FLANGE COUPLING ADAPTER
22. INSTALL HOSE BIB CONNECTION, HOSE RACK, AND 50' OUTDOOR HOSE PER DETAIL 1, DRAWING C-102
23. INSTALL POST, HOSE BIB CONNECTION, HOSE RACK, AND 50' OUTDOOR HOSE PER DETAIL 2, THIS SHEET



1 **TEE PIPING DETAIL**

SCALE: 1" = 2'



HOSE BIB AND RACK DETAIL 2

N.T.S.

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MNS
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805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

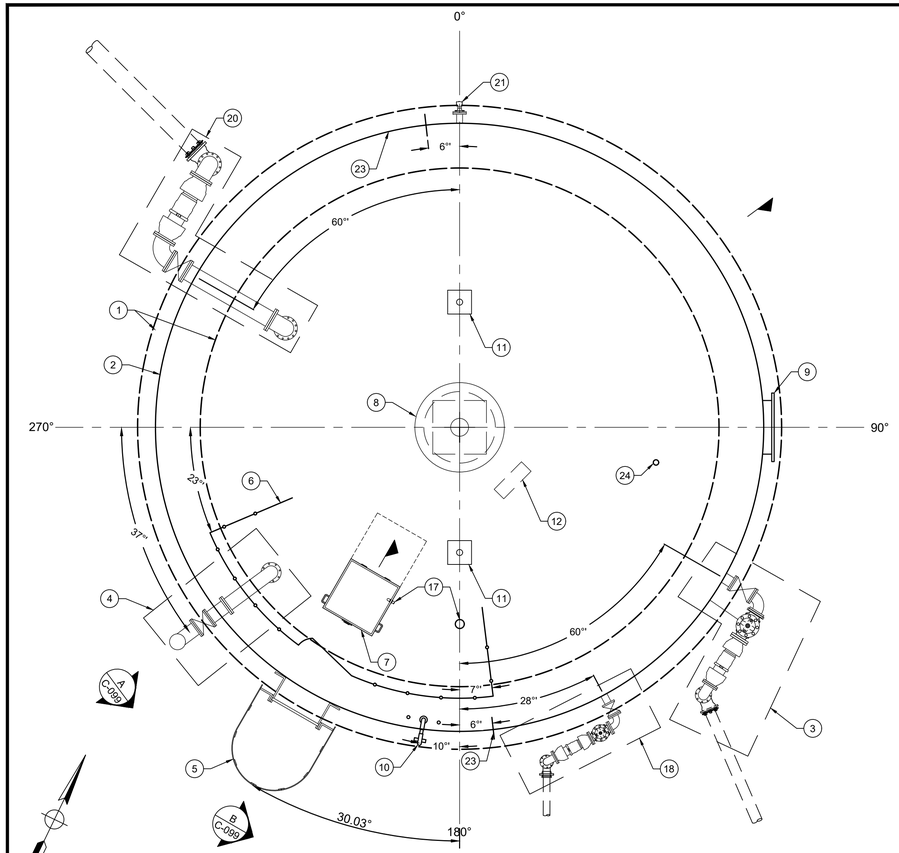
BLUFF-JENSEN SITE PIPING PLAN

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-098

SHEET NUMBER
103 OF **158**

Mon Jan 26 09:23:54 AM by Abby Diego
C:\Bluff\Projects\CWTRC - Community Water Center\CWTRC.200476.05\810 Proj\Eng_CAD\ 2\Inserts\Bluff-Jensen Site Piping Plan.dwg



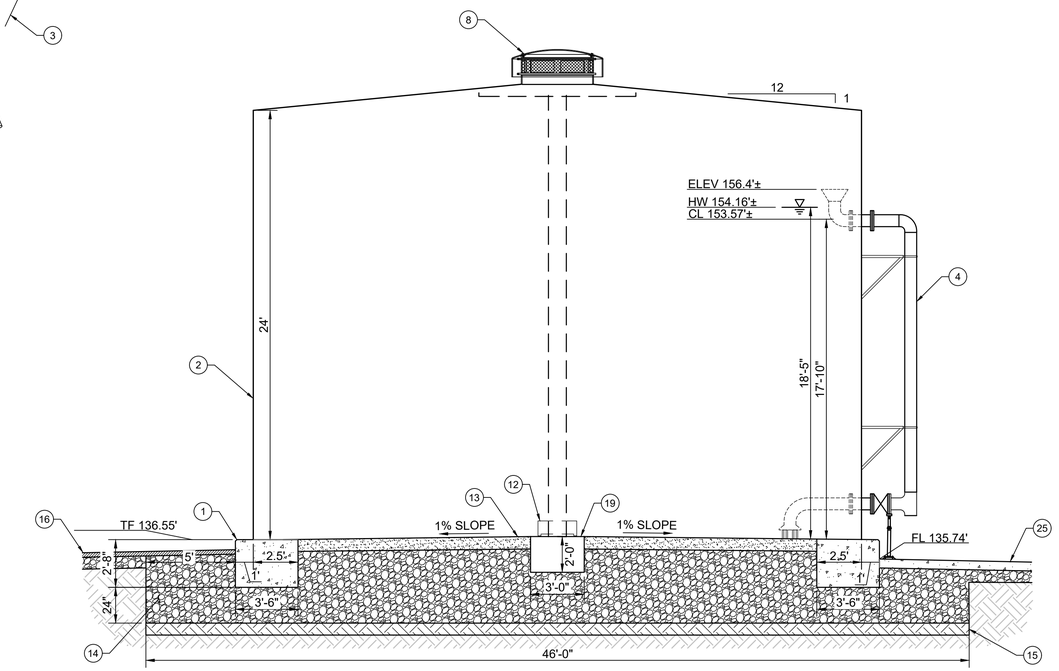
C-097 **BLUFF / JENSEN TANK PLAN**

4' 2' 0' 2' 4'

SCALE: 1/4" = 1'-0"

TANK CONSTRUCTION KEY NOTES

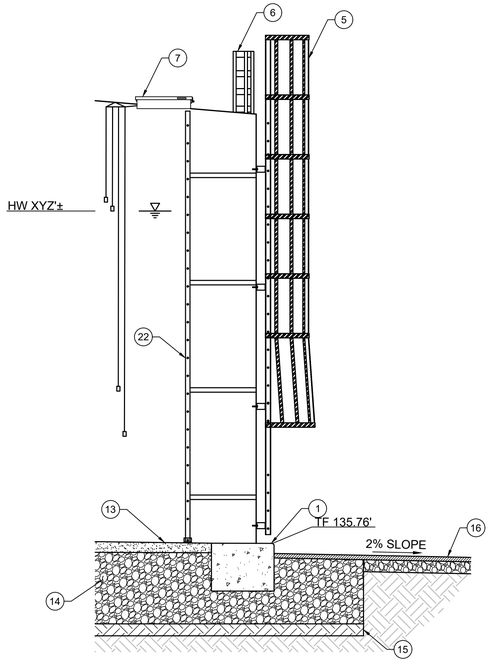
1. CONCRETE RINGWALL FOUNDATION PER STRUCTURAL DRAWINGS
2. 125,000-GALLON BOLTED STEEL TANK, 34' DIAMETER, 24' HEIGHT
3. PRIMARY INLET CONNECTION PER DETAIL 1, DRAWING C-104
4. OVERFLOW AND DRAIN OUTLET PER DETAIL 7, DRAWING C-100
5. EXTERIOR LADDER AND CAGE PER DETAIL 8, DRAWING C-101
6. TANK ROOF SAFETY RAILING PER DETAIL 9, DRAWING C-101
7. 3' X 3' ROOF HATCH PER DETAIL 9, DRAWING C-101
8. ROOF VENT PER DETAIL 1, DRAWING C-100
9. 36" MANWAY PER DETAIL 11, DRAWING C-102
10. WATER LEVEL GAUGE BOARD PER DETAIL 12, DRAWING C-102
11. FALL PROTECTION TIE-OFF PER DETAIL 3, DRAWING C-100
12. TANK MIXING SYSTEM, GRIDBEE GS-9 SUBMERSIBLE ELECTRIC MIXER
13. OIL SAND BEDDING, 6" MINIMUM DEPTH
14. CLASS 2 AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION
15. TOP 8" SUBGRADE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO 95% RC
16. ASPHALT CONCRETE PER DISTRICT STANDARD 4-02
17. LEVEL FLOATS PER TANK SECTION B-B, THIS DRAWING
18. TANK SECONDARY INLET PIPING PER DETAIL 3, DRAWING C-104
19. CONCRETE SUPPORT COLUMN FOUNDATION PER STRUCTURAL DRAWINGS
20. TANK OUTLET PIPING PER DETAIL 2, SHEET C-105
21. 4" CONNECTION (FLG), TAPPED BLIND FLANGE, AND PRESSURE TRANSDUCER
22. INTERIOR LADDER PER DETAIL 10, DRAWING C-102
23. SAMPLE PORT PER DETAIL 2, DRAWING C-100
24. 1-5/16"Ø CONNECTION FOR MIXER JUNCTION BOX, CABLE, AND SAMPLE AND DISCHARGE LINES FROM AUTOMATED DISINFECTANT SYSTEM.
25. CONCRETE DRAINAGE SWALE PER DETAIL 1, DRAWING C-097



BLUFF / JENSEN TANK SECTION A-A

4' 2' 0' 2' 4'

SCALE: 1/4" = 1'-0"



BLUFF / JENSEN TANK SECTION B-B

4' 2' 0' 2' 4'

SCALE: 1/4" = 1'-0"

Know what's below. Call before you dig.

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

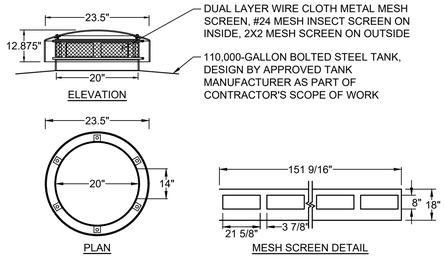
BLUFF-JENSEN SITE TANK PLAN AND SECTION

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-099

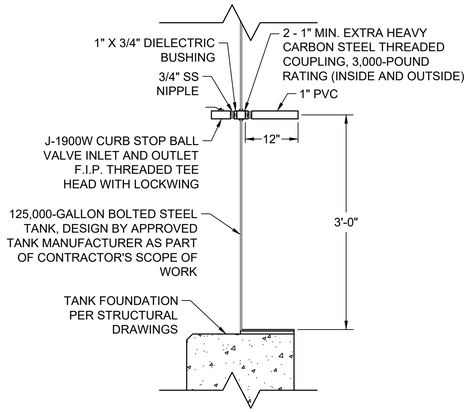
SHEET NUMBER
104 OF 158

Thu, 1/15/26 - 12:37:31 AM By: Nolan Mahaffey
C:\Bluff\Projects\Pajaro - Community Water Consolidation\200476.05 Plans\Prop\C-Eng_CADD Sheets\B-Autocad Bluff - Tank Plan And Section.dwg



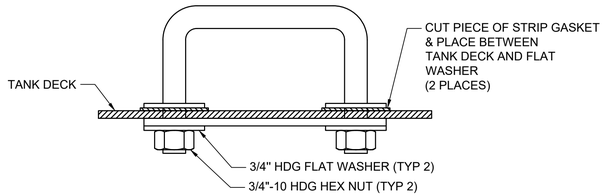
ROOF VENT DETAIL — 1 / C-099

NTS



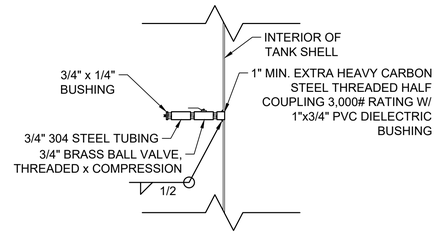
SAMPLE PORT DETAIL — 2 / C-099

NTS



FALL PROTECTION ANCHOR TIE OFF — 3 / C-099

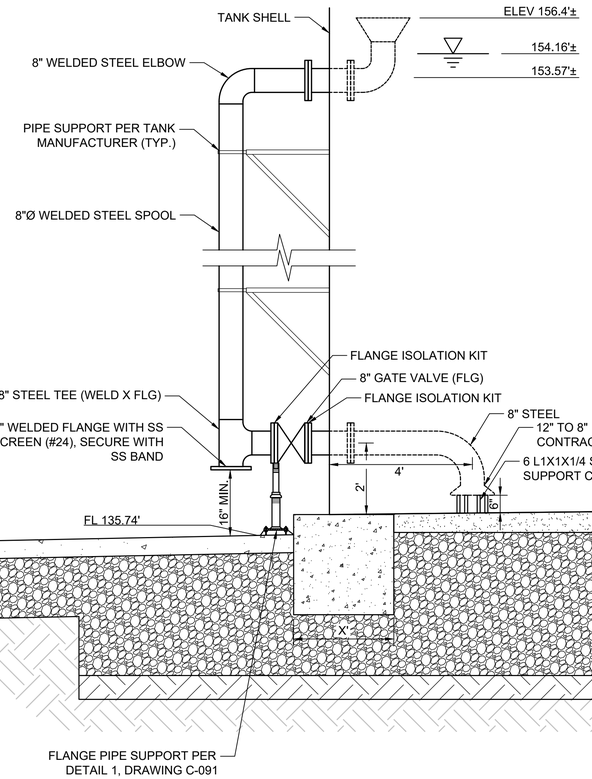
NTS

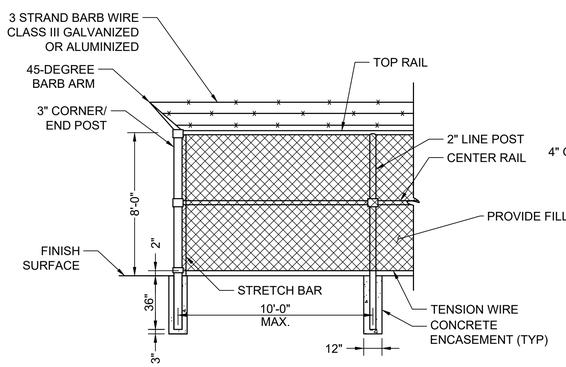


SENSING LINE DETAIL — 4 / C-104

1' 0.5' 0' 0.5' 1'

1 in. = 1 ft.

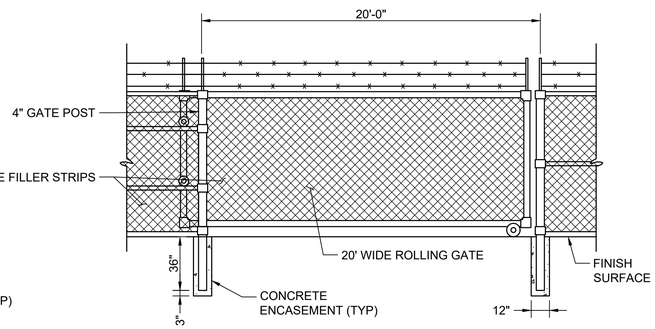




CHAIN LINK FENCE DETAIL — 5 / C-097

4' 2' 0' 2' 4'

SCALE: 1/4" = 1'-0"



ROLLING GATE DETAIL — 6 / C-097

4' 2' 0' 2' 4'

SCALE: 1/4" = 1'-0"

OVERFLOW AND DRAIN DETAIL — 7 / C-099

2' 1' 0' 1' 2'

SCALE: 1/2" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER — NICHOLAS E. PANOFSKY — C75006 Exp. 12-31-2027 — CIVIL — STATE OF CALIFORNIA

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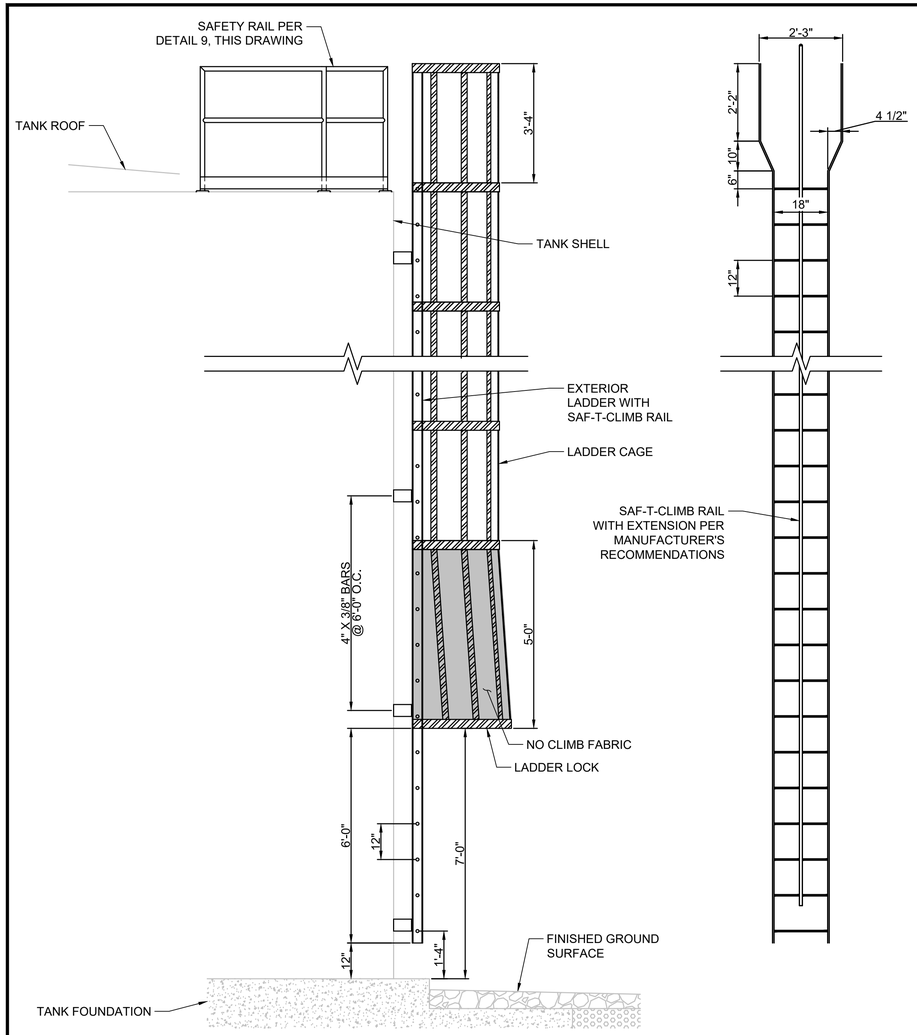
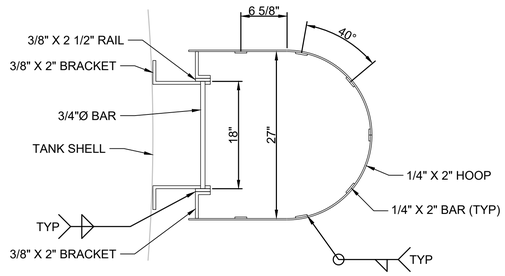
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

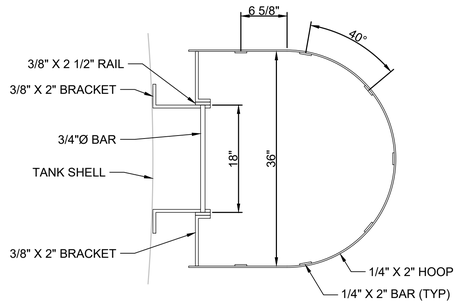
BLUFF-JENSEN SITE TANK DETAILS 1

PROJECT NUMBER: CWTRC.200476.05
DRAWING NUMBER: C-100
SHEET NUMBER: 105 OF 158

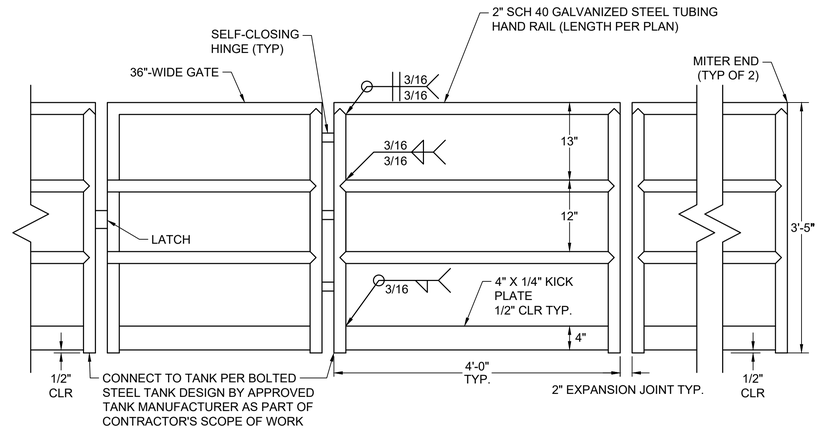
Thu, 11 Dec 25 12:13:29 PM by Floyd McElroy
C:\Bond Projects\work - Community Water Conservancy\250476.00 Permit Proj\Cf Fig_CAD2 Drawings\Bluff-Jensen Site Tank Details.dwg



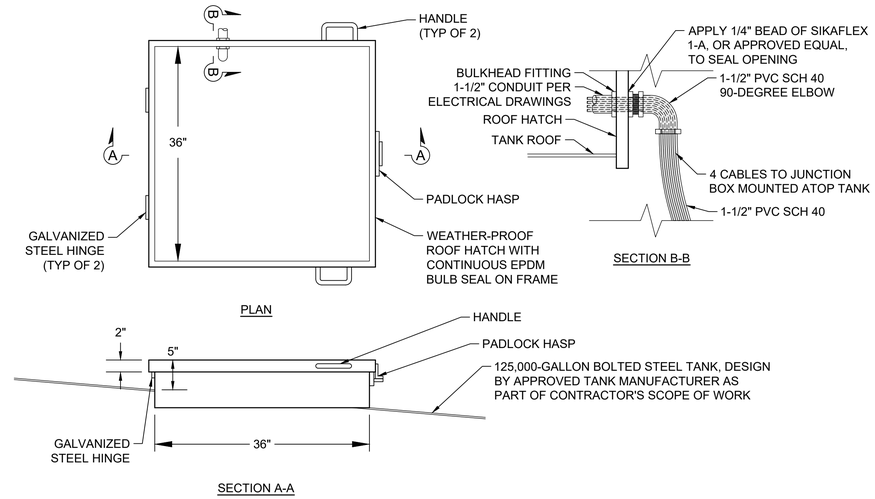




EXTERIOR LADDER DETAIL — 8 / C-099
NTS



TANK ROOF SAFETY RAILING — 9 / C-33
NTS



ROOF HATCH DETAIL — 9 / C-099
NTS

Know what's **below.** **Call** before you dig.

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REV	DATE	BY	DESCRIPTION

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San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER — NICHOLAS E. PANOFSKY — C75006 Exp. 12-31-2027 — CIVIL — STATE OF CALIFORNIA

0 1/2 1 2
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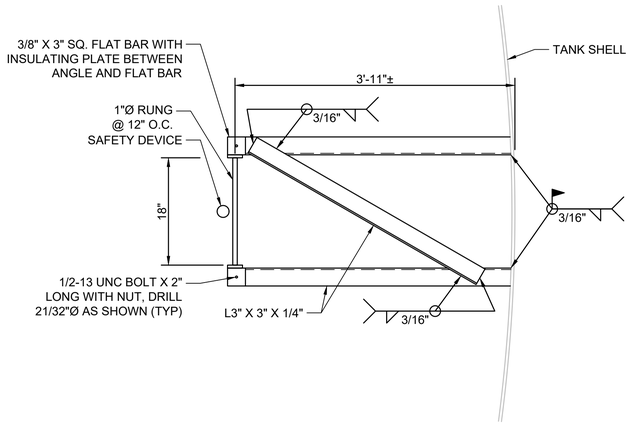
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF-JENSEN SITE TANK DETAILS 2

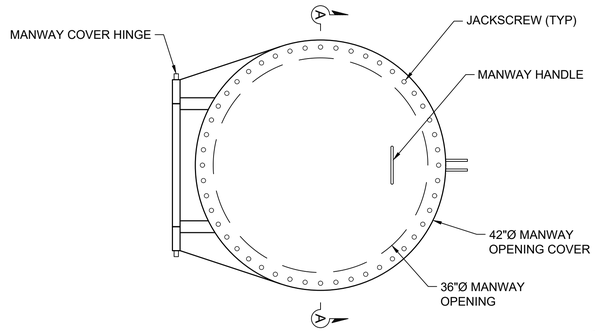
PROJECT NUMBER: **CWTRC.200476.05**
DRAWING NUMBER: **C-101**
SHEET NUMBER: **106** OF **158**

Thu 1:54pm 23 12:39:34 PM by Hope Mallory
C:\Dev\Projects\Active - Community Water Center\work\2025\25 Pano Proj\Eng_CAD\1 Sheets\BLP\Jensen Site Tank Details.dwg

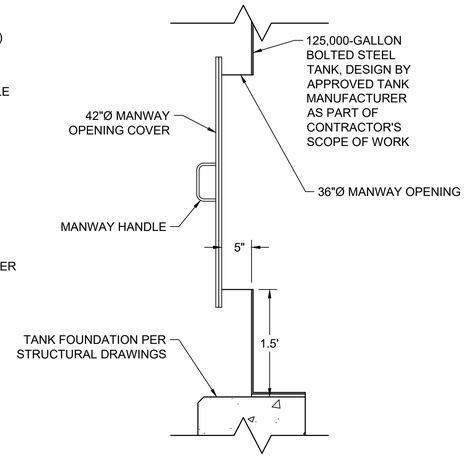


INTERIOR LADDER DETAIL **10 C-099**

NTS



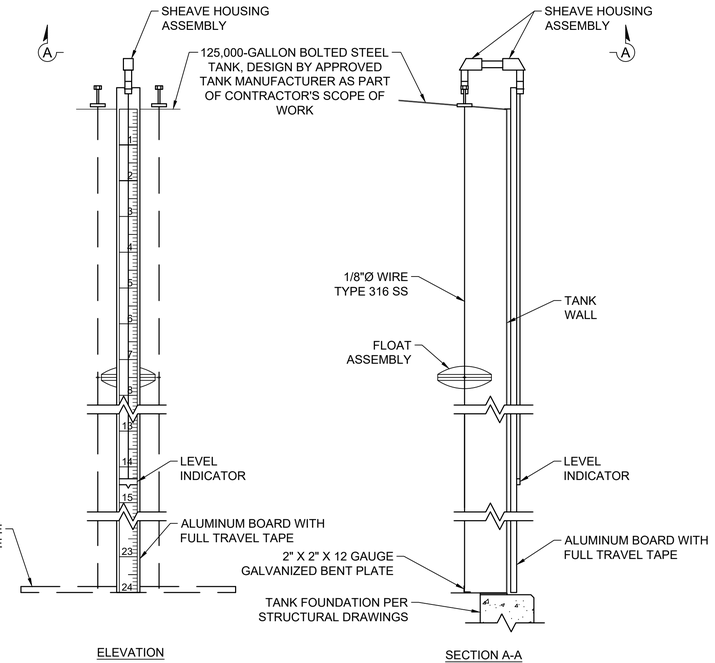
PLAN



SECTION A-A

SHELL MANWAY DETAIL **11 C-099**

NTS



ELEVATION

SECTION A-A

GAUGE BOARD DETAIL **12 C-099**

NTS

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

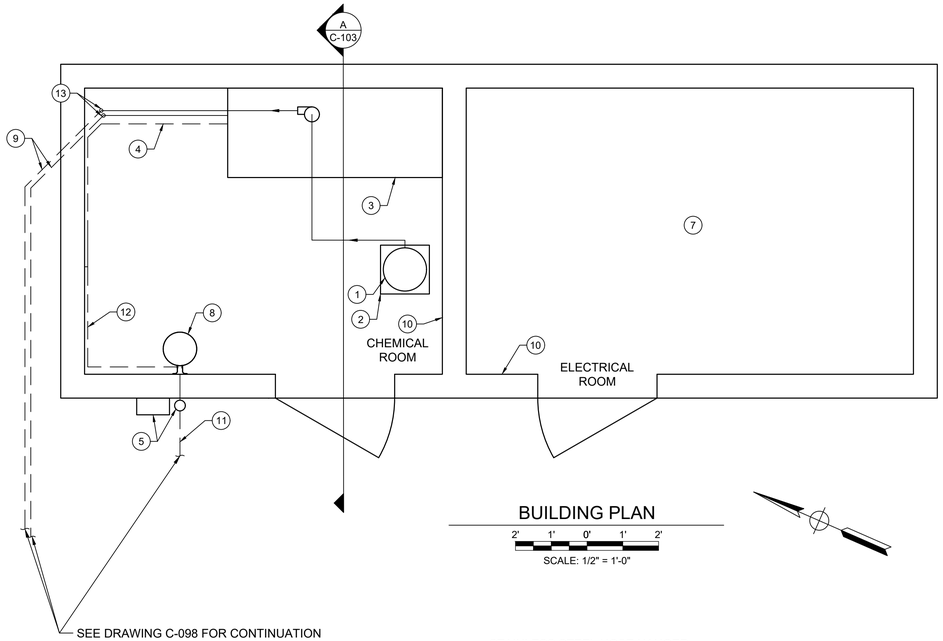
BLUFF-JENSEN SITE TANK DETAILS 3

PROJECT NUMBER **CWTRC.200476.05**
DRAWING NUMBER **C-102**
SHEET NUMBER **107** OF **158**

C:\Box\Projects\Pajaro - Community Water Center\cwtrc.200476.05 Phase Prep\Eng_CAD\ Sheets\BLuf-Jensen Site Tank Details.dwg
Thu 1:58p,25 - 21:19:38 Pat by: Hope Mallory

PARTS LIST

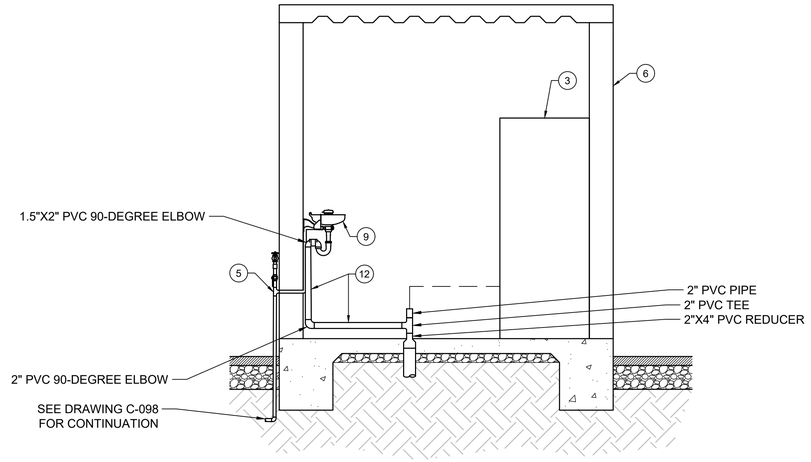
1. 15-GAL 12.5% SODIUM HYPOCHLORITE STORAGE DRUM.
2. SECONDARY CHEMICAL CONTAINMENT PAD.
3. FLOOR-MOUNTED AUTOMATED DISINFECTANT CONTROL SYSTEM.
4. CONNECT AUTOMATED DISINFECTANT CONTROL SYSTEM TO DRAIN PER MANUFACTURER RECOMMENDATIONS.
5. HOSE RACK BIB AND RACK, MOUNTED ON BUILDING WALL, PER DETAIL 1, THIS SHEET.
6. CMU BUILDING AND BUILDING FOUNDATION PER STRUCTURAL DRAWINGS.
7. SEE ELECTRICAL DRAWINGS.
8. EYE WASH STATION.
9. 1/2" I.D. POLYETHYLENE TUBING FOR SAMPLE WATER SUPPLY LINE AND SAMPLE DELIVERY LINE. SEE DRAWING C-098 FOR CONTINUATION.
10. INSTALL 5LB MOUNT FOR FIRE EXTINGUISHER.
11. WATER SUPPLY LINE FOR EYE WASH STATION. SEE DRAWING C-098 FOR CONTINUATION.
12. CONNECT EYE WASH STATION TO DRAIN WITH 2" SCH 40 PVC PIPE.
13. EXTEND SECONDARY CONTAINMENT PIPING FLUSH WITH BUILDING FLOOR. SEAL ANNULAR SPACE WITH EXPANDING FOAM



BUILDING PLAN

2' 1' 0' 1' 2'

SCALE: 1/2" = 1'-0"

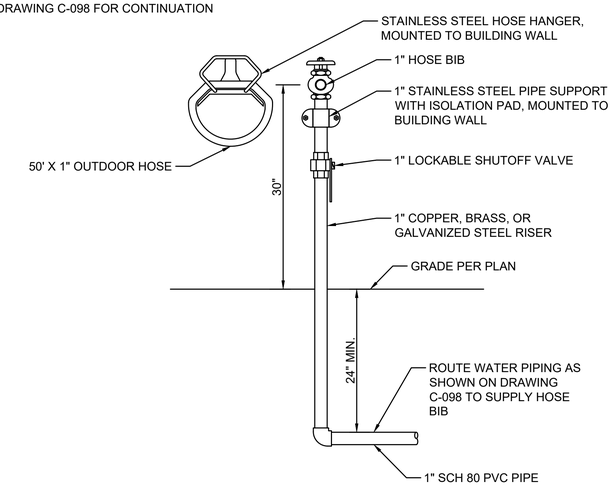


BUILDING SECTION A-A

A C-103

2' 1' 0' 1' 2'

SCALE: 1/2" = 1'-0"



HOSE BIB AND RACK DETAIL 1

N.T.S.

Know what's below. Call before you dig.

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

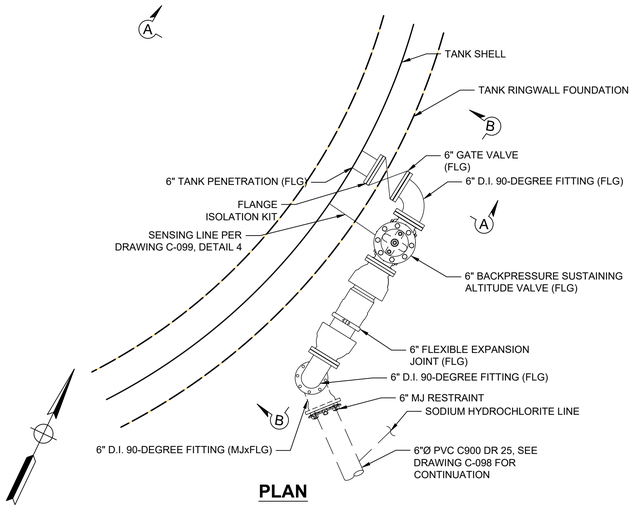
BLUFF-JENSEN SITE CHEMICAL ELECTRICAL BUILDING PLAN AND SECTION

PROJECT NUMBER
CWTRC.200476.05

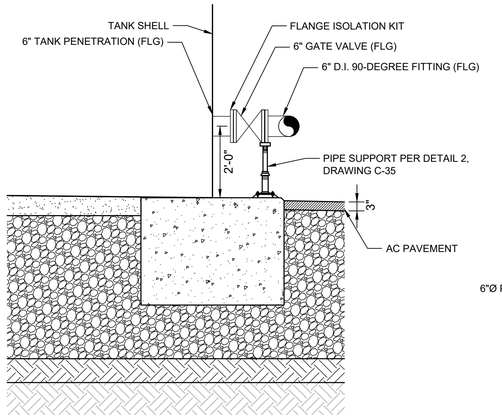
DRAWING NUMBER
C-103

SHEET NUMBER
108 OF 158

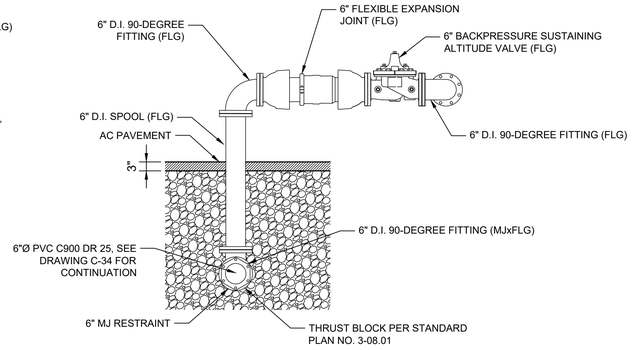
C:\Dev\Projects\Pajaro - Community Water Center\work\200476.05 Phase Proj\Eng_CAD\ Sheets\Bluff-Jensen Site Chemical Electrical Building.dwg
Fri 12/Sep/25 20:39:24 AM by Hope Mallory



PLAN



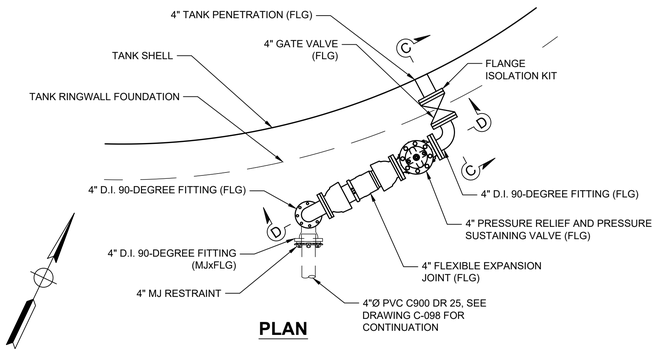
SECTION A - A



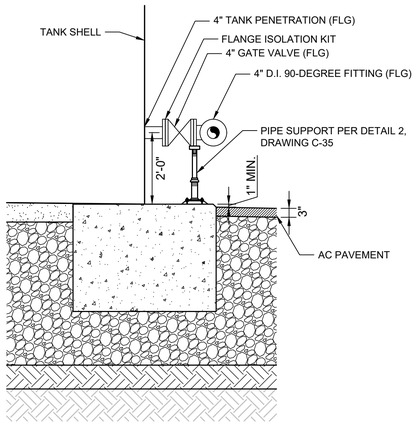
SECTION B - B

1 C-098 TANK PRIMARY INLET PIPING - BLUFF-JENSEN SITE

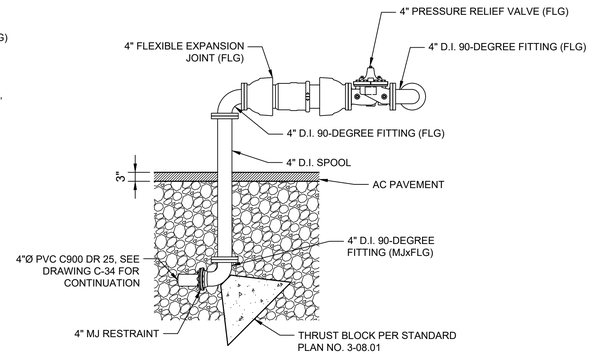
SCALE: 1" = 2'



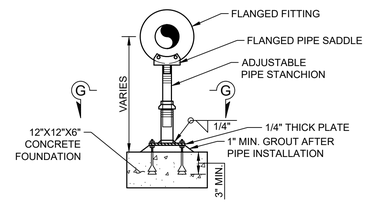
PLAN



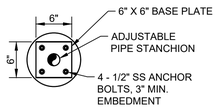
SECTION C - C



SECTION D - D



ELEVATION



SECTION G - G

3 C-098 TANK SECONDARY INLET PIPING - BLUFF-JENSEN SITE

SCALE: 1" = 2'

2 C-104 PIPE SUPPORT DETAIL - BLUFF-JENSEN SITE

SCALE: 1" = 1'

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DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

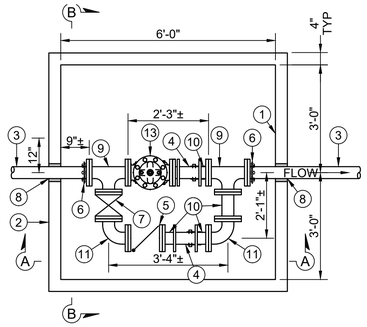
BLUFF-JENSEN SITE CIVIL DETAILS 1

PROJECT NUMBER
CWTRC.200476.05

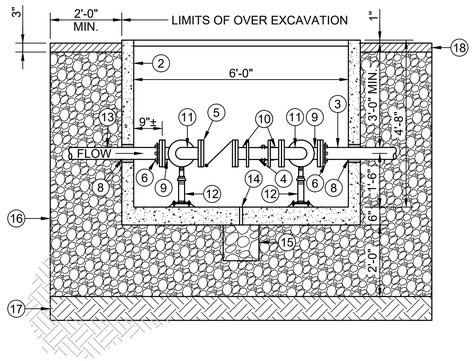
DRAWING NUMBER
C-104

SHEET NUMBER
109 OF 158

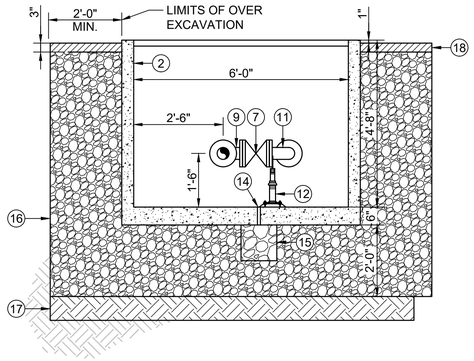
Thu 1:18pm,29 - 12:23:3 AM by Hope Mahony C:\Box\Projects\Projects - Community Water Center\projects\2024\5.28 Pano Proj\Eng_CAD\1 Sheets\BLP\Arsenic Site C+E Details.dwg



PLAN



SECTION A - A



SECTION B - B

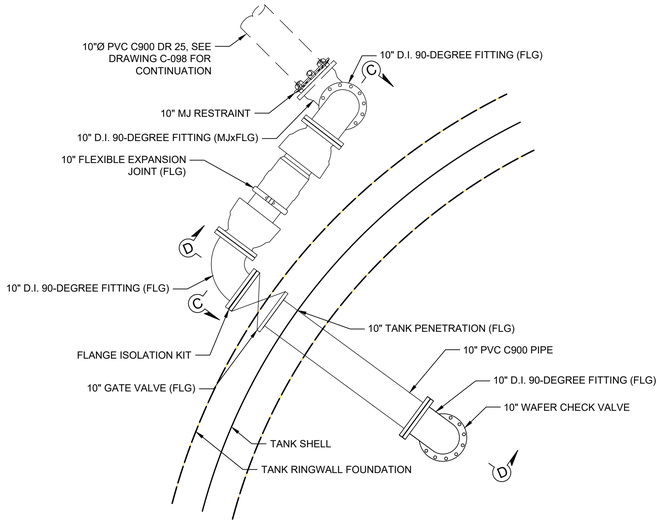
BYPASS VALVE VAULT PARTS LIST

1. FIXED LADDER
2. 6' X 6' X 4'-8" PRECAST CONCRETE VAULT WITH H-20 TRAFFIC RATED DOUBLE LEAF HATCH
3. 4"Ø PVC C900 DR 25 PIPE
4. 4"Ø DISMANTLING JOINT
5. 4" CHECK VALVE (FLG)
6. 4" RESTRAINED FLANGE COUPLING ADAPTER
7. 4" GATE VALVE (FLG)
8. FILL PIPE PENETRATION THROUGH VAULT WALL WITH NON-SHRINK GROUT
9. 4" D.I. TEE (FLG)
10. 4"Ø D.I. PIPE SPOOL (FLG)
11. 4" 90-DEGREE D.I. FITTING (FLG)
12. PIPE SUPPORT PER DETAIL 2, THIS DRAWING
13. 4" BACK-PRESSURE SUSTAINING ALTITUDE VALVE (FLG)
14. 1"Ø DRAIN HOLE
15. 12" X 12" X 12" DRAIN ROCK WRAPPED IN FILTER FABRIC
16. CLASS 2 AB COMPACTED TO 90% MAX. DENSITY
17. TOP 8" SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO 90% MAX. DENSITY
18. AC PAVEMENT

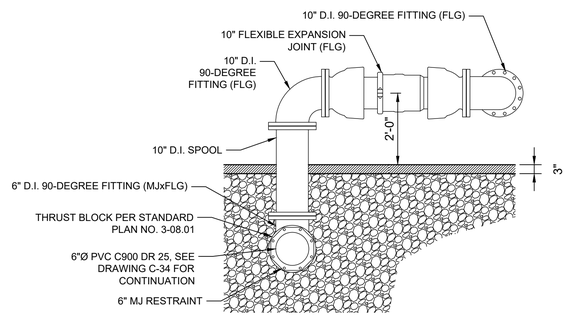
BYPASS VALVE VAULT OPERATION NOTES

1. NORMAL OPERATION: ISOLATION VALVES OUTSIDE OF VAULT WILL BE CLOSED. NO FLOW WILL PASS THROUGH THE VAULT.
2. BYPASSING OPERATION: IF PUMP STATION IS OFF-LINE, ISOLATION VALVES OUTSIDE OF VAULT CAN BE OPENED, AND VALVE IN VAULT CAN BE OPENED TO PROVIDE LOW PRESSURE SERVICE TO THE DISTRIBUTION SYSTEM. FIRE FLOW WILL NOT BE PROVIDED IN THIS OPERATIONAL SCENARIO.

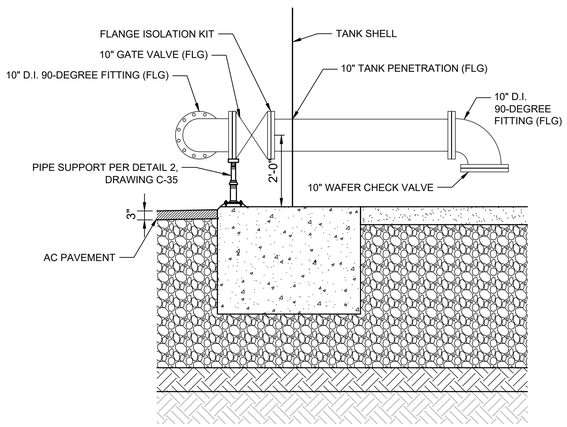
1 / C-098 **VALVE VAULT - BLUFF-JENSEN SITE**
SCALE: 1" = 2'



PLAN



SECTION C - C



SECTION D - D

2 / C-098 **TANK OUTLET PIPING - BLUFF-JENSEN SITE**
SCALE: 1" = 2'

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DESIGNED:	JAA
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CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF-JENSEN SITE CIVIL DETAILS 2

PROJECT NUMBER: CWTRC.200476.05
DRAWING NUMBER: C-105
SHEET NUMBER: 110 OF 158

C:\Box\Projects\src\ Community Water Center\work\2024\528 Pono Pkwy\2 Eng_CAD\2 Sheets\Sunny Mesa Tank Site Plan And Details.dwg
Fri 23 Jun 26 10:57:37 PM By: Hope Mallory

WATER VALVE

NTS

CONSTRUCTION NOTES

1. REMOVE AND DISPOSE OF EXISTING VAULT AND VALVE. LOCATE SERVICE TIE IN AT MAIN. CLOSE CORPORATION STOP AT MAIN AND ABANDON LATERAL.
2. WATER SERVICE TO TRI-COUNTY LANDSCAPE SUPPLY. SERVICE TO BE REROUTED PER DRAWING C-074 AND C-086.

Know what's below. Call before you dig.

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San Luis Obispo, CA 93401
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R.C.E. 75006 EXP. 12/31/2027

1/26/26
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REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

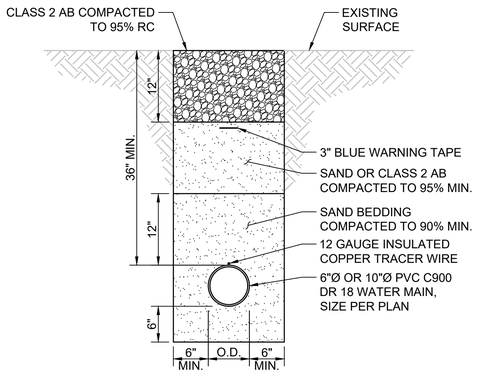
SUNNY MESA WELL SITE METER RELOCATION

PROJECT NUMBER
CWTRC.200476.05

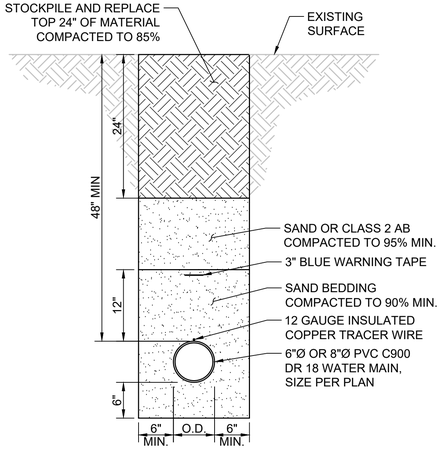
DRAWING NUMBER
C-106

SHEET NUMBER
111 OF 158

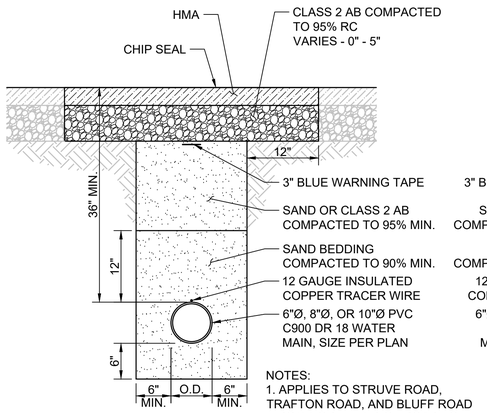
Mon 05 Jan 26 09:56:53 AM by Hope Mallaney C:\Bus\Projects\cwtrc - Community Water Center\cwtrc.200476.05 Pajaro Proj\5 Eng_CAD\2 Sheets\Sunny Mesa Wellsite Demolition Plan.dwg



CASE A:
UNIMPROVED SURFACE

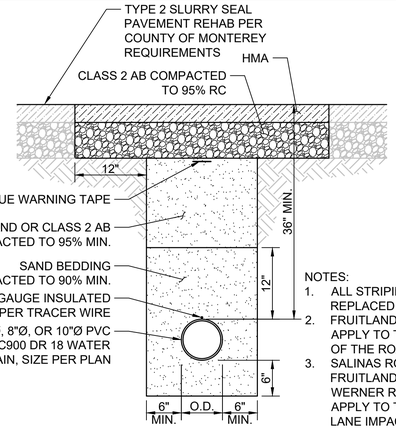


CASE B:
UNIMPROVED SURFACE - AGRICULTURAL FIELD



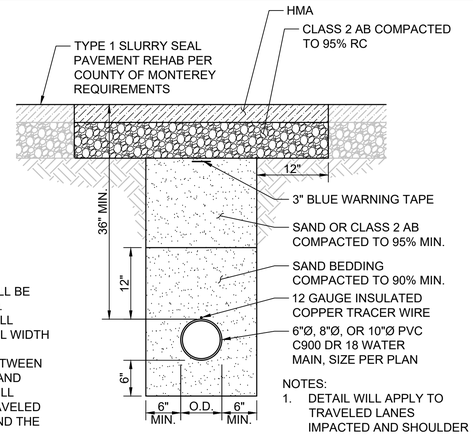
NOTES:
1. APPLIES TO STRUVE ROAD, TRAFTON ROAD, AND BLUFF ROAD (FROM NORTH END OF ROAD TO 600' BEFORE JENSEN ROAD).
2. CHIP SEAL SHALL BE FULL WIDTH OF THE ROAD.
3. ALL STRIPING SHALL BE REPLACED IN KIND.

CASE C:
CHIP SEAL



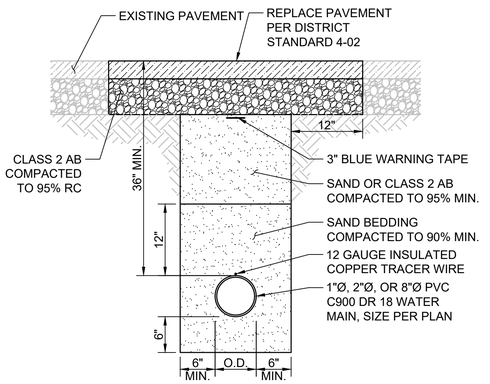
NOTES:
1. ALL STRIPING SHALL BE REPLACED IN KIND.
2. FRUITLAND AVE WILL APPLY TO THE FULL WIDTH OF THE ROAD.
3. SALINAS ROAD, BETWEEN FRUITLAND ROAD AND WERNER ROAD, WILL APPLY TO THE TRAVELED LANE IMPACTED AND THE BIKE LANE.
4. SALINAS ROAD, FROM BAY FARMS ROAD TO CALTRANS ROW, WILL APPLY TO THE SHOULDER.
5. HILLTOP ROAD WILL APPLY TO THE SHOULDER.

CASE D:
TYPE 2 SLURRY

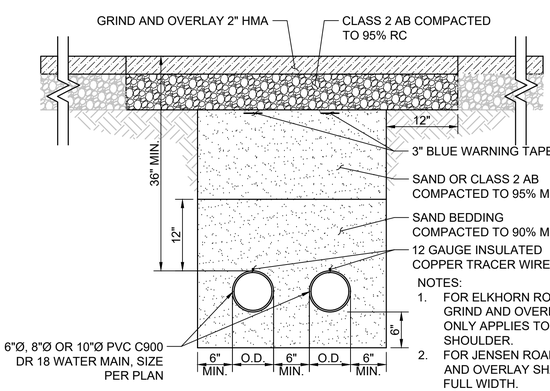


NOTES:
1. DETAIL WILL APPLY TO TRAVELED LANES IMPACTED AND SHOULDER AS NECESSARY.

CASE E:
TYPE 1 SLURRY

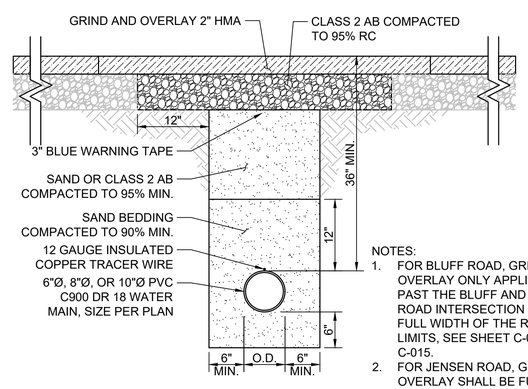


CASE F:
PRIVATE PROPERTY



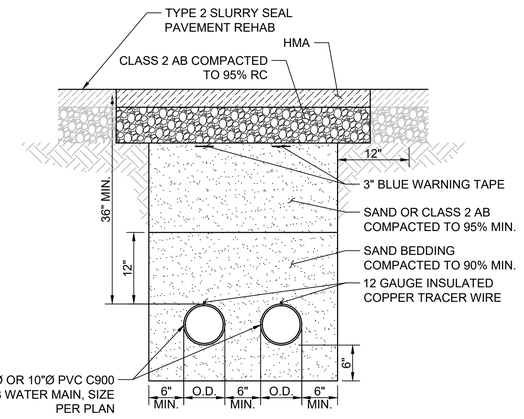
NOTES:
1. FOR ELKHORN ROAD, GRIND AND OVERLAY ONLY APPLIES TO THE SHOULDER.
2. FOR JENSEN ROAD, GRIND AND OVERLAY SHALL BE FULL WIDTH.

CASE G:
DUAL TRENCH PAVED COUNTY ROAD

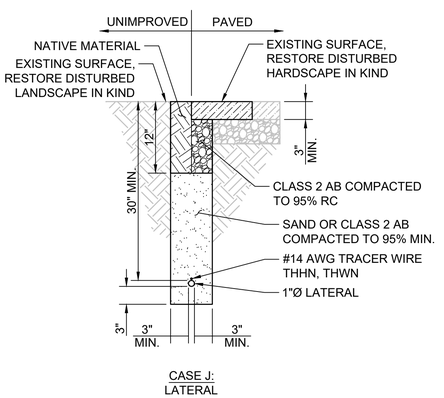


NOTES:
1. FOR BLUFF ROAD, GRIND AND OVERLAY ONLY APPLIES TO 600' PAST THE BLUFF AND JENSEN ROAD INTERSECTION FOR THE FULL WIDTH OF THE ROAD. FOR LIMITS, SEE SHEET C-014 AND C-015.
2. FOR JENSEN ROAD, GRIND AND OVERLAY SHALL BE FULL WIDTH.

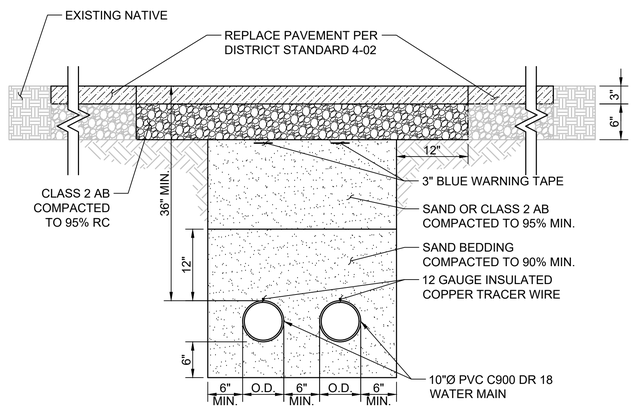
CASE H:
SINGLE TRENCH PAVED COUNTY ROAD



CASE I:
TYPE 2 SLURRY IN SHOULDER



CASE J:
LATERAL



CASE K:
DUAL TRENCH PRIVATE AC ROAD

EXISTING PAVEMENT THICKNESS BY STREET

STREET	AC	AB
STRUVE RD	3"	5"
BLUFF RD	0.5"-5"	0"-3"
JENSEN RD	13"	0"
HILLTOP RD	3"-4"	2"-24"
SALINAS RD	5"-12"	0"-12"

1 **TRENCH DETAIL**
SCALE: 1" = 1'

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QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TRENCH DETAILS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-107

SHEET NUMBER
112 OF 158

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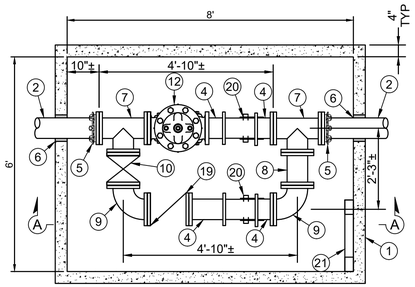
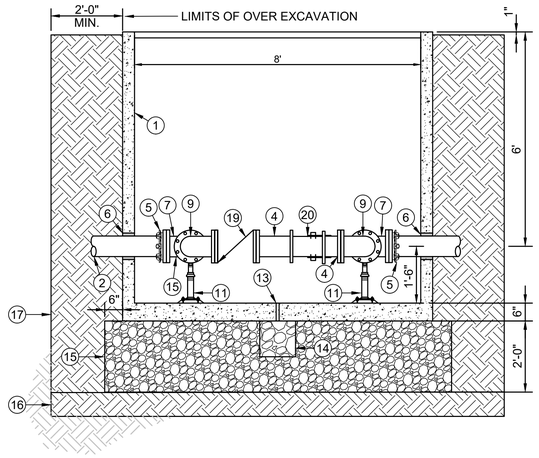
Fri 26-Jan-26 03:27:21 PM by Hope Mallory

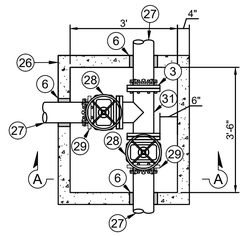


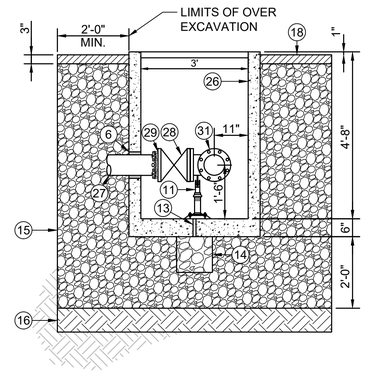


SECTION A-A

1 C-029 PRESSURE REDUCING VALVE VAULT

SCALE: 1/2" = 1"





SECTION A-A

2 C-043 BYPASS VAULT

SCALE: 1/2" = 1"

SECTION A-A

3 C-097 TRANSMISSION BOOSTER PUMP STATION BYPASS VALVE VAULT

SCALE: 1/2" = 1"

VALVE VAULT PARTS LIST

1. 6' X 8' X 7'-6" PRECAST CONCRETE VAULT WITH H-20 TRAFFIC RATED DOUBLE LEAF HATCH
2. 6"Ø PVC C900 DR 18 PIPE
3. 6" RESTRAINED FLANGE COUPLING ADAPTER
4. 6"Ø D.I. PIPE SPOOL (FLG X PE)
5. 6" RESTRAINED FLANGE COUPLING ADAPTER
6. FILL PIPE PENETRATION THROUGH VAULT WALL WITH NON-SHRINK GROUT
7. 6" D.I. TEE (FLG)
8. 6"Ø D.I. PIPE SPOOL (FLG)
9. 6" 90-DEGREE D.I. FITTING (FLG)
10. 6" GATE VALVE (FLG)
11. PIPE SUPPORT PER DETAIL 1, SHEET C-091
12. 6" PRESSURE REDUCING VALVE (FLG)
13. 1"Ø DRAIN HOLE
14. 12" X 12" X 12" DRAIN ROCK WRAPPED IN FILTER FABRIC
15. CLASS 2 AB COMPACTED TO 90% MAX. DENSITY
16. TOP 8" SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO 90% MAX. DENSITY
17. BACKFILL WITH NATIVE SOIL TO 90% RELATIVE COMPACTION
18. AC PAVEMENT
19. 6" CHECK VALVE (FLG)
20. 6"Ø DISMANTLING JOINT
21. FIXED LADDER
22. 10" RESTRAINED FLANGE COUPLING ADAPTER
23. 10"Ø PVC C900 DR 18 PIPE
24. 10" PRESSURE REDUCING VALVE (FLG)
25. 4' X 4' X 4'-8" PRECAST CONCRETE VAULT WITH H-20 TRAFFIC RATED DOUBLE LEAF HATCH
26. 3' X 3'-6" X 4'-8" PRECAST CONCRETE VAULT WITH H-20 TRAFFIC RATED DOUBLE LEAF HATCH
27. 8"Ø PVC C900 DR 18 PIPE
28. 8" GATE VALVE (FLG X MJ)
29. 8" MJ RESTRAINT
30. FILL PIPE PENETRATION THROUGH VAULT WALL WITH NON-SHRINK GROUT
31. 8" D.I. TEE (FLG)

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PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

VALVE VAULT DETAILS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
C-108

SHEET NUMBER
113 OF 158

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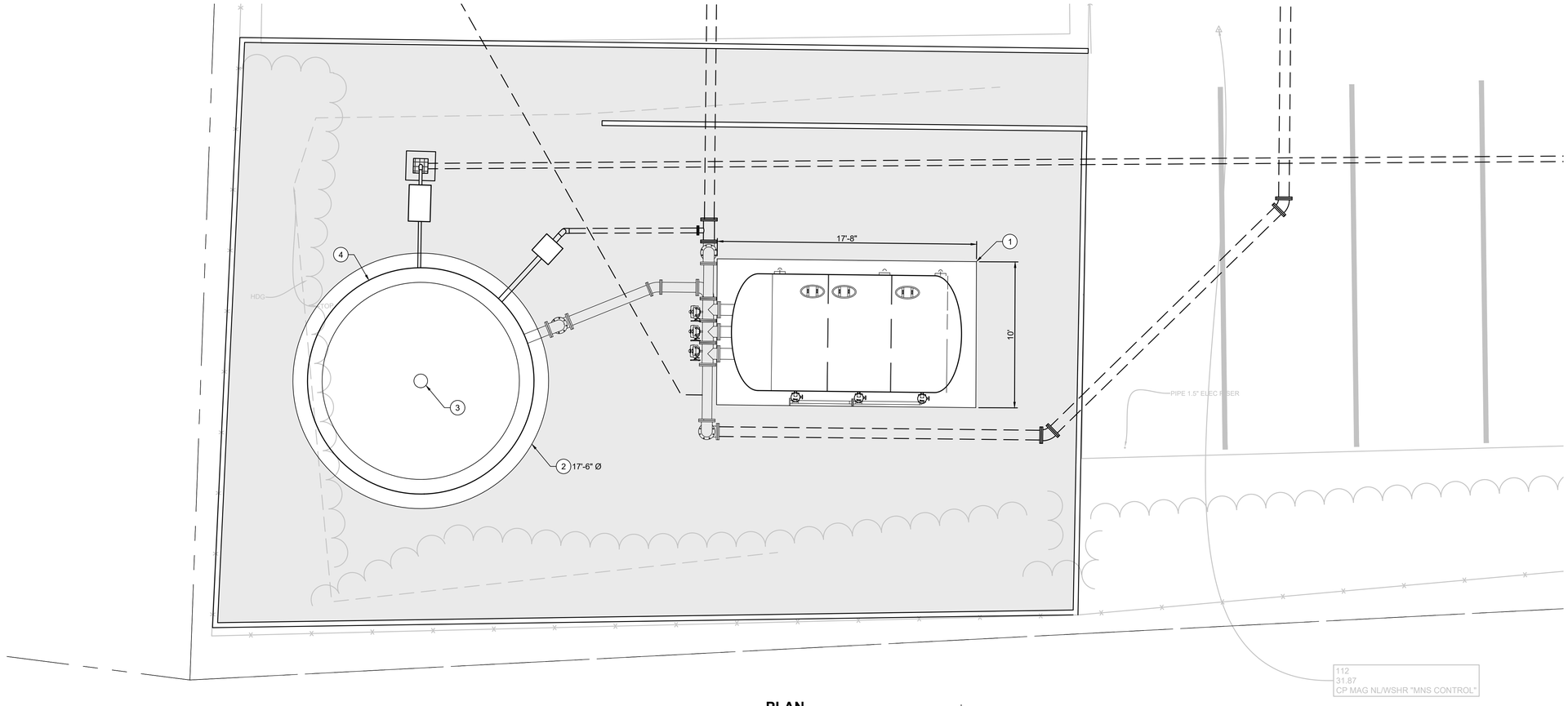
Tue, 06 Jan 26 12:43:47 PM by Hope Mahony

CONSTRUCTION NOTES

1. INSTALL 10' X 17'-8" Fe / Mn TREATMENT CONCRETE SLAB PER STRUCTURAL SHEETS.
2. INSTALL 17'-6" Ø Fe / Mn BACKWASH TANK CONCRETE SLAB PER STRUCTURAL SHEETS.
3. INSTALL Fe / Mn BACKWASH TANK VENT PER MANUFACTURER.
4. INSTALL BACKWASH TANK ACCESS HATCH PER MANUFACTURER.



PLAN

SCALE: 1" = 4'

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

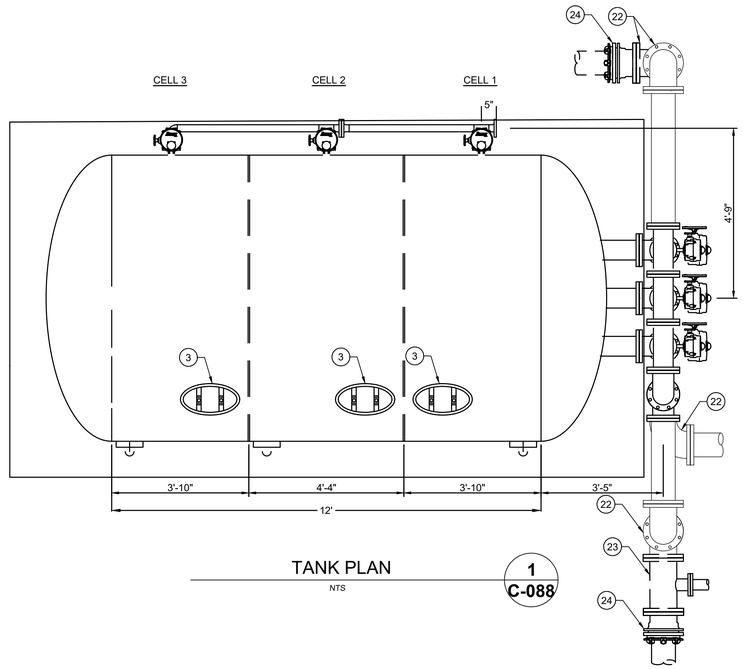
PAJARO WELL NO. 1 TREATMENT MECHANICAL PLAN

PROJECT NUMBER
CWTRC.200476.05

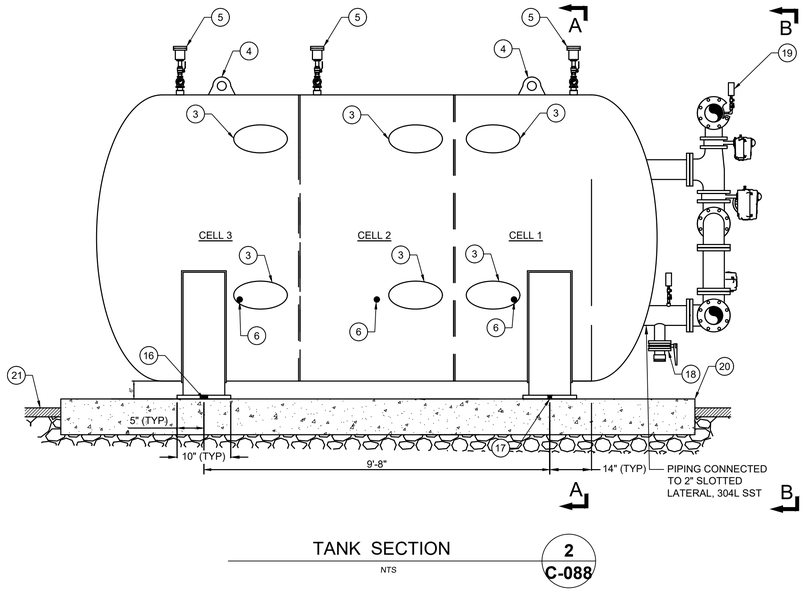
DRAWING NUMBER
M-201

SHEET NUMBER
114 OF 158

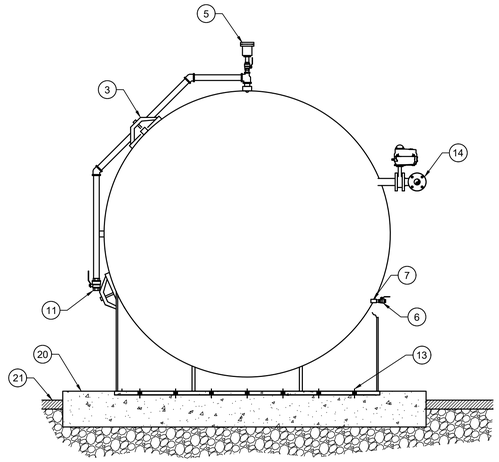
Wed 03.Sep.25 09:47:35 PM by: Hope Mabrey C:\BoxProjects\cwtrc - Community Water Center\cwtrc.200476.05 Pavo Proj\5 Eng_CAD\2 Sheets\Well No.1 Treatment Mechanical Plan.dwg



TANK PLAN
NTS
1 C-088



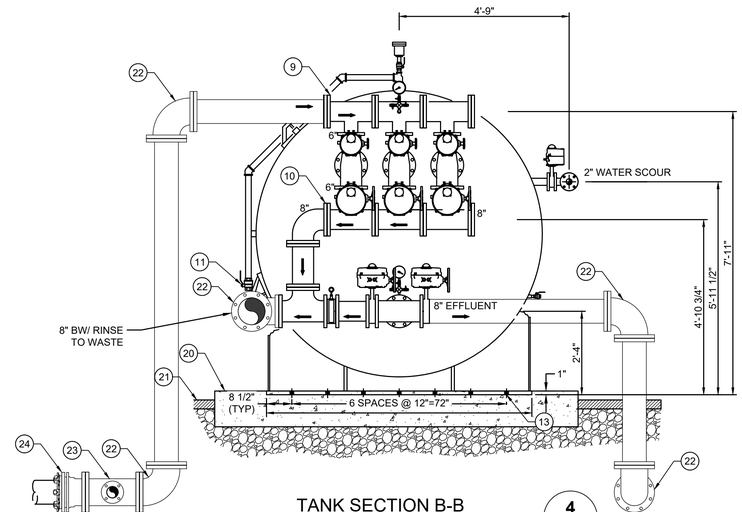
TANK SECTION
NTS
2 C-088



TANK SECTION A-A
NTS
3 C-088

HYDROPNEUMATIC TANK PARTS LIST

1. TANK
2. STEEL TANK SUPPORT
3. 14" X 18" ELLIPTICAL MANWAY (2 PER CELL)
4. LIFTING EYE
5. 1" AIR VENT
6. 1/2" SAMPLE BALL VALVE (1 PER CELL)
7. 1/2" SAMPLE LINE (1 PER CELL)
8. 2" SLOTTED LATERAL, 304L SST
9. 8" INFLUENT PIPING
10. 6" BACKWASH
11. 1"-1/2" BALL VALVE (TYP 3)
12. 8" BW/ RINSE TO WASTE
13. 1-1/4" Ø ANCHOR HOLE TYP 7 THIS SADDLE (OTHER SADDLE SLOTTED)
14. 2" WATER SCOUR
15. 1 1/2" WATER SCOUR LATERAL
16. 1-1/4" X 2 - 1/2" LARGE SLOTTED HOLE
17. 1-1/4" Ø SLOTTED HOLE
18. 3" BFV WITH HAND OPERATOR
19. PRESSURE GAUGE,0-160 PSI 1/4" SAMPLE & GAUGE COCK
20. CONCRETE SLAB PER STRUCTURAL DRAWINGS
21. AC PAVEMENT PER DISTRICT STANDARD 4-02.
22. 8" D.I. 90-DEGREE ELBOW (FLG)
23. 8" X 3" D.I. REDUCING TEE (FLG)
24. 8" FCA WITH MJ RESTRAINT



TANK SECTION B-B
NTS
4 C-088

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PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 TREATMENT MECHANICAL SECTIONS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
M-202

SHEET NUMBER
115 OF 158

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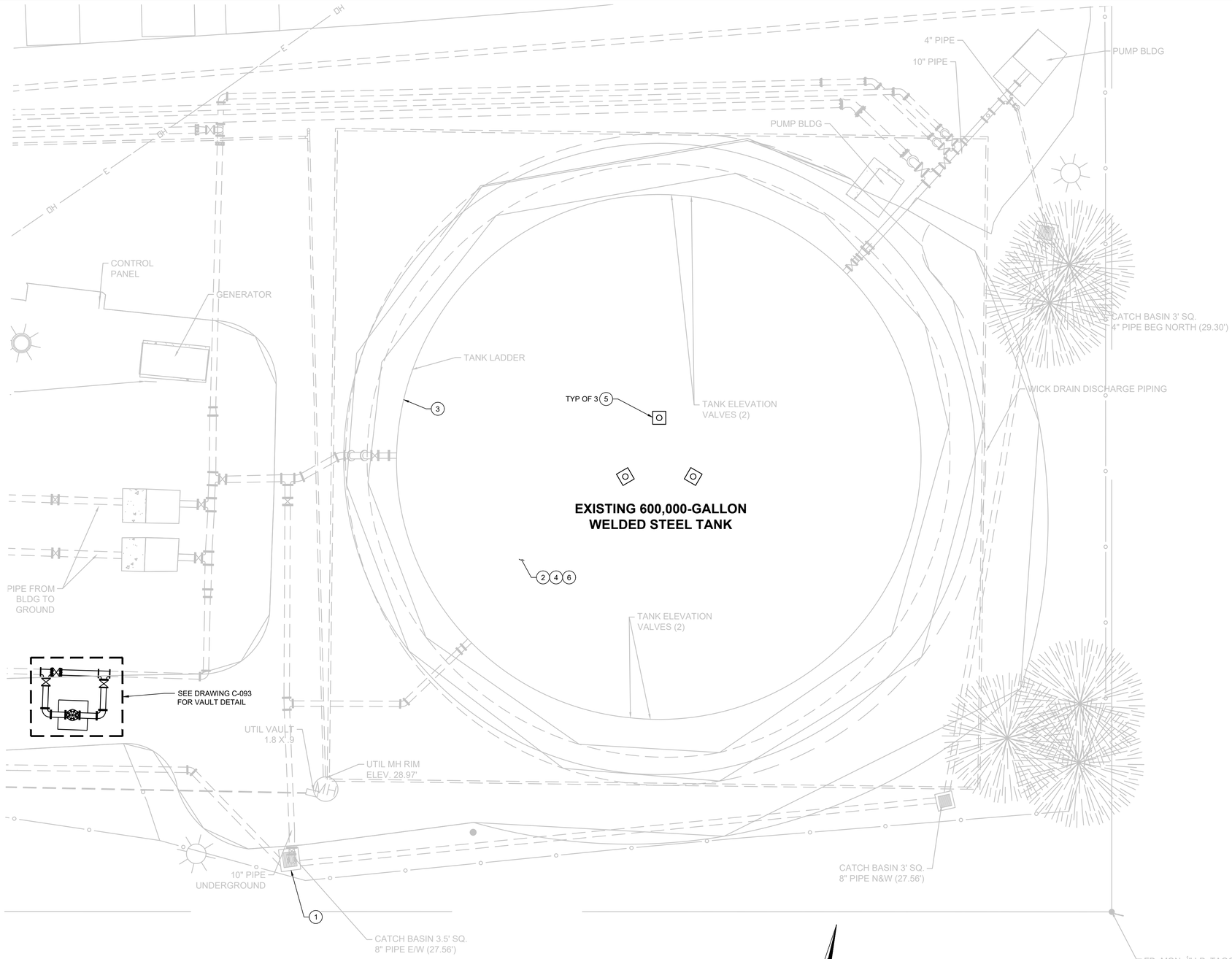
Tue 08 Jun 24 12:51:11 PM by Hope Mallory

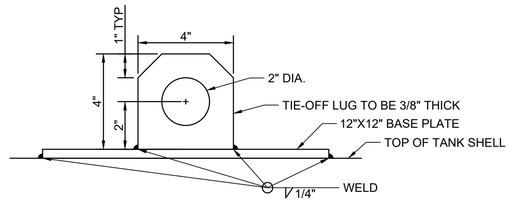


TANK PLAN

SCALE: 1" = 8'

REHABILITATION NOTES

1. SECURE DUAL LAYER WIRE CLOTH METAL MESH SCREEN ON EXISTING WASTE DISCHARGE PIPE, #24 MESH INSECT SCREEN ON INSIDE, 2X2 MESH SCREEN ON OUTSIDE.
2. BLAST, REPAIR, AND COAT INTERIOR AND EXTERIOR TANK SURFACES PER SPECIFICATIONS.
3. FLOAT CABLES AND GUIDELINES ARE NOT PROPERLY ATTACHED. REATTACH OR REPLACE FLOAT CABLES AND GUIDELINES.
4. REPAIR PITTED AREAS ON TANK FLOOR WITH EPOXY WHERE RUST NODULING AND CORROSION ARE HEAVIEST.
5. INSTALL FALL-PROTECTION TIE-OFF ANCHORS PER DETAIL 1, THIS SHEET.
6. REPLACE TANK APPURTENANCES, INCLUDING INTERIOR AND EXTERIOR LADDERS, GAUGE BOARD, AND ACCESS HATCH.



FALL PROTECTION ANCHOR TIE OFF — 1 / M-301

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PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO TANK REHABILITATION PLAN

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
M-301

SHEET NUMBER
116 OF 158

Wed 10:30a 25 - 10:26:24 PM by Hope Mallory C:\BlueProjects\com - Community Water Cons\com_200476.05 Pure Proj\Eng_CAD\2 Sheet\Cent Rehabilitation Plan.dwg

FLOW METER REPLACEMENT DETAIL
NTS

MESH SCREEN REPLACEMENT DETAIL
NTS

REHABILITATION NOTES

1. REMOVE AND DISPOSE OF EXISTING 10" FLOW METER. INSTALL NEW 10" ELECTROMAGNETIC FLOW METER (FLG). ELECTRICAL IMPROVEMENTS PER ELECTRICAL DRAWINGS.
2. SECURE DUAL LAYER WIRE CLOTH METAL MESH SCREEN, #24 MESH INSECT SCREEN ON INSIDE, 2X2 MESH SCREEN ON OUTSIDE.

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO TANK SITE DETAILS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
M-302

SHEET NUMBER
117 OF 158

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NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO TANK REHABILITATION DETAILS

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
M-303

SHEET NUMBER
118 OF 158

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NICHOLAS E. PANOFSKY
C75006
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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BOOSTER PUMP STATION MECHANICAL PLAN AND SECTION

PROJECT NUMBER
CWTRC.200476.05

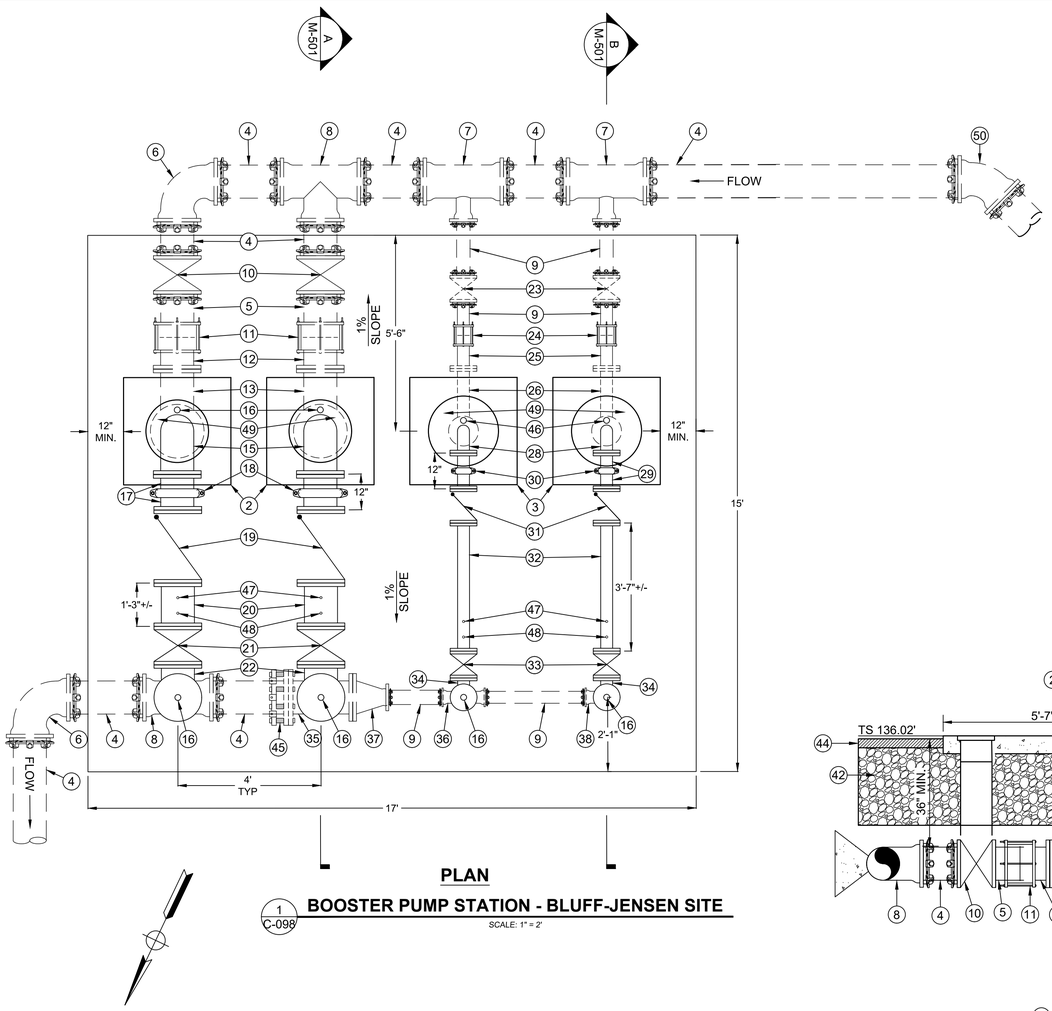
DRAWING NUMBER
M-401

SHEET NUMBER
119 OF 158

Wed 20 Aug 25 03:20:34 PM by: Hope Mahony C:\Bus\Projects\cwtrc - Community Water Center\cwtrc.200476.05 Pump Proj\5 Eng_CAD\2 Sheets\Booster Pump Station Mechanical.dwg

BOOSTER PUMP STATION PARTS LIST

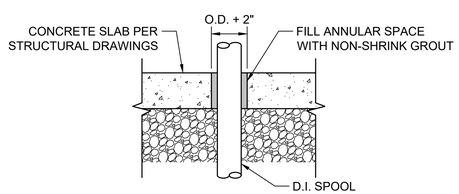
1. CONCRETE SLAB PER STRUCTURAL SHEETS
2. 18" PUMP BARREL SUPPORT PER STRUCTURAL SHEETS
3. 10" PUMP BARREL SUPPORT PER STRUCTURAL SHEETS
4. 10"Ø PVC C900 DR 25 PIPE
5. 10" D.I. PIPE (PE)
6. 10" 90-DEGREE D.I. BEND (MJ) WITH JOINT RESTRAINTS
7. 10" X 4" D.I. TEE (MJ) WITH JOINT RESTRAINTS
8. 10" D.I. TEE (MJ) WITH JOINT RESTRAINTS
9. 4"Ø PVC C900 DR 25 PIPE
10. 10" GATE VALVE (MJ) WITH VALVE BOX PER STANDARD PLAN NO. 3-07.02 CAST INTO SLAB
11. 10" RESTRAINED COUPLING
12. 10" D.I. PIPE (PE X FLG)
13. 18" PUMP BARREL WITH 8" FLANGED INLET
14. SUBMERSIBLE CANNED VERTICAL TURBINE HIGH FLOW PUMP, 1100 GPM, 30 HP
15. 10" PUMP DISCHARGE HEAD (FLG)
16. 1" AIR/VACUUM RELEASE VALVE
17. 10"Ø D.I. SPOOL (FLG X GRV)
18. 10" GROOVED END COUPLING
19. 10" CHECK VALVE (FLG)
20. 10"Ø D.I. SPOOL (FLG)
21. 10" GATE VALVE (FLG) WITH SIDE MOUNT HAND WHEEL OPERATOR
22. 10" D.I. TEE (FLG)
23. 4" GATE VALVE (MJ) WITH VALVE BOX PER STANDARD PLAN NO. 3-07.02
24. 4" RESTRAINED COUPLING
25. 4" D.I. PIPE (PE X FLG)
26. 10" PUMP BARREL WITH 4" FLANGED INLET
27. SUBMERSIBLE CANNED VERTICAL TURBINE DUTY PUMP, 200 GPM, 7.5 HP
28. 4" PUMP DISCHARGE HEAD (FLG)
29. 4"Ø D.I. SPOOL (FLG X GRV)
30. 4" GROOVED END COUPLING
31. 4" CHECK VALVE (FLG)
32. 4"Ø D.I. SPOOL (FLG)
33. 4" GATE VALVE (FLG) WITH SIDE MOUNT HAND WHEEL OPERATOR
34. 4" D.I. TEE (FLG)
35. 10" X 4" D.I. TEE (FLG) WITH JOINT RESTRAINTS
36. 4" D.I. TEE (MJ) WITH JOINT RESTRAINTS
37. 10" X 4" D.I. CONCENTRIC REDUCER (FLG X MJ) WITH JOINT RESTRAINTS
38. 4" D.I. 90-DEGREE BEND (FLG X MJ) WITH JOINT RESTRAINT
39. 4" D.I. BLIND FLANGE
40. CONCRETE SLAB PENETRATION PER DETAIL 2, THIS SHEET
41. PIPE SUPPORT PER DETAIL 2, DRAWING C-104
42. CLASS 2 AGGREGATE BASE COMPACTED TO 95% RC
43. 4" D.I. TEE (FLG X MJ) WITH JOINT RESTRAINT
44. AC PAVEMENT PER DISTRICT STANDARD 4-02
45. 10" FLANGE COUPLING ADAPTER
46. 3/4" AIR/VACUUM RELEASE VALVE
47. PRESSURE GAUGE
48. 1/4" FLOW SWITCH AND 1/4" BALL VALVE
49. LIQUID TIGHT CONDUIT SEAL FOR PUMP WIRE APPLIED TO BOTH TOP AND BOTTOM OF FLANGE
50. 10" 45-DEGREE D.I. BEND (MJ) WITH JOINT RESTRAINTS



PLAN

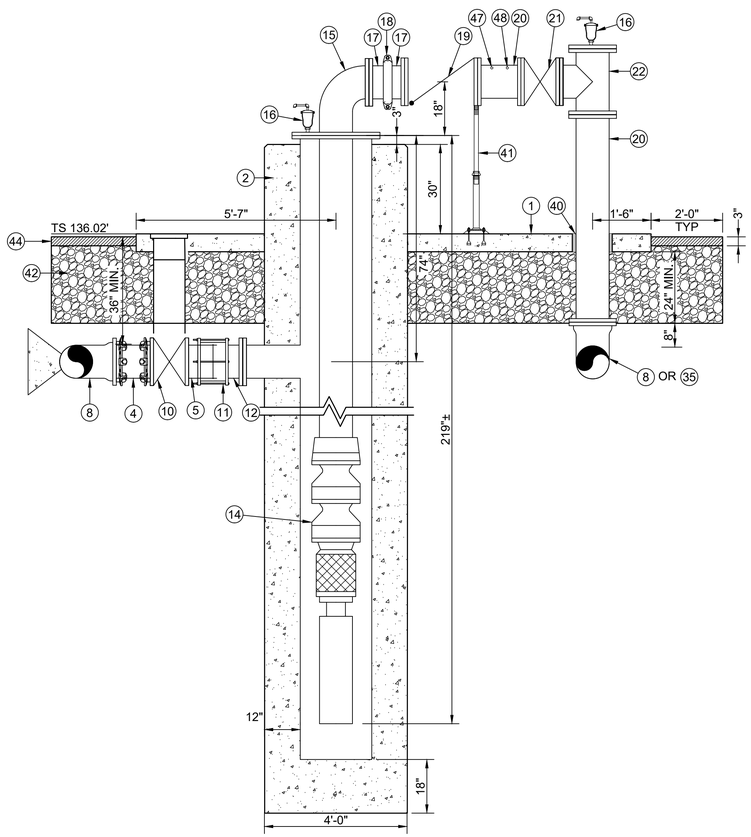
1 / C-098 **BOOSTER PUMP STATION - BLUFF-JENSEN SITE**

SCALE: 1" = 2'



2 / M-501 **SLAB PENETRATION DETAIL**

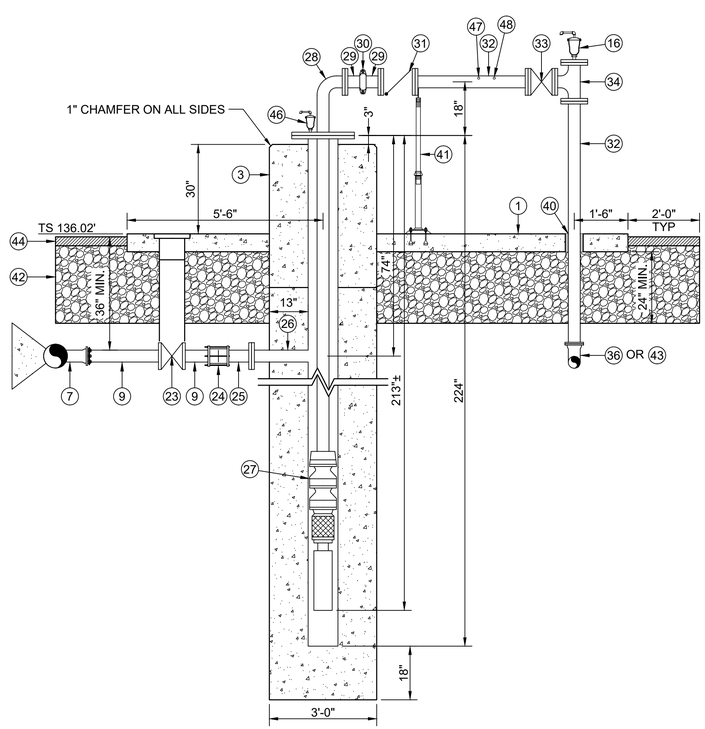
NTS



SECTION A - A

A / M-501 **BOOSTER PUMP STATION - BLUFF-JENSEN SITE**

SCALE: 1" = 2'



SECTION B - B

B / M-501 **BOOSTER PUMP STATION - BLUFF-JENSEN SITE**

SCALE: 1" = 2'

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Know what's below. Call before you dig.

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF-JENSEN PUMP STATION PLAN AND SECTIONS

PROJECT NUMBER CWTRC.200476.05
DRAWING NUMBER M-501
SHEET NUMBER 120 OF 158

C:\Bluff\Projects\...\Community Water Consortium\200476.05 Pano Proj\Dwg_CADD Sheets\Bluff-Jensen Pump Station Plan.dwg
Tue, 06 Jan 26 12:02:31 PM by Yesid Mallorg

LINE SYMBOLS

- PROCESS LINE
- CAPILLARY TUBE
- ELECTROMAGNETIC SIGNAL (GUIDED)
- ELECTROMAGNETIC SIGNAL (UNGUIDED)
- HYDRAULIC SIGNAL
- INTERNAL SYSTEM LINK (SOFTWARE OR DATA)
- MECHANICAL LINK
- PNEUMATIC SIGNAL
- SIGNAL LINE
- UNDEFINED SIGNAL

INTERFACE IDENTIFICATION

TO DRAWING
XX
1-####
XXXX

FROM DRAWING
XX
I-###
XXXX

- XX-### — EQUIPMENT TAG
- INTERFACE EXTERNAL TO P&ID'S
- NOT USED — NOT USED
- 4 | 3 — PIPING CLASS BREAK

PIPE SERVICE ABBREVIATIONS

D	DRAIN
NaOCl	SODIUM HYPOCHLORITE
RW	RAW WATER
SAM	SAMPLE
TW	TREATED WATER

PROCESS PIPE CONNECTIONS

- PIPES CROSS EACH OTHER, DO NOT CONNECT
- PIPES CONNECT

ABBREVIATIONS

AC	ANALOG COMMAND
ADJ	ADJUSTABLE
ADM	ADMITTANCE TYPE LEVEL
AE	ANALYTICAL ELEMENT
AI	ANALOG INPUT
AIT	ANALYTICAL INDICATING TRANSMITTER
ARV	AIR RELEASE AND VACUUM VALVE
AO	ANALOG OUTPUT
CKT	CIRCUIT
CP	CONTROL PANEL
CTR	CONTROLLER
CV	CONTROL VALVE
D	DRAIN
DC	DIGITAL COMMAND
DCS	DISTRIBUTED CONTROL SYSTEM
DCU	DISTRIBUTED CONTROL UNIT PANEL
DI	DISCRETE INPUT
DO	DISCRETE OUTPUT
(E)	EXISTING
EL	ELEVATION
ES	ELECTRICAL SUPPLY
ESD	EMERGENCY SHUT DOWN
E	EXISTING
EXT	EXTERNAL
FACP	FIRE ALARM CONTROL PANEL
FCP	FIELD CONTROL PANEL
FOS	FUEL OIL SUPPLY
FOR	FUEL OIL RETURN
FTC	FAIL TO CLOSE
FTO	FAIL TO OPEN
FTS	FAIL TO START
FS	FLOW SWITCH
FWD	FORWARD
GV	GATE VALVE
HMI	HUMAN MACHINE INTERFACE
HS	HAND SWITCH
HT	HYDROPNEUMATIC TANK
INT	INTERNAL
IR	INTERPOSING RELAY SIGNAL
IS	INTRINSICALLY SAFE
IS RELAY	INTRINSICALLY SAFE RELAY
ISO	ISOLATOR
MCC	MOTOR CONTROL CENTER
MTR	MOTOR
MX	MIXER
N	NEW
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OL	OVERLOAD
PDTO	PUSH DOWN TO OPEN
PE	PRESSURE ELEMENT
PNL	PANEL
PLC	PROGRAMMABLE LOGIC CONTROLLER
P/S	POWER SUPPLY REMOTE
REV	REVERSE
RHS	RIGHT HAND SIDE
RTM	RUN-TIME METER
R I/O	REMOTE I/O PANEL
RW	RAW WATER
S	SAMPLE
SAM	SAMPLE LINE
S/D	SHUT DOWN
S/S	START/STOP
SIL	SILENCE
SP	SET POINT
ST	START
SV	SOLENOID VALVE
STP	STOP
SW	SWITCH
TC	TERMINATION CABINET
TSH	TEMPERATURE SWITCH HIGH
TU	TURBIDITY
TYP	TYPICAL
TW	TREATED WATER
UPS	UNINTERRUPTIBLE POWER SUPPLY
VFD	VARIABLE FREQUENCY DRIVE
V/AC	VOLTS ALTERNATING CURRENT

VALVE & GATE SYMBOLS

OPEN CLOSED

- VALVE: 3-WAY
- VALVE: 4-WAY
- VALVE: ANGLE
- VALVE: BALANCING
- VALVE: BALL
- VALVE: BALL-CHECK
- VALVE: BUTTERFLY
- VALVE: CHECK
- VALVE: CHECK W/ SPRING
- VALVE: DIAPHRAGM
- VALVE: GATE
- VALVE: GLOBE
- VALVE: KNIFE
- VALVE: NEEDLE
- VALVE: PLUG
- VALVE: PUMP DISCHARGE
- VALVE: ROTARY
- VALVE: RESTRICTION ORIFICE
- VALVE: SAFETY
- VALVE: VACUUM RELIEF
- VALVE: PRESSURE REDUCING REGULATOR (SELF-CONTAINED)
- VALVE: BACK PRESSURE REGULATOR W/ EXTERNAL TAP
- VALVE: DIFFERENTIAL-PRESSURE REDUCING REGULATOR W/ INTERNAL AND EXTERNAL TAPS
- SLIDE GATE/SLUICE GATE
- AIR RELEASE VALVE

PROCESS LINE SYMBOLS

- CAP: SCREWED
- CAP: PIPE
- DOUBLE BASKET STRAINER
- DRAIN
- FLANGED CONNECTION
- FLEX CONNECTION
- FLEX CONNECTION (RUBBER)
- FLOW DIRECTION
- FLOW STRAIGHTENING VANE
- FLUME
- HOSE CONNECTION
- IN-LINE FILTER
- FM — METER: MAGNETIC FLOW
- P — METER: PROPELLER
- SN — METER: SONIC
- TH — METER: THERMAL
- T — METER: TURBINE
- ORIFICE PLATE
- PIPE (CONTINUES)
- PITOT TUBE
- PITOT TUBE (AVERAGING)
- REDUCER
- SIGHT GLASS
- STRAINER W/ VALVE
- VENTURI TUBE
- WEIR
- Y-VALVE

MISC P&ID SYMBOLS

- AIR INTAKE FILTER
- AP — AIR PURGE SET
- ALARM
- ALARM VALVE
- B — BUBBLER ASSEMBLY
- BUBBLE GAUGE
- CALIBRATION COLUMN
- CHEMICAL SEAL - DIAPHRAGM
- COMPRESSED AIR
- DUCTED AIR FLOW
- ES — FIELD DEVICE ELECTRICAL
- IA — FIELD DEVICE INSTRUMENT AIR
- FLOAT TYPE LEVEL SWITCH
- LEVEL PROBE(S)
- L — LUBRICATOR
- G — PILOT LIGHT (GREEN)
- R — PILOT LIGHT (RED)
- PD — PULSE DAMPER SUPPLY
- ROTAMETER
- ULTRASONIC LEVEL TRANSDUCER
- S — SAMPLE POINT
- SPRINKLER ALARM
- THERMOSTATIC VENT

INSTRUMENT 0R FUNCTION SYMBOLS

GENERAL INSTRUMENT OR FUNCTION SYMBOL	FIELD MOUNTED	PRIMARY LOCATION ACCESSIBLE TO OPERATOR	AUXILIARY LOCATION ACCESSIBLE TO OPERATOR (PANEL, VFD/MCC MOUNTED)	NORMALLY INACCESSIBLE OR BEHIND THE PANEL
LIGHT	X1 ABC 1234 X2	X1 ABC 1234 X2	X1 ABC 1234 X2	
DISCRETE INSTRUMENTS	X1 ABC 1234 X2	X1 ABC 1234 X2	X1 ABC 1234 X2	X1 ABC 1234 X2
DCS/PLC/HMI CONTROL OR DISPLAY	X1 ABC 1234 X2			

HAND SWITCH/CONTROL SWITCH, POSITION LABELS:

MAINTAINED CONTACTS

A/M	AUTO/MANUAL
E/S	EMERCENCY STOP
HA	HAND-AUTO
HOA	HAND-OFF-AUTO
L/L	LEAD/LAG
L/O/R	LOCAL OFF REMOTE
LOS	LOCKOUT STOP
O/C	OPEN/CLOSE
O/S/C	OPEN/STOP/CLOSE
O/O	ON/OFF
R/F	REVERSE / FORWARD

MOMENTARY CONTACTS

S/S	START-STOP
RST	RESET

HYBRID

SLOS	START-LOCKOUT STOP

- I/1 — INTERLOCK LOGIC (HARDWARE)
- I — INTERLOCK LOGIC (SOFTWARE)

INSTRUMENT IDENTIFICATION

	FIRST-LETTER		SUCCEEDING-LETTERS		
	MEASURED OR INITIATING VARIABLE	MODIFIER	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER
A	ANALYSIS/ANALOG		ALARM		
B	BURNER, COMBUSTION SMOKE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
C	CONTROL			COMMAND/ CONTROLLER	CLOSED
D	DENSITY/DIGITAL	DIFFERENTIAL			
E	VOLTAGE		SENSOR (PRIM ELEMENT)		
F	FLOW RATE	RATIO (FRACTION)			
G	USER'S CHOICE		GLASS, VIEWING DEVICE		
H	HAND				HIGH
I	CURRENT (ELEC)		INDICATE		
J	POWER	SCAN			
K	TIME, TIME SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW
M	USER'S CHOICE	MOMENTARY			MIDDLE
N	USER'S CHOICE		USER'S CHOICE	USER'S CHOICE	USER'S CHOICE
O	USER'S CHOICE		ORIFICE, RESTRICTION		OPEN
P	PRESSURE, VACUUM		POINT (TEST) CONNECTION		
Q	QUANTITY	INTEGRATE, TOTALIZE			
R	RADIATION/RATIO		RECORD		
S	SPEED, FREQUENCY	SAFETY		SWITCH	
T	TEMPERATURE			TRANSMIT	
U	MULTIVARIABLE (COMMON)		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, MECH ANALYSIS			VALVE, DAMPER LOUVER	
W	WEIGHT, FORCE		WELL		
X	UNCLASSIFIED	X AXIS	UNCLASSIFIED	UNCLASSIFIED	UNCLASSIFIED
Y	EVENT, STATE OR PRESENCE	Y AXIS		RELAY, COMPUTE, CONVERT	
Z	POSITION, DIMENSION	Z AXIS		DRIVER, ACTUATOR, UNCLASS. FINAL CONTROL ELEMENT	

VALVE AND GATE ACTUATOR SYMBOLS

- DIAPHRAGM
- DIAPHRAGM (PRESSURE BALANCED)
- M — ELECTRIC MOTOR OPERATOR
- E/H — ELECTROHYDRAULIC ACTUATOR
- HANDWHEEL
- PISTON ACTUATOR
- P — PNEUMATIC ACTUATOR
- P — PURGE OR FLUSHING DEVICE
- R — REST FOR LATCH-TYPE ACTUATOR
- S — SOLENOID
- SPRING/PRESSURE RELIEF

ELECTRICAL CONNECTIONS

- CONNECTED
- NOT CONNECTED
- DISCRETE INPUT
- ANALOG INPUT
- DISCRETE OUTPUT
- ANALOG OUTPUT

NOTES

1. THIS IS A GENERALIZED LEGEND SHEET. THIS CONTRACT MAY NOT USE ALL INFORMATION SHOWN
2. INFORMATION SHOWN MAY NOT BE ALL INCLUSIVE. SEE ISA S5.1, S5.2, AND S7.3
3. DIMENSIONS IN P&ID ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
4. INSTRUMENTS MARKED WITH AN ASTERISK (*) ARE EXISTING AND WITH DOUBLE ASTERISKS (**) ARE SUPPLIED BY CITY/AGENCY/DISTRCT.

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REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
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DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SYMBOLS AND LEGEND - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-001

SHEET NUMBER
121 OF 158

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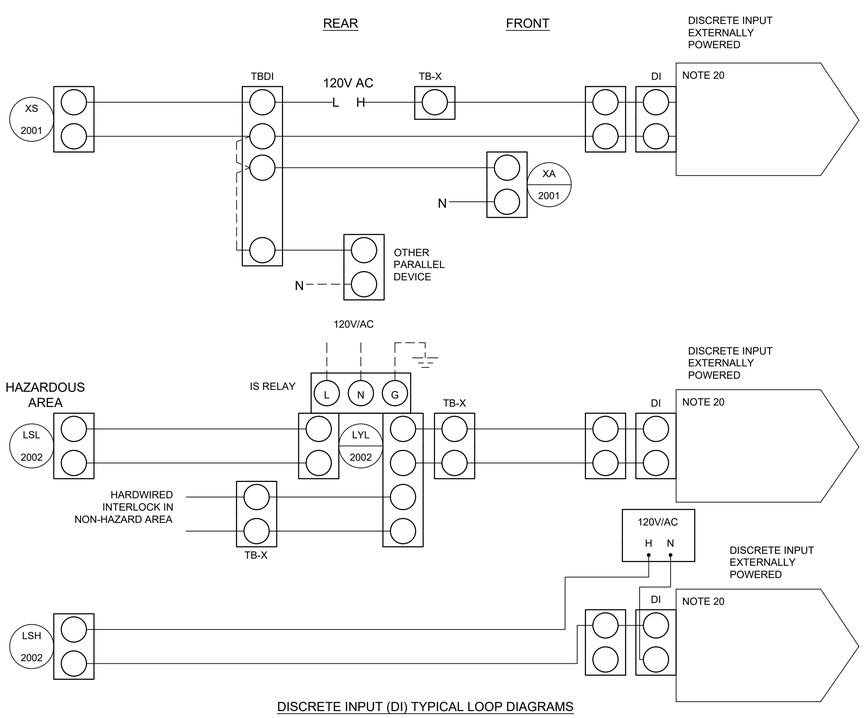
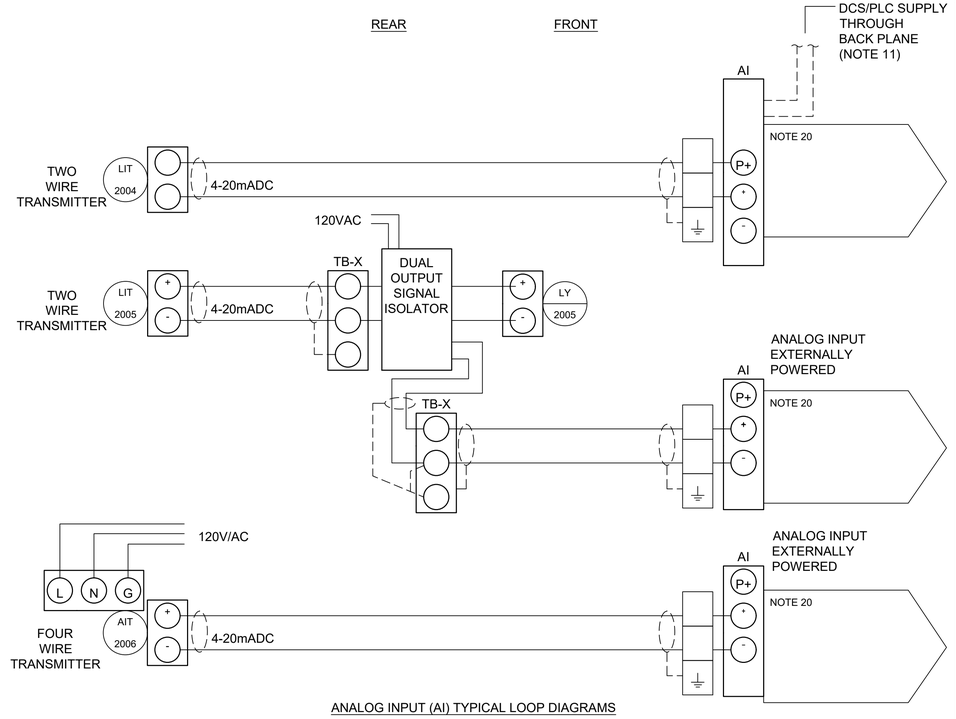
Fri 13 Dec 25 09:55:04 AM By: Hope Mahony



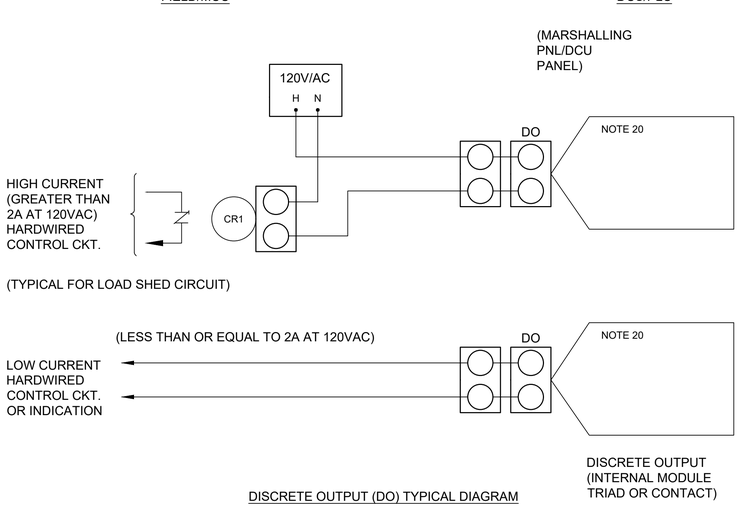
DISCRETE INPUT (DI) TYPICAL LOOP DIAGRAMS



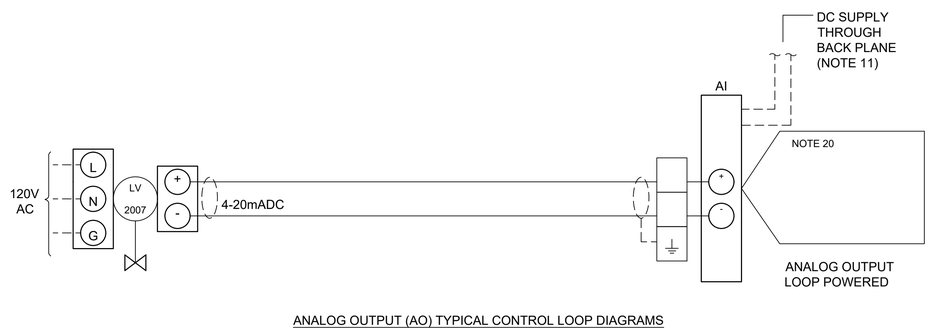
ANALOG INPUT (AI) TYPICAL LOOP DIAGRAMS

NOTES

1. THE CONTRACTOR SHALL PRODUCE AND SUBMIT FOR REVIEW "APPLICATION SPECIFIC LOOP DIAGRAMS" BASED ON THIS TYPICAL AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND ISA-S5.4 STANDARD. SUCH DIAGRAMS SHALL BE FULLY DETAILED INCLUDING LOCATIONS; AND SHALL INCLUDE INSTRUMENT, EQUIPMENT, TERMINAL AND CABLE NUMBERS AND LOOP NUMBERS AS SHOWN ON THE P&ID DIAGRAMS.
2. LOOPS WITH ASSOCIATED INPUTS AND OUTPUTS SHALL BE DRAWN COMPOSITELY. LOOP CONTINUITY SHALL BE DEPICTED SCHEMATICALLY. USING P&ID SYMBOLOGY (PRIMARY) & ISA SYMBOLOGY (SUPPLEMENTARY).
3. THESE TYPICAL LOOP DIAGRAMS INDICATE REQUIRED METHODS OF ELECTRICAL CONFIGURATION.
4. DISCRETE CONTROL CIRCUITS SHALL BE CONFIGURED TO FAIL SAFE, i.e. ON LOSS OF CONTINUITY OR LOSS OF POWER. ALARM CONTRACTS SHALL FAIL TO THE ALARM CONDITION WHICH SHALL BE OPENED. CONTROL CONTACTS SHALL FAIL TO THE INOPERATIVE CONDITION UNLESS OTHERWISE SHOWN ON THE PLANS.
5. SIGNAL TRANSMISSION BETWEEN ELECTRONIC (OR ELECTRICAL) INSTRUMENTS NOT LOCATED WITHIN A COMMON PANEL SHALL BE 4 TO 20MA AND OPERATE AT 24VDC UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE PLANS.
6. MEASUREMENT LOOPS AND SHIELDS SHALL BE SINGLE POINT GROUNDED AT THE SOURCE PANEL BY BONDING TO THE INSTRUMENT PANEL SIGNAL GROUND BUS.
7. POWER TO INSTRUMENTS AND INSTRUMENT LOOPS SHALL BE FROM SOURCES PROVIDING THE HIGHEST INTEGRITY; E.G. FROM THE LOOP PRIMARY RECEIVING INSTRUMENT/MODULE, OR PROM A UPS WHEN SO SPECIFIED. A LOOP SHALL NOT BE DEPENDENT ON A DIVERSITY OF POWER SOURCES, UNLESS OTHERWISE SHOWN ON THE PLANS.
8. VOLTAGE LEVELS OF DISCRETE I/O TO/FROM A DCS/PLC SHALL CONFORM WITH THE SEGREGATION OF VOLTAGES AND SCHEMATIC DIAGRAMS SHOWN ON THE ELECTRICAL PLANS.
9. SIGNAL ISOLATORS SHALL BE PROVIDED AT THE LOCAL PANEL FOR FIELD DEVICES POSSESSING A GROUNDED INPUT OR OUTPUT.
10. ALL ANALOG INPUT & OUTPUT SIGNALS SHALL BE ISOLATED TYPE. ISOLATORS CAN BE ADDED FOR THIS PURPOSE IF NECESSARY.
11. REFER TO SPECIFICATION FOR THE TYPE OF I/O MODULES TO BE USED IN THE DCS/PLC SYSTEM.
12. PREFABRICATED CONNECTOR WITH CABLE SHALL BE USED FOR CONNECTION BETWEEN MARSHALLING PANEL & DCU/PLC PANEL. MARSHALLING PANEL IS THE TERMINATION PANEL FOR FIELD INPUT WIRES & DCU/PLC OUTPUT WIRES. DCU/PLC PANEL IS THE PANEL WHERE DCS/PLC MODULES ARE MOUNTED IN RACK(S). SEE MANUFACTURER'S MANUAL FOR DETAILS TO BE USED IN SHOP DRAWINGS.
13. PROVIDE MAXIMUM ONE LOOP ON ONE DRAWING. DO NOT SHOW MORE THAN ONE LOOP ON ONE DRAWING. USE LOOP NUMBER AS THE DRAWING NUMBER. LIT 2007 & LV 2007 SHALL BE SHOWN ON ONE DRAWING BECAUSE IT IS A CLOSED LOOP.
17. WIRE MARKERS SHALL BE LABELED ACCORDING TO CLIENT STANDARD. IF STANDARD IS NOT PROVIDED, SEE SPECIFICATION 26 AND SPECIFICATION 409000 INSTRUMENTATION AND CONTROL FOR PROCESS SYSTEMS FOR GUIDELINE.
18. SIGNAL ISOLATORS SHALL BE WIRED INTO A SERIAL LOOP. (NEVER IN PARALLEL FORMAT) TO HAVE A 4-20 mADC SIGNAL THROUGHOUT THE ENTIRE LOOP.
19. ALL MANUFACTURER'S NAME, MODEL NUMBER, ENGINEERING RANGE, AND CALIBRATED RANGE SHALL BE FILLED IN FOR EACH POINT ON THE LOOP.
20. ALL PERTINENT POINT LOCATION, E.G. RACK, SLOT, AND CHANNEL NUMBER, SHALL BE FILLED IN FOR EACH DCS/PLC POINT.

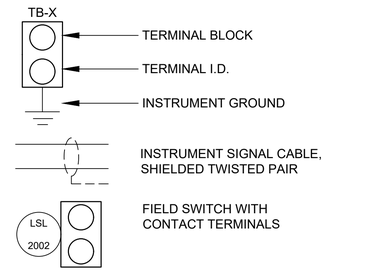


DISCRETE OUTPUT (DO) TYPICAL DIAGRAM



ANALOG OUTPUT (AO) TYPICAL CONTROL LOOP DIAGRAMS

LEGEND



DCS	DISTRIBUTED CONTROL SYSTEM
IS	INTRINSICALLY SAFE
IS RELAY	INTRINSICALLY SAFE RELAY
MCC	MOTOR CONTROL CENTER
PLC	PROGRAMMABLE LOGIC CONTROLLER
UPS	UNINTERRUPTIBLE POWER SUPPLY

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

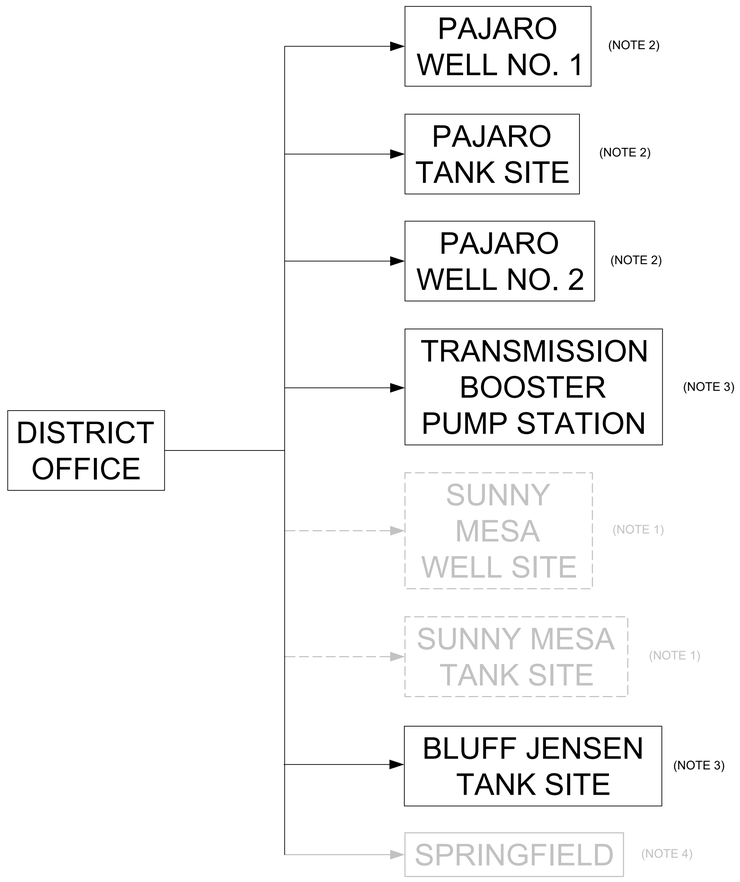
LOOP DIAGRAMS - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-002

SHEET NUMBER
122 OF **158**

Tue 06 Jan 26 02:55:17 PM by Paige Mahony C:\Box\Projects\Active Projects - Community Water Consortium\200476.05 Pano Proj\E Engr_CAD\2 Sheets\Loop Diagrams.dwg



NOTES:

1. EXISTING RADIO COMMUNICATION.
2. INSTALL NEW RADIO COMMUNICATION.
3. REFER TO FINAL TM DATED 04-08-2025 FOR DISTRICT PREFERRED COMMUNICATION PROTOCOL.
4. EXISTING CELLULAR COMMUNICATION.

****REVISED 30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

ALBERT WONG
CONTROLS ENGINEER
C.S. 7368 EXP. 6/30/2025

DATE

REGISTERED PROFESSIONAL ENGINEER
ALBERT WONG
CS7368
Exp. 06-30-2027
CONTROL SYSTEM
STATE OF CALIFORNIA

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THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

NETWORK COMMUNICATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-003

SHEET NUMBER
123 OF **158**

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Tue, 06 Jun 25 22:05:11 PM by Hope Mallory

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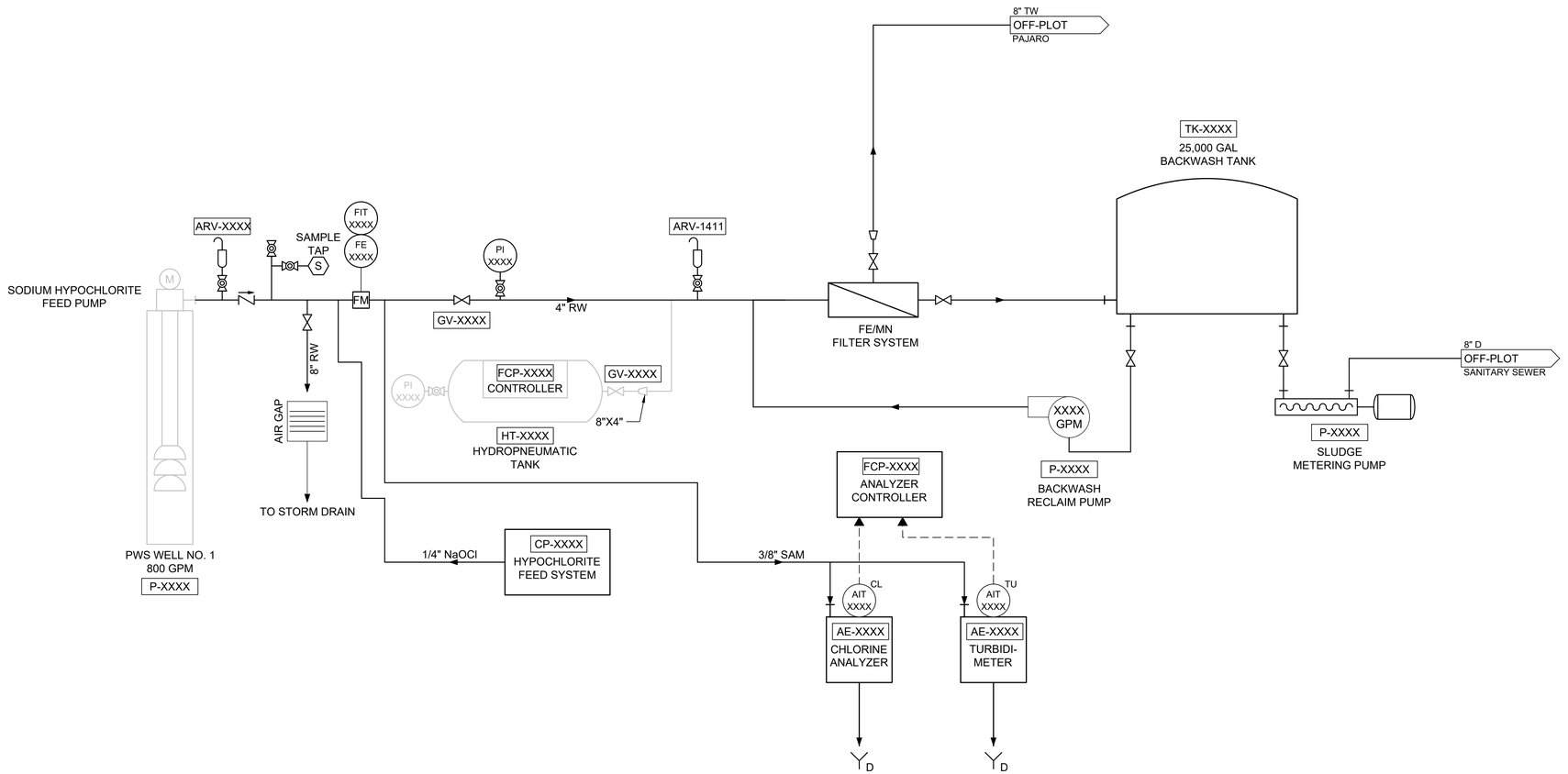

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER
NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-201

SHEET NUMBER
124 OF 158

Tue 06 Jun 26 10:06:48 PM By: Joyce Mallory
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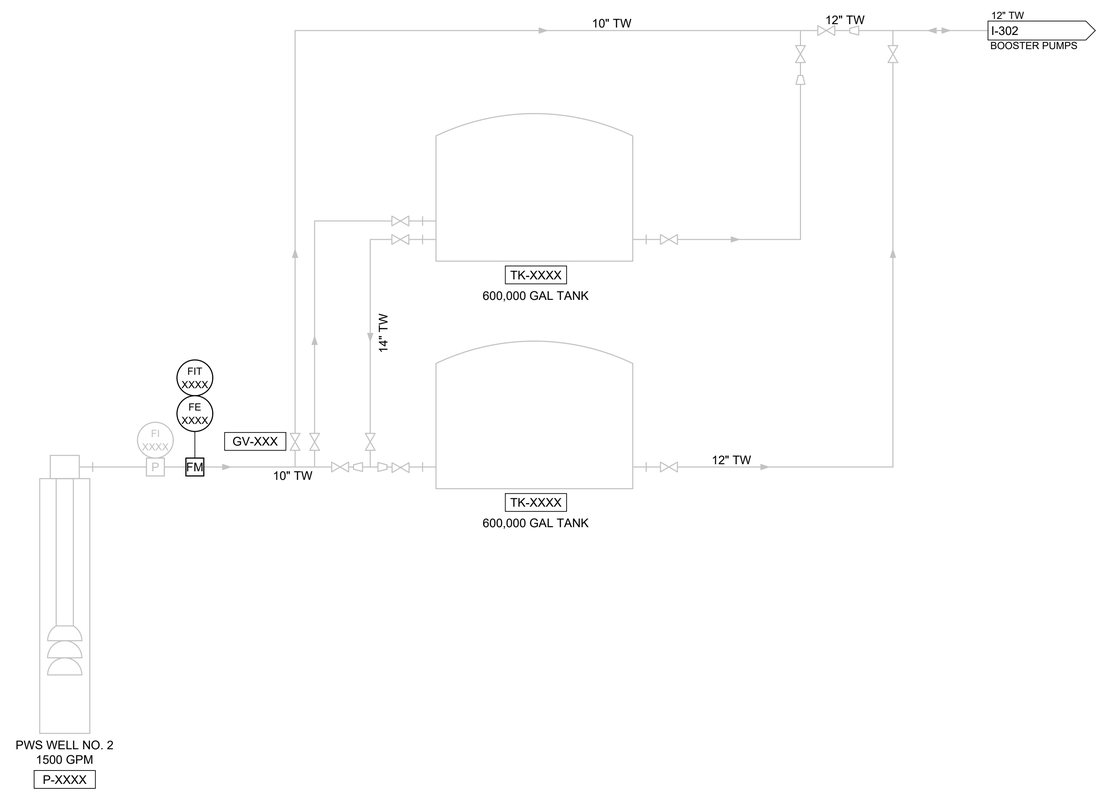

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C75006
Exp. 12-31-2027
CIVIL
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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

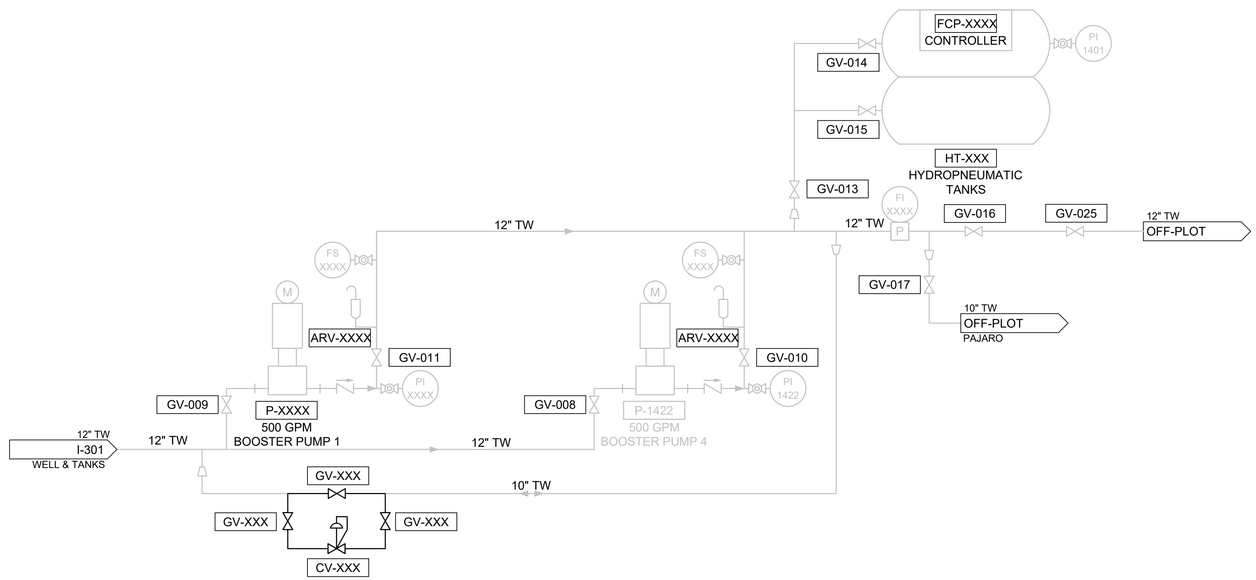
PAJARO TANK WATER PRODUCTION - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-301

SHEET NUMBER
125 OF 158

FIELD



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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO TANK BOOSTER PUMP - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-302

SHEET NUMBER
126 OF 158

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Tue, 06 Jan 26 - 03:06:41 PM By: Hope Mallory

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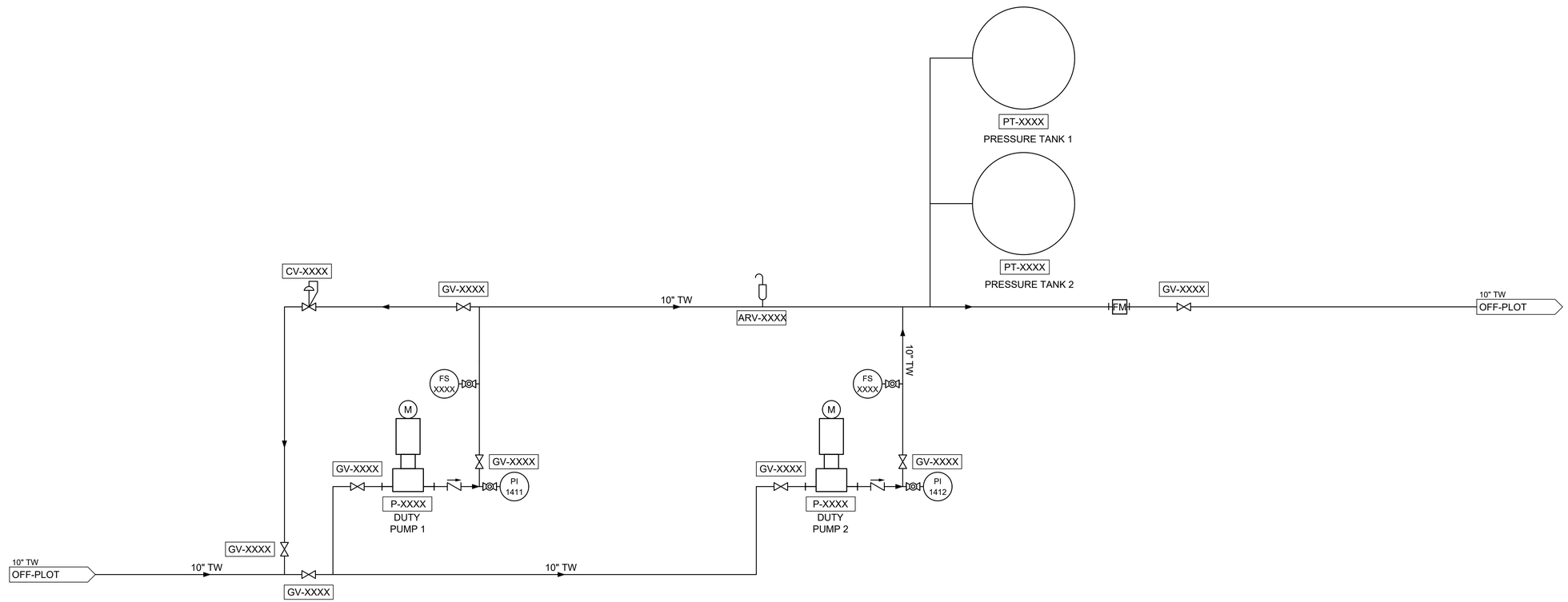

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NICHOLAS E. PANOFSKY
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1/26/26
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NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TRANSMISSION BOOSTER PUMP STATION - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-401

SHEET NUMBER
127 OF **158**

Tue,26 Jun,26 - 03:50:37 PM by Hoyt Mallroy
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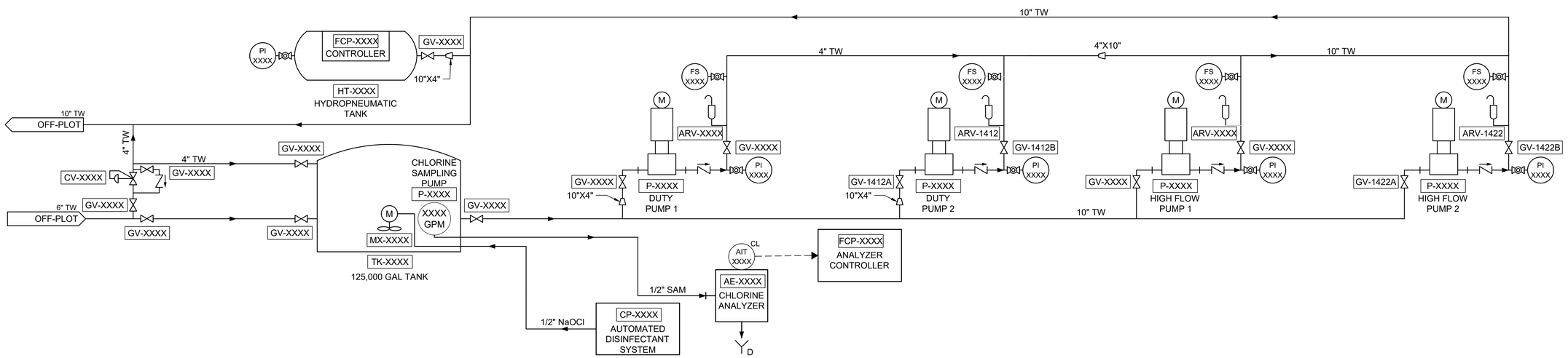

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CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
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1/26/26
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NICHOLAS E. PANOFSKY
C75006
Exp. 12-31-2027
CIVIL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF-JENSEN PUMP STATION AND STORAGE - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-501

SHEET NUMBER
128 OF 158

Tue, 06 Jan 26 - 02:55:13 PM by Tonja Mahony
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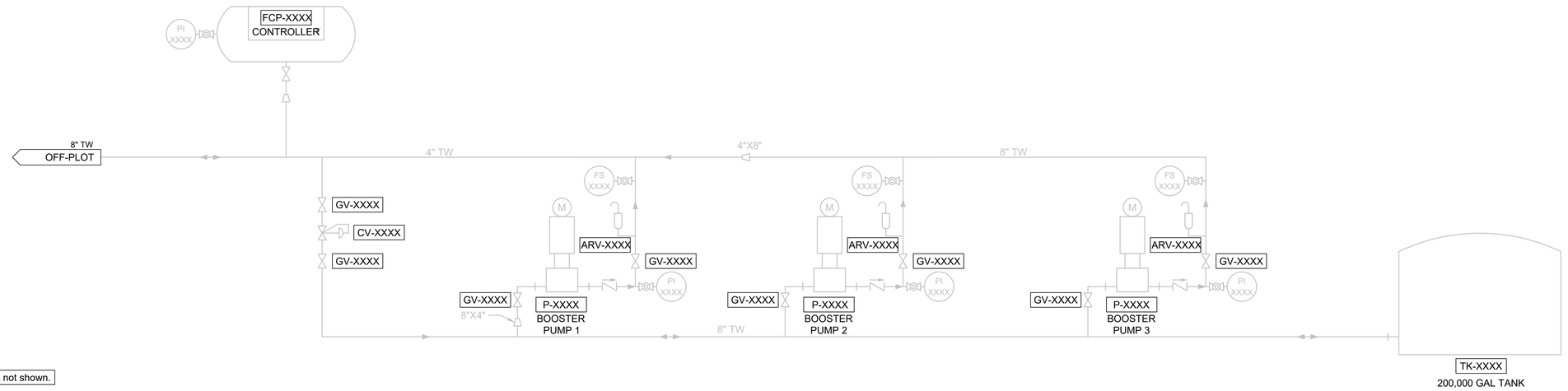

NOTE: Pressure zone 2A not shown.

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NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
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1/26/26
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SUNNY MESA TANK SITE - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-601

SHEET NUMBER
129 OF 158

Tue,06 Jan,26 02:05:37 PM by Hoyt Mabrey
C:\Box\Projects\wtrc - Community Water Conservancy\200476.05 Pano Proj\CE Dsg_CAD\ 2\Inset\Sunny Mesa Tank Site - P&ID.dwg

OPERATOR INTERFACE TERMINAL

LOCAL CONTROL PANEL LCP-1000

FIELD

S/S HS 1111 | AUTO YL 1111A | HAND YL 1111B | RUN TIME KQI 1111 | FAIL XA 1111

FAL 1111A | FI 1111 | FAL 1111B

AAL 1211 | AAH 1211 | CL AI 1211 | TU AI 1221 | AAH 1221

LALL 1311B | LAHH 1311B | LI 1311

RUN NL 1311 | FAIL XA 1311

LALL 1311A | LAHH 1311A | TANK ENABLE HS 1311 | TANK ENABLE HS 1321 | LI 1321 | LALL 1321B | LAHH 1321B | RUN NL 1321 | FAIL XA 1321 | LALL 1321A | LAHH 1321A

LALL 1311A | LAL 1311A | LAH 1311A | LAHH 1311A | HS 1311 | HS 1321 | LI 1321 | LALL 1321B | LAL 1321B | LAH 1321B | LAHH 1321B | LALL 1321A | LAL 1321A | LAH 1321A | LAHH 1321A

LALL 1311B | LAL 1311B | LAH 1311B | LAHH 1311B | LI 1311

I

FROM I-104 A

MCP-1311 WEST TANK MIXER CONTROL PANEL

MCP-1321 EAST TANK MIXER CONTROL PANEL

ARV-1101A

ARV-1101B

PI 1111

FIT 1111

FE 1111

FS 1111

S

4" RW

FM

GV-1101

4" TW

PUMP TO WASTE

M

MSH 1111

TSH 1111

WELL SW-2

P-1111

3/8" SAM

1/4" NaOCl

1/4" NaOCl

P-1211 SODIUM HYPOCHLORITE FEED PUMP

12.5% SODIUM HYPOCHLORITE STORAGE DRUM

FCP-1200 ANALYZER CONTROLLER

AIT 1211 CL — AE-1211 CHLORINE ANALYZER

AIT 1221 TU — AE-1221 TURBIDI-METER

D

GV-1102B

ALT

CV-1102

GV-1102A

8"X4"

4"X8"

GV-1103

4" TW

I-902 DISTRIBUTION

8" TW

I-902 PUMP STATION

8" TW

LIT 1311 | LE 1311 | LSHH 1311 | LSH 1311 | LSL 1311 | LSLL 1311

M

MX-1311

GV-1311

TK-1311 WEST TANK

LIT 1321 | LE 1321 | LSHH 1321 | LSH 1321 | LSL 1321 | LSLL 1321

MX-1321

GV-1321A

TK-1321 EAST TANK

GV-1321B

4" TW I-902 PUMP STATION

NOTES:

1. ALL HMI/OIT SIGNALS, E.G., START/STOP, HOA, ALARMS, ALARM RESET, AND PLC INTERLOCK SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION SECTION 409501 PROCESS CONTROL NARRATIVES (PCN).
2. P&ID IS TO BE USED TO PROVIDE ADDITIONAL INFORMATION TO PCN.
3. IN THE EVENT PCN DOES NOT PROVIDE THE HMI/OIT INFORMATION, SPECIFICATION SECTION 40 AND I DRAWINGS SHALL GOVERN.
4. PROVIDE ALL NECESSARY PLC I/O SIGNALS AND HARDWIRED CONTACT IN ACCORDANCE TO ELECTRICAL CONTROL DIAGRAMS IN E DRAWINGS.
5. ALL PIPING SHALL BE IN ACCORDANCE IN MECHANICAL AND CIVIL DRAWINGS.

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REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-692-6921 | www.mnsengineers.com

DESIGNED:	JAA
DRAWN:	KAD
CHECKED:	NEP
QA/QC:	TNH
CONSTRUCTABILITY:	

NICHOLAS E. PANOFSKY
PRINCIPAL ENGINEER
R.C.E. 75006 EXP. 12/31/2027

1/26/26
DATE

REGISTERED PROFESSIONAL ENGINEER NICHOLAS E. PANOFSKY C75006 Exp. 12-31-2027 CIVIL STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SPRINGFIELD WATER PRODUCTION - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER CWTRC.200476.05

DRAWING NUMBER I-901

SHEET NUMBER 130 OF 158

Last Saved by: Hope Mahony Jan 26, 2026 03:23 PM
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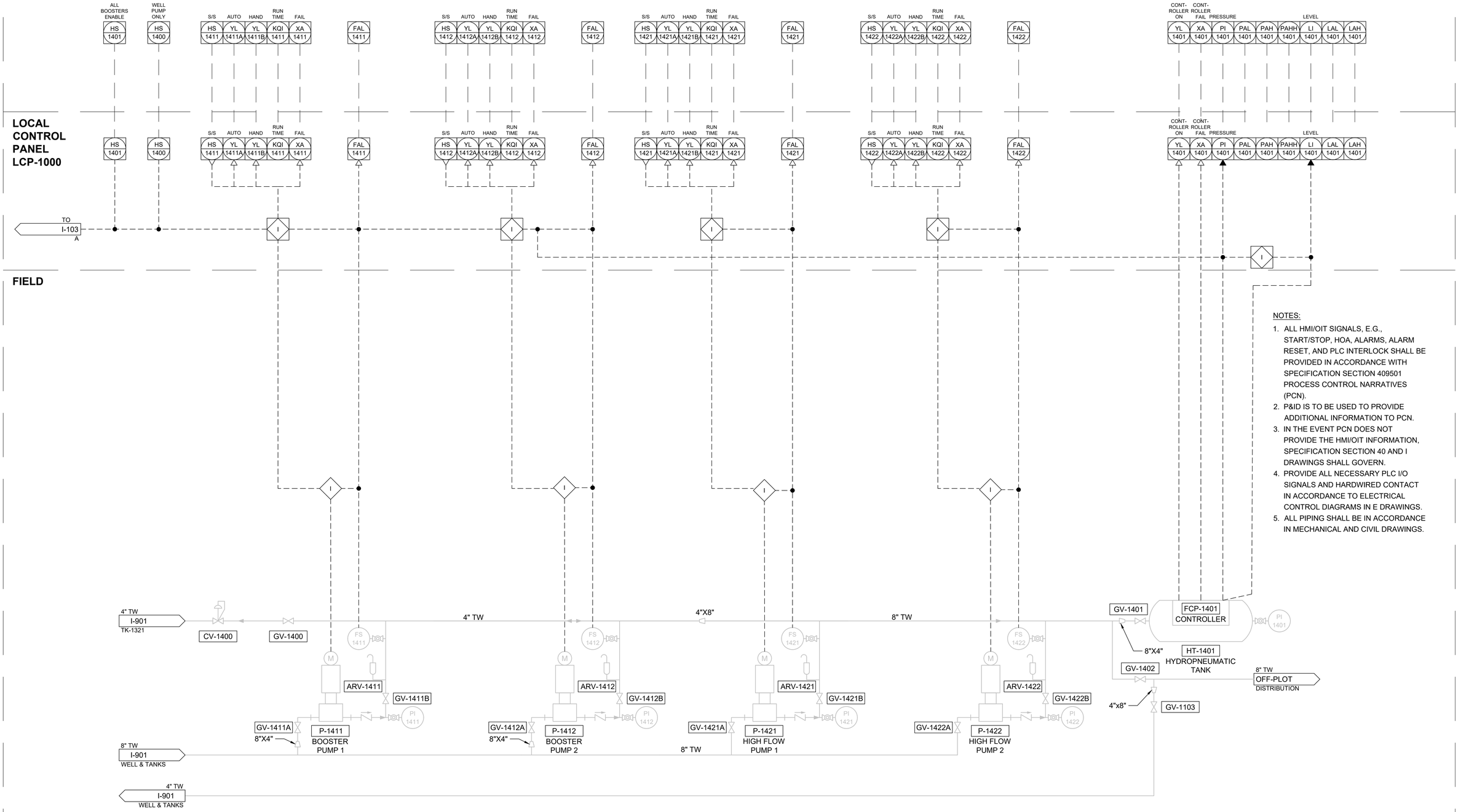
OPERATOR INTERFACE

LOCAL CONTROL PANEL LCP-1000

FIELD



NOTES:

1. ALL HMI/OIT SIGNALS, E.G., START/STOP, HOA, ALARMS, ALARM RESET, AND PLC INTERLOCK SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION SECTION 409501 PROCESS CONTROL NARRATIVES (PCN).
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4. PROVIDE ALL NECESSARY PLC I/O SIGNALS AND HARDWIRED CONTACT IN ACCORDANCE TO ELECTRICAL CONTROL DIAGRAMS IN E DRAWINGS.
5. ALL PIPING SHALL BE IN ACCORDANCE IN MECHANICAL AND CIVIL DRAWINGS.

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SPRINGFIELD BOOSTER PUMPS - PROCESS & INSTRUMENTATION DIAGRAM

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
I-902

SHEET NUMBER
131 OF 158

Tue 06 Jun 26 10:23:23 PM by Hope Mahony C:\BuzzProjects\com - Community Water Center\com-2200126 Pure Prop\Eng_CAD\2 Sheets\Springfield Hotel System.dwg

STRUCTURAL NOTES

GENERAL NOTES

1. The following notes, typical details and schedules shall apply to all phases of this project unless otherwise shown or noted.
2. Specific notes and details shall take precedence over general notes and typical details.
3. All materials and workmanship shall conform to the minimum standards of the 2022 edition of the California Building Code (CBC) and such other regulating agencies exercising authority over any portion of the work. The contractor shall have a current copy of the CBC (print or digital version) on the job site.
4. The Construction Documents shall consist of these notes, details, schedules, plans, drawings, and Specifications.
5. All specifications, including but not limited to materials and products, shall be those put forth in the Construction Documents. No substitutions shall be permitted to be used or assumed to be used in the bidding or construction process without written approval by the Engineer of Record.
6. The contractor shall examine the Construction Documents and shall notify the Engineer of Record of any discrepancies they may find before proceeding with the work.
7. All information on existing conditions shown on drawings are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall verify and be responsible for all dimensions and conditions at the site and shall notify the Engineer of Record of any discrepancies between actual site conditions and information shown on or in the Construction Documents before proceeding with work.
8. The Contractor shall immediately notify the Engineer of Record of any condition which in their opinion might endanger the stability of the structure or cause distress of the structure.
9. The Contractor shall provide temporary bracing and shoring for all structural members as required for structural stability of the structure during all phases of construction.
10. All work shall conform to the best practice prevailing in the various trades comprising work. The Contractor shall be responsible for coordinating the work of all trades.
11. These Construction Documents represent the finished structure, and do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for construction means, methods, techniques, sequences and procedures.
12. The Contractor shall take all steps necessary to ensure proper alignment of the structure after the installation of all structural and finish materials. This shall include any necessary preloading of the structure to determine final position of the completed work.
13. These notes, details, drawings and Specifications (Construction Documents) do not carry necessary provisions for construction safety. These documents and all phases of construction are to be governed, at all times, by applicable provisions of the current California Occupational Safety and Health Act.
14. Where any conflict occurs between the requirements of federal, state and local laws, codes, ordinances, rules and regulations, the most stringent shall govern.
15. Inspection and approval for shops used for fabrication of structural load bearing members, components, materials or assemblies shall conform to CBC Section 1704.2.5.
    A. Labeling (as required or specified) shall be provided in accordance with CBC Section 1703.5.
    B. Evaluation and follow-up inspection services (as required or specified), shall conform to CBC Section 1703.6.
16. The Contractor shall refer to the Specifications for information not covered by these drawings and General Notes.
17. Observation visits to the project site by field representatives of the Engineer of Record (support services) shall not include inspections of safety or protective measures, nor construction procedures, techniques or methods. Any support services performed by Engineer of Record during any phase of construction, shall be distinguished from continuous and detailed inspection services (as required by any regulating governmental agency, e.g. the Authority Having Jurisdiction) provided by others. These support services, whether of material or work, are performed solely for the purpose of assisting in quality control and in achieving conformance with contract documents, but do not guarantee Contractor's performance and shall not be construed as supervision of construction.
18. Provide openings and supports as required per typical details and notes for mechanical, plumbing, and electrical equipment, vents, ducts, piping, etc. All mechanical, plumbing and electrical equipment shall be properly braced against lateral forces.
19. Refer to drawings by other disciplines to coordinate with Structural Drawings. Any discrepancy between these drawings shall be referred to the Architect or Engineer of Record for clarification prior to the start of construction.
20. Written dimensions shall have precedence over scaled dimensions.
21. Drawings (notes, schedules, details and plans) shall have precedence over Structural Calculations.
22. In the event that certain features of the construction are not fully shown on the drawings or called for in the General Notes or Specifications, their construction shall be of the same character as for similar conditions that are shown or called for.
23. The Contractor shall have a copy of the Project Geotechincal Investigation on the job site.
24. ASTM designation and all standards refer to the latest amendments.
25. These structural Construction Documents shall not be modified without prior written approval of the Engineer of Record.
26. Only structural working drawings approved by the Authority Having Jurisdiction are permitted to be used for construction on this project. All other drawings or documents are obsolete and are not permitted on the job site, nor shall they be used for any construction purposes. Contractors using unapproved drawings or documents are solely responsible for all work not performed in accordance with the "approved" drawings.

SHOP DRAWING AND CONTRACTOR SUBMITTAL REVIEW

1. Shop Drawings or Contractor Submittals should be provided for the fabrication (or proportioning) of the following (but not limited to) components or elements.
   A. Concrete mix designs
   B. Masonry units
   C. Grout and mortar mix designs
   D. Reinforcing bar
   E. Structural Steel
   F. Substitute or alternate materials
   G. Formwork and shoring
2. The Contractor shall be responsible for the production of Shop Drawings or Contractor Submittals, the distribution of documents to the Engineer of Record for review, incorporation of any noted revisions made by the Engineer of Record into the documents, and final approval.
3. Shop drawings shall not be a reproduction of structural drawing sheets.
4. When the Contractor submits shop drawings or other submittals to the Engineer of Record for review, submittal package shall contain sufficient copies that the Engineer of Record may retain a complete copy of submittal package.
5. The Contractor shall allow sufficient time for the Engineer of Record to thoroughly review submittal package (10 working days, minimum).
6. Review of Shop Drawings or Contractor Submittal by Engineer of Record does not in any way constitute approval of submittal package. Engineer of Record's review is for general conformance with the design concept and contract documents. Review shall not be construed as relieving the Contractor from compliance with the contract documents.

FOUNDATION

1. Unexpected soil conditions: Allowable values and foundation design are based upon soil conditions shown by test borings as presented in the project Geotechnical Investigation. Actual soil conditions which deviate from that shown in the test borings shall be reported to the Project Geotechnical Engineer immediately.
2. See project Geotechnical Investigation for compaction, fill, backfilling, and site preparation requirements and procedures.
3. Excavate all foundations to required depths into compacted fill or natural soil.
   A. All foundation excavations shall be inspected and approved by the project Geotechnical Engineer, prior to forming and placement of reinforcing and/or concrete.
   B. Foundation excavations shall be cut square and smooth with firm level bottoms.
   C. Care shall be taken not to over-excavate foundations at lower elevations and prevent disturbing soils around higher elevations.
4. Footings shall be poured in neat excavations, without side forms whenever possible.
5. Moisten sides and bottom of excavations several times prior to concrete placement.
6. Foundations shall not be poured until all required reinforcing bar, sleeves, inserts, conduits, pipes, formwork, etc. are properly placed and inspected by the Authority Having Jurisdiction.
7. De-water footing excavations and foundation block-outs to maintain dry working conditions.

REINFORCING BAR

1. All reinforcing bar shall be deformed intermediate grade bars conforming to ASTM A615, Grade 60 (f_y = 60 ksi), unless noted otherwise.
   A. Grade 40 (f_y = 40 ksi) may be used for #3 bars and smaller.
2. Reinforcing bar shall not be welded, unless noted or detailed otherwise.
3. To hold reinforcing bars in their true position and prevent displacement, standard tie and anchorage devices shall be provided. Placing of reinforcement shall conform to ACI 318-14 Section 26.6.2.
4. Shop drawings for fabrication of any reinforcing bar shall be provided by the Contractor and submitted to the Engineer of Record for their review and approval, prior to fabrication.
5. Refer to typical details for minimum splice length and minimum radius of bend for reinforcing bar.
6. All reinforcing bar splices shall be staggered 24", unless noted or detailed otherwise.
7. All reinforcing bar bends shall be made cold.
8. Fabrication, erection and placement of reinforcing bar shall conform to Concrete Reinforcing Steel Institute Manual of Standard Practice.
9. Reinforcing bar shall be clean of rust, grease or other material likely to impair bond.
10. Welded wire mesh shall conform to ASTM A185. Lap all wire mesh two modules, minimum.
11. Welding of reinforcing bar (where specifically noted or detailed) shall conform to ACI 318-14, Section 26.6.4 and AWS D1.4. Welded rebar shall be low-alloy steel conforming to ASTM A706.
12. Epoxy-coated reinforcement (where specifically noted or detailed) shall conform to ASTM A775.

CONCRETE

1. All concrete work shall comply with CBC Chapter 19 and ACI 318-19 and latest edition of ACI Manual of Concrete Practice.
2. Special Inspection (as required or specified) shall conform to CBC Chapter 17.
3. All structural concrete shall be regular weight.
4. Concrete shall be well graded and meet the following minimum requirements:

Concrete Use	Comp. Strength (f'c)	Exposure Classes per ACI 318 19.3.1	Max. w/c Ratio	Nominal Max. Aggregate Size
Footings & Housekeeping pads	4,000psi at 28 Days	F0, S0, W0, C1	0.45	1"
Steel Deck Slab	3,000 psi at 28 Days	F0, S0, W0, C1	0.50	¾"

5. Cement shall be Portland Cement of either type below;
   A. Type II/V, conforming to ASTM C150
   B. Type I with (HS) designation, conforming to ASTM C595
6. Fly ash, if used, shall conform to ASTM C618.
7. Slag cement, if used, shall conform to ASTM C989
8. Fly ash and slag cement shall not be used in combination. Fly ash or slag cement content shall be between 15% and 40%, by weight, of total cementitious materials and shall conform to ASTM C618.
9. Aggregates shall conform to ASTM C33; provide aggregates from a single source.
10. Water shall conform to ASTM C94 and be potable.
11. All splices are to be Class B unless specifically noted otherwise.
12. Minimum concrete cover over reinforcing bar shall be:

Concrete cast against and permanently exposed to earth or weather	3"
Concrete placed against forms, but exposed to earth or weather	2"
Slabs, wall & joists, not exposed to earth or weather	¾"
Beams, girders & columns, not exposed to earth or weather	1½"

13. Location of all construction joints, other than specified, shall be approved by Engineer/Engineer of Record prior to pouring. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive concrete shall be maintained continuously wet at least three hours in advance of pouring.
14. All reinforcing steel, anchor bolts, dowels, inserts and any other hardware to be set in concrete shall be well secured in position prior to pouring of concrete.
15. The Contractor shall obtain approval from Engineer/Engineer of Record prior to placing sleeves, pipes, ducts, chases, coring and openings on or through structural concrete beams, walls, floors and roof slabs, unless specifically detailed or noted. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipes. See typical detail for pipe through footing.
16. Vibrate all concrete (including slabs on grade) as it is placed, with a mechanical vibrator operated by experienced personnel. The vibrator shall be used to consolidate the concrete, not transport it. Reinforcing and forms shall not be vibrated.
17. Formwork design and removal shall conform to ACI 318-14 Section 26.11. Remove forms in accordance with the following minimum schedule:

Side forms of footings	Minimum 48 hours
Edge forms of slab on grade	Minimum 24 hours
Wall/Retaining Wall forms	72 hours & 70% of design strength
Column forms	72 hours & 70% of design strength
Elevated beams and slabs	14 days & 80% of design strength

18. Concrete shall not free fall more than six feet. Use tremie, pump or other approved methods.
19. Concrete shall be maintained in a moist condition for a minimum of 5 days after placement or concrete surfaces shall be cured with liquid membrane-forming curing compound conforming to ASTM C309, Type 1, Class A. Curing compound shall be approved by the Engineer of Record.
20. The Contractor may use concrete admixtures as a construction means and methods to execute Construction Documents. Use of admixture is solely the responsibility of the Contractor.
21. Concrete mix designs shall be prepared by the concrete supply plant. Each mix design shall be submitted with current supporting data to the Engineer of Record for review and approval. Each mix design shall be stamped and signed by a Civil or Structural Engineer licensed in the state of the project jurisdiction.
22. Only one grade of concrete shall be allowed on project site at any one time.
23. Unless noted otherwise, construction and control joints shall be provided in all concrete slabs on grade, and shall be located such that the area within joints does not exceed 375 sq. ft., and is roughly square.
    A. For all structural slabs (suspended or on grade) where Civilly exposed conditions are desired, the Contractor shall provide control joint layout for review by Engineer and Engineer of Record.
24. Every opening exceeding 24" (in either direction) shall have a minimum of 2-#5 (U.N.O.) directly adjacent to all sides as well as top and bottom (unless at foundation). Reinforcing bars shall extend a minimum of 24" past edge of opening.
25. Dowel all concrete walls and columns to supporting concrete with bars of the same size and spacing as vertical bars in wall and columns. Do not "hickey" bars. All dowels shall be vertical.
26. Provide a minimum of 2-#5 continuous horizontally at tops of walls and vertically at ends of walls, unless noted otherwise.
27. Concrete strength shall be verified by standard cylinder tests (in accordance with CBC Section 1705.3) made by a testing laboratory approved by the Authority Having Jurisdiction.
28. Concrete placed when the air temperature has fallen to, or is expected to fall below 40° shall conform to ACI 318-14 Section 26.54 and ACI 306R-16.
29. Concrete placed during hot weather shall conform to ACI 318-14 Section 26.5.5 and ACI 305R-14.
30. Aluminum material shall not be place in concrete.
31. Conduits and sleeves placed within structural concrete shall not be tied directly to structural reinforcement.
    A. 1" clear distance shall be maintained between conduits/sleeves and reinforcing bar.

STRUCTURAL DESIGN VALUES

All values reported are unfactored and strength level, unless noted otherwise

	Value
Gravity Design Data	
Dead Loads:	
CMU Roof Dead Load	75 psf
Floor Dead Load	75 psf
CMU Wall Dead Load	80 psf
Bolted Water Storage Tank	PER MANUF.
Live Loads:	
Roof Live Load (Reducible)	20 psf
Floor Live Load	125 psf
Snow Loads:	
Ground Snow Load, P_s	0 psf
Deflection Criteria:	
Roof, Total Load	L/240
Roof, Live Load	L/360
Floor, Total Load	L/240
Floor, Live Load	L/360
Wind Design Data	**Value**
Design Wind Speed (3-sec gust), V_{ULT}	103 mph
Risk Category	II
Exposure Category	C
Applicable Internal Pressure Coefficient	± 0.18
Design Wind Pressure(s) for Components & Cladding (Not specifically designed by the Registered Design Professional, and to be modified by applicable factors per ASCE 7)	q_h = 19.6 psf
Earthquake Design Data	**Value**
Risk Category/Seismic Use Group	II
Importance Factor, I_e	1.5
Mapped Spectral Response Accelerations	S_s= 2.032 S_1= 0.748
Site Class	D
Spectral Response Coefficients	S_{DS}= 1.355 S_{D1}= 1.27
Seismic Design Category	D
Analysis Procedure Used	Equivalent Lateral Force Procedure (ASCE 7, 12.8)
Basic Seismic-Force Resisting System	Bearing wall systems: Special Reinforced Masonry Wall
Response Modification Coefficient	R= 5
Seismic Response Coefficient	C_s= 0.391
Design Base Shear	V= C_s W_b
Analysis Procedure Used	Seismic Design of Water Storage Tanks (AWWA D100-11 Sec. 13.5)
Basic Seismic-Force Resisting System	Ground Supported Flat-Bottom Tanks
Seismic Use Group	II
Response Modification Factor	
Impulsive Component	R_i = 3
Convective Component	R_c = 1.5
Geotechnical Design Data	**Value**
Geotechnical Report prepared by: Pacific Crest Engineering, Inc. (Report No.: 25006-M93-C31)	Dated: 05.28.2025
Water Tank Foundation - Spread Footing Foundations	
Allowable Soil Bearing Pressure (DL + LL)	1,500 psf
Design Active Pressure, P_a	45 pcf
Design At-Rest Pressure, P_a	75 pcf
Design Passive Pressure, P_p	300 pcf
Design Coefficient of Friction, f_f	0.30
Iron Manganese, Treatment Facilities, & Transmission Booster Station	
Allowable Soil Bearing Pressure (DL + LL)	1,500 psf
Design Active Pressure, P_a	45 pcf
Design At-Rest Pressure, P_a	75 pcf
Design Passive Pressure, P_p	300 pcf
Design Coefficient of Friction, f_f	0.25

ABBREVIATIONS

A.B.	Anchor Bolt	IBC	International Building Code
ABV.	Above	ICC	International Code Council
ACI	American Concrete Institute	ICF	Insulated Concrete Form
ADD'L	Additional	ID	Inside Diameter
ADJ.	Adjacent	IN.	Inch, Inches
AHJ	Authority Having Jurisdiction	INT.	Interior
AISC	American Institute of Steel Construction	JST.	Joist
AITC	American Institute of Timber Construction	ksi	Kips per Square Inch
AOR	Architect of Record		
APA	American Plywood Association	LL	Live Load
APPROX.	Approximate(ly)	LW	Lightweight
ASCE	American Society of Civil Engineers	LSL	Laminated Strand Lumber
		LVL	Laminated Veneer Lumber
ARCH.	Architect, Architecture		
ASTM	American Society of Testing and Materials	MAX.	Maximum
		MB	Machine Bolt
ATR	All Thread Rod	MBM	Metal Building Manufacturer
AWS	American Welding Society	MECH.	Mechanical
		MSE	Mechanically Stabilized Earth
BLDG.	Building	MFR.	Manufactured, Manufacturer
BLK.	Block	MIN.	Minimum
BLKD.	Blocked	MPH	Miles per Hour
BLK'G	Blocking	MTL.	Metal
BM.	Beam		
B.O.	Bottom of _____	(N)	New
BOT.	Bottom	NDS	National Design Specification
BRG.	Bearing	N.T.S.	Not to Scale
b/t	Between		
		o.c.	On Center
CAC	California Administrative Code	o/	Over
CANT.	Cantilever	OD	Outside Diameter
CBC	California Building Code	OSB	Oriented Strand Board
CIP	Cast-in-place	OSHPD	Office of State Health Planning and Development
CJ	Control Joint		
CJP	Complete Joint Penetration	OWSJ	Open Web Steel Joist
℄	Centerline		
CLG.	Ceiling	PEN.	Penetration
CLR.	Clear	PL.	Plate
CMU	Concrete Masonry Unit	PLYWD.	Plywood
COL.	Column	PJP	Partial Joint Penetration
CONC.	Concrete	psi	Pounds per Square Inch
CONN.	Connection	PSF	Pounds per Square Foot
CONST.	Construction	PSL	Parallel Strand Lumber (Paralam)
CONT.	Continue, Continuous		
CSK.	Countersink	PEMB	Pre-Engineered Metal Building
		PERF.	Perforated
Ø	Diameter	PTDF	Pressure Treated Douglas Fir
d	Penny	PW	Puddle Weld
DBL.	Double		
DCW	Demand Critical Weld	Q.A.	Quality Assurance
DET.	Detail	Q.C.	Quality Control
DEMO	Demolition		
DF	Douglas Fir	RBS	Reduced Beam Section
DIAG.	Diagonal	RDWD	Redwood
DL	Dead Load	REBAR	Reinforcing Bar
DSA	Division of State Architect	REINF.	Reinforcement
DWGS.	Drawings	RET.	Retaining
		REQ'D	Required
EA.	Each		
E.F.	Each Face	S.F.	Square Feet
ELEC.	Electric, Electrical	SHT.	Sheet
ELEV.	Elevation	SHT'G	Sheathing
EMBED.	Embedded, Embedment	SIM.	Similar
E.N.	Edge Nailing	SIP	Structural Insulated Panel
EOR	Engineer of Record	SJI	Steel Joist Institute
EQ.	Equal	SLRS	Seismic Load Resisting System
EQUIP.	Equipment	SMS	Sheet Metal Screw
E.S.	Each Side	SQ.	Square
E.W.	Each Way	SS	Select Structural
(E)	Existing	STAGG'D	Staggered
EXP.	Expansion	STD.	Standard
EXT.	Exterior	STL.	Steel
		SW	Shearwall
FAB.	Fabricated	SEOR	Structural Engineer of Record
FDN.	Foundation		
F.F.	Finish floor	T&B	Top and bottom
FLR.	Floor	T&G	Tongue and Groove
F.O.	Face of _____	THR'D	Threaded
FRMG.	Framing	T.O.	Top of _____
FT.	Foot,Feet	TRL.	Triple
FTG.	Footing	TYP.	Typical
GA.	Gauge	UNBLKD.	Unblocked
GALV.	Galvanized	U.N.O.	Unless Noted Otherwise
GEOR	Geotechnical Engineer of Record	URM	Unreinforced Masonry
GLB	Glued-Laminated Beam	VERT.	Vertical
GYP. BD.	Gypsum Board	VIF	Verify in Field
HDR.	Header	w/	With
HD.	Holdown	w/c	Water/Cement Ratio
HORIZ.	Horizontal	WD.	Wood
HSS	Hollow Steel Section	W.P.	Working Point
HT.	Height	W.S.M.F.	Welded Steel Moment Frame
		WSS	Welded Steel Stud
		WT.	Weight
		WWM	Welded Wire Mesh

SYMBOLS

- Concrete Footing
- Concrete Masonry Unit Wall
- Elevation Reference
- Concrete Wall
- DET / SHT — Detail Number Reference / Sheet Number Reference

****30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED:
DRAWN:
CHECKED:
QA/QC:
CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL E. PAROLINI — No. 5405 — STRUCTURAL — STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405

05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUCTURAL NOTES

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
S-001

SHEET NUMBER
132 OF 154

Wed 20 Aug 25 04:20:01 PM By: Joseph Klimczyk F:\2025-0000\0003-BMM\SHEETS\CAD\S-101.dwg

STRUCTURAL NOTES

MASONRY

1. Masonry shall have a minimum compressive strength (f'_m) of 1,900 psi. All masonry construction shall be solid grouted and conform to Part 2 of TMS 602-16.
   A. A.A.C. (autoclaved aerated concrete) masonry units and construction are not allowed.

2. Masonry Units:
   A. Conform to CBC Section 2103.1 and ASTM C90, load bearing concrete masonry units.
   B. Open-end masonry units (speed block) are acceptable (except in architecturally exposed conditions).
   C. Medium-weight aggregate.
   D. Unit shall have a minimum net compressive strength of 1,900 psi

3. Mortar:
   A. Mortar shall conform to CBC Section 2103.2, ASTM C270, and Sections 2.1 and 2.6A of TMS 602-16.
   B. Mortar shall be type M or S
   C. Mortar shall develop a minimum compressive strength of 1,900 psi at 28 days.

4. Grout:
   A. Grout shall conform to CBC Section 2103.3, ASTM C476, and Section 2.2 OF TMS 602-16.
   B. Grout shall develop a minimum compressive strength of 2,000 psi at 28 days.
   C. Grout Slump: 8 - 11 inches

5. Requirements for masonry construction shall conform to the following:
   A. Masonry construction shall conform to CBC Section 2104 and TMS 602-16.
   B. Unless noted otherwise, every opening exceeding 24" in either direction shall have a minimum of 2-#5 horizontal directly above and below (unless at foundation) and vertical adjacent to both sides. Reinforcing bars shall extend a minimum of 24" beyond edge of opening.
   C. At the end of all walls shall be a minimum of 2-#5 vertical, U.N.O.
   D. At the top of all walls shall be a minimum of 2-#3 horizontal, U.N.O.
   E. Dowel masonry walls and columns to supporting concrete with bars of the same size and spacing as vertical. See typical details for minimum length of splice.
   F. Bond shall be provided by lapping units in successive vertical courses (running bond). Stack bond or mechanical anchorage shall not be used unless noted or detailed otherwise.
   G. At the time of laying all masonry units shall be free of excessive dust and dirt.
   H. Grouting operations, maximum grout pour height and use of cleanouts shall conform to TMS 602-16, specifications Section 3.5 and Table 6. Cleanouts (if required) shall be provided by suitable 'C' openings in the face shells in the bottom course of each cell to be grouted, or other approved locations (see details provided). The cleanouts shall be sealed after inspection and before grouting.
   I. All cells shall be filled solidly with grout. Grout shall be a workable mix suitable for pumping without segregation and shall be thoroughly mixed. Grout shall be placed by pumping or an approved alternate method and shall be placed before initial set or hardening occurs. Grout shall be consolidated by mechanical vibration during placing and reconsolidated after excess moisture has been absorbed but before workability is lost. Do not vibrate reinforcing bars. The grouting of any section of a wall shall be completed in one day with no interruptions greater than one hour.
   J. When the grouting is stopped for one hour or longer, horizontal construction joints shall be formed by stopping the pour of grout approximately 1½" above or below a bed joint.
   K. All reinforcing shall be in place and secured prior to grouting. Reinforcement shall be placed and secured in conformance with CBC Section 2103.4 and TMS 602-16, Section 2.4.

6. Reinforcing bars larger than #8 are not permitted unless detailed or noted otherwise.

7. Special Inspection shall conform to CBC Chapter 17.

8. Grout mix designs shall be prepared by material supply plant. Each mix design shall be submitted with current supporting data to the Engineer of Record for review and approval. Each mix design shall be stamped and signed by a Civil or Structural Engineer licensed in the state of the project jurisdiction.

9. Location of all construction/control joints, other than those specified, shall be approved by the Engineer of Record prior to placement.

10. Unless detailed or noted otherwise, vertical control joints shall be provided in all masonry walls, and spaced at a distance approximately equal to wall height, (but not greater than 24'-0" o.c.). Control joints shall extend full height of wall. Control joints shall not be required when wall length does not exceed 1.5 times the wall height.

11. Masonry building walls (of one story or taller) shall be securely braced and shored, by the Contractor, during all phases of construction.

12. When ambient temperature falls below 40°F, construction shall conform to Part 1.8C of the TMS 602-16.

13. When ambient temperature exceeds 90°F, construction shall conform to Part 1.8 of the TMS 602-16.

14. Use of 'L' or 'J' bolts embed into masonry construction is prohibited.

STRUCTURAL STEEL AND WELDING

1. All structural steel construction shall conform to AISC 360-16 and AISC 341-16.
   A. All structural steel shall be fabricated in an approved fabrication shop. Inspection and approval of fabrication shops shall conform to CBC Section 1704.2.5.

2. All structural steel shall conform to the following specifications:

Steel Shape	ASTM Specificaiton	Min. Yield Stress, F_y (ksi)
Angle, Channel	A36	36
Plates, Bars, Rounds	A36	36
Wide Flange, WT	A992	50
Pipe	A53, Grade B	35
HSS Tube	A500, Grade C	50
HSS Round	A500, Grade B	42

3. Special Inspection shall be provided for all structural steel and welding, in accordance with CBC Chapter 17.

4. All structural steel shall be fabricated, erected and welded in accordance with AISC Specifications for Structural Steel Buildings (AISC 360-16) and Code of Standard Practice for Steel Buildings and Bridges (AISC 303-16).

5. All welding shall be performed by welders with current AWS certification for weld procedures used.

6. No field welding permitted, unless specifically noted otherwise.

7. Shop drawings for the fabrication of structural steel shall be submitted to Engineer of Record for their review, prior to fabrication.

8. No holes other than those specifically detailed shall be allowed through structural steel members. Burning of holes is not permitted.

9. All structural steel shall be painted one shop coat and field touched-up, as necessary, with approved "Zinc Rich" or other high quality exterior primer.

10. All structural and architectural steel exposed to weather shall be corrosion protected by being hot dipped galvanized and/or suitably primed and painted as shown on the architectural drawings and per the project specifications. Steel elements embedded in concrete shall be left unpainted.

11. All welding shall conform to AWS D1.1 and D1.8 specifications for welding. (E-70XX Electrodes).

12. All headed studs (for concrete anchorage) shall be manufactured by Nelson or approved equal per ASTM A108.

13. Non-shrink grout shall meet the requirements of ASTM Standard C1107, and shall attain a minimum 28 day compressive strength of 8000 psi.

14. Bolted Steel Connection Requirements
   A. High Strength Bolts (HSB) shall conform to ASTM A325/F1852 and ASTM A490 where specified. See details and schedules for bolt diameters and bolt types.
   Bolt tensioning requirement shall be as follows, U.N.O.:
   a. Bolts to beam web at non-moment connections -Snug tight for bearing connection
   b. Bolts to beam at moment connections -Slip critical (TYPE SC) U.N.O.
   c. All other bolted connections -Slip critical (TYPE SC) U.N.O.
   B. Machine bolts shall conform to ASTM A307, GRADE A.
   C. All bolt holes shall be standard size holes (1/16" larger than bolt), U.N.O.
   D. All bolts specified as slip critical bolts (A325-SC or A490-SC) shall have class 'A' faying surfaces (U.N.O.)
   E. Anchor bolts for non-frame columns shall be ASTM F1554, GRADE 36 (S1 & S4). Anchor bolts for all columns embedded into concrete walls shall be ASTM F1554, GRADE 55 (S4). Anchor bolts for ledgers to concrete or CMU wall shall be ASTM A307 or A36

16. Where fillet weld size is not indicated, use AWS minimum size, as specified in AISC Specifications for Structural Steel Buildings (AISC 360-16), Section J2.2.

17. All butt welds to be complete joint penetration, unless noted otherwise.

18. Welder qualification requirements, welding procedure and welding electrodes for all structural steel (except structural sheet steel as outlined in the steel deck section) shall conform to CBC Sections 1705.2 and 2204.1.

19. Provide hot dip galvanizing or 3" minimum concrete cover around all structural steel below grade.

20. Structural steel embedded into concrete or masonry shall be unpainted.

21. All steel members related to elevators shall be coordinated with the elevator contractor prior to fabrication.

STEEL DECK

1. Steel deck shall be cold rolled, structural quality steel sheet conforming to CBC Section 2210 and the following specifications:

Finish	ASTM Specificaiton	Min. Yeild Stress, F_y (ksi)
Phosphatized/Painted, Painted/Painted, or Mill Finished steel deck	A1008	50
Galvanized steel deck	A653	50

2. Shop drawings for the fabrication of steel deck shall be submitted to Engineer of Record for their review, prior to fabrication. All steel decking must have a current ICC certification.

3. All deck side locks shall be compatible.

4. Steel deck shall have a prime painted finish, unless noted otherwise.

5. Steel deck sheets shall be continuous over a minimum of 3 supports (2 spans).
A. Steel roof deck sheets shall be continuous over a minimum or 4 supports (3 spans).

6. Minimum bearing of decking on supports shall be 2-inches, parallel or perpendicular to span. Provide 2-inch bearing and required fastening for each unit at shared supports, unless detailed otherwise.

7. Steel deck shall be erected and fastened in accordance with the Manufacturer's Specifications and erection layout, as well as requirements set forth in these Structural Drawings.

8. No holes shall be cut into steel deck unless noted or detailed otherwise.

9. Weld metal shall penetrate all layers of deck material at each end and side joints and have good fusion to the supporting members.

10. Electrodes shall be E70 with a minimum size of ⅛".

11. Welding of structural sheet steel, welder qualification requirements, welding procedures and welding electrodes shall conform to CBC Section 2210 and AWS D1.3.

12. Continuous inspection is required for steel deck welding.

13. Galvanizing shall conform to ASTM A924.

14. Steel roof deck shall be of depth shown on the structural drawings. The AISI specifications shall govern the design of the deck units. Steel deck and all of its flashings shall conform to to ASTM A653. A metal protective coating of ASTM653-G60 conforming zinc shall be applied prior to being formed.

15. Non-composite units shall be fastened to the steel supports at the ends of the units and at intermediate supports by a minimum of four ¾-inch diameter puddle welds (½-inch effective) per 2'-0" of width; at the abutment of two units, each unit shall be fastened as so. The side laps of adjacent units are fastened between supports by 1½-inch top seam welding at 1'-0" on center unless noted otherwise. Deck units shall be fastened to the steel supports at the side boundaries by ¾-inch diameter puddle welds (½-inch effective) at 1'-6" on center. Contractor may submit calculations and current ICC reports for use of powder actuated fasteners or pneumatic pins provided the values of shear capacity, deck capacity, and deck flexibility are equivalent.

16. Where steel members are parallel to the deck flutes and at the same elevation of the bottom of the deck, deck layout shall be adjusted so the deck is welded to the steel with the same welding as required for side boundaries.

17. Steel deck that is to be covered with insulating concrete shall be slotted or perforated to provided a minimum of 1.5 percent uniformly distributed venting. Flashing and closure plates at all perimeter locations requiring closure shall be provided. The deck insulation, when complete, shall be ready to receive insulating concrete.

18. The maximum dead load deflection allowed is ⅜-inch or L/180, whichever is smaller.

19. Concrete bonding-type units shall be formed with deformations to provide an interlock between the concrete and steel.

20. Units shall be fastened to the steel supports at each end of the units and at intermediate supports at 12 inches on center with ⅜-inch diameter puddle welds; at the abutment of two units, each unit shall be fastened to the steel framing as so. The sidelaps of adjacent units shall be fastened between supports by 1½-inch top seam welds at 2'-0" on center or button punched at 2'-0" on center. Deck units shall be fastened to the steel supports at the side boundaries by ¾-inch diameter puddle welds at 1'-0" on center. ¾-inch diameter shear studs welded through deck may be used in place of closure plates at wall ends of all units, around columns, and at all perimeter locations requiring closure.

21. The contractor shall check all decking conditions to determine if the decking has the strength and stiffness required to support construction loads. It is the contractor's responsibility to determine if deck shoring is required. This includes shoring of slab edge conditions. At the contractor's option and expense, the deck gage may be increased if beneficial for construction.

22. Design and provide edge forms, flashing, closure plates and incidental support at wall edges for all deck units, around columns and at all perimeter locations requiring closure. Coordinate all closured with elevator, stair and other architectural details. Composite deck installation shall be ready to receive concrete at shown on the drawings without leaking.

23. Concrete shall not be placed over metal deck until column anchor bolts have been grouted.

24. Concrete topping slab shall not be placed until concrete fill on steel deck required for composite action reached 28 day compressive strength.

25. The use of lifts on composite deck may cause delamination between the concrete and the deck. The contractor shall be responsible to confirm no delamination occurs from construction loads.

****30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED:
DRAWN:
CHECKED:
QA/QC:
CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. PAROLINI
No. 5405
STRUCTURAL
STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405

05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

STRUCTURAL NOTES

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
S-002

SHEET NUMBER
133 OF 154

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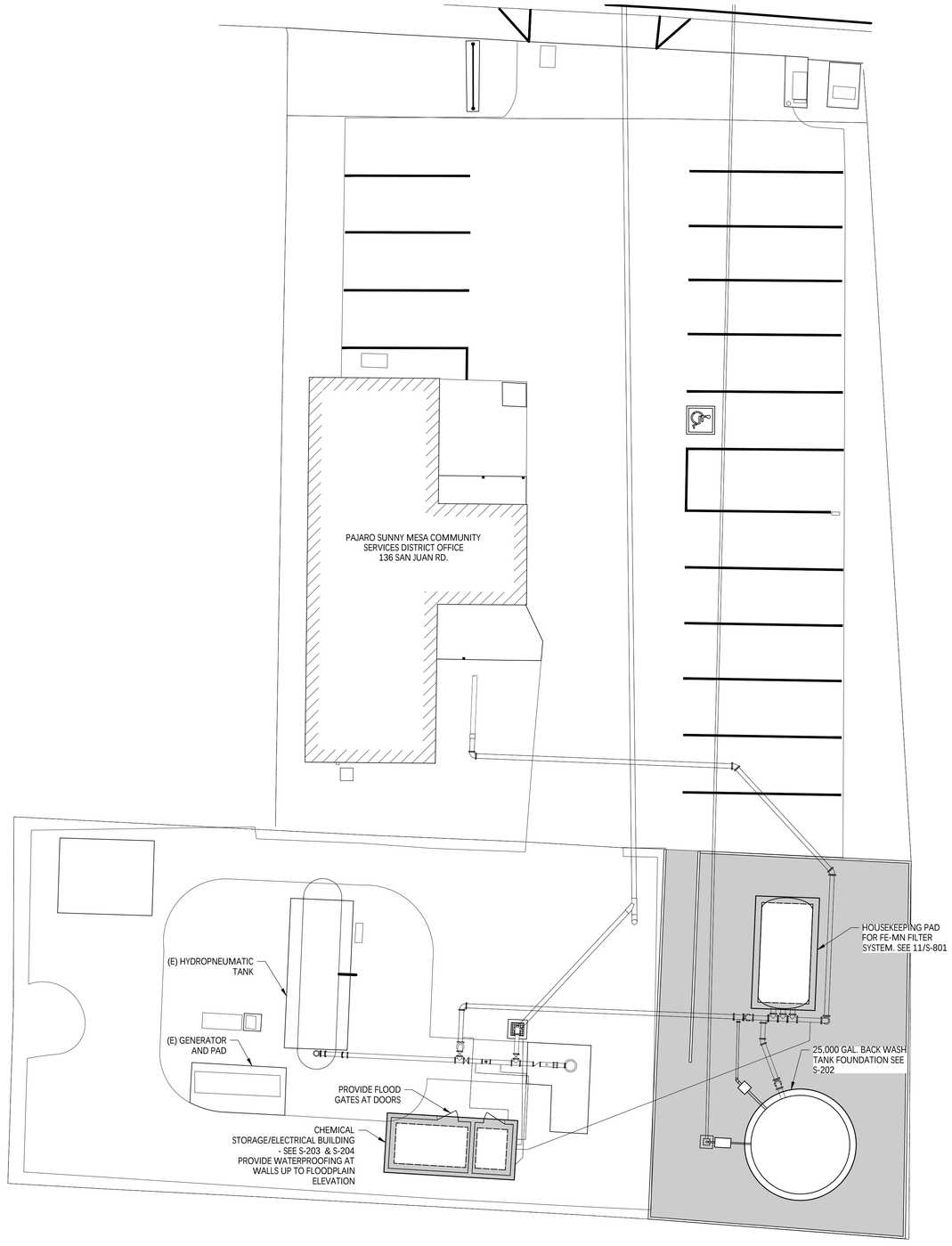
Wed 20 Aug 25 04:20:01 PM by: Joseph Klimczyk



STRUCTURAL SITE PLAN

SCALE: 1" = 10'

(VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS)

N

****30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED:
DRAWN:
CHECKED:
QA/QC:
CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. PAROLINI
No. 5405
STRUCTURAL
STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405

05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL No. 1 TREATMENT PLANT
STRUCTURAL SITE PLAN

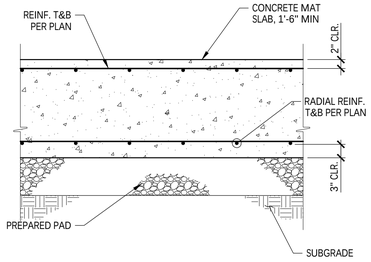
PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
S-201

SHEET NUMBER
134 OF 154

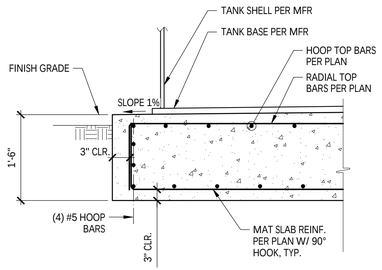
615

Wed 20 Aug 25 04:30:03 PM by: Joseph Klimczyk F:\2025-00000003-BIM\06-CADS-201.dwg



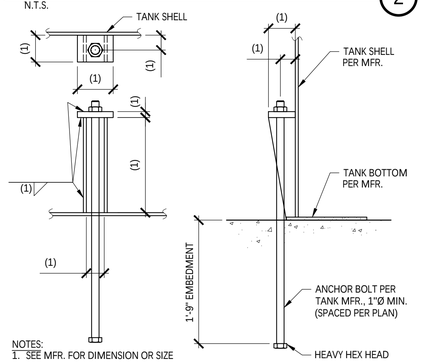
MAT SLAB SECTION (1)

N.T.S.



SECTION AT EDGE OF MAT (2)

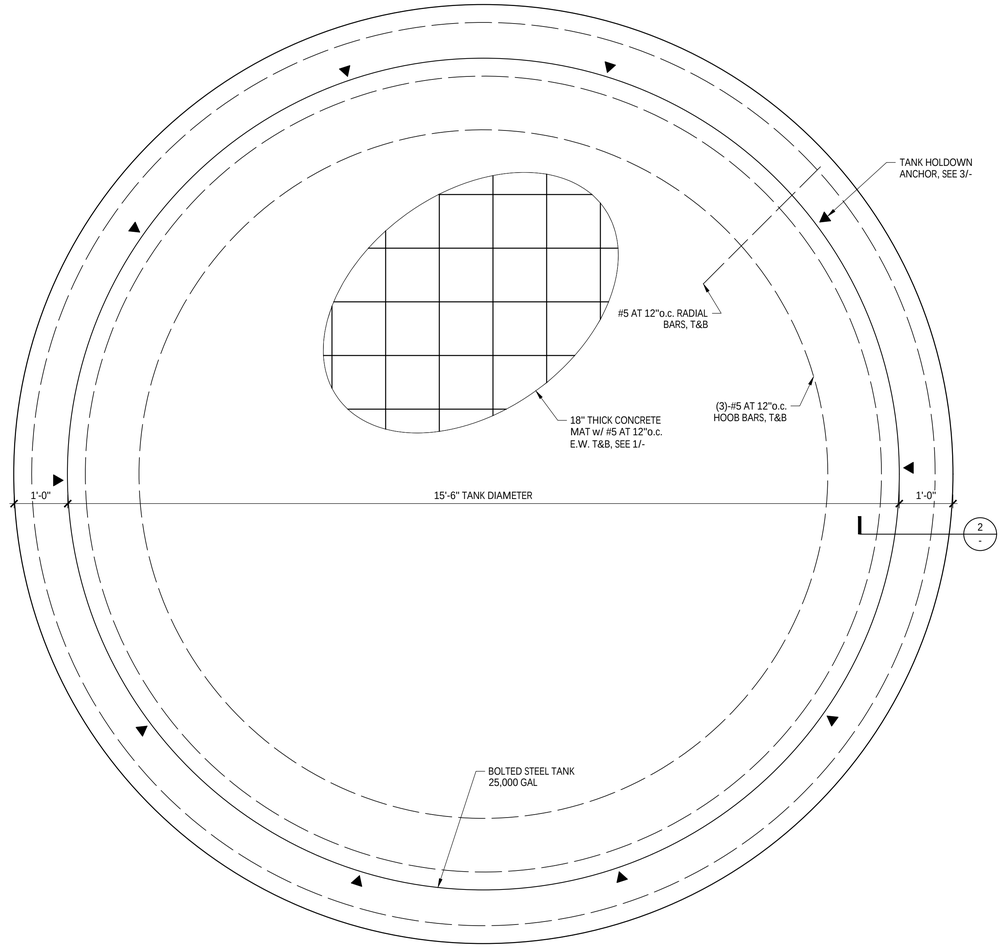
N.T.S.



NOTES:
1. SEE MFR. FOR DIMENSION OR SIZE

ANCHOR BOLT DETAIL (3)

N.T.S.



TANK FOUNDATION PLAN

SCALE: 3/4" = 1'-0"

(VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS)

N

FOUNDATION NOTES:

1. SEE SOILS REPORT FOR TYPICAL PAD PREPARATION
2. STAGGER REINFORCING SPLICES IN MAT FOUNDATION
3. SEE S-801 FOR TYPICAL CONCRETE DETAILS

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REGISTERED PROFESSIONAL ENGINEER MICHAEL E. PAROLINI No. 5405 STRUCTURAL STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405
05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
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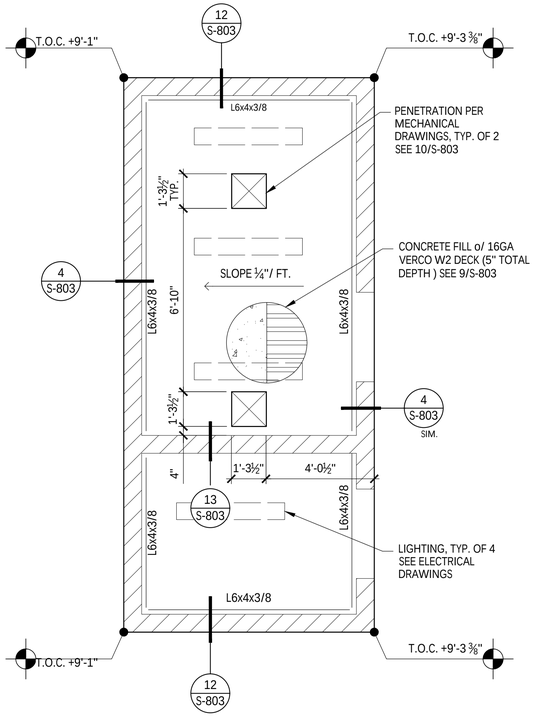
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL No. 1 TREATMENT PLANT
TANK FOUNDATION PLAN & DETAILS

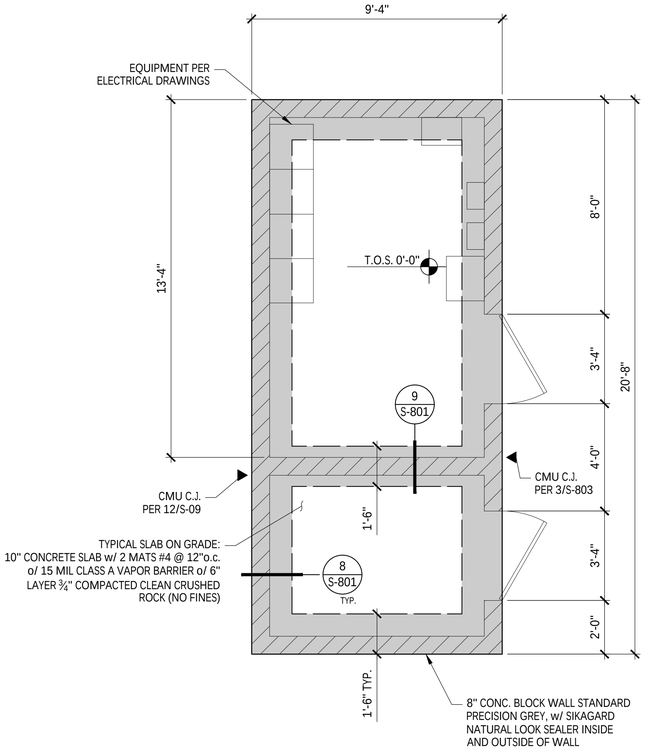
PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-202
SHEET NUMBER
135 OF 154

616



ROOF PLAN

SCALE: 3/8" = 1'-0"

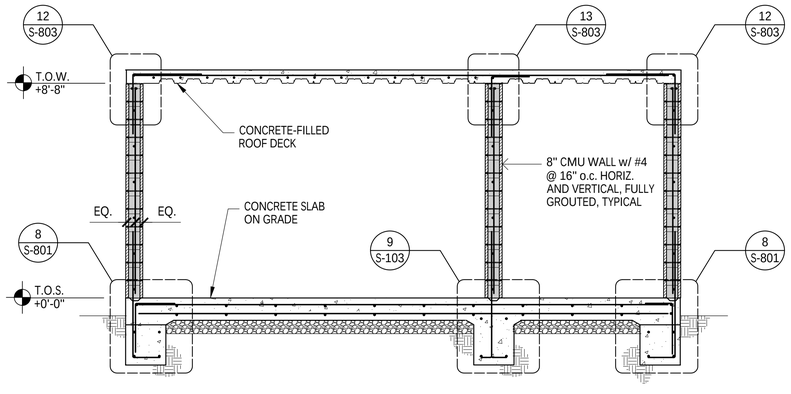


FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

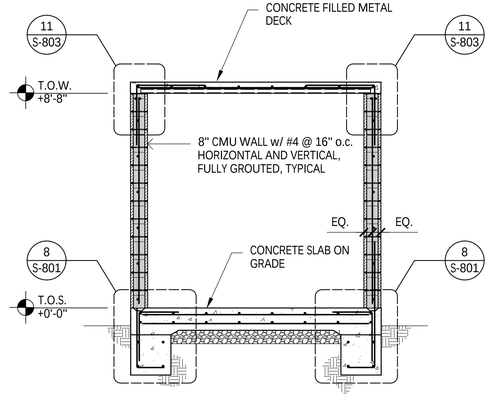
PLAN NOTES:

1. SEE CIVIL DRAWINGS FOR ELEVATIONS
2. SEE 10/S-801 FOR FOUNDATION PREPARATION
3. SEE S-803 FOR TYPICAL CMU DETAILS
4. SEE 8/S-803 FOR DOOR SPECIFICATION



SECTION 2

3/8" = 1'-0"



SECTION 1

3/8" = 1'-0"

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CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER MICHAEL E. PAROLINI No. 5405 STRUCTURAL STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405

05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

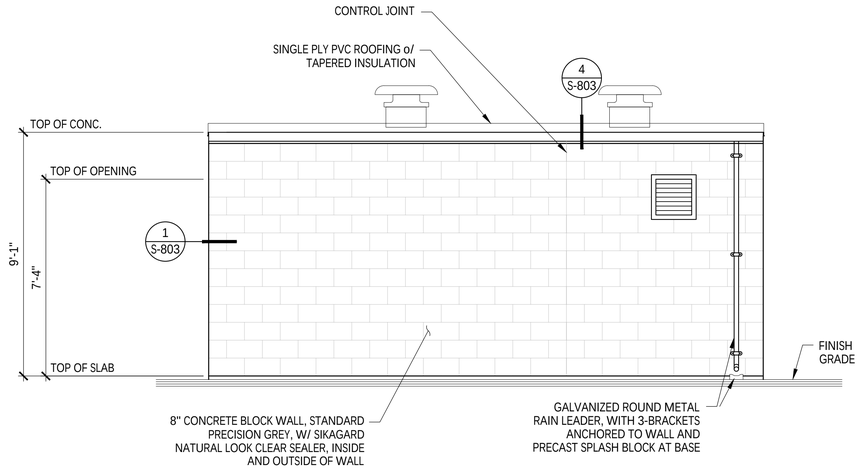
PAJARO WELL No. 1 TREATMENT PLANT
FOUNDATION PLAN & ROOF FRAMING PLAN

PROJECT NUMBER
CWTRC.200476.05

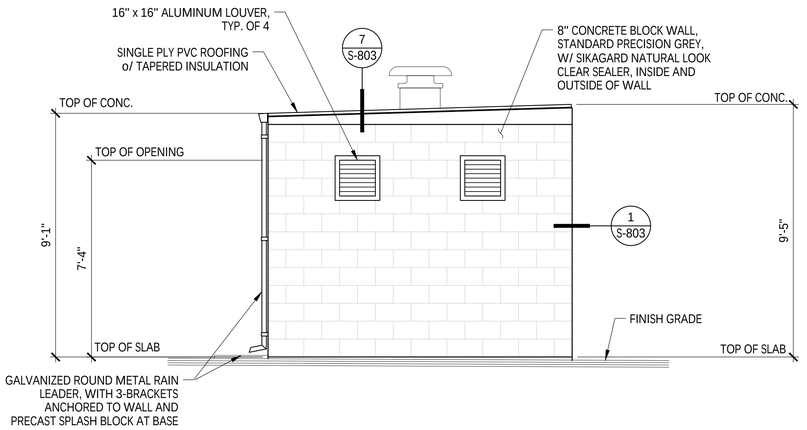
DRAWING NUMBER
S-203

SHEET NUMBER
136 OF 154

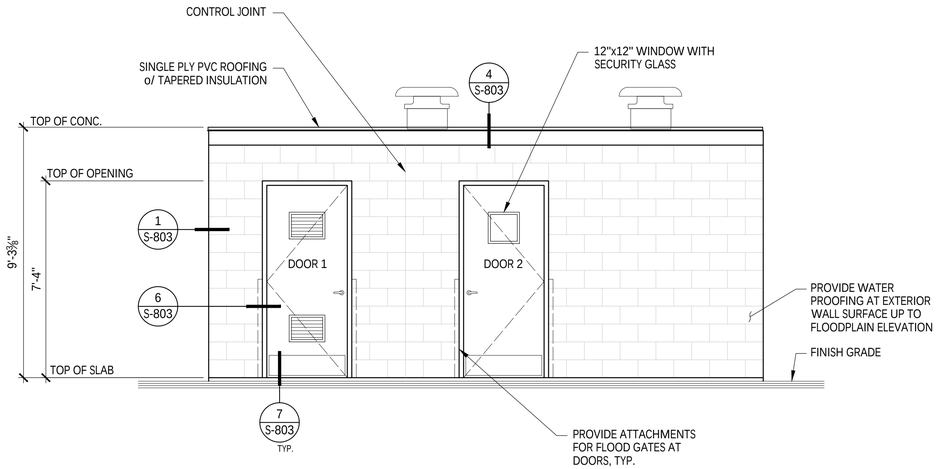
617



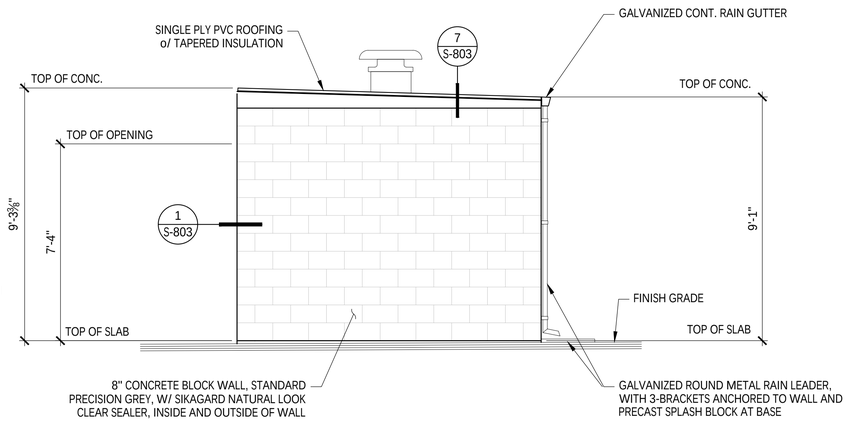
WEST ELEVATION (W)
3/8" = 1'-0"



SOUTH ELEVATION (S)
3/8" = 1'-0"



EAST ELEVATION (E)
3/8" = 1'-0"



NORTH ELEVATION (N)
3/8" = 1'-0"

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CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER MICHAEL E. PAROLINI No. 5405 STRUCTURAL STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405
05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

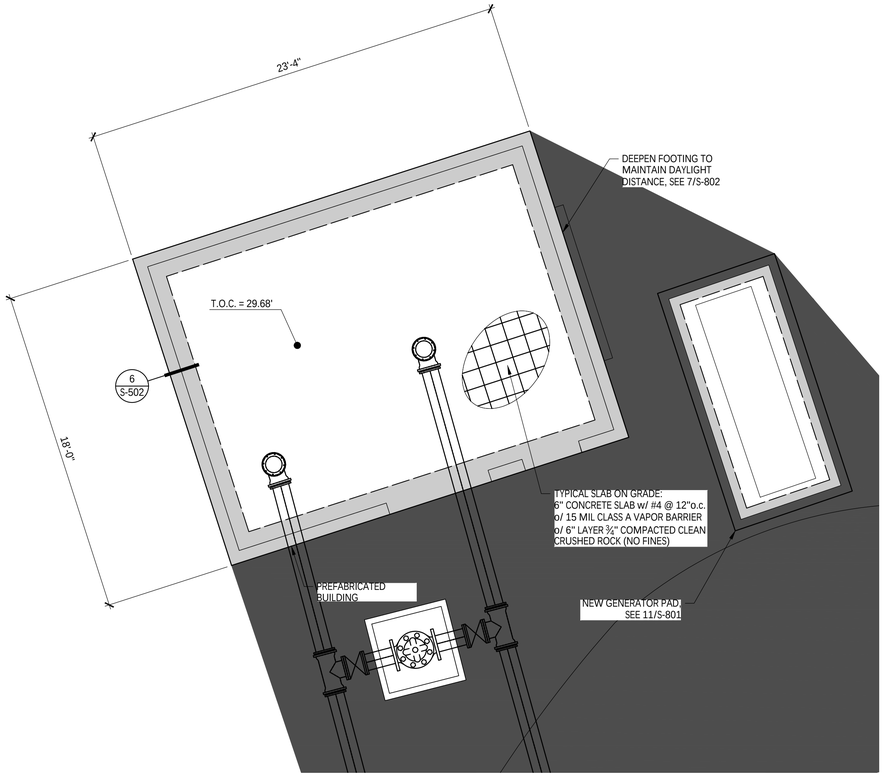
0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL No. 1 TREATMENT PLANT ELEVATIONS

PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-204
SHEET NUMBER
137 OF 154

618



TRANSMISSION BOOSTER PUMP FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

(VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS)

N

PLAN NOTES:

1. SEE CIVIL DRAWINGS FOR ELEVATIONS
2. SEE 10/S-801 FOR FOUNDATION PREPARATION
3. SEE S-803 FOR TYPICAL CMU DETAILS
4. SEE 8/S-803 FOR DOOR SPECIFICATION
5. SEE 7/S-802 FOR FOOTING DAYLIGHT REQUIREMENT

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CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. PAROLINI
No. 5405
STRUCTURAL
STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405

05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TRANSMISSION BOOSTER PUMP STATION FOUNDATION PLAN

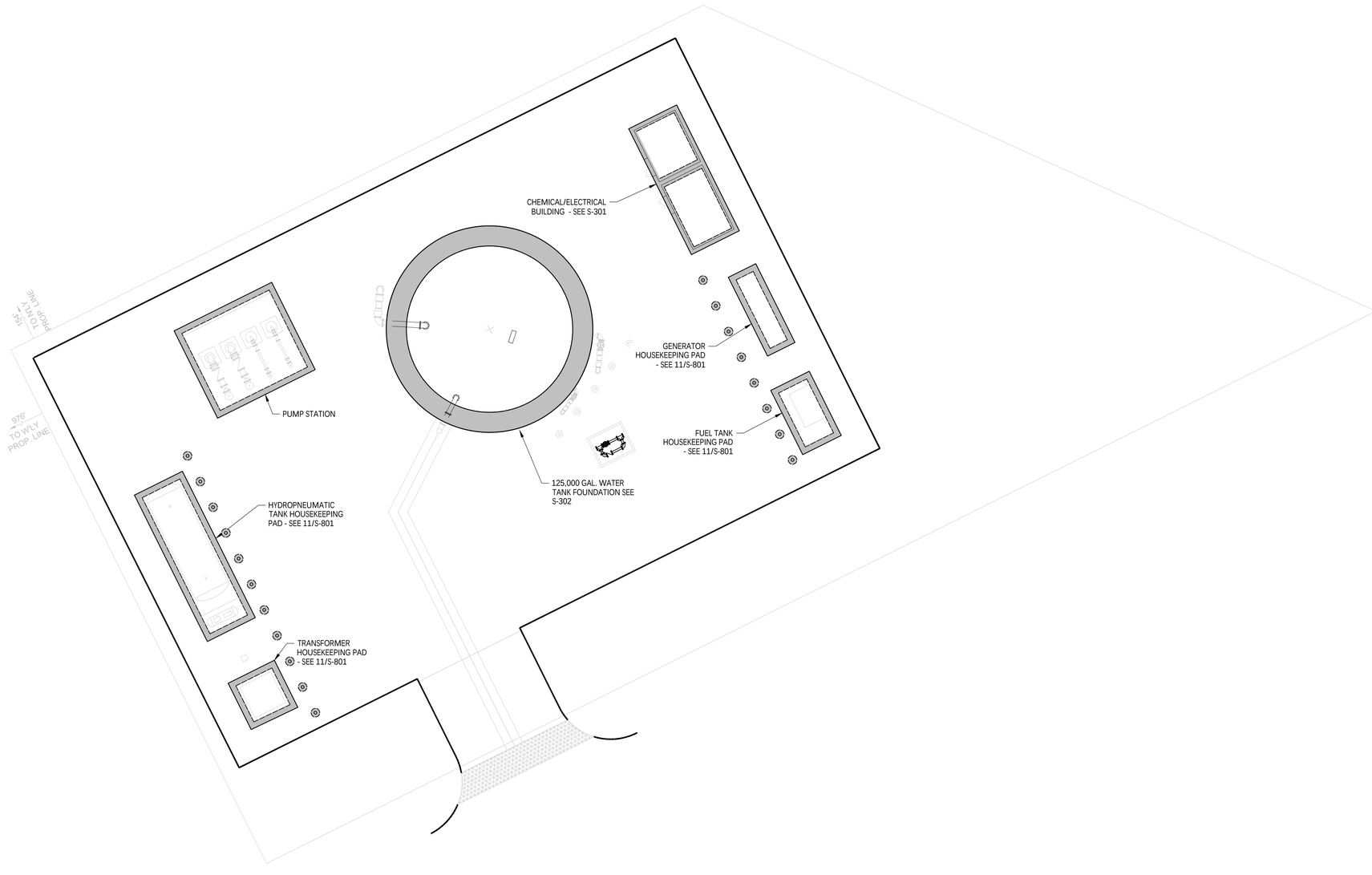
PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
S-401

SHEET NUMBER
138 OF 154

Wed 20 Aug 25 04:21:10 PM by: Joseph Klimczyk F:\2025-00600003-BMX06-CAD\S-401.dwg

619



STRUCTURAL SITE PLAN

SCALE: 1" = 10'

(VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS)

N

30% SUBMITTAL - NOT FOR CONSTRUCTION

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED:
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CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. PAROLINI
No. 5405
STRUCTURAL
STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405
05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF/JENSEN PUMP STATION
STRUCTURAL SITE PLAN

PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-501
SHEET NUMBER
139 OF 154

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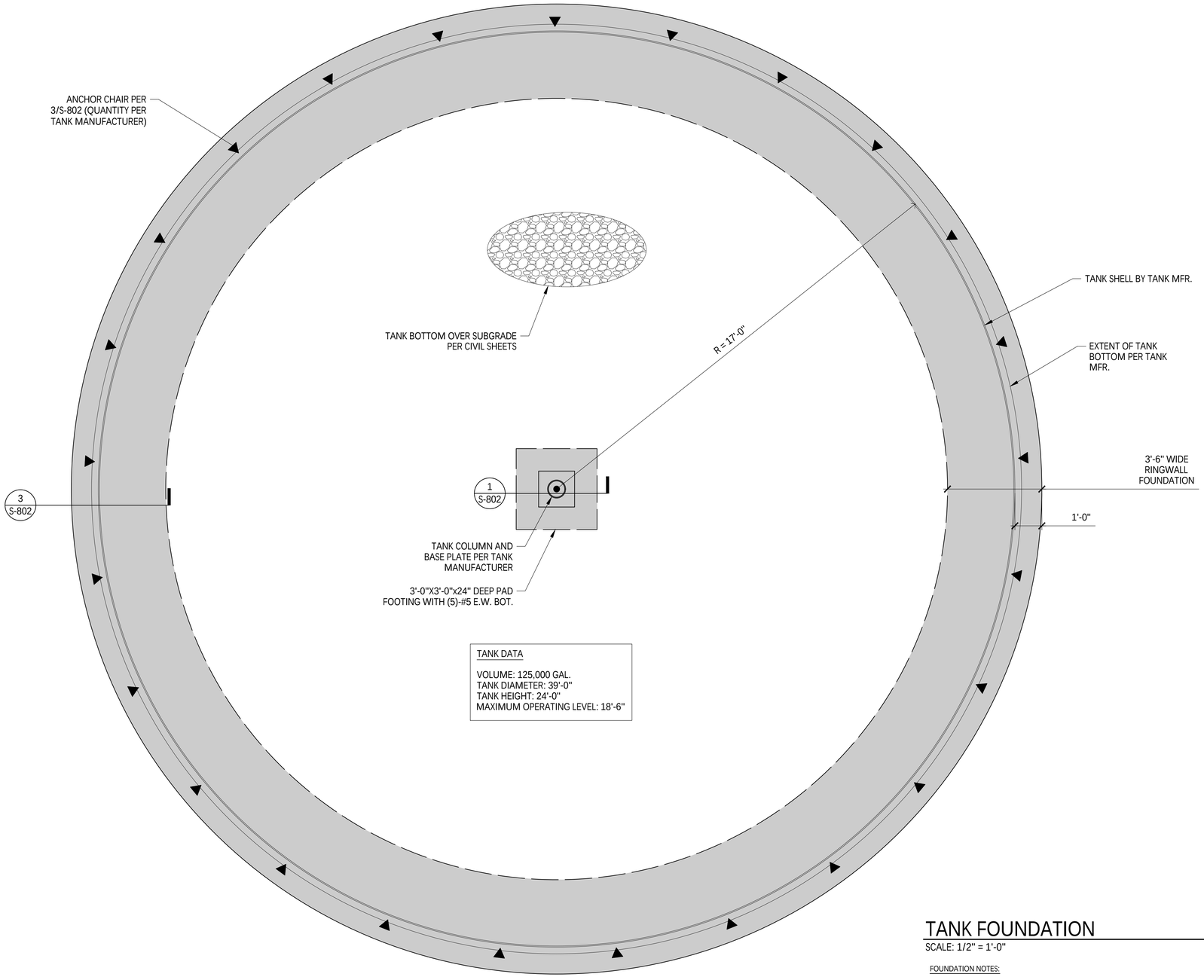
Wed 20 Aug 25 04:42:10 PM by: Joseph Klimczyk

620



TANK DATA

VOLUME: 125,000 GAL.
TANK DIAMETER: 39'-0"
TANK HEIGHT: 24'-0"
MAXIMUM OPERATING LEVEL: 18'-6"

TANK FOUNDATION

SCALE: 1/2" = 1'-0" (VERIFY ALL DIMENSIONS WITH CIVIL DRAWINGS)

FOUNDATION NOTES:

1. SEE SOILS REPORT FOR TYPICAL PAD PREPARATION
2. STAGGER REINFORCING SPLICES PER 5/S-802
3. SEE S-801 FOR TYPICAL CONCRETE DETAILS

****30% SUBMITTAL - NOT FOR CONSTRUCTION****

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MNS
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CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL E. PAROLINI
No. 5405
STRUCTURAL
STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405
05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF/JENSEN PUMP STATION
TANK FOUNDATION PLAN

PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-502
SHEET NUMBER
140 OF 154

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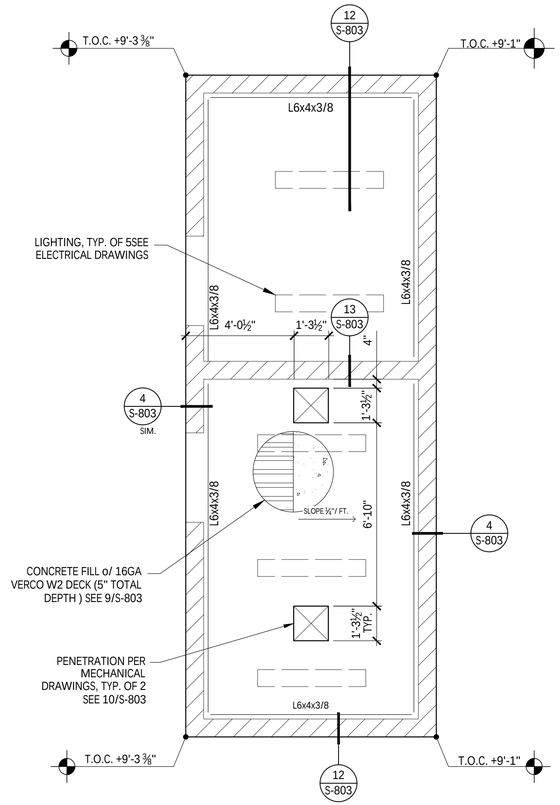
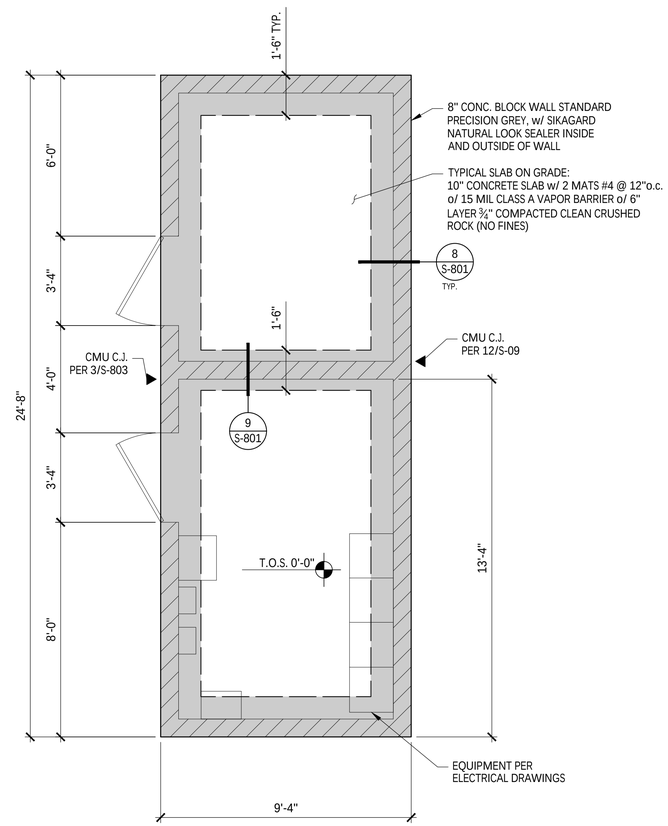
Wed 20 Aug 25 04:42:03 PM by: Joseph Klimczyk



ROOF PLAN

SCALE: 3/8" = 1'-0"

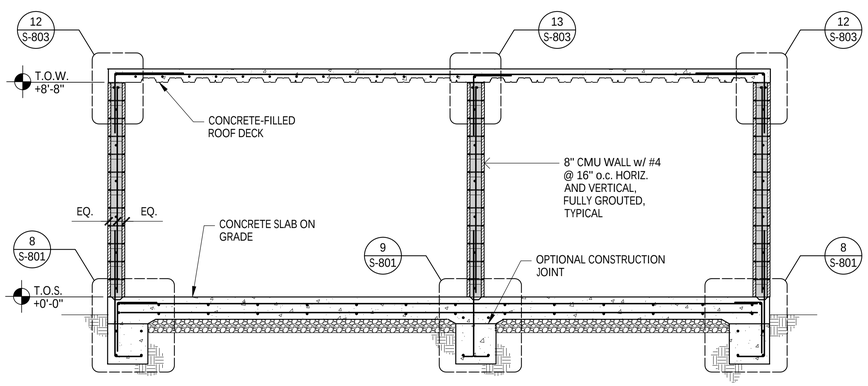


FOUNDATION PLAN

SCALE: 3/8" = 1'-0"

PLAN NOTES:

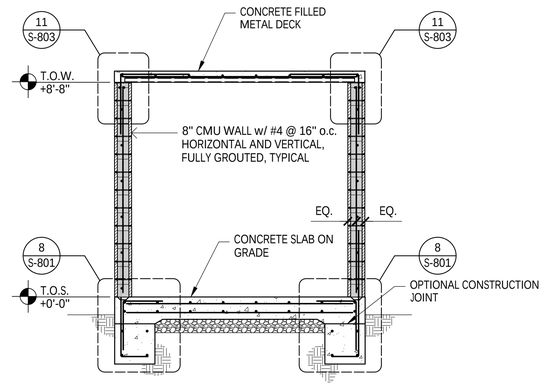
1. SEE CIVIL DRAWINGS FOR ELEVATIONS
2. SEE 10/S-801 FOR FOUNDATION PREPARATION
3. SEE S-803 FOR TYPICAL CMU DETAILS
4. SEE 8/S-803 FOR DOOR SPECIFICATION



SECTION

3/8" = 1'-0"

2



SECTION

3/8" = 1'-0"

1

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No. 5405
STRUCTURAL
STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405

05.08.2025
DATE

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SAN LUIS OBISPO, CA 93401
916 778 0084

0 1/2 1 2

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF/JENSEN PUMP STATION
FOUNDATION PLAN & ROOF FRAMING PLAN

PROJECT NUMBER
CWTRC.200476.05

DRAWING NUMBER
S-503

SHEET NUMBER
141 OF **154**

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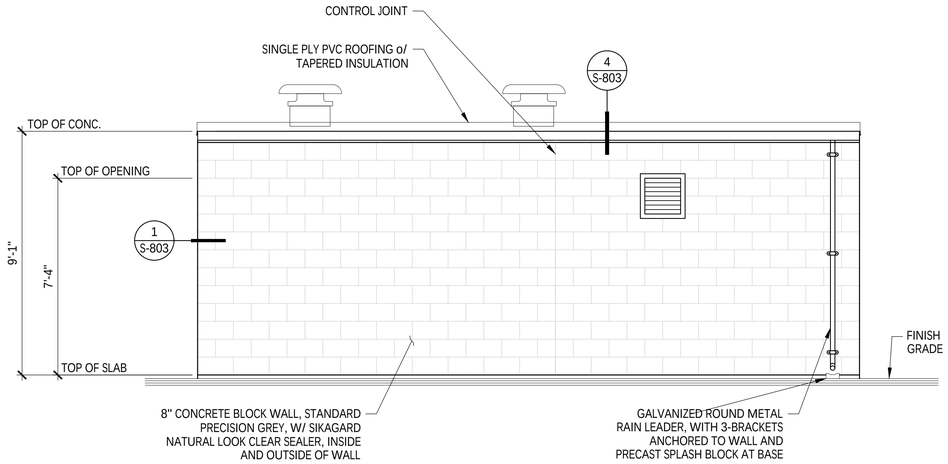
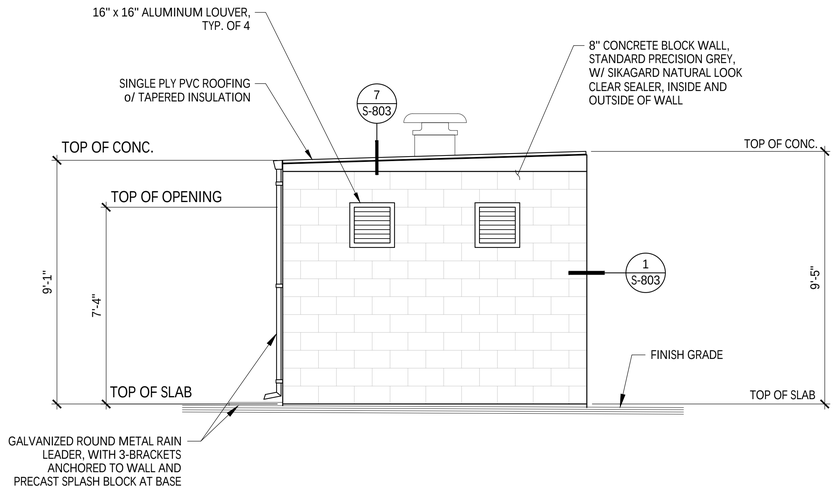
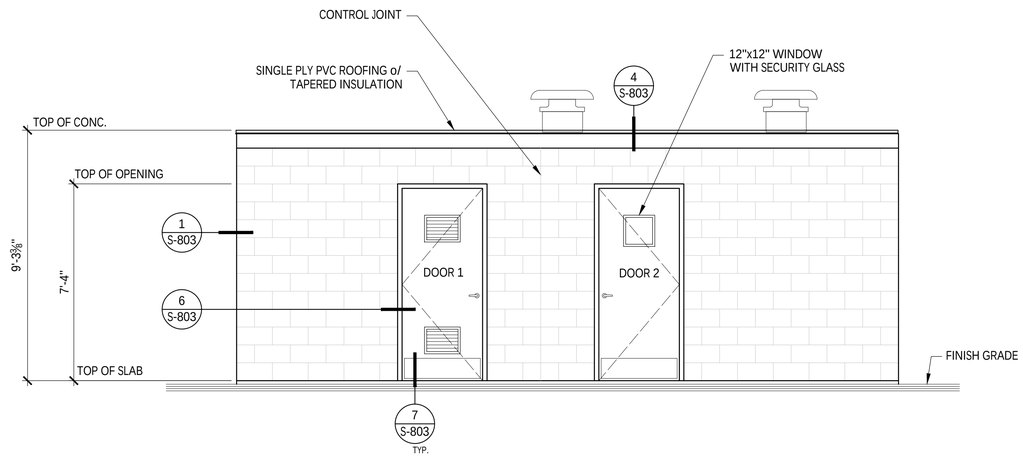
Wed 20 Aug 25, 04:36:50 PM by: Joseph Klimczyk



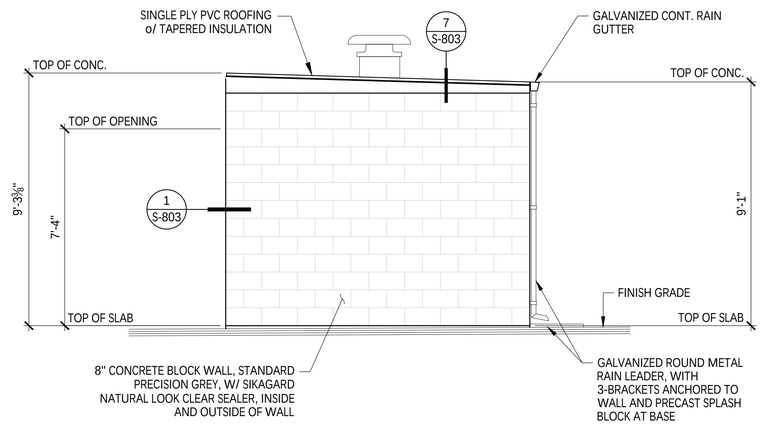
EAST ELEVATION (W)
3/8" = 1'-0"



SOUTH ELEVATION (S)
3/8" = 1'-0"



WEST ELEVATION (E)
3/8" = 1'-0"



NORTH ELEVATION (N)
3/8" = 1'-0"

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MICHAEL E. PAROLINI
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S5405
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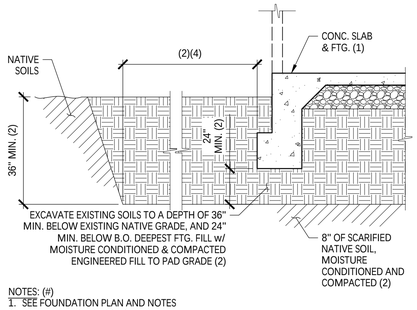
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF/JENSEN PUMP STATION ELEVATIONS

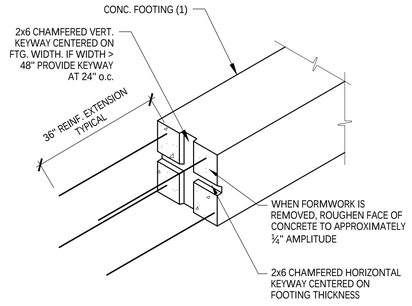
PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-504
SHEET NUMBER
142 OF 154

623



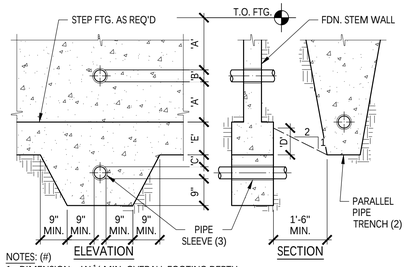
NOTES: (#)
1. SEE FOUNDATION PLAN AND NOTES
2. REFER TO PROJECT SOILS REPORT
3. DETAIL IS APPLICABLE TO WATER STORAGE TANK, CMU BUILDING, PUMP STATION, HYDROPNEUMATIC TANK PAD, AND EQUIPMENT HOUSEKEEPING PADS
4. EXTEND EXCAVATION 5'-0" BEYOND OUTSIDE EDGE OF PROPOSED EXTERIOR FOOTINGS

FOUNDATION PAD PREP.
N.T.S. 10



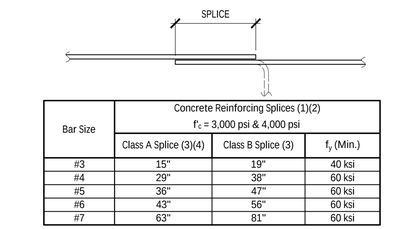
NOTES:
1. SEE FOUNDATION PLAN AND NOTES

FOOTING POUR BREAK
N.T.S. 7



NOTES: (#)
1. DIMENSION - 'A' ½ MIN. OVERALL FOOTING DEPTH
   'B' ½ MAX. OVERALL FOOTING DEPTH
   'C' 4" MIN.
   'D' 9" MIN.
   'E' NO PIPE TO BE PLACED IN THIS AREA
2. PIPE TRENCHES PARALLEL TO FOOTING NOT PERMITTED BETWEEN LINES ON EACH SIDE OF FOOTING
3. PVC OR EQUIVALENT PIPE SLEEVE, WITH ½" CLEAR ALL AROUND PIPE

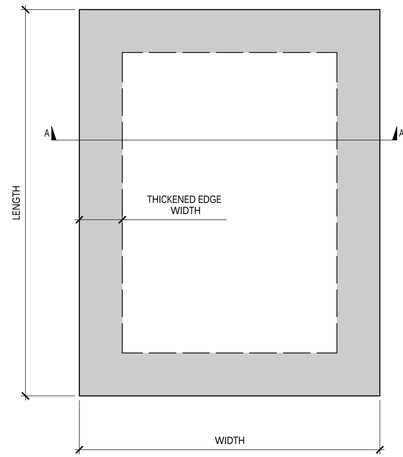
PIPE THROUGH FOOTING
N.T.S. 4



Bar Size	Concrete Reinforcing Splices (1)(2) f'_c = 3,000 psi & 4,000 psi		
	Class A Splice (3)(4)	Class B Splice (3)	f_y (Min.)
#3	15"	19"	40 ksi
#4	29"	38"	60 ksi
#5	36"	47"	60 ksi
#6	43"	56"	60 ksi
#7	63"	81"	60 ksi

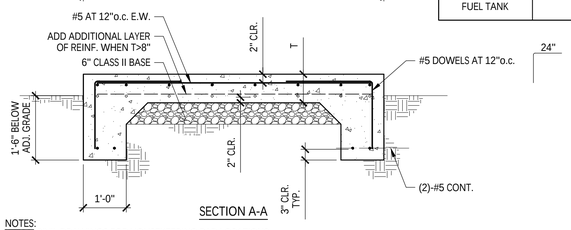
NOTES: (#)
1. LAP LENGTHS LISTED APPLY TO ALL LOCATIONS: VERTICAL, HORIZONTAL, TOP, BOTTOM, AND SITE WALLS
2. WHERE BARS OF A DIFFERENT SIZE ARE LAPPED, THE LAP LENGTH SHALL BE THE LENGTH REQUIRED BY THE LARGER BAR
3. ALL SPLICES SHALL BE CONSIDERED CLASS B UNLESS SPECIFICALLY NOTED OTHERWISE
4. SPLICES OF SLAB ON GRADE REINFORCEMENT MAY UTILIZE CLASS A SPLICE LENGTHS

TYPICAL LAP SPLICES
N.T.S. 1



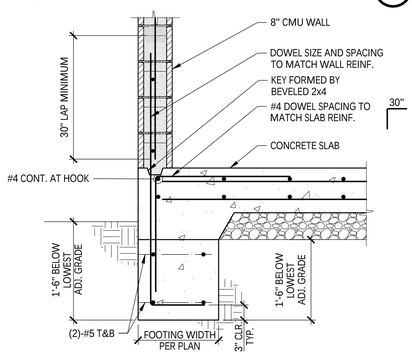
WELL SITE No. 1					
EQUIPMENT	EQUIP. WEIGHT	SLAB THICKNESS, T	PAD WIDTH	PAD LENGTH	REMARKS
FE/MN FILTER SYSTEM		12"	10'-0"	17'-8"	
STORAGE SHED		8"	14'-10"	11'-9"	

BLUFF/JENSEN PUMP STATION					
EQUIPMENT	EQUIP. WEIGHT	SLAB THICKNESS, T	PAD WIDTH	PAD LENGTH	REMARKS
HYDROPNEUMATIC TANK		15"	9'-4"	28'-6"	
GENERATOR		12"	5'-4"	15'-4"	
TRANSFORMER		8"	9'-0"	9'-0"	
BOOSTER PUMP STATION		12"	16'-0"	19'-0"	
FUEL TANK		12"	7'-6"	12'-6"	

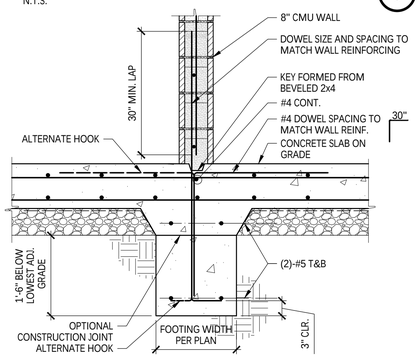


NOTES:
1. SEE CIVIL DRAWINGS FOR HOUSEKEEPING PAD LOCATIONS
2. SEE 10/- FOR PAD PREP AT HOUSEKEEPING PADS

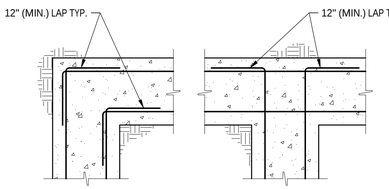
HOUSEKEEPING PAD
N.T.S. 11



CMU WALL TO FOOTING
N.T.S. 8



CMU WALL TO FOOTING
N.T.S. 9



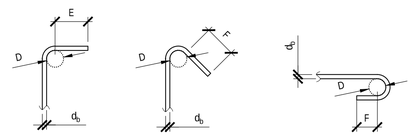
PLAN VIEW

NOTES: (#)
1. TYPICAL HORIZONTAL FOOTING STEEL SHOWN
2. VERTICAL STEEL NOT SHOWN FOR CLARITY
3. SEE SPECIFIC DETAILS FOR STEEL SIZE, NUMBER, AND SPACING

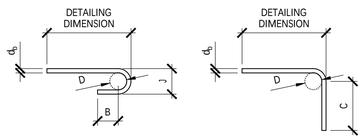
TYP. FOOTING CORNER
N.T.S. 5

REINFORCMENT CLEAR COVER		
USE	BAR SIZE	CLEAR COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	#3 THROUGH #11	3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER	#6 THROUGH #11	2"
	#5 AND SMALLER	1½"
WALLS	#11 AND SMALLER	¾"
BEAMS	#11 AND SMALLER	1½"
SLABS	#6 THROUGH #11	¾"
	#5 AND SMALLER	½"

TYPICAL CONCRETE COVER
N.T.S. 6



Bar Size	Dimension of Standard Bends		
	D	E	F ($6d_b$) [3" min.]
#3	1½"Ø	2¼"	3"
#4	2"Ø	3"	3"
#5	2½"Ø	3¾"	3¾"



Bar Size	Dimension of Standard Hooks and Bends			
	D	J	B ($4d_b$) [2½" min.]	C ($12d_b$)
#3	1½"Ø	2¼"	2½"	4½"
#4	2"Ø	3"	2½"	6"
#5	2½"Ø	3¾"	2½"	7½"
#6	4½"Ø	6"	3"	9"
#7	5¼"Ø	7"	3½"	10½"
#8	6"Ø	8"	4"	12"
#9	9"Ø	11¼"	4½"	13½"
#10	10"Ø	12½"	5"	15"

REBAR HOOKS & BENDS
N.T.S. 3

****30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED:
DRAWN:
CHECKED:
QA/QC:
CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL E. PAROLINI — No. 5405 — STRUCTURAL — STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405
05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

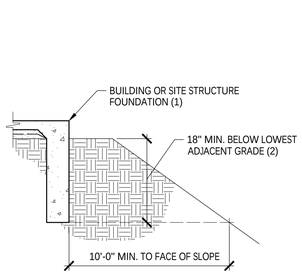
0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TYPICAL DETAILS

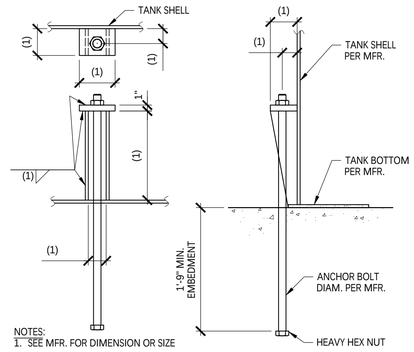
PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-801
SHEET NUMBER
143 OF 154

Wed 20 Aug 25 04:29:56 PM by: Joseph Kirkeyce F:\2025-000000\03-SHEARDE-CAD\S-801.dwg



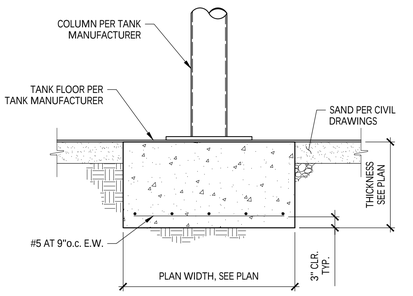
NOTES: (#)
1. SEE FOUNDATION PLAN AND NOTES
2. REFER TO PROJECT SOILS REPORT

FOOTING ADJ. TO SLOPE 7
N.T.S.

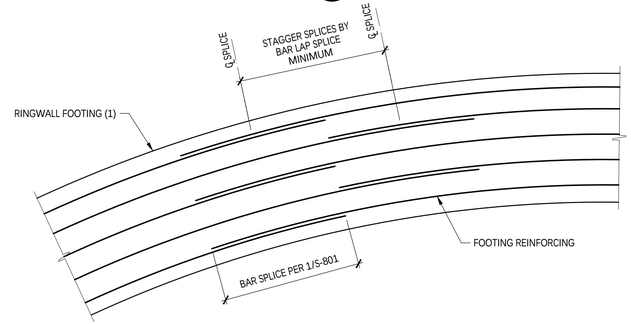


NOTES:
1. SEE MFR. FOR DIMENSION OR SIZE

ANCHOR BOLT DETAIL 4
N.T.S.

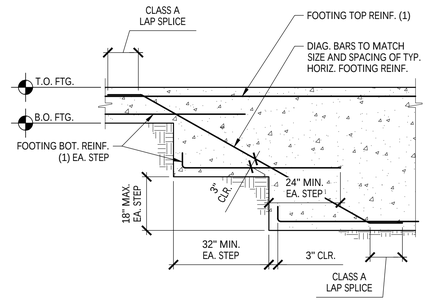


FOOTING AT TANK COLUMN 1
N.T.S.



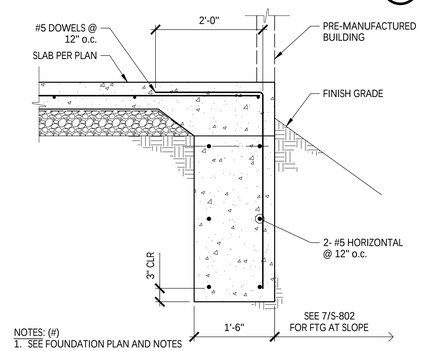
NOTES: (#)
1. SEE FOUNDATION PLAN AND NOTES

FOOTING REINFORCING SPLICE 5
N.T.S.



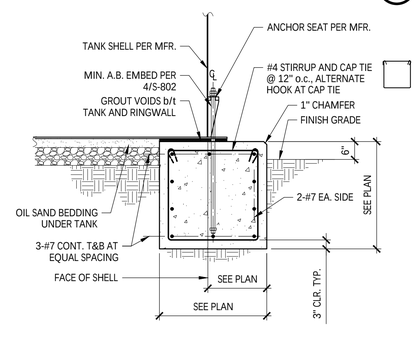
NOTES: (#)
1. SEE FOUNDATION PLAN AND NOTES

STEPPED FOOTING 2
N.T.S.



NOTES: (#)
1. SEE FOUNDATION PLAN AND NOTES

BOOSTER PUMP FTG SECTION 6
N.T.S.



FOOTING SECTION 3
N.T.S.

****30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

MNS
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED:
DRAWN:
CHECKED:
QA/QC:
CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL E. PAROLINI — No. 5405 — STRUCTURAL — STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405
05.08.2025
DATE

BUEHLER
811 EL CAPITAN WAY, SUITE 240
SAN LUIS OBISPO, CA 93401
916 778 0084

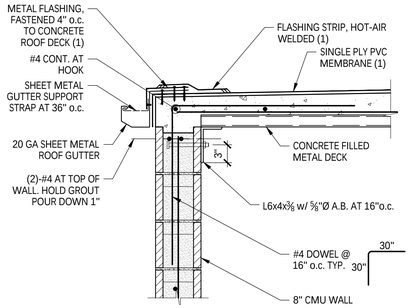
0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TYPICAL TANK & BOOSTER PUMP FOUNDATION DETAILS

PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-803
SHEET NUMBER
144 OF **154**

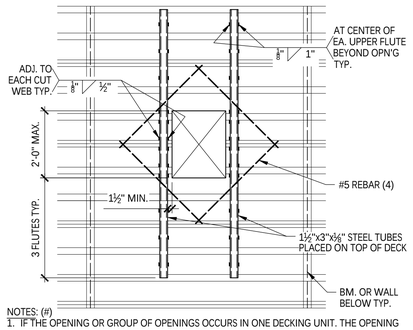
Wed 20 Aug 25 04:23:44 PM by: Joseph Kirkwyk F:\2025-000000\03-SHEARD\S-CAD\S-802.dwg



NOTES: (#)
1. INSTALL PER MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND APPLICABLE DETAILS

DECK TO WALL 11

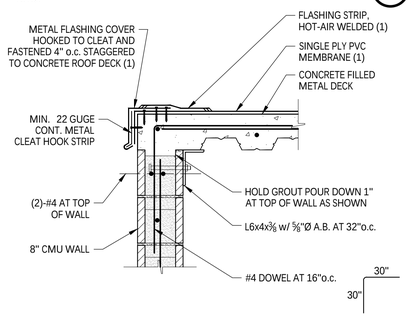
N.T.S.



NOTES: (#)
1. IF THE OPENING OR GROUP OF OPENINGS OCCURS IN ONE DECKING UNIT. THE OPENING OR OPENING GROUP MAY BE CUT PRIOR TO POURING OF CONCRETE.
2. IF, AS SHOWN ON DETAIL ABOVE, THE OPENING OR OPENING GROUP CUT THROUGH TWO DECKING UNITS, THE DECKING SHALL NOT BE CUT UNTIL CONCRETE HAS BEEN PLACED AND CURED AND MEETS 100% OF DESIGN STRENGTH.
3. AT THE TIME OF POURING, SUITABLE SLEEVES OR POUR-STOPS SHALL BE PLACED AROUND THE OPENING.
4. ADD REBAR AT CORNERS OF OPENING.
5. WHEN THE MAXIMUM DIMENSION OF AN OPENING OR OPENING GROUP EXCEEDS 24", PLACE HEADER BEAM AROUND OPENING PER PLAN

TYP. OPENING IN METAL DECK 10

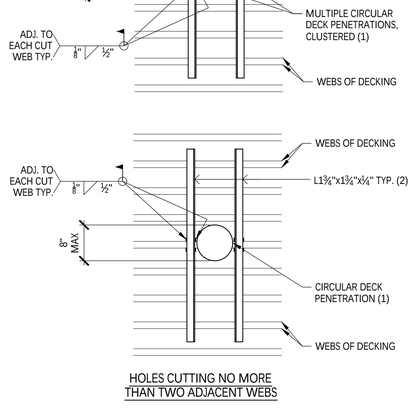
N.T.S.



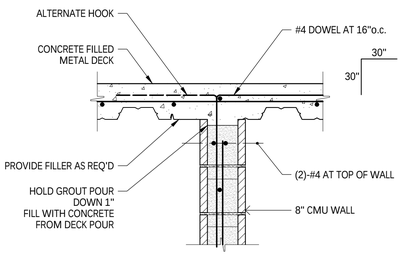
NOTES: (#)
1. INSTALL PER MANUFACTURER'S INSTRUCTIONS, SPECIFICATIONS AND APPLICABLE DETAILS

DECK TO WALL 12

N.T.S.

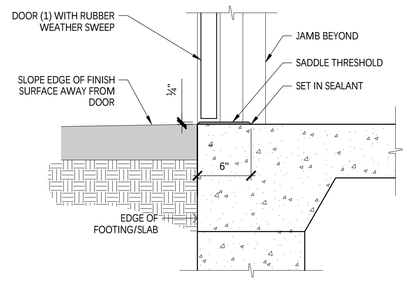


NOTES: (#)
1. TWO ADJACENT WEB OPENING IS DEFINED AS A 6" MAX HOLE AT 1½" DECK AND 12" MAX, HOLE AT 2" AND 3" DECK TYP.
2. ANGLES SHALL BE PLACED ON TOP OF DECK AND EXTEND 3 WEBS PAST THE DECK OPENING



DECK TO WALL 13

N.T.S.



NOTES: (#)
1. SEE 8/S-803 FOR DOOR SPECIFICATIONS

DOOR THRESHOLD 7

N.T.S.

EXTERIOR DOOR SPECIFICATIONS:
DOOR 1:

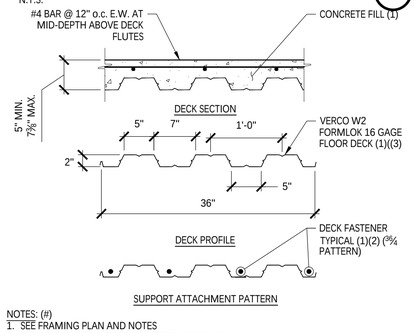
HARDWARE GROUP NO. 01
1. FRP DOOR w/ FRP DOOR FRAME
2. 16" x 12" STEEL LOUVER TOP AND BOTTOM
3. FULL MORTISE HINGES
4. FIRE EXIT HARDWARE
5. RIM CYLINDER
6. FSIC CORE
7. SURFACE MOUNT CLOSER
8. KICK PLATE EACH SIDE
9. RAIN DRIP
10. GASKETING
11. 36" DOOR SWEEP
12. SADDLE THRESHOLD

EXTERIOR DOOR SPECIFICATIONS:
DOOR 2:

HARDWARE GROUP NO. 01
1. FRP DOOR w/ FRP DOOR FRAME
2. 12" x 12" WINDOW WITH SECURITY GLASS TOP
3. FULL MORTISE HINGES
4. FIRE EXIT HARDWARE
5. RIM CYLINDER
6. FSIC CORE
7. SURFACE MOUNT CLOSER
8. KICK PLATE EACH SIDE
9. RAIN DRIP
10. GASKETING
11. 36" DOOR SWEEP
12. SADDLE THRESHOLD

DOOR SPECIFICATIONS 8

N.T.S.

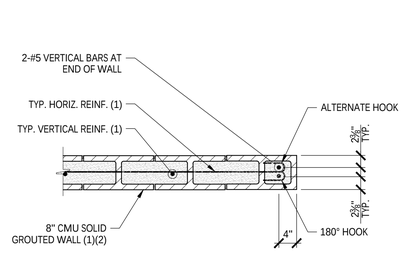


SUPPORT ATTACHMENT PATTERN

NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. ½" EFFECTIVE DIAMETER ARC SPOT PUDDLE WELD
3. PROVIDE BUTTON PUNCHES AT SIDELAP CONNECTIONS @ 12" o.c. TYP.

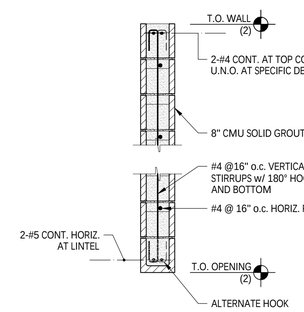
DECK PROFILE 9

N.T.S.



TYP. CMU JAMB - PLAN VIEW 4

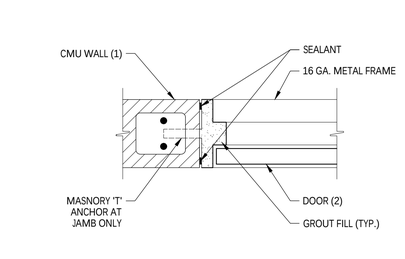
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. SEE ELEVATIONS

TYP. CMU LINTEL 5

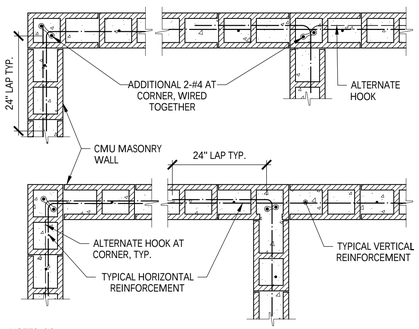
N.T.S.



NOTES: (#)
1. SEE PLANS AND NOTES
2. SEE 8/S-803 FOR DOOR SPECIFICATIONS

DOOR JAMB 6

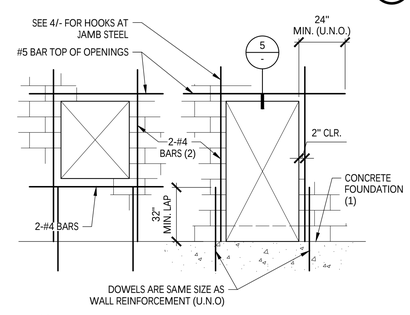
N.T.S.



NOTES: (#)
1. SEE FOUNDATION PLAN AND NOTES

TYP. CMU CORNER 1

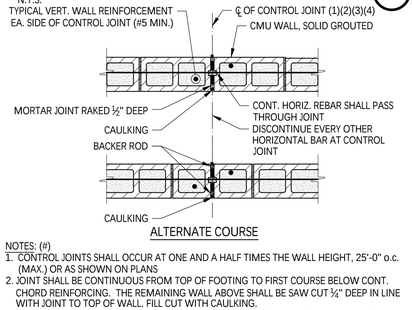
N.T.S.



NOTES: (#)
1. SEE PLAN AND NOTES
2. VERT. BARS SHALL EXTEND FULL HEIGHT OF THE WALL

TYP. REINF. AT OPENINGS 2

N.T.S.



ALTERNATE COURSE

NOTES: (#)
1. CONTROL JOINTS SHALL OCCUR AT ONE AND A HALF TIMES THE WALL HEIGHT, 25'-0" o.c. (MAX.) OR AS SHOWN ON PLANS
2. JOINT SHALL BE CONTINUOUS FROM TOP OF FOOTING TO FIRST COURSE BELOW CONT. CHORD REINFORCING. THE REMAINING WALL ABOVE SHALL BE SAW CUT ¼" DEEP IN LINE WITH JOINT TO TOP OF WALL. FILL CUT WITH CAULKING.
3. VERIFY LOCATION WITH ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF WORK.
4. SPECIAL CONSIDERATIONS MAY BE REQUIRED FOR FIRE RATED CONSTRUCTION MASONRY CONTROL JOINTS. SEE ARCHITECTURAL PLANS FOR FIRE RATING CONSTRUCTION REQUIREMENTS.

CMU CONTROL JOINT 3

N.T.S.

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CHECKED:
QA/QC:
CONSTRUCTABILITY:

REGISTERED PROFESSIONAL ENGINEER — MICHAEL E. PAROLINI — No. 5405 — STRUCTURAL — STATE OF CALIFORNIA

MICHAEL E. PAROLINI
PROJECT ENGINEER:
S5405
05.08.2025
DATE

BUEHLER
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916 778 0084

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

TYPICAL DETAILS

PROJECT NUMBER
CWTRC.200476.05
DRAWING NUMBER
S-803
SHEET NUMBER
145 OF 154

Wed 20 Aug 25 04:23:58 PM by Joseph Klimczyk P:\2025-JOS\000003-SLR\MDB-CAD\S-803.dwg

(1) PRIOR TO BIDDING, CONTRACTOR SHALL DETERMINE CEILING CONSTRUCTION AND MOUNTING REQUIREMENTS FOR EACH LUMINAIRE AT EACH LOCATION, INCLUDING THOSE LUMINAIRES WHERE CEILING TYPE IS INDICATED.

(2) SEE DESCRIPTION.

(3) SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

(4) CATALOG NUMBER AND DESCRIPTIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO SUBMISSION OF SHOP DRAWINGS. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

TYPE	MANUFACTURER	CATALOG NUMBER (1)(2)(3)(4)	DESCRIPTION (1)(3)(4)	LAMP		INPUT WATTS (VA)	MOUNTING (WEIGHT - LBS.)
				TYPE	QUAN/ WATTS		
A	NLS LIGHTING OR EQUAL	LUMINAIRE: VSS-S-T4-16L-350-40K-UNV-DP6-BRZ-PC-RPA4-HSS	120 VOLT, SQUARE FULL CUT-OFF 350MA LED LUMINAIRE WITH 16 LEDS, MINIMUM 70CRI, 4000K COLOR TEMPERATURE, ONE PIECE 10.5" SQUARE ALUMINUM HOUSING, ELECTROSTATICALLY APPLIED BRONZE POLYURETHANE FINISH, INTEGRAL PHOTO CELL, TYPE IV DISTRIBUTION, ANODIZED ALUMINUM REFLECTOR, HOUSE SIDE SHIELD, AND UL LISTED FOR WET LOCATIONS. LUMINAIRE SHALL INCLUDE 6" LONG EXTRUDED ALUMINUM ARM WITH ROUND POLE ADAPTER FOR CONNECTION TO POLE.	16 LED ARRAY		18 (19)	POLE
	NLS LIGHTING OR EQUAL	POLE: RSAP-12-4-.188-9BC-SGL-BRZ-3430-PROV-RBC	NOMINAL 4" DIAMETER ROUND STRAIGHT EXTRUDED ALUMINUM POLE WITH LUMINAIRE/POLE COMBINATION HAVING A STEADY 80MPH WIND LOADING. POLE AND BASE SHALL HAVE AN ELECTROSTATICALLY APPLIED POLYURETHANE BRONZE FINISH TO MATCH LUMINAIRE. BASE COVER SHALL BE ONE PIECE ROUND ALUMINUM. PROVIDE POLE WITH REMOVABLE POLYMER POLE CAP. POLE LENGTH SHALL BE 12 FEET. ANCHOR BOLTS SHALL BE HOT-DIPPED GALVANIZED WITH TWO GALVANIZED NUTS AND WASHERS PER BOLT.				
B	LITHONIA OR EQUAL	FEM-L48-6000-IAMFL-MD-MVOLT -40K-80-SLSL	120 VOLT, NOMINAL 50"L X 7"W X 5"D LED LUMINAIRE WITH FIBERGLASS REINFORCED POLYESTER BODY, MEDIUM DISTRIBUTIION, HIGH IMPACT ACRYLIC LINEAL RIB FROSTED LENS, STAINLESS STEEL LATCHES, IP65 RATING, NRTL LISTED FOR WET LOCATION, THREADED CONDUIT ENTRY AT EACH END, NOMINAL 6,000 LUMENS AT 4000K AND 80CRI, AND TOP MOUNTING BRACKET.	LED ARRAY		37.8 (42)	CEILING
C	COOPER/ MCGRAW-EDISON OR EQUAL	ISS-SA1-350MA-740-U-T4FT-AP-LCF-BPC120-MA1256	120 VOLT, CYLINDRICALLY SHAPED WALL SCONCE LED LUMINARIE WITH DIE-CAST ALUMINUM HOUSING AND BACKPLATE, 16 LED LAMP MODULE, 530MA DRIVE CURRENT, 4000K COLOR TEMPERATURE, 3789 LUMEN OUTPUT, TYPE IV DISTRIBUTION, BUTTON PHOTOCELL, HINGED DOOR FRAME, MEDIUM GRAY POLYESTER POWDER COAT FINISH, AND UL LISTED FOR WET LOCATIONS. MOUNT TO INTEGRAL SURFACE THRUWAY BACK BOX FINISHED TO MATCH LUMINAIRE. NOMINAL HOUSING SIZE SHALL BE 18"W X 7"H X 9"D.	LED ARRAY		20.1 (20.7)	SURFACE WALL MH = 6'-9"

22 LUMINAIRE SCHEDULE

(X) DESIGNATION FOR OCPD OR DISCONNECTION EQUIPMENT BY CIRCUIT NUMBER OR LETTER. M=MAIN, B=BRANCH CIRCUIT DEVICE, F=FEEDER, T=TAP, X=DISCONNECT.

AF (B) AT 3P — MOLDED CASE CIRCUIT BREAKER. AF=FRAME SIZE, AT=TRIP RATING, P=NUMBER OF POLES, A=AMP RATING.

MOTOR WITH HORSEPOWER RATING AS INDICATED.

.5 (3) (RM) — REVENUE METER WITH CURRENT TRANSFORMERS INDICATED OR AS REQUIRED BY UTILITY COMPANY.

UTILITY SOURCE.

GENERATOR WITH RATINGS AS INDICATED.

AUTOMATIC TRANSFER SWITCH (ATS), MANUAL TRANSFER SWITCH (MTS), RATINGS AS INDICATED.

MCP (B) A 3P 1 — COMBINATION MOTOR STARTER WITH MOTOR CIRCUIT PROTECTOR AND OVERLOAD RELAYS.

A 3P — VFD (VFD) OR REDUCED-VOLTAGE, SOLID-STATE(RVSS) MOTOR STARTER WITH RATINGS AS INDICATED.

(X) A 3P — NON-FUSED DISCONNECT SWITCH WITH RATINGS AS INDICATED.

(X) AS 3P A — FUSED DISCONNECT SWITCH WITH RATINGS AS INDICATED.

SPLICE POINT.

KVA — TRANSFORMER WITH PRIMARY AND SECONDARY VOLTAGES, PHASES, AND KVA RATING AS INDICATED.

DOTTED LINE INDICATES WORK TO BE REMOVED UON.

14 SINGLE LINE DIAGRAM SYMBOL LIST

3/4"C. 2-12AWG & 1-12AWGG

3/4"C. 3-12AWG & 1-12AWGG

3/4"C. 4-12AWG & 1-12AWGG

3/4"C. 7-12AWG & 1-12AWGG

A-1,3 — CONDUIT HOME RUN WITH 3-12AWG & 1-12AWGG TO PANEL "A", CIRCUITS 1 AND 3.

CONDUIT RUN IN OR BELOW FLOOR, OR BELOW GRADE.

CONDUIT RUN EXPOSED.

CONDUIT RISER DOWN.

CONDUIT RISER UP.

E — CONDUIT RUN STUBBED OUT, MARKED AND CAPPED.

LIQUIDTIGHT METALLIC FLEXIBLE CONDUIT RUN UON.

G — 4AWG BC GROUNDING ELECTRODE OR GROUNDING ELECTRODE CONDUCTOR WITHIN CONCRETE SLAB UON.

DOTTED LINE INDICATES WORK TO BE REMOVED UON.

GROUND WELL.

ELECTRICAL BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED.

ELECTRICAL EQUIPMENT CONNECTION. VERIFY ROUGH-IN REQUIREMENTS FOR EACH PIECE OF EQUIPMENT.

J — JUNCTION BOX WITH BLANK FACEPLATE SURFACE WALL MOUNTED AT +60" UON.

24 / E1 — DETAIL REFERENCE. TOP NUMBER INDICATES DETAIL NUMBER. BOTTOM NUMBER INDICATES SHEET WHERE DETAIL IS LOCATED.

(J) JUNCTION BOX WITH BLANK FACEPLATE SURFACE CEILING MOUNTED UON.

(C) CONDUIT BODY.

SIMPLEX RECEPTACLE IN SURFACE MOUNTED OUTLET BOX AT +18" UON.

DUPLEX RECEPTACLE IN SURFACE MOUNTED OUTLET BOX AT +18" UON.

DUPLEX GFCI RECEPTACLE IN SURFACE MOUNTED OUTLET BOX AT +18" UON.

S_{ab} — SINGLE POLE TOGGLE SWITCH IN SURFACE WALL OUTLET BOX UON. SUBSCRIPTS INDICATE OUTLETS CONTROLLED AND A GANGED ASSEMBLY WITH A SWITCH OF THE TYPE INDICATED FOR EACH SUBSCRIPT. +42" UON.

S^{m} — MANUAL MOTOR STARTER IN SURFACE WALL OUTLET BOX AT +42" UON.

LIGHTING STANDARD WITH ONE LED LUMINAIRE.

SURFACE MOUNT NEMA 4X LED LUMINAIRE.

LED LUMINAIRE EXTERIOR SURFACE WALL SCONCE.

A — LUMINAIRE DESIGNATION. LETTER INDICATES LUMINAIRE TYPE.

Electrical Abbreviations

AFF	ABOVE FINISHED FLOOR.	EX	EXISTING.
AWGG	AMERICAN WIRE GAGE GROUND CONDUCTOR, SIZE AS INDICATED.	FIT	FLOW INDICATING TRANSMITTER.
AFG	ABOVE FINISHED GRADE.	FS	FLOW SWITCH.
CO	CONDUIT ONLY WITH NYLON PULLROPE.	NTS	NOT TO SCALE.
		OCPD	OVERCURRENT PROTECTIVE DEVICE.
		PI	PRESSURE INDICATING DEVICE.
		TSP	TWISTED SHIELDED PAIR CABLE.
		UON	UNLESS OTHERWISE NOTED.
		+XX"	INDICATES HEIGHT TO CENTER OF OUTLET BOX OR ENCLOSURE.
		MH=8'-0"	MOUNTING HEIGHT FROM FINISHED SURFACE TO BOTTOM OF LUMINAIRE.
		6C18AWG	CABLE WITH 6-18AWG CONDUCTORS.
		4C18AWG	CABLE WITH 4-18AWG CONDUCTORS AND OVERALL SHIELD.

24 PLAN SYMBOL LIST

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ELECTRICAL ENGINEER
E.E. 15149 EXP. 06/30/2026

08/25/2025
DATE

REGISTERED PROFESSIONAL ENGINEER JILL E. JOHNSON No. 15149 9626 ELECTRICAL STATE OF CALIFORNIA

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PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

SYMBOL LISTS, LUMINAIRE SCHEDULE, DETAILS

PROJECT NUMBER: CWTRC.200476.06
DRAWING NUMBER: E-001
SHEET NUMBER: 146 OF 154

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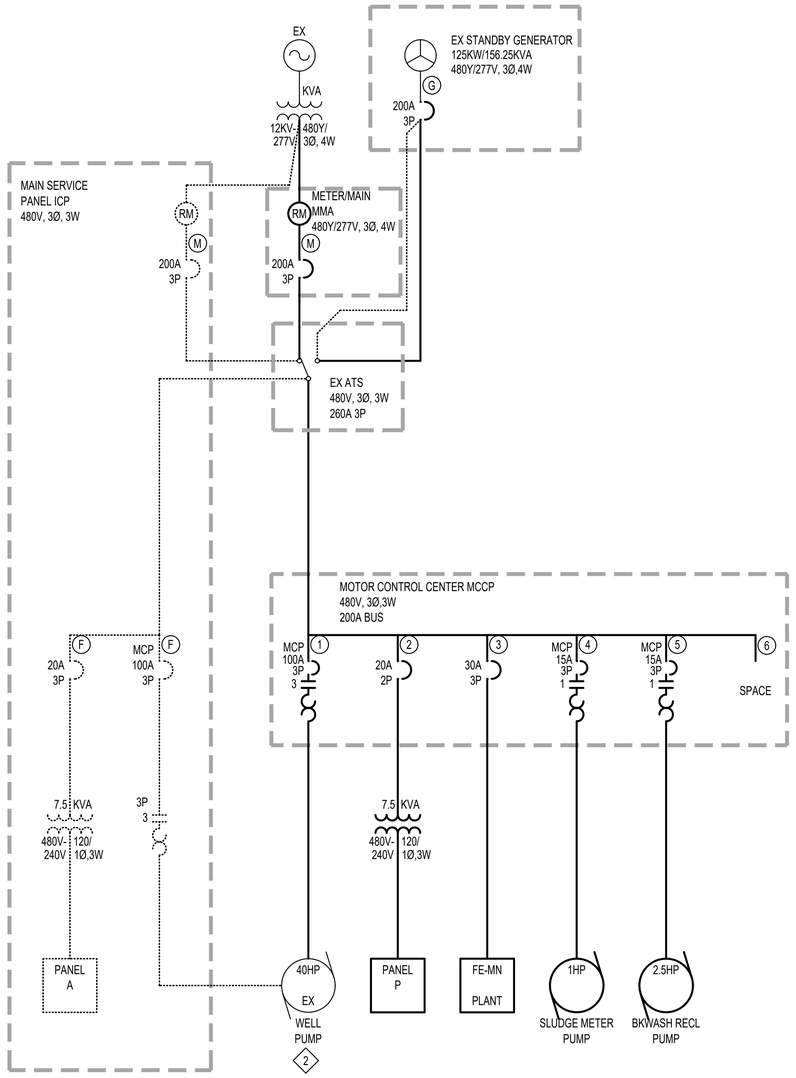
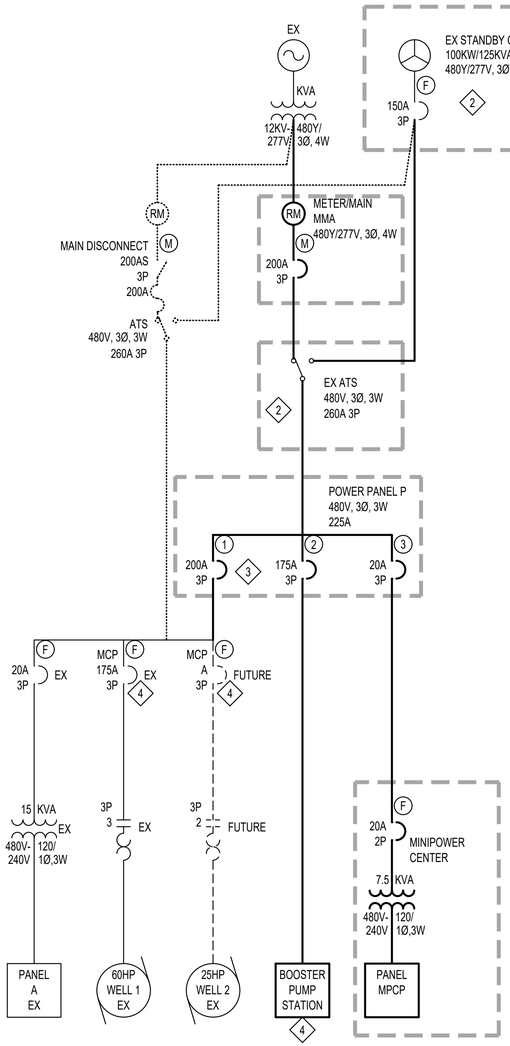


DETAIL NOTES

1. ALL ELECTRICAL WORK IS NEW UON.
2. THE WELL PUMP MOTOR MAY BE REPLACED AS THE DESIGN IS DEVELOPED. COORDINATE EQUIPMENT WITH PROPOSED MOTOR.

24 PAJARO WELL NO. 1 SINGLE LINE DIAGRAM



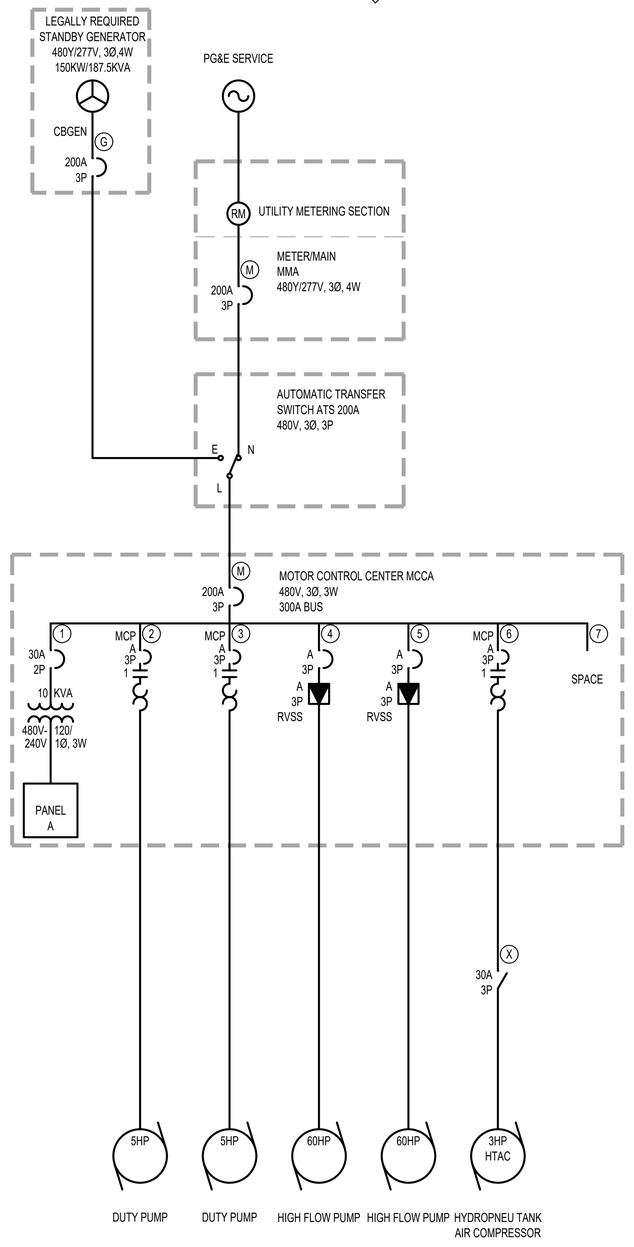
DETAIL NOTES

1. ALL ELECTRICAL WORK IS NEW UON.
2. RELOCATE AND RECONNECT THE EXISTING STANDBY GENERATOR AND ATS.
3. THE FEEDER TO RECONNECT THE EXISTING WELL 1 AND WELL 2 SHALL BE PROVIDED IF THE WELLS ARE NOT DEMOLISHED.
4. WELL PUMP CONTROL SHALL BE INTERLOCKED WITH THE BOOSTER PUMP STATION CONTROLS TO PREVENT SIMULTANEOUS OPERATION OF A WELL PUMP AND A BOOSTER PUMP.

16 TRANSMISSION BOOSTER PUMP STATION SINGLE LINE DIAGRAM

DETAIL NOTES

1. ALL ELECTRICAL WORK IS NEW UON.



12 BLUFF JENSEN TANK SITE SINGLE LINE DIAGRAM

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SINGLE LINE DIAGRAMS

PROJECT NUMBER: CWTRC.200476.06
DRAWING NUMBER: E-002
SHEET NUMBER: 147 OF 154

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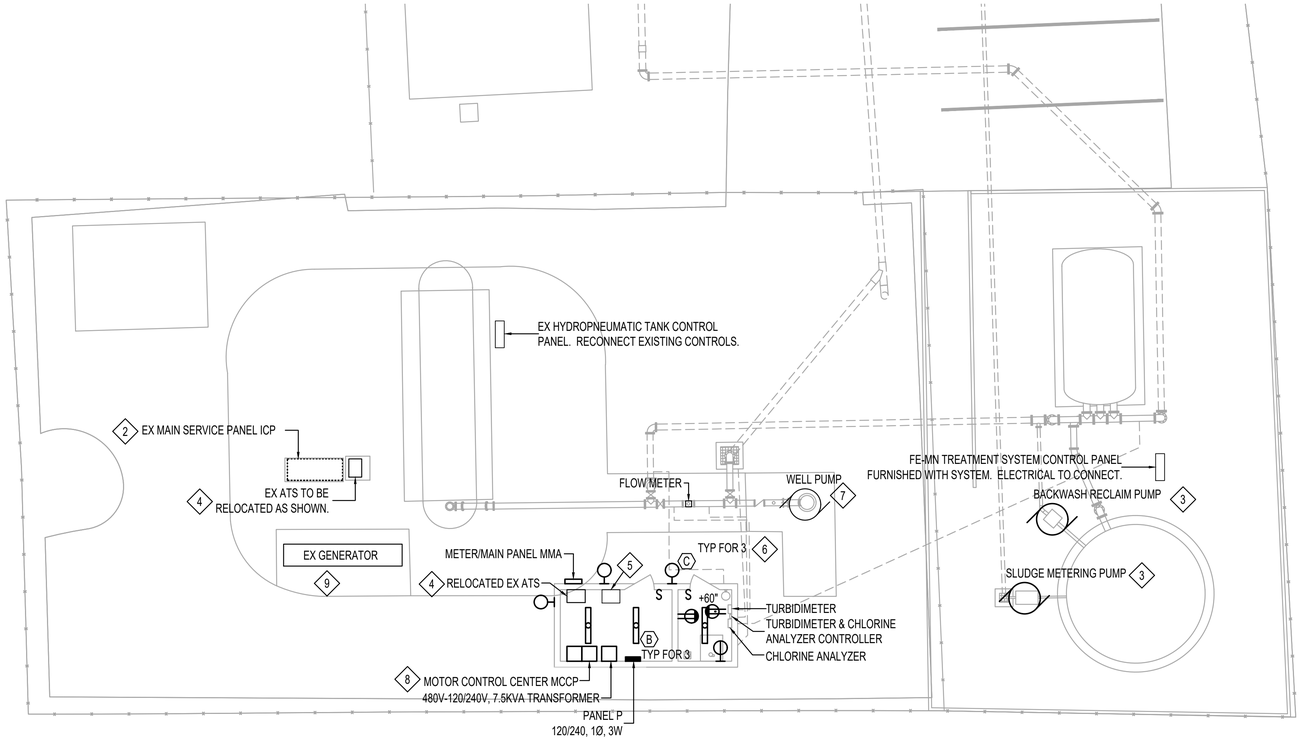
DRAWING NOTES

1. ALL ELECTRICAL WORK IS NEW UON.
2. DEMOLISH EXISTING MAIN SERVICE PANEL. COORDINATE EXTENSION OF SERVICE LATERAL AND RELOCATION OF UTILITY METER WITH PG&E.
3. SLUDGE METERING PUMP AND BACKWASH RECLAIM PUMP SHALL BE CONTROLLED BY THE FE-MN TREATMENT SYSTEM CONTROL PANEL.
4. DISCONNECT AND RELOCATE EXISTING AUTOMATIC TRANSFER SWITCH TO NEW ELECTRICAL ROOM AS SHOWN.
5. LOCAL SCADA PANEL FURNISHED AND INSTALLED UNDER ANOTHER DIVISION. ELECTRICAL SHALL CONNECT.
6. EXTERIOR LUMINAIRES SHALL BE PHOTOCELL CONTROLLED.
7. THE WELL PUMP CONTROLS SHALL INCLUDE INTERFACE WITH THE FE-MN TREATMENT SYSTEM.
8. EACH STARTER CUBICLE SHALL INCLUDE A HAND-OFF-AUTO SWITCH, PUSH-TO-TEST PILOT LIGHTS FOR RUN AND STOP, A RUN TIME METER, AND CONTROL POWER TRANSFORMER.
9. REPLACE EXISTING 250A CIRCUIT BREAKER TRIP ELEMENT WITH 200A UNIT.



24 PAJARO WELL NO. 1 SITE ELECTRICAL PLAN

SCALE 1/8" = 1' - 0"

8 4 0 16
6 2 8

N

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PAJARO WELL NO. 1 SITE ELECTRICAL PLAN

PROJECT NUMBER: CWTRC.200476.06
DRAWING NUMBER: E-003
SHEET NUMBER: 148 OF 154

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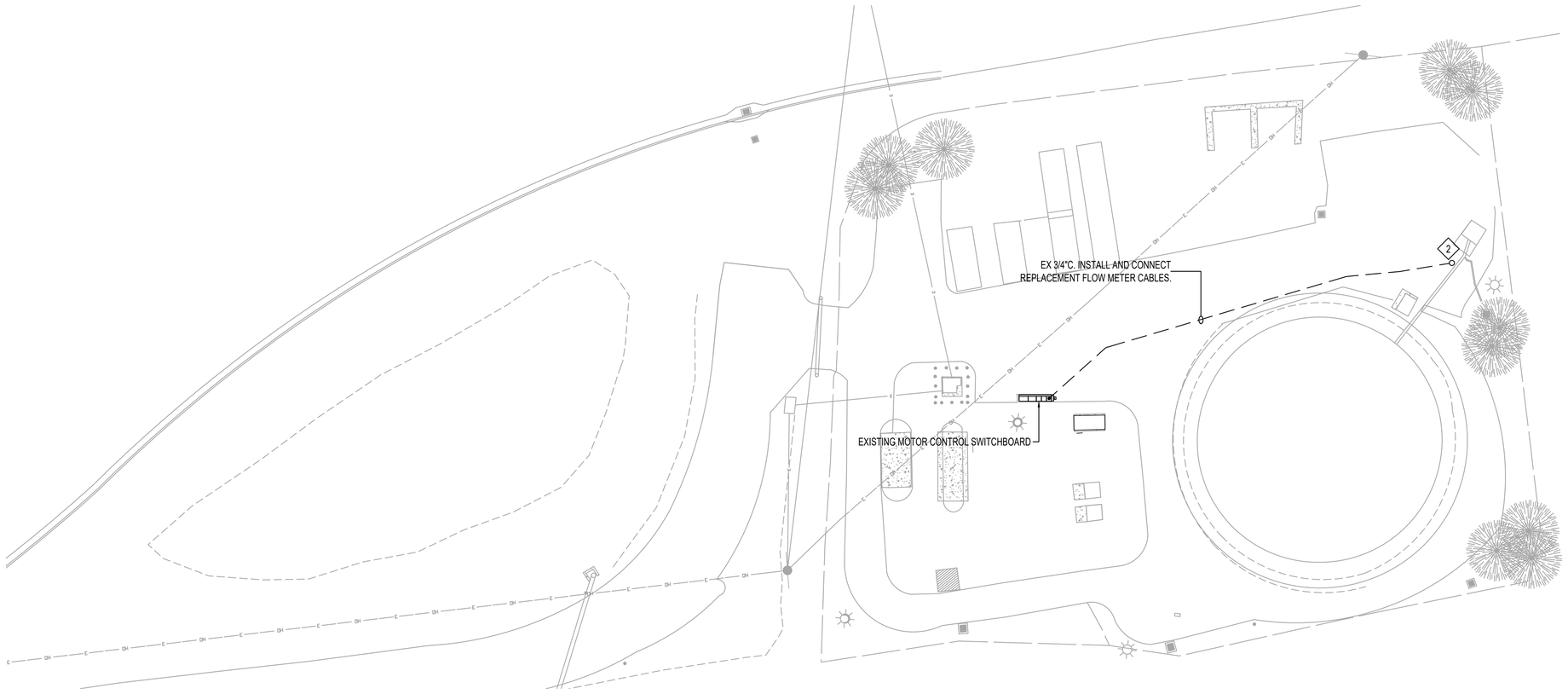
DRAWING NOTES

1. ALL ELECTRICAL WORK IS NEW UON.
2. CONNECT NEW FLOWMETER.



24 PAJARO TANK AND WELL NO. 2 SITE ELECTRICAL PLAN

SCALE 1" = 20' - 0"

20' 10' 0 40'
15' 5' 20'

1 N

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08/25/2025
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Exp. 06/26
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PAJARO TANK AND WELL NO. 2 SITE ELECTRICAL PLAN

PROJECT NUMBER
CWTRC.200476.06

DRAWING NUMBER
E-004

SHEET NUMBER
149 OF 154

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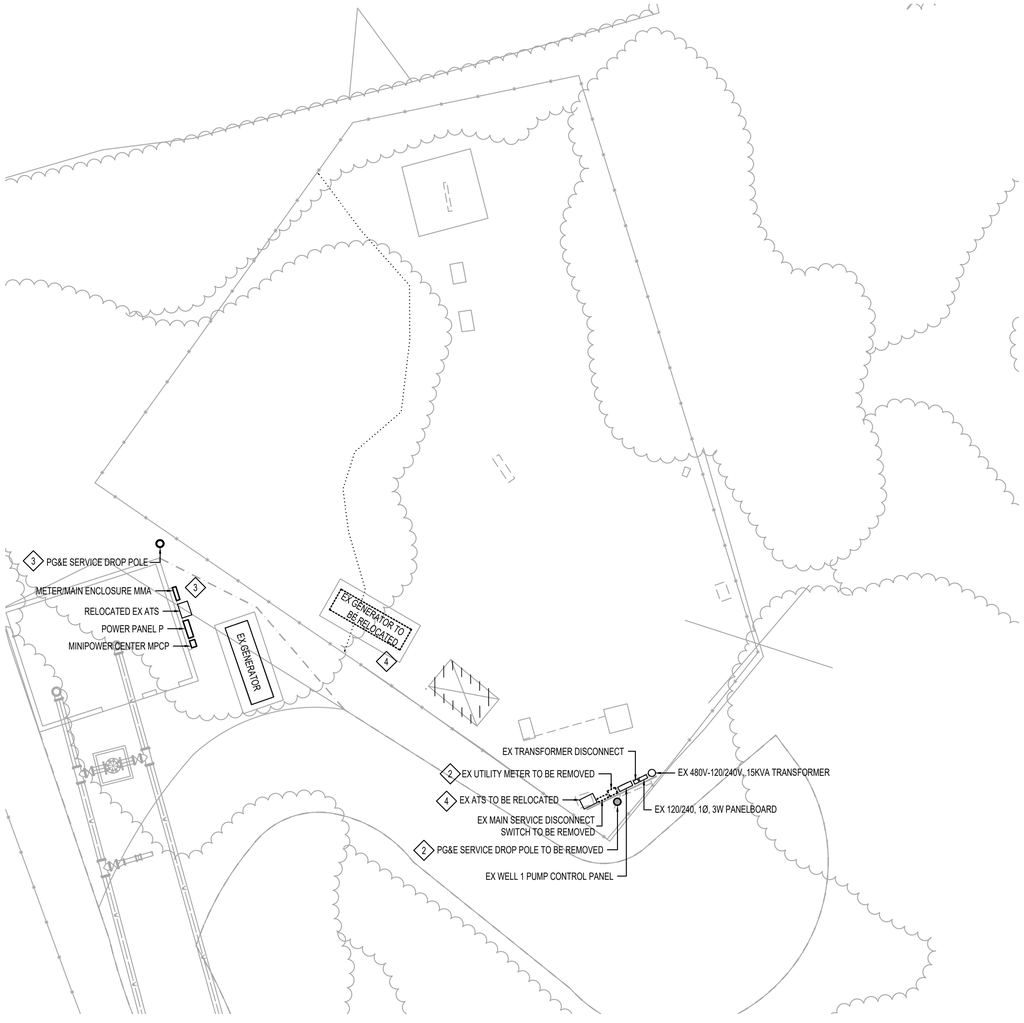
DRAWING NOTES

1. ALL ELECTRICAL WORK IS NEW UON.
2. COORDINATE REMOVAL OF EXISTING UTILITY METER WITH PG&E.
3. COORDINATE RELOCATION OF ELECTRIC UTILITY SERVICE WITH PG&E, INCLUDING LOCATION AND PROVISIONS FOR NEW SERVICE DROP POLE.
4. RELOCATE EXISTING GENERATOR AND AUTOMATIC TRANSFER SWITCH TO NEW LOCATIONS SHOWN AND RECONNECT.
5. WELL 1 AND WELL 2 ARE EXISTING TO REMAIN. PROVIDE NEW FEEDER FROM NEW EQUIPMENT TO RECONNECT THE ELECTRICAL EQUIPMENT FOR WELL 1 AND WELL 2.



24 TRANSMISSION BOOSTER PUMP STATION SITE ELECTRICAL PLAN

SCALE 1/8" = 1' - 0"

8 4 0 16
6 2 8

1 5 N

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TRANSMISSION BOOSTER PUMP STATION SITE ELECTRICAL PLAN

PROJECT NUMBER
CWTRC.200476.06

DRAWING NUMBER
E-005

SHEET NUMBER
150 OF 154

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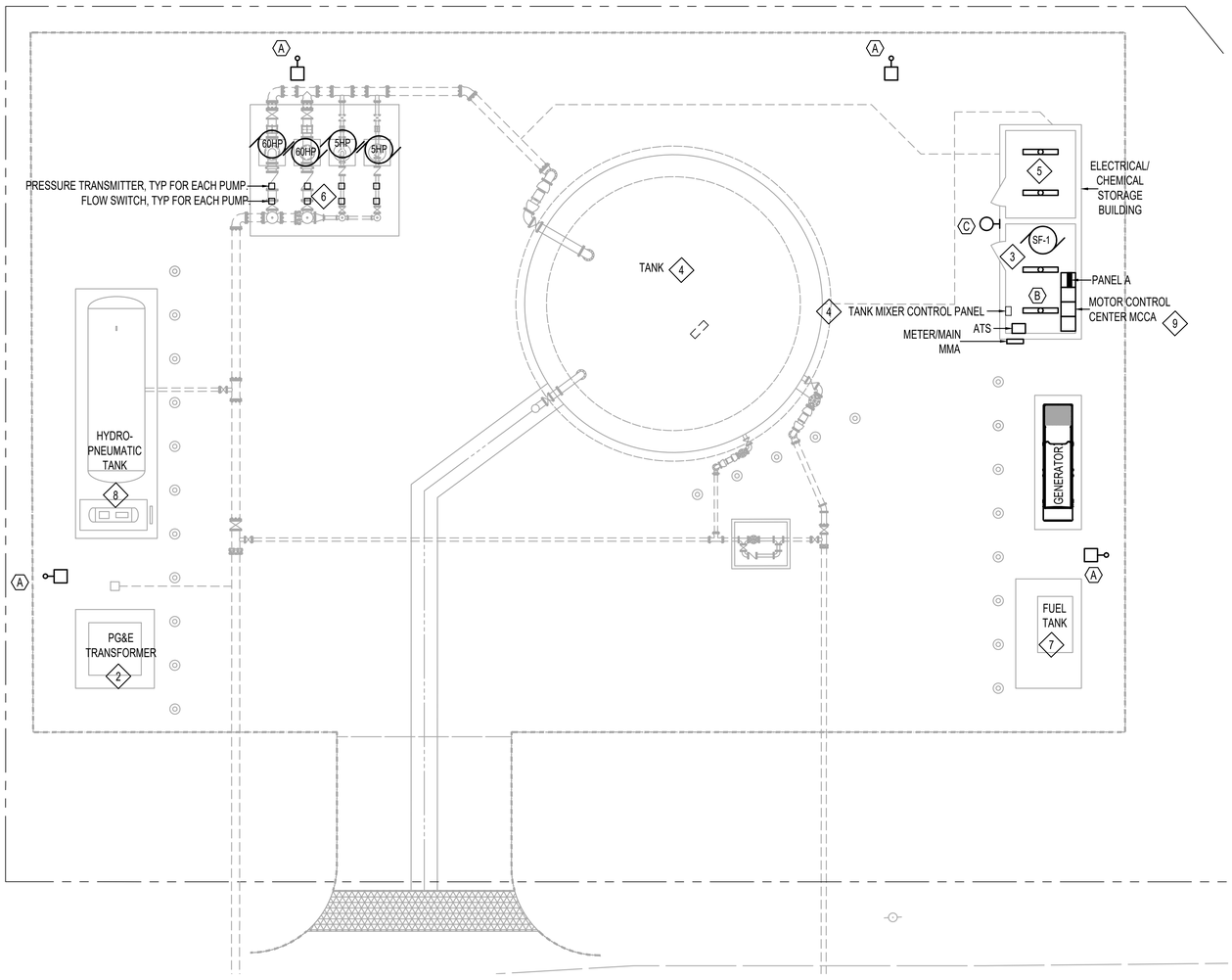
DRAWING NOTES

1. ALL ELECTRICAL WORK IS NEW UON.
2. COORDINATE NEW ELECTRIC UTILITY SERVICE WITH PG&E.
3. PROVIDE LIGHTING AND CONVENIENCE RECEPTACLES IN THE ELECTRICAL ROOM AND CHEMICAL STORAGE ROOM. CONNECT HVAC EQUIPMENT FOR BOTH ROOMS.
4. PROVIDE POWER AND SIGNAL COINNECTIONS TO TANK MIXING EQUIPMENT.
5. PROVIDE POWER AND SIGNAL CONNECTIONS TO CHEMICAL DOSING PUMP AND INSTRUMENTS.
6. PROVIDE POWER AND CONTROL CONNECTIONS TO PUMP MOTORS. THE DUTY PUMPS AND HIGH FLOW PUMPS OPERATE BASED ON THE LEVEL IN THE HYDROPNEUMATIC TANK. EACH PAIR OF PUMPS SHALL BE INTERLOCKED SO THAT ONLY ONE PUMP IN EACH PAIR CAN OPERATE AT A TIME.
7. FUEL TANK LEAK DETECTION PANEL FURNISHED AND INSTALLED UNDER ANOTHER DIVISION. ELECTRICAL CONTRACTOR SHALL CONNECT.
8. HYDROPNEUMATIC TANK SYSTEM FURNISHED UNDER ANOTHER DIVISION. ELECTRICAL CONTRACTOR SHALL INSTALL AND CONNECT TANK MOUNTED INSTRUMENTS. ELECTRICAL CONTRACTOR SHALL PROVIDE AIR COMPRESSOR STARTER WITHIN MCCA AND THE LOCAL DISCONNECT SWITCH.



24 BLUFF JENSEN BOOSTER PUMP STATION SITE ELECTRICAL PLAN

SCALE 1/8" = 1' - 0"

8 4 0 16
6 2 8

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08/25/2025
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JILL E. JOHNSON
No. 15149
9626
ELECTRICAL
STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

BLUFF JENSEN BOOSTER PUMP STATION SITE ELECTRICAL PLAN

PROJECT NUMBER
CWTRC.200476.06

DRAWING NUMBER
E-006

SHEET NUMBER
151 OF 154

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FANS

UNIT TAG	DUTY	CFM	STATIC PRESSURE	FAN				MOTOR NAMEPLATE					SOUND SOURCES	SOUND POWER BY OCTAVE BANDS RE: 10-12 WATTS								WEIGHT (LBS)	TYPE	MANUFACTURER AND MODEL NO.	REMARKS
				OUTLET V	TIP SPEED	RPM	BHP	RPM	HP	V	HZ	PH		63 HZ	125 HZ	250 HZ	500 HZ	1K HZ	2K HZ	4K HZ	8K HZ				
SF 1	ELECTRICAL ROOM SUPPLY AIR	200	0.75 IN. WC					1725	1/4	115	60	1	INLET									150	CENTRIFUGAL IN-LINE		FURNISH WITH: MOTOR W/THERMAL OVERLOAD PROTECTION, BELT GUARD, FLANGES, FLEX CONNECTIONS.
EF 1	CHEMICAL ROOM EXHAUST AIR	150	0.25 IN. WC					1550	1/20	115	60	1	INLET									75	CENTRIFUGAL IN-LINE		FURNISH WITH: MOTOR W/THERMAL OVERLOAD PROTECTION, FLANGES, FLEX CONNECTIONS, PRE-WIRED SPEED CONTROL.

VENTILATORS

UNIT TAG	DUTY	CFM	STATIC PRESSURE	NECK AREA	WEIGHT (LBS)	TYPE	MANUFACTURER AND MODEL NO.	REMARKS
IV 1	INTAKE VENTILATOR FOR SF-1	200			70	VENTILATOR - ROUND		FURNISH WITH ROOF CURB, GRAVITY BACKDRAFT DAMPER, INSECT SCREEN, INSULATED TOP.
RV 1	RELIEF VENTILATOR FOR ELECTRICAL ROOM	150			70	VENTILATOR - ROUND		FURNISH WITH ROOF CURB, GRAVITY BACKDRAFT DAMPER, INSECT SCREEN, INSULATED TOP.

AIR FILTER HOUSING AND FILTER

UNIT TAG	DUTY	CFM	FACE VELOCITY	FILTER QTY. & SIZE	APD		MERV (ASHRAE 52.2-2007)	FILTER TYPE	HOUSING TYPE	WEIGHT (LBS)	MANUFACTURER AND MODEL NO.	REMARKS
					INITIAL	FINAL						
FI 1	SUPPLY FAN SF-1	200	200	(1) 12X12x2	0.10 IN. WC	0.5 IN. WC	13	PLEATED MEDIA	SIDE ACCESS	80	AMERICAN AIR FILTER SP-2-05H05W-SP-2LL, PP M13	FURNISH WITH FILTER PRESSURE DROP GAUGE.

ABOVEGROUND FUEL STORAGE TANK

UNIT TAG	DUTY	FUEL STORED	NOMINAL CAPACITY	CONSTRUCTION	CLASSIFICATION	EMERGENCY VENTING REQUIREMENT		WEIGHT (LBS)	MANUFACTURER AND MODEL NO.	REMARKS
						PRIMARY	SECONDARY			
AST 1	FUEL FOR LEGALLY REQUIRED STANDBY GENERATOR	DIESEL	560 GALLONS	SECONDARY CONTAINMENT	UL 142			6.000		FURNISH WITH ACCESS STAIR, SPILL CONTAINER, TANK MOUNTED PIPE SUPPORTS.

LEAK DETECTION PANEL

UNIT TAG	DUTY	SENSOR INPUTS	OUTPUT CONTACTS	AUDIBLE ALARM	ENCLOSURE	POWER REQUIREMENTS				WEIGHT (LBS)	MANUFACTURER AND MODEL NO.	REMARKS
						WATTS	V	HZ	PH			
LDP 1	ABOVEGROUND FUEL STORAGE TANK						115	60	1			FURNISH WITH PRINTER AND SENSORS FOR TANK LOW LEVEL, TANK OVERFILL, AND PRIMARY TANK LEAK.

ANTISIPHON SOLENOID VALVE

UNIT TAG	DUTY	SIZE	FLOW	Cv	OPER. PRESS. DIFFERENTIAL	POWER REQUIREMENTS				WEIGHT (LBS)	MANUFACTURER AND MODEL NO.	REMARKS
						WATTS	V	HZ	PH			
ASSV 1	ABOVEGROUND FUEL STORAGE TANK						12 VDC	-	-			FURNISH WITH BUILT -IN EXPANSION PRESSURE RELIEF VALVE.

EXPANSION ANCHORS FOR USE IN CONCRETE IN DRY LOCATIONS SHALL BE HILTI KWIK BOLT TZ2, ZINC COATED, CARBON STEEL ANCHORS. EXPANSION ANCHORS FOR USE IN CONCRETE IN DAMP AND WET LOCATIONS SHALL BE HILTI KWIK BOLT TZ2 STAINLESS STEEL ANCHORS. EXPANSION ANCHORS FOR USE IN GROUT FILLED MASONRY IN DRY LOCATIONS SHALL BE HILTI KWIK BOLT TZ2 CARBON STEEL MASONRY ANCHORS. EXPANSION ANCHORS FOR USE IN GROUT FILLED MASONRY IN DAMP AND WET LOCATIONS SHALL BE HILTI KWIK BOLT TZ2 STAINLESS STEEL MASONRY ANCHORS. PROVIDE ANCHORS OF DIAMETER AND MINIMUM EMBEDMENT INDICATED. DRY LOCATIONS ARE DEFINED AS LOCATIONS NOT NORMALLY SUBJECT TO DAMPNESS OR WETNESS. DAMP LOCATIONS ARE DEFINED AS PARTIALLY PROTECTED LOCATIONS UNDER CANOPIES, MARQUEES, ROOFED PORCHES, AND LIKE LOCATIONS AND INTERIOR LOCATIONS SUBJECT TO MODERATE DEGREES OF MOISTURE, SUCH AS SOME BASEMENTS. WET LOCATIONS ARE DEFINED AS INSTALLATIONS UNDERGROUND OR IN CONCRETE SLABS OR MASONRY IN DIRECT CONTACT WITH THE EARTH, LOCATIONS SUBJECT TO SATURATION WITH WATER OR OTHER LIQUIDS, AND LOCATIONS EXPOSED TO WEATHER AND UNPROTECTED.

PROOF LOAD TEST FOR WEDGE TYPE ANCHOR BOLTS: WHERE ANCHOR BOLTS OF THE WEDGE EXPANSION TYPE ARE LOADED IN PULLOUT OR SHEAR, 50% OF THE BOLTS (ALTERNATE BOLTS IN ANY GROUP ARRANGEMENT) SHALL BE PROOF TESTED AT LEAST 24 HOURS AFTER INSTALLATION IN THE PRESENCE OF PROJECT INSPECTOR TO THE TEST VALUES LISTED FOR THE PARTICULAR ANCHOR. IF ANY BOLTS FAIL THE PROOF LOAD TEST, TEST ALL ANCHOR BOLTS OF THE SAME TYPE, INSTALLED BY THE SAME TRADE, AND NOT PREVIOUSLY TESTED, UNTIL 20 CONSECUTIVE ANCHORS PASS, THEN RESUME INITIAL TEST FREQUENCY. ANCHORS SHALL BE TESTED WITH A CALIBRATED TORQUE WRENCH AND MUST ATTAIN SPECIFIED TORQUE WITHIN 1/2 TURN OF THE NUT.

TEST: TORQUE

BOLT DIAMETER (INCHES):	3/8	1/2	5/8	3/4
KB-TZ2 CONCRETE TORQUE VALUE				
ESR-4266 CARBON STEEL/STAINLESS STEEL (FT-LBS):	30/30	50/40	40/60	110/125
KB-TZ2 GROUT FILLED MASONRY TORQUE VALUE				
ESR-4561 CARBON STEEL/STAINLESS STEEL (FT-LBS):	15/15	25/15	30/35	50/50

WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR.

10 NOTES

NTS

LEGEND

SYMBOL	ABBREVIATION	DESCRIPTION
OR	SA	SUPPLY AIR DUCT SECTION
OR	EA	EXHAUST AIR DUCT SECTION
OR	OA	OUTDOOR AIR DUCT SECTION
OR	RFA	RELIEF AIR DUCT SECTION
		FLEXIBLE DUCT CONNECTION
		AIRFLOW DIRECTION
T-1		ROOM THERMOSTAT AT +48"
TS-1		TIME SWITCH AT +48"
FOS	FOS	FUEL OIL SUPPLY (DIESEL)
FOR	FOR	FUEL OIL RETURN (DIESEL)
FV	FV	FUEL VENT
	BV	BALL VALVE
	SLV	SOLENOID VALVE
	ERVAS	EXPANSION RELIEF VALVE - ANGLE STYLE
	STR	STRAINER (WYE)
	FLEX	FLEXIBLE PIPE CONNECTOR
P	PG	PRESSURE GAUGE
		PIPE TURNS DOWN
		PIPE TURNS UP
		PIPE TURNS DOWN 45°
		PIPE TURNS FLAT 45°
		PIPE TEE DOWN
		UNION
	VOR	VALVE ON RISE
		DIRECTION OF FLOW
		REDUCER/INCREASER (CONCENTRIC)
		PIPE CAP
	POC	POINT OF CONNECTION
1		NUMBERED NOTES
	TYP. OR (TYP)	TYPICAL

****30% SUBMITTAL - NOT FOR CONSTRUCTION****

REV	DATE	BY	DESCRIPTION

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811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
805-787-0326 | www.mnsengineers.com

DESIGNED: SR
DRAWN: DB
CHECKED: SR
QA/QC: SF
CONSTRUCTABILITY: SR

IRJ ENGINEERS, INC.
MECHANICAL & ELECTRICAL ENGINEERS
P.O. BOX 1463, VENTURA, CALIFORNIA 93002
(805) 218-5345
JOB No. 2501-00
STEVEN ROMOFSKY
MECHANICAL ENGINEER
M.E. 23191 EXP. 09/30/2026

08/25/2025
DATE

REGISTERED PROFESSIONAL ENGINEER
STEVEN F. ROMOFSKY
No. 23191
Exp. 09/26
MECHANICAL
STATE OF CALIFORNIA

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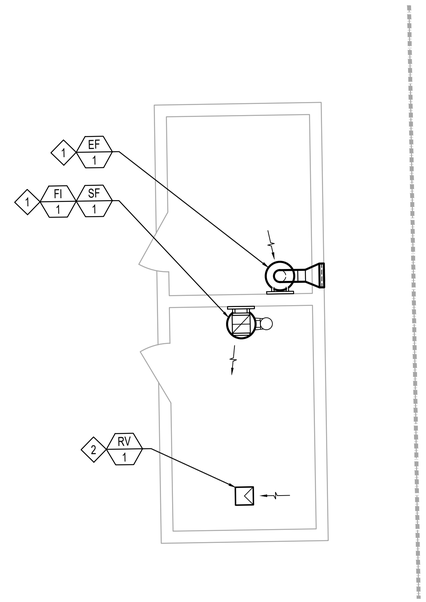
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

LEGEND, SCHEDULES, NOTES

PROJECT NUMBER: CWTRC.200476.06
DRAWING NUMBER: MH-01
SHEET NUMBER: 152 OF 154

Z25010BR.DWG 20250822 MH-01.DWG IRJ ENGINEERS, INC. © IRJ ENGINEERS, INC.



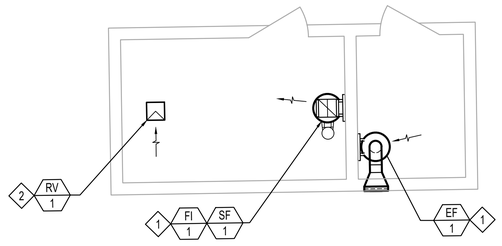
NUMBERED NOTES:

(THIS DRAWING ONLY)

1. MOUNT EQUIPMENT ON WALL.
2. MOUNT EQUIPMENT ON ROOF

19 BLUFF JENSEN BOOSTER PUMP STATION ENLARGED MECHANICAL PLAN

SCALE 1/4" = 1' - 0"



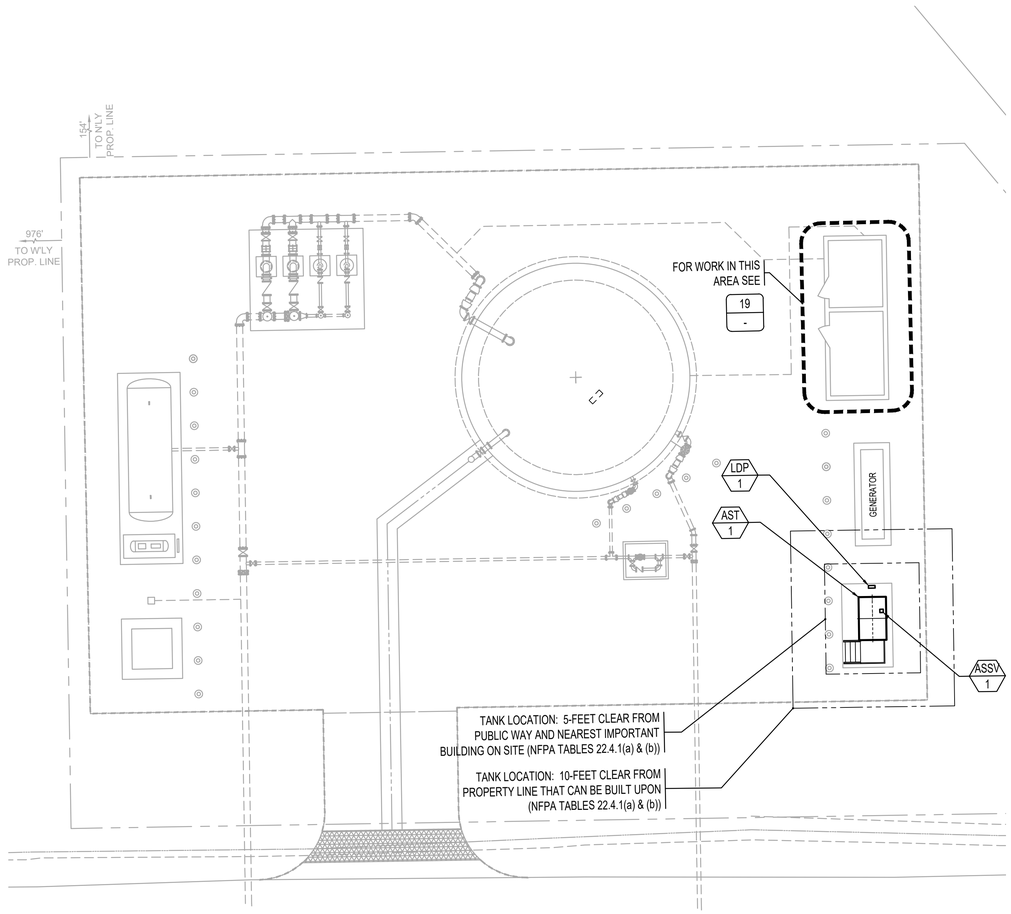
NUMBERED NOTES:

(THIS DRAWING ONLY)

1. MOUNT EQUIPMENT ON WALL.
2. MOUNT EQUIPMENT ON ROOF

20 PAJARO WELL NO. 1 ENLARGED MECHANICAL PLAN

SCALE 1/4" = 1' - 0"



12 BLUFF JENSEN BOOSTER PUMP STATION SITE MECHANICAL PLAN

SCALE 3/32" = 1' - 0"

30% SUBMITTAL - NOT FOR CONSTRUCTION

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MECHANICAL & ELECTRICAL ENGINEERS
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(805) 218-5345
JOB No. 2501-00

STEVEN ROMOFSKY
MECHANICAL ENGINEER
M.E. 23191 EXP. 09/30/2026

08/25/2025
DATE

REGISTERED PROFESSIONAL ENGINEER STEVEN F. ROMOFSKY No. 23191 Exp. 09/26 MECHANICAL STATE OF CALIFORNIA

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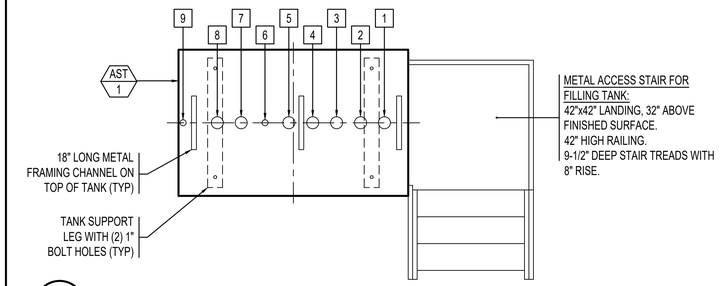
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

PAJARO WELL NO. 1 AND BLUFF JENSEN BOOSTER PUMP STATION MECHANICAL PLANS

PROJECT NUMBER: CWTRC.200476.06
DRAWING NUMBER: MH-02
SHEET NUMBER: 153 OF 154

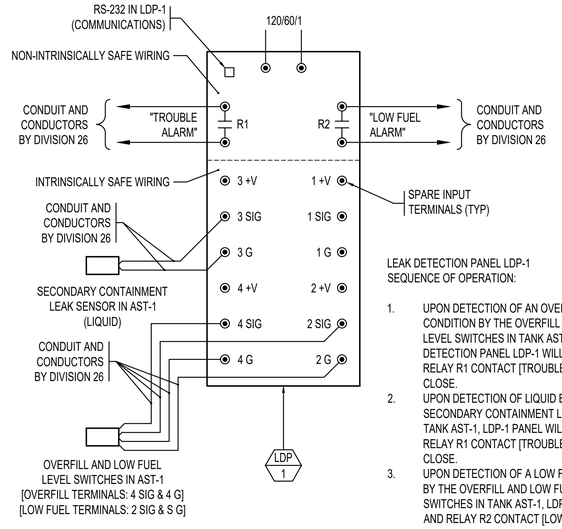
Z250100BR.DWG 20250822 MH-02.DWG 8/25/2025 10:10AM IRJ ENGINEERS, INC.

TANK OPENINGS				
NO.	SIZE	CONNECTION	USE	APPURT./COMPONENT
1	4"	FNPT	TANK FILL	OVERFILL VALVE
2	4"	FNPT	FOR - GENERATOR	BUSHING(S)
3	4"	FNPT	FUEL LEVEL	TANK LEVEL GAUGE
4	4"	FNPT	SECONDARY EMERG. VENT	EMERGENCY VENT CAP
5	4"	FNPT	PRIMARY EMERG. VENT	EMERGENCY VENT CAP
6	2"	FNPT	NORMAL VENT	NORMAL VENT CAP
7	4"	FNPT	FUEL LEVEL	LEVEL SWITCHES
8	4"	FNPT	FOS - GENERATOR	BUSHING(S)
9	2"	FNPT	MONITOR, LEAK DETECTION	SEC. CONT. LEAK SENSOR



19 ABOVEGROUND FUEL STORAGE TANK ARRANGEMENT

NTS



LEAK DETECTION PANEL LDP-1
SEQUENCE OF OPERATION:

1. UPON DETECTION OF AN OVERFILL CONDITION BY THE OVERFILL AND LOW FUEL LEVEL SWITCHES IN TANK AST-1, LEAK DETECTION PANEL LDP-1 WILL ALARM AND RELAY R1 CONTACT [TROUBLE ALARM] WILL CLOSE.
2. UPON DETECTION OF LIQUID BY THE SECONDARY CONTAINMENT LEAK SENSOR IN TANK AST-1, LDP-1 PANEL WILL ALARM AND RELAY R1 CONTACT [TROUBLE ALARM] WILL CLOSE.
3. UPON DETECTION OF A LOW FUEL CONDITION BY THE OVERFILL AND LOW FUEL LEVEL SWITCHES IN TANK AST-1, LDP-1 WILL ALARM AND RELAY R2 CONTACT [LOW FUEL ALARM] WILL CLOSE.
4. UPON SYSTEM ERROR OF POWER FAILURE CONDITION IN LDP-1, THE PANEL WILL ALARM AND RELAY R1 CONTACT [TROUBLE ALARM] WILL CLOSE.

8 CONTROL SCHEMATIC

NTS ****30% SUBMITTAL - NOT FOR CONSTRUCTION****

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08/25/2025
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STEVEN F. ROMOFSKY
No. 23191
Exp. 09/26
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STATE OF CALIFORNIA

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PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION
PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

CONTROL SCHEMATIC, TANK ARRANGEMENT

PROJECT NUMBER: CWTRC.200476.06
DRAWING NUMBER: MH-03
SHEET NUMBER: 154 OF 154

Z250108R.DWG 20250822 MH-03.DWG 8/25/2025 8:19 AM © IRJ ENGINEERS, INC.

Exhibit B

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Project Components

- Transmission Main Pipeline (Phase 1)
- Transmission Booster Pump Station (Phase 1)
- SMWS Tank Site Electrical Upgrades (Phase 1)
- Iron & Maganese Treatment System, & Facility Flood Protection (Phase 1)
- PWS Tank Rehabilitation (Phase 1)
- Bluff-Jensen Expansion Distribution Pipeline (Phase 2)
- Bluff-Jensen Tank & Booster Pump Station (Phase 2)
- Bluff-Jensen Expansion Service Areas (Phase 2)
- Springfield Expansion Distribution Pipeline (Phase 2)
- Springfield Expansion Service Areas (Phase 2)
- Potential Staging Areas

Existing Water Systems

- Pajaro Water System
- Sunny Mesa Water System
- Springfield Water System
- North of Moss Landing - Bluff-Jensen Zone
- North of Moss Landing - Springfield Zone

0 0.25 0.5 1 mi

N

Connection with Existing PWS

Transmission Booster Pump Station Supply Pipeline

Trafton Rd

Salinas Rd

PWS to SMWS Transmission Main

SMWS Tank Site Upgrades

Warner Lake

Tri-County Landscaping Water Meter Relocation

Garin Rd

Sunny Mesa Wells, Transmission Booster Pump Station, & Staging Area

Connection with Existing SMWS

Fruitland Ave

Elkhorn Rd

Cabrillo Hwy N

Pajaro Valley Golf Club

Hillcrest Rd

Bay Farms Rd

Spring Rd

Hudson Landing Rd

Hall Rd

Wells Rd

Highway 1

Hilltop Rd

Bluff-Jensen Distribution Pipeline

SMWS to NOML Transmission Main Pipeline

Hwy 1

Bluff Jensen Distribution Pipeline to be Installed in Tandem with Transmission Main Pipeline in this section

Potential Staging Area

Springfield Transmission Main Pipeline

0 0.1 0.2 0.4 mi

Elsa St

Susan St

San Juan Rd

PWS Well #1 Site, Iron & Manganese Treatment System, Facility Flood Protection, & Staging Area

Matiasevich Ln

Waters Ln

Marinovich Ave

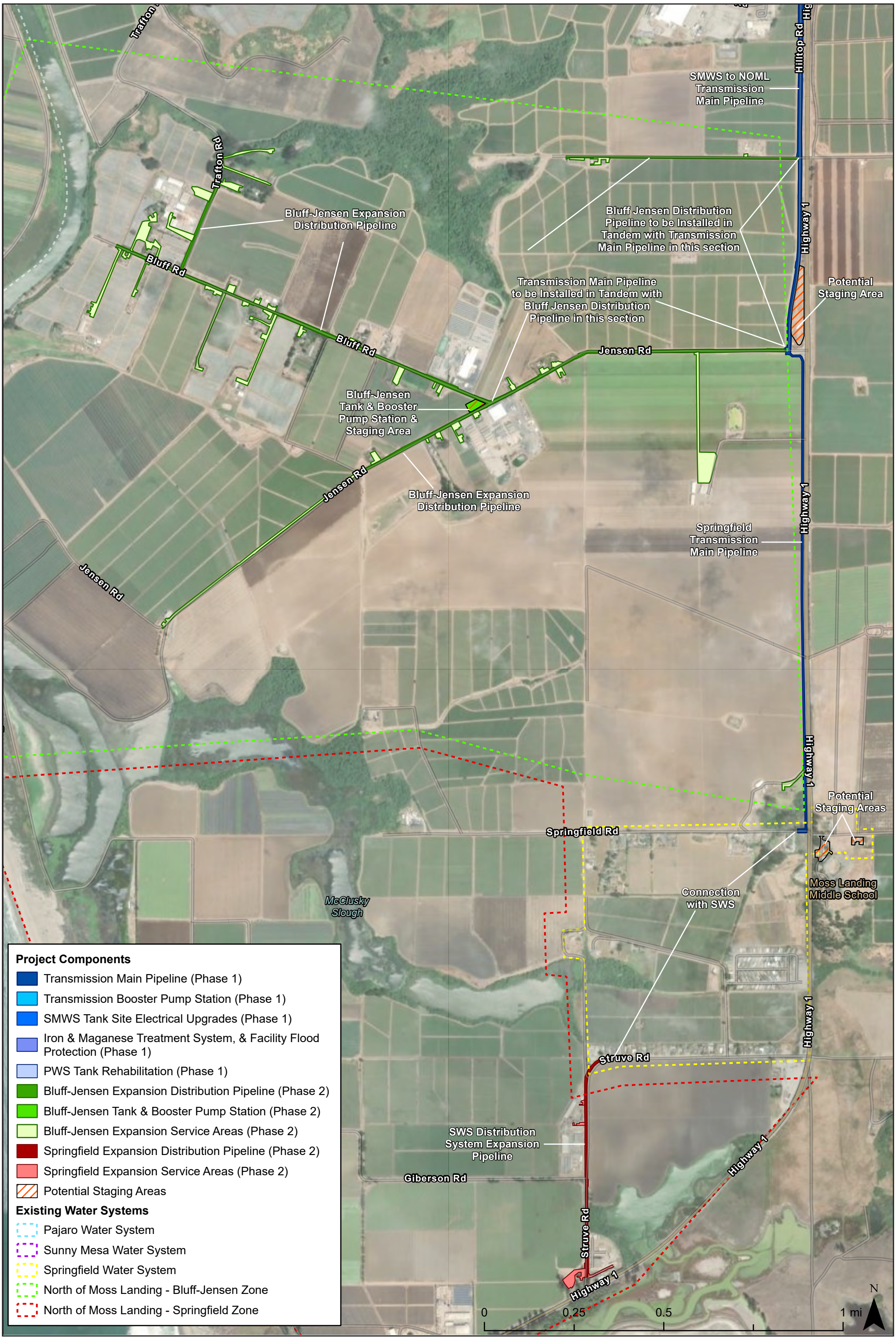
PWS Tank Rehabilitation & Staging Area

Railroad Ave

Southern Pacific Railroad

Lewis

Title: Project Components - North	Date 8/29/2025 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 5d



Title:
Project Components - South

Date	8/29/2025
Scale	N/A
Project	2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
5c

Exhibit C

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MINUTES
North County Land Use Advisory Committee
May 6, 2026

1. Meeting called to order by Belinda Taluban **at** 5:36 pm

2. Roll Call

Members Present:
Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastroanni (5:53pm) (6)

Members Absent:
Gina Paolini, Lunn Riddle, Andrea Estrada (3)

3. Approval of Minutes:

A. **March 19, 2026** minutes

Motion: Sherry Owen (with modifications) (LUAC Member's Name)

Second: John Robinett (LUAC Member's Name)

Ayes: Sherry Owen, John Robinett, Belinda Taluban, David Prina, (4)

Noes: (0)

Absent: Gina Paolini, Lynn Riddle, Andrea Estrada, Micheal Mastroianni (4)

Abstain: ** please add Lesley Noble to Members absent and absent to motion for project

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

NONE

5. Scheduled Items
PLN240286 – SALINAS VALLEY SOLID WASTE AUTHORITY
PLN250195 – PAJARO COMMUNITY SERVICES DISTRICT

6. Other Items:

A) LUAC member nominated for Chairperson: Belinda Taluban

Motion: Lesley Noble (LUAC Member's Name)

Second: Sherry Owen (LUAC Member's Name)

Ayes: Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastsroianni (6)

Noes: (0)

Absent: Gina Paolinin, Lunn Riddle, Andrea Setrada (3)

Abstain: (0)

B) LUAC member nominated for Secretary: David Prina

Motion: Belinda Taluban (LUAC Member's Name)

Second: Lesley Noble (LUAC Member's Name)

Ayes: Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastsroianni (6)

Noes: (0)

Absent: Gina Paolini, Lynn Riddle, , Andrea Estrada (3)

Abstain: (0)

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

NONE

D) Announcements

NONE

7. Meeting Adjourned: 7:29 pm

Minutes taken by: Lesley Noble

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: North County

1.

Project Name: SALINAS VALLEY SOLID WASTE AUTHORITY
File Number: PLN240286
Project Location: 350 CRAZY HORSE CYN RD, SALINAS, CA 93907
Assessor's Parcel Number(s): 125-271-063-000
Project Planner: MARY ISRAEL
Area Plan: NORTH COUNTY AREA PLAN
Project Description: Large volume self-haul/commercial refuse transfer station including construction of a 25,200 sq. ft. tension fabric/steel building on concrete foundation for drop-off and collection of public and commercial solid waste, 8,700 sq. ft. building on concrete foundation for drop-off and collection of public recyclable materials, a 240 sq. ft. cashier/scale house, and improvements to an existing 3,200 sf. ft. metal building for hazardous household waste drop off, installation of two 70-foot vehicle scales, two 97,171-gallon water tanks on concrete pad and associated retaining walls, internal circulation improvements, utilities, and related site infrastructure; removal of three protected trees, grading on slopes of 25%; and Request for Variance to maximum allowed height in PQP Zoning District (30 feet) for a 44-foot-tall main structure. Development includes new road sections and gate. NCAP

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of the those present)

Brian Kennedy, Mandy Brodes, Cesar Zuniga, Ray Hendricks

Was a County Staff/Representative present at meeting? Kayla Nelson **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
NONE			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	**Policy/Ordinance Reference (If Known)**	**Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)**
NONE		

ADDITIONAL LUAC COMMENTS

NONE

RECOMMENDATION:

Motion by: Sherry Owen (LUAC Member's Name)

Second by: John Robinett (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes:	Sherry Owen, John Robinett, Belinda Taluban, Lesley Noble, David Prina, Michael Mastsroianni (6)
Noes:	(0)
Absent:	Gina Paolini, Lynn Riddle, Adnreas Estrada (3)
Abstain:	(0)

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: North County

2.

Project Name: PAJARO COMMUNITY SERVICES DISTRICT (VARIOUS OWNERS)
File Number: PLN250195
Project Location: 136 SAN JUAN RD, ROYAL OAKS, CA 95076
Assessor's Parcel Number(s): 117-021-008-000, 117-021-013-000, 117-022-002-000, 117-031-004-000, 117-031-005-000, 117-031-006-000, 117-031-014-000, 117-032-001-000, 117-032-002-000, 117-032-003-000, 117-032-004-000, 117-032-005-000, 117-033-003-000, 117-033-004-000, 117-033-005-000, 117-041-011-000, 117-041-012-000, 117-041-016-000, 117-041-017-000, 117-042-005-000, 117-042-009-000, 117-042-010-000, 117-043-003-000, 117-043-006-000, 117-043-010-000, 117-043-013-000, 117-043-014-000, 117-043-015-000, 117-043-019-000, 117-043-022-000, 117-043-023-000, 117-043-026-000, 117-043-029-000, 117-043-032-000, 117-052-023-000, 117-121-003-000, 117-191-004-000, 117-263-006-000, 117-351-032-000, 412-032-009-000, 412-032-010-000, 412-032-011-000, 412-032-013-000, 413-012-008-000, 413-012-009-000, 413-012-010-000, 413-012-012-000, 413-012-014-000, 413-013-001-000, 413-014-001-000, 413-031-001-000
Project Planner: KAYLA NELSON
Area Plan: NORTH COUNTY AREA PLAN, COASTAL AND INLND ZONES
Project Description: Combined Development Permit to allow the consolidation of the Pajaro Water System ("PWS"), the Sunny Mesa Water System ("SMWS") and the Springfield Water System ("SWS"), as well as the various water connections in the North of Moss Landing ("NOML") area into a single water system to be owned and operated by the Pajaro Sunny Mesa Community Services District including 1) a Coastal Development Permit and Use Permit for construction of public utilities, infrastructure, pipeline, storage tank, booster pump, and well, 2) Coastal Development Permit for development within 750 feet of known archaeological resources, 3) Coastal Development Permit for development on slopes in excess of 25%, 4) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Areas (pond, wetland, riparian and habitats of special status species including California Tiger Salamander, California Red-legged Frog, Santa Cruz Long-toed Salamander, Western Burrowing Owl and several others), 5) Coastal Development Permit for development within 150 feet of perennial waterways, 6) Coastal Development Permit for

conversion of prime and unique agricultural land. The project is located along Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road within the North County Area Plan [various Assessor's Parcel Numbers, owners and situs addresses).

Was the Owner/Applicant/Representative present at meeting? YES X **NO** _____

(Please include the names of the those present)

Judy Vasquez Varela, Jordyn Arreola, Conor O'Toole

Was a County Staff/Representative present at meeting? Kayla Nelson **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
NONE			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Lesley Noble has concerns about the project being presented subject to changes and alterations AFTER the fact. Additionally, the amount of grading and proximity to sensitive habitat, and archaeological resources,which apparently has not been completely studied or reviewed, not favored. It appeared on its face that project plans are not in final form.		

Moreover, unclear as to whether LAFCO has rendered their approval. The Environmental study has not even been completed. If the actual project changes, does it return to the LUAC and Planning for reconsideration? This project seems premature, and invasive given the aforementioned.		

ADDITIONAL LUAC COMMENTS

NONE

RECOMMENDATION:

Motion by: Sherry Owen (LUAC Member's Name)

Second by: Michael Mastorianni (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Sherry Owen, John Robinett, Belinda Taluban, David Prina, Michael Mastsroianni (5)

Noes: Lesley Noble (1)

Absent: Gina Paolini, Lunn Riddle, Andrea Estrada (3)

Abstain: (0)

Exhibit D

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Agricultural Advisory Committee (AAC)

ACTION MINUTES		
Location:	*Ag Conference Center, 1428 Abbott Street, Salinas, CA. 93901*	
Date:	May 28, 2026	
Time:	2:30 p.m. to 4:30 p.m.	
Present:	***Committee Members***	***Staff and Guests***
	Scott Violini -*Chair* Alex Eastman -Vice Chair Sherwood Darington Marc Del Piero Nick Huntington Kevin Piearcy Otto Kramm Erik Heacox Kurt Gollnick	Juan Hidalgo, Agricultural Commissioner, ACO Berlina Espinoza, Administrative Secretary-Confidential, ACO Mary Perry, Deputy County Counsel Kayla Nelson, Associate Planner, HCD Norm Groot, *Monterey County Farm Bureau* Bill Lipe, *MC Resident* Denise Duffy, *DD&A* Judy Vasquez, *Pajaro Sunny Mesa* Steve Mason, *HCD* Billie Jo Garcia, *HCD* Conor O'Toole, *Applicant Rep*
Absent:	Scott Storm, Mike Ferguson, CJ Miller	

I. Call to Order

The meeting was called to order by Scott Violini at 2:30 pm.

II. Additions and Corrections

None

III. Consent- Committee Business

A. Approval of Minutes from April 23, 2026

MOTION 1: Item III. A was moved and seconded by Committee Heacox and Del Piero and passed by the following vote to approve Minutes from February 26, 2026:

AYES: **Violini, Darington, Del Piero, Heacox, Huntington, Kramm, Eastman, Gollnick and Piearcy**
NOES: **None**
ABSENT: **Storm, Miller, Ferguson**
ABSTAIN: **None**

IV. Public Comment- On items not on the agenda.

- None.

V. Agricultural Commissioner's Update

- The invasive Glassy-Winged Sharpshooter (GWSS) has been detected on some plant shipments sold at select Northern California Costco locations.
  - Violation in protocol in Fresno County Nursery
  - Costco is working with our office – may have to confiscate plants
  - Our office issued a public alert on May 27
- Budget hearings – May 27
  - 5.3 million Ag Comm budget – Approved for 75 staff – 12 programs

VI. County of Monterey Housing and Community Development – Planning PLN250195 - Extraordinary Development Application

Project Planner: Kayla Nelson, Associate Planner

Planning File No.: PLN250195

APNs: Various APNs

Project Location: Along Salinas Road, Highway 1, Hilltop Road, Jensen Road, Bluff Road, Trafton Road, and Struve Road within the North County Area Plan, North County Land Use Plan, Coastal Zone and Inland Zone.

Project Description: Extraordinary Development Application for a Combined Development Permit to allow the consolidation of the Pajaro Water System, the Sunny Mesa Water System, and the Springfield Water System, as well as the various water connections in the North of Moss Landing area into a single water system in two phases to be owned and operated by the Pajaro Sunny Mesa Community Services District. Permit includes 1) a Coastal Development Permit and Use Permit for construction of public utilities and related infrastructure including approximately 65,650 Linear Feet (LF) of pipeline, a 24 foot tall 125,000 gallon storage tank and new pump station at Bluff and Jensen Road (Assessor's Parcel Number (APN) 117-033-005-000), demolition of existing piping, fencing, and a light pole and construction of a 14 foot tall 10,000 gallon tank with iron and manganese treatment system and a new 9 foot tall 1,808 square foot structure, an access ramp, and retaining walls at 136 San Juan Road (APN 117-351-032-000), new Transmission Booster Pump Station including construction of a 9 foot tall 419 square foot structure at APN 117-121-003-000 (on Elkhorn Road near intersection with Hudson Landing Road); project also includes new service to eight parcels with of a Sphere of Influence Amendment and Service Area Annexation requiring Local Agency Formation Commission (LAFCO) approval and total grading estimated as 53,130 cubic yards cut and 53,144 cubic yards fill; 2) Coastal Development Permit for development within 750 feet of known archaeological resources, 3) Coastal Development Permit for development on slopes (approximate cubic yards TBD), 4) Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Areas (pond, wetland, riparian and habitats of special status species), 5) Coastal Development Permit for development within 150 feet of perennial waterways, 6) Coastal Development Permit for conversion of 0.4 acres prime and unique agricultural land to non-agricultural use, and 6) Coastal Development Permit for removal of two oak trees.

ACTION REQUESTED:

1) Review the proposed project for consistency with agricultural operations surrounding the proposed project sites;
2) Recommend support approval by the Planning Commission of the proposed water system consolidation and infrastructure upgrade project; and
3) Recommend changes or conditions to the project based on the AAC's review

Proposed CEQA Action: Consider the environmental effects described in the final Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Consolidation Project (State Clearinghouse No. 2025110647) adopted by the Board of Directors of the Pajaro Sunny Mesa Community Services District (Resolution No. 02-02-26).

MOTION: Item VII was moved and seconded by Committee Members Del Piero and Piearcy and unanimously passed by the following vote to recommend support approval by the Planning Commission of the proposed water system consolidation and infrastructure upgrade project.

AYES:	**Violini, Darington, Del Piero, Heacox, Huntington, Kramm, Eastman, Gollnick and Piearcy**
NOES:	**None**
ABSENT:	**Storm, Miller, Ferguson**
ABSTAIN:	**None**

Public Comment

- Norm Groot, MCFB
- Bill Lipe, MC Resident
- Denise Duffy, DD&A

VII. Communications
County of Monterey Staff Comments: AB 1548 (Pellerin)

Public Comment

- Norm Groot, MCFB
- Bill Lipe, MC Resident

VIII. Administrative Matters

- None.

IX. Agricultural Advisory Committee Comments

X. Adjournment

There being no further business before the Committee, the meeting was adjourned at 3:43 p.m.

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Exhibit E

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Final

Initial Study/Mitigated Negative Declaration

for the

Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project

SCH# 2025110647

Prepared for:

PAJARO / SUNNY MESA
COMMUNITY SERVICES DISTRICT

Pajaro/Sunny Mesa Community Services District

Prepared by:

DD&A

Denise Duffy & Associates, Inc.

February 10, 2026

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Attachment A – Comment Letters

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CHAPTER 1. INTRODUCTION

1.1 Background

This document, together with the Draft Initial Study/Mitigated Negative Declaration ("Draft IS/MND"), constitutes the Final Initial Study/Mitigated Negative Declaration ("Final IS/MND") for the Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project ("Project" or "Proposed Project"). The Pajaro/Sunny Mesa Community Services District ("District") is the lead agency for the Proposed Project. The Final IS/MND consists of an introduction, a list of comment letters received during the 30-day public review period, responses to comments, and revisions to the Draft IS/MND, if deemed applicable.

1.2 Public Participation

The Draft IS/MND was prepared to inform the public of the potential environmental effects of the Project and identify possible ways to minimize project-related impacts. Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15073(a), the Draft IS/MND was circulated for a 30-day review period during which comments could be submitted. In accordance with CEQA, the Final IS/MND is included in the official public record for the Initial Study. On November 18, 2025, the Draft IS/MND was distributed for the public review period to responsible and trustee agencies, interested groups, and individuals. The District also filed a Notice of Availability/Notice of Intent ("NOA/NOI") to adopt an MND with the Governor's Office of Land Use and Climate Innovation ("State Clearinghouse"), posted copies of the NOA/NOI at the various project sites as well as off-site locations (as required per CEQA Guidelines Section 15072(b)) and the Monterey County Clerk. In accordance with Section 15105(b) of the State CEQA Guidelines, the public review period ended on December 17, 2025. Copies of all written comments received on the Draft IS/MND are contained in this Final IS/MND (refer to **Attachment A**).

Based on the analysis conducted in this IS/MND (including any comments received), there is no substantial evidence that the Project would have a significant environmental impact. Substantial evidence includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. Argument, speculation, and unsubstantiated opinion or narrative do not constitute substantial evidence (CEQA Section 21080(e); State CEQA Guidelines Section 15064(f)(5)). The Project features and measures identified in the Final IS/MND will be required as conditions of certification of approval for the Proposed Project would avoid or reduce all impacts to a less-than significant level.

A District Board of Directors meeting is scheduled for February 26, 2026 to consider the adoption of the Final IS/MND and approval of the Project.

This IS/MND is organized as follows:

- Chapter 1: "Introduction." This chapter provides an introduction to the IS/MND and public review process, including organization of this document.
- Chapter 2: "Response to Comments." This chapter presents the comments received during the public review period and responses to comments.
- Chapter 3: "Revisions to the Draft IS/MND." This chapter presents revisions to the IS/MND based on comments received during the public review period.

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CHAPTER 2. RESPONSE TO COMMENTS

2.1 Introduction

This chapter includes comments received from members of the public and public agencies during the circulation of the Draft IS/MND. This section contains all information available to date in the public record related to comments received on the Draft IS/MND.

2.2 List of Comment Letters

The following is a list of comment letters/email comments received on the Draft IS/MND and the dates these letters were received:

Comment Letters

A. Amah Mutsun Tribal Band of San Juan Bautista..... 11/18/2025

B. California Department of Transportation (“Caltrans”) 12/17/2025

C. Monterey Bay Air Resources District (“MBARD”) 12/17/2025

2.3 Response to Comments

Each letter received on the Draft IS/MND is presented in this chapter, as identified in **Section 2.2** above. Individual comments in each letter are numbered. The text of comments received is presented below, with some editing to summarize the overall intent of the comment and/or to reduce text not relevant to the environmental analysis contained in the Draft IS/MND. Comments are reproduced in full in **Attachment A**. Correspondingly numbered responses to each comment are provided in the discussion following the comment letter.

If comments received on the Draft IS/MND raise environmental issues that required additions or deletions to the text, tables, or figures in the Draft IS/MND, a brief description of the change is provided, and the reader is directed to **Chapter 3, Revisions to the Draft IS/MND**.

The comments received on the Draft IS/MND did not result in a "substantial revision" of the IS/MND, as defined by CEQA Guidelines Section 15073.5, and the new information added to the IS/MND merely clarifies, amplifies, or makes insignificant modifications to the Draft IS/MND. No new significant impacts were identified since the commencement of the public review period that would require mitigation measures or project revisions to be added in order to reduce the effects to less than significant.

While responses to comments on a proposed IS/MND are not required by CEQA (Pub. Resources Code, § 21000 et seq.), this Response to Comments document is provided to demonstrate the District’s careful consideration of the comments in compliance with CEQA. These responses provide the District’s good faith, reasoned analysis on the major environmental issues raised in the comments.

Letter A: Amah Mutsun Tribal Band of San Juan Bautista

Comment A-1: The comment provides introductory information and contact information for Amah Mutsun Tribal Band of San Juan Bautista should the District have any questions on the comments provided.

> **Response A-1:** These introductory remarks are acknowledged for the record. Responses to specific comments are provided below. In addition, the District held a consultation call with representatives of the Amah Mutsun Tribal Band of Mission San Juan Bautista on September 12, 2024. No changes to the analysis or conclusions of the Draft IS/MND are required as a result of this comment.

Comment A-2: This commenter notes that the states that the Amah Mutsun Tribal Band of San Juan Bautista is available to provide Native American Cultural Resource Monitoring, Consulting and/ or Sensitivity Training services for the Project.

> **Response A-2:** The District will contact representatives of the Amah Mutsun Tribal Band of San Juan Bautista and other tribes who requested to be part of tribal monitoring for the Project prior to construction. No changes to the analysis or conclusions of the Draft IS/MND are required as a result of this comment.

Comment A-3: This comment recommends a search through Sacred Lands Files ("SLF") and California Historical Resource Information Systems ("CHRIS") as well as reaching out to the Native American Heritage Commission ("NAHC") in order to determine if work would occur in an area of Cultural and/ or Historic sensitivity.

> **Response A-3:** The District's consultant contacted the NAHC and performed a search through the SLF and CHRIS databases as part of the Phase I Archaeological Assessment of the Project. A summary of the non-confidential findings of the Phase I Archaeological Assessment is provided in Section 3.5 of the Draft IS/MND. No changes to the analysis or conclusions of the Draft IS/MND are required as a result of this comment.

Comment A-4: The commenter suggests that if any areas of positive cultural or historic sensitivity are present within one (1) mile of the Project area, the District should adhere to the following specific recommendations from A.M.T.B Inc. and Amah Mutsun Tribal Band of San Juan Bautista:

- All Crews, Individuals and Personnel who will be moving any earth be Cultural Sensitivity Trained.
- A Qualified California Trained Archaeological Monitor is present during any earth movement.
- A Qualified Native American Monitor is present during any earth movement.

The commenter provides relevant contact information in the event further Consultation, Monitoring or Sensitivity Training is needed.

> **Response A-4:** A cultural sensitivity training for all construction personnel involved with ground disturbing activities is included in Mitigation Measure CUL-1. Archaeological monitoring for a minimum of specific sensitive areas is also proposed as specified in Mitigation Measure CUL-2. Tribal monitoring throughout ground disturbing activities is identified in Mitigation Measure TCR-1.

Mitigation measures for cultural and tribal resources were prepared based on the suggestion of tribes who participated in consultation under AB 52, including the Amah Mutsun Tribal Band of Mission San Juan Bautista. No changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment as the commenter's recommendations were followed as documented above.

Comment A-5: The commenter recommends that the District undertake a sensitivity training for Tribal Cultural Resources. Specifically, the commenter recommends that the District, in consultation with their Cultural Resources Team, retain the services of an Ohlone Native American representative and/or archeological consultant from the Qualified List of Archaeological Consultants to provide cultural sensitivity and archeological awareness training to all work crews who will be involved in ground disturbing activities at the Project site. The commenter recommends that this training be used to inform all project contractors, subcontractors and work crew members to be on the alert for evidence of the presence of potential tribal cultural resource(s) and how to identify the evidence of such a resource(s) during construction. In addition, the commenter recommends that the training cover procedures for stoppage of work, protection of resources, and requirements for notification in the event of a suspected discovery of a tribal cultural resource by construction crew members.

Response A-5: Comment acknowledged. This recommendation is largely consistent with Mitigation Measure CUL-1 as outlined in the Draft IS/MND. Mitigation measures for cultural and tribal resources were prepared based on the suggestion of tribes who participated in consultation under AB 52, including the Amah Mutsun Tribal Band of Mission San Juan Bautista. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment A-6: The commenter recommends that the District provide clear direction for the potential stoppage of work in the event of the discovery of tribal cultural resources and adhere to standard procedures for notification in the event of a discovery. Specifically, the commenter recommends that, in the event that any indication of a tribal cultural resource is encountered during soil disturbing activity of the project, the Project's construction contractor and/or the District shall immediately notify representatives of the Amah Mutsun Tribal Band of San Juan Bautista. In addition, the commenter recommends that all work be immediately stopped and any soils-disturbing activities be suspended in the vicinity of a potential discovery until a Tribal Cultural Monitor and a qualified archeological consultant from the Qualified Archeological Consultants List have assessed the find and the respective parties have determined whether and what additional measures should be undertaken.

Response A-6: Comment acknowledged. This recommendation is largely consistent with Mitigation Measure CUL-3 as outlined in the Draft IS/MND. Mitigation measures for cultural and tribal resources were prepared based on the suggestion of tribes who participated in consultation under AB 52, including the Amah Mutsun Tribal Band of Mission San Juan Bautista. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment A-7: The commenter recommends that the District develop procedures for the preservation in place of any potential tribal cultural resource discovered during ground disturbing activities. Specifically, the commenter recommends that the District, the District's archeological consultant, and the Ohlone representative consult to determine whether preservation in place would be feasible and

effective in preserving the values represented by the resource. The commenter recommends that the District's archeological consultant, in consultation with the Ohlone representative, document the potential find to current professional standards. The commenter notes that the tribe may also require that the District immediately implement a site security program if the resource is at risk from vandalism, looting, or other damaging actions.

The commenter recommends that if the evaluation determines that preservation-in-place of the tribal cultural resource would be both feasible and effective, the archeological consultant prepare a Resource Preservation Plan ("RPP") in consultation with the Ohlone representative for review and implementation by the District during construction.

The commenter recommends that if the evaluation determines that preservation in place would not be feasible or effective, then additional archeological assessment and treatment shall be implemented and in consultation with the Ohlone representative, as detailed in **Comments A-8** and **A-9**.

> **Response A-7:** Mitigation Measure CUL-3 requires a qualified archaeologist in consultation with a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project to determine appropriate mitigation measures to prevent any impacts on previously undiscovered cultural resources encountered during construction, which may include preservation in place. Specific mitigation for any finds would be determined by the qualified archaeologist and Tribal Citizen on a case-by-case basis, depending on the specific nature of the find. Mitigation measures for cultural and tribal resources contained in the Draft IS/MND were prepared based on the suggestion of tribes who participated in consultation under AB 52, including the Amah Mutsun Tribal Band of Mission San Juan Bautista. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment A-8: The commenter recommends that the District adhere to the following recommendations regarding archeological treatment of potential finds. Specifically, the commenter recommends that if the Ohlone representative and the District determine that preservation-in-place of a potential tribal cultural resources is not a sufficient or feasible option to preserve the values represented by the resource, then the District's archeological consultant, in consultation with the Ohlone representative, should conduct an archeological assessment to determine the significance of the find and determine whether it retains sufficient integrity to warrant additional treatment. The commenter recommends that if the tribal cultural resource is determined to be a significant archeological resource, the District's archeological consultant, in consultation with the Ohlone representative, prepare recommended appropriate archeological treatment to preserve the data and values of the tribal cultural resource, which may include archeological data recovery. The commenter also recommends that any data recovery be implemented in consultation with the Ohlone representative and should include appropriate analyses and reporting. In addition, the commenter notes that if an archeological interpretive, monitoring, and/or testing program is required, it should be consistent with Standard Guidelines for such programs and shall be implemented immediately.

> **Response A-8:** Mitigation Measure CUL-3 requires a qualified archaeologist, in consultation with a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project, to evaluate potential finds and provide additional treatment

recommendations. Mitigation measures for cultural and tribal resources were prepared based on the suggestion of tribes who participated in consultation under AB 52, including the Amah Mutsun Tribal Band of Mission San Juan Bautista. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment A-9: The commenter recommends that the District adhere to the following recommendations regarding archeological treatment of human remains and funerary objects. Specifically, the commenter recommends that the treatment of any human remains, and funerary objects discovered during any soils disturbing activity shall comply with applicable State laws, including Section 7050.5 of the Health and Safety Code and Public Resources Code 5097.98. The commenter recommends that if human remains or suspected human remains are encountered during construction, the contractor and District shall ensure that ground-disturbing work within 50 feet of the remains is halted immediately and shall arrange for the protection in place of the remains until appropriate treatment and disposition have been agreed upon and implemented in accordance with this section. The commenter recommends that the District immediately notify the Medical Examiner of the County in which the job resides and the Tribe of the find. In the event of the Medical Examiner's determination that the human remains are Native American in origin, the Medical Examiner will notify the NAHC within 24 hours and all provisions of Public Resources Code 5097.98 will be followed.

Response A-9: Mitigation Measure CUL-4 outlines treatment of human remains inadvertently discovered during construction of the Project. Funerary objects would be subject to the requirements of Mitigation Measure CUL-3 as noted in the above response. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment A-10: The commenter recommends that the District facilitate preparation of an interpretive program for tribal cultural resources. Specifically, the commenter recommends that if the Ohlone representative and the District determine that preservation-in-place of the tribal cultural resource is not a sufficient or feasible option, the District, in consultation with local Native American representatives, shall prepare a Cultural Resources Public Interpretation Plan ("CRPIP") to guide the interpretive program. The commenter recommends that the CRPIP shall be submitted for review and approval prior to implementation of the program. The commenter recommends that the District implement the interpretive program upon approval of the CRPIP. The commenter also recommends that the District work with the tribal representative to identify the scope of work by the tribal representative to fulfill the requirements of the CRPIP, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). The commenter notes that tribal representatives would require compensation for their work based upon an agreed upon scope of work prior to preparation of the CRPIP.

Response A-10: Mitigation Measure CUL-3 requires a qualified archaeologist, in consultation with a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project, to evaluate potential finds and provide additional treatment recommendations, which, though not specifically listed, could potentially include preparation of an interpretive program. Specific mitigation for any finds would be determined by the qualified archaeologist and Tribal Citizen on a case-by-case basis, depending on the specific nature of the find.

Furthermore, mitigation measures contained in the Draft IS/MND for cultural and tribal resources were prepared based on the suggestion of tribes who participated in consultation under AB 52, including the Amah Mutsun Tribal Band of Mission San Juan Bautista. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Letter B: California Department of Transportation ("Caltrans")

Comment B-1: This comment provides an overview of the Proposed Project and notes that the Proposed Project system improvements run along and across the State Highway System ("SHS"), with work within the states right of way in some areas, where Caltrans has permitting authority.

The commenter also indicates their support for local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety.

> **Response B-1:** These introductory remarks are acknowledged and referred to decision makers. The District recognizes Caltrans' permitting authority over the Proposed Project. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment B-2: The commenter notes that work within the State Right-of-Way will require a Caltrans Encroachment Permit, including establishment of construction staging areas.

> **Response B-2:** A Caltrans Encroachment Permit is included under the list of approvals presented on page 34 of the Draft IS/MND. The District will pursue a Caltrans Encroachment Permit for work within the State Right-of-Way. No changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment B-3: The commenter notes that any construction staging for the Proposed Project that is located within the State's right-of-way would require permitting from Caltrans, and that all materials in staging areas must be stored outside of the Clear Recovery Zone.

> **Response B-3:** The District will ensure that any construction staging for the Proposed Project permitted within the State's right-of-way would be located outside of the Clear Recovery Zone. No changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment B-4: The commenter notes that any work is completed in the State's right-of-way will require an encroachment permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The standards detailed in the Caltrans Encroachment Permit Manual should be followed. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and the comment letter does not limit those future conditions and requirements. The commenter has provided online resources regarding additional information on the encroachment permit process.

> **Response B-4:** A Caltrans Encroachment Permit is included under the list of approvals presented on page 34 of the Draft IS/MND. The District will pursue a Caltrans Encroachment Permit for work within the State Right-of-Way. The District will ensure that all work conducted under the Caltrans Encroachment Permit is in accordance with the standards detailed in the Caltrans Encroachment Permit Manual, as well as any additional conditions of approval associated with the Caltrans Encroachment Permit. No changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment B-5: The commenter provides direction on submittal process of the completed encroachment permit application.

Response B-5: The District and/or their designees shall submit the application package to Caltrans using one of the approaches identified above. No changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Letter C: Monterey Bay Air Resources District ("MBARD")

Comment C-1: The commenter provides introductory remarks and introduces comments and recommendations, which are provided in subsequent comments in full.

> **Response C-1:** Responses to individual comments provided by MBARD are provided below. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment C-2: MBARD recommends the District continue utilizing the MBARD CEQA Air Quality Guidelines as a resource for preparing the Draft IS/MND.

> **Response C-2:** The District used the MBARD CEQA Air Quality Guidelines to assess air quality impacts as discussed in Section 4.3 in of the Draft IS/MND. The District will continue to use the MBARD CEQA Air Quality Guidelines to assess impacts for any future projects undertaken by the District. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment C-3: The commenter notes that the North Central Coast Air Basin ("NCCAB") is currently in attainment with California's standards for ozone for the State's 8-hour ozone threshold standard of 0.070 ppm as of February 2021. The commenter notes that information and maps of State and Federal Area Designations are available on the California Air Resources Board's ("CARB") website.

> **Response C-3:** Comment acknowledged. The District has revised the text of the Draft IS/MND to note that the NCCAB is in attainment with California's ozone standards as shown in **Chapter 3. Revisions to the Draft IS/MND**.

Comment C-4: The commenter provides the text of MBARD Rule 424, which includes notifications, project surveys, removal, and disposal of regulated asbestos containing materials ("RACM") as well as adherence to the renovation and demolition procedures of existing structures. The commenter notes that MBARD Rule 424 could also apply if subsurface pipeline or conduit infrastructure, or other materials suspected of containing asbestos are encountered during construction activities, such as grading and trenching. The commenter notes that proper handling procedures must be utilized when development or other construction activities encounter, remove, and dispose of any active or abandoned asbestos cement pipe ("ACP") or any other asbestos-containing subsurface infrastructure. The commenter provides contact information for MBARD staff in the event that District has questions regarding MBARD Rule 424.

> **Response C-4:** Comment acknowledged. The Proposed Project includes some demolition of existing structures and site infrastructure. The District will ensure that all building demolition complies with the asbestos testing and handling procedures required as part of MBARD Rule 424. The text of the Draft IS/MND has been modified to more clearly state that demolition activities would comply with the requirements of MBARD Rule 424 as shown in **Chapter 3. Revisions to the Draft IS/MND**.

Comment C-5: The commenter notes that MBARD Rule 439 applies to all building removals, inclusive of "the deconstruction or demolition of any building" by either manual or mechanical means. The commenter notes that, in addition to the prohibition of visible emissions during building removals,

MBARD Rule 439 requires that structures are sufficiently wetted prior to removal and that wetting of structures must continue as necessary during demolition. In addition, the commenter notes that MBARD Rule 439 requires that structures be demolished inward toward building pads and that removal activities must cease when peak wind speed exceeds 15 miles per hour. The commenter provides contact information for MBARD staff in the event that District has questions regarding MBARD Rule 439.

Response C-5: Comment acknowledged. The Proposed Project includes some demolition of existing structures and site infrastructure. All building demolition would conform with the requirements of MBARD Rule 439. The text of the Draft IS/MND has been modified to more clearly state that demolition activities would comply with the requirements of MBARD Rule 439 as shown in **Chapter 3. Revisions to the Draft IS/MND**.

Comment C-6: The commenter recommends using cleaner than required construction equipment that conforms to CARB's Tier 3 or Tier 4 emission standards. The commenter also recommends that construction equipment use alternative fuels such as compressed natural gas ("CNG"), propane, electricity, or biodiesel to reduce diesel exhaust emissions, whenever feasible.

The commenter also notes that the use of a generator, boiler, or other stationary sources of air pollutants to support the construction process would require a permit from MBARD. In addition, the installation of one or more of these items for use in the operation of the Project would also be subject to MBARD permitting. In addition, the commenter notes that any stationary piston-type internal combustion engine of greater than or equal to 50 brake horsepower (bhp) requires an MBARD permit. The commenter provides contact information for MBARD staff in the event that District has questions regarding the MBARD permitting process.

Response C-6: The Draft IS/MND relied on air quality modeling conducted using CalEEMod. All construction emissions were found to be below their respective significance thresholds. In addition, the Project would implement MBARD's Best Management Practices to further reduce construction-period emissions. However, the District will encourage potential construction contractors to consider utilizing equipment that conforms to CARB's Tier 3 or Tier 4 emission standards. No changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Section 1.10 of the Draft IS/MND lists Project-related approvals, permits, and clearances anticipated to be required, including a Permit to Operate from MBARD for the backup generator at the Bluff/Jensen Tank and Pump Station Site. No other new stationary sources of air pollutants are proposed as part of the Project. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

Comment C-7: The commenter notes that fugitive dust emissions require mitigation during the construction phase of the Project. The commenter notes that the Project's compliance with MBARD Rule 402 Nuisance and CEQA Guidelines Section 8.2 can be maintained by implementing feasible Mitigation Measures, such as:

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).

- Cover all trucks hauling dirt, sand, or loose materials.
- Cover inactive storage piles.
- Maintain at least 2’0” of freeboard in haul trucks.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).

Response C-7: The Draft IS/MND includes these suggested feasible actions, as well as several other actions, as Best Management Practices as noted on page 61 of the Draft IS/MND. As such, no changes to the analysis or conclusions in the Draft IS/MND are required as a result of this comment.

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CHAPTER 3. REVISIONS TO THE DRAFT IS/MND

The District has modified the text of the Draft IS/MND (November 2025) as noted below. Page numbers of affected text are identified. The original text is presented first, and the revised text is presented second.

Page 2, Section 1.2 Background

Explanation: The text has been revised to correct the number of connections being added under the Proposed Project and as part of the previous Springfield Water System Project.

Original Text: Water service in the project area is primarily provided by three (3) public water systems owned and operated by the District. The District currently has six (6) full-time staff holding water system operator certifications. These systems are the Pajaro Water System ("PWS"), the Sunny Mesa Water System ("SMWS"), and the Springfield Water System ("SWS"). The PWS has approximately 463 active connections, consisting of 358 residential connections and 105 commercial/industrial connections. The SMWS has approximately 268 active connections, consisting of 257 residential connections and 11 commercial connections. The SWS is currently involved in a design and construction project to expand the service area and improve the system reliability and water quality. The improved system will serve 161 residential connections and two (2) commercial/industrial connections. These improvements were part of a separate project and are not part of the Proposed Project. The Proposed Project would add a further 127 (22 individual homes and 105 mobile homes) connections to the SWS.

Revised Text: Water service in the project area is primarily provided by three (3) public water systems owned and operated by the District. The District currently has six (6) full-time staff holding water system operator certifications. These systems are the Pajaro Water System ("PWS"), the Sunny Mesa Water System ("SMWS"), and the Springfield Water System ("SWS"). The PWS has approximately 463 active connections, consisting of 358 residential connections and 105 commercial/industrial connections. The SMWS has approximately 268 active connections, consisting of 257 residential connections and 11 commercial connections. The SWS is currently involved in a design and construction project to expand the service area and improve the system reliability and water quality. The improved system would add a further 127 (22 individual homes and 105 mobile homes) and would serve a total 161 residential connections and two (2) commercial/industrial connections. These improvements were part of a separate project and are not part of the Proposed Project. The Proposed Project would add a further eight (8) connections to the SWS.

Page 32, Section 1.7 Project Construction

Explanation: The text has been revised to reflect the most recent construction estimates.

Original Text: Construction of the Proposed Project will occur over two (2) major phases lasting 24-30 months. Construction activities associated with Phase 1 would last approximately 24 months. Construction activities associated with Phase 2 would last approximately 18 months. Project Phases are delineated based on availability of funding sources and construction of Project components may occur simultaneously between Phases.

Revised Text: Construction of the Proposed Project will occur over two (2) major phases lasting 24-30 months. Construction of Phase 1 of the Project is expected to begin in 2027 and conclude by early 2029,

for a total duration of 24 months. Construction for Phase 2 of the Project is expected to begin in 2027 and conclude by mid-2028, over a course of 20 months. Project Phases are delineated based on availability of funding sources and construction of Project components may occur simultaneously between Phases.

Page 32, Section 1.7 Project Construction – Demolition Subheading

Explanation: The text has been revised to clearly state that demolition activities will adhere to the requirements of MBARD rules for demolition and asbestos removal.

Original Text: The Proposed Project includes both well removal and demolition of existing structures on some of the Project Component sites. For the Iron and Manganese System installed at Pajaro Well No. 1 located at the District's office at 136 San Juan Road, some existing well piping and other site equipment would be removed to make way for the site improvements. For the Transmission Booster Pump Station located off of Elkhorn Road at the existing SMWS well site, the Project would demolish the existing concrete pad underlying the generator, remove and replace the existing driveway, convert SMWS Wells No. 1 and No. 2 to standby operation, and destroy some above-grade infrastructure at the SMWS well site. Underground pipe components at this site will be removed or abandoned in place. Other demolition activities associated with the Proposed Project include destruction of wells in use by the various small and private water systems in the NOML area. Demolition waste would be disposed of in accordance with all applicable regulations at the Monterey Peninsula Landfill.

Revised Text: The Proposed Project includes both well removal and demolition of existing structures on some of the Project Component sites. For the Iron and Manganese System installed at Pajaro Well No. 1 located at the District's office at 136 San Juan Road, some existing well piping and other site equipment would be removed to make way for the site improvements. For the Transmission Booster Pump Station located off of Elkhorn Road at the existing SMWS well site, the Project would demolish the existing concrete pad underlying the generator, remove and replace the existing driveway, convert SMWS Wells No. 1 and No. 2 to standby operation, and destroy some above-grade infrastructure at the SMWS well site. Underground pipe components at this site will be removed or abandoned in place. Other demolition activities associated with the Proposed Project include destruction of wells in use by the various small and private water systems in the NOML area. Demolition waste would be disposed of in accordance with all applicable regulations at the Monterey Peninsula Landfill.

All demolition would occur in compliance with MBARD rule 439, including prohibition of visible emissions during building removals, sufficiently wetting structures prior to removal and continuing wetting as necessary throughout demolition, demolishing structures inward toward building pads, and ceasing removal activities when peak wind speed exceeds 15 miles per hour. In addition, given the potential for asbestos containing materials due to the age of existing structures and infrastructure, the Project would comply with the requirements of MBARD Rule 424. Specifically, all suspect building materials, in each building, as well as subsurface pipeline, conduit infrastructure, or other materials suspected of containing asbestos, that will be disturbed by planned demolition shall be sampled and analyzed for asbestos using Polarized Light Microscopy. Any building materials found to be Regulated Asbestos Containing Materials ("RACM") shall be removed from the site and disposed of in accordance with Title 22, Division 4.5, of the California Code of Regulations.

Page 54, Section 4.3 Air Quality – Table 5. Attainment Status for the NCCAB

Explanation: Table 5 has been revised to show that the NCCAB is currently in attainment with California's standards for ozone.

Original Text:

Table 5
Attainment Status for the NCCAB

Pollutants	State Designation	Federal Designation
Ozone (O_3)	Nonattainment – Transitional	Attainment
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
Carbon Monoxide (CO)	San Benito Co. – Unclassified	Attainment
Carbon Monoxide (CO)	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: MBARD, 2017. 2012 – 2015 AQMP

Revised Text:

Table 5
Attainment Status for the NCCAB

Pollutants	State Designation	Federal Designation
Ozone (O_3)	Attainment	Attainment
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
Carbon Monoxide (CO)	San Benito Co. – Unclassified	Attainment
Carbon Monoxide (CO)	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: CARB, 2021

Page 58, Section 4.3 Air Quality – Regulatory Framework - Local

Explanation: The list of MBARD rules has been updated to include a description of Rule 439.

Original Text: To achieve and maintain AAQS, the MBARD has adopted various rules and regulations for the control of airborne pollutants. The applicable MBARD rules and regulations to the Proposed Project include, but are not limited to, the following:

- **Rule 402 (Nuisances).** The purpose of this rule is to prohibit emissions that may create a public nuisance. Applies to any source operation that emits or may emit air contaminants or other materials.
- **Rule 426 (Architectural Coatings).** The purpose of this rule is to limit emissions of volatile organic compounds from architectural coatings.

- **Rule 425 (Use of Cutback Asphalt).** The purpose of this rule is to limit emissions of vapors of organic compounds from the use of cutback and emulsified asphalt. This rule applies to the manufacture and use of cutback, slow cure, and emulsified asphalt during paving and maintenance operations.
- **Rule 424 (NESHAP-Asbestos).** Rule 424 adopts the National Emissions Standards for Hazardous Air Pollutants contained in the Code of Federal Regulations (40 CFR Part 61) pertaining to asbestos removal and building demolitions.

Revised Text: To achieve and maintain AAQS, the MBARD has adopted various rules and regulations for the control of airborne pollutants. The applicable MBARD rules and regulations to the Proposed Project include, but are not limited to, the following:

- **Rule 402 (Nuisances).** The purpose of this rule is to prohibit emissions that may create a public nuisance. Applies to any source operation that emits or may emit air contaminants or other materials.
- **Rule 426 (Architectural Coatings).** The purpose of this rule is to limit emissions of volatile organic compounds from architectural coatings.
- **Rule 425 (Use of Cutback Asphalt).** The purpose of this rule is to limit emissions of vapors of organic compounds from the use of cutback and emulsified asphalt. This rule applies to the manufacture and use of cutback, slow cure, and emulsified asphalt during paving and maintenance operations.
- **Rule 424 (NESHAP-Asbestos).** Rule 424 adopts the National Emissions Standards for Hazardous Air Pollutants contained in the Code of Federal Regulations (40 CFR Part 61) pertaining to asbestos removal and building demolitions.
- **Rule 439 (Building Removals).** Rule 439 sets specific requirements for the demolition of existing structures to limit particulate emissions associated with building removal.

Page 62, Section 4.3 Air Quality – Impact Discussion – Impact c) – 2nd Paragraph

Explanation: The text has been revised to refer to adherence to MBARD Rules 424 and 439.

Original Text: In addition, there are sensitive receptors located approximately 200 feet southwest of the Bluff/Jensen Tank and Pump Station site, approximately 300 feet southwest of the Transmission Booster Pump Station site, approximately 400 feet southeast (including both preschool and residential sensitive receptors) of the Pajaro Tank where site rehabilitation would occur, and immediately adjacent to the Iron and Manganese Treatment System to be installed at the existing Pajaro Well site. These components of the Proposed Project would result in construction activities being concentrated in single locations for longer periods of time than the pipeline components of the Proposed Project, which could result in increased concentrations of air quality pollutants. However, all air quality emissions for the construction period were found to be below their respective MBARD thresholds as described in **Appendix B**. In addition, the Proposed Project includes construction BMPs to reduce air quality emissions, and construction air quality emissions would be temporary in nature. Therefore, the Proposed Project would have a **less-than-significant construction impact** concerning the exposure of sensitive receptors to substantial pollutant concentrations.

Revised Text: In addition, there are sensitive receptors located approximately 200 feet southwest of the Bluff/Jensen Tank and Pump Station site, approximately 300 feet southwest of the Transmission Booster

Pump Station site, approximately 400 feet southeast (including both preschool and residential sensitive receptors) of the Pajaro Tank where site rehabilitation would occur, and immediately adjacent to the Iron and Manganese Treatment System to be installed at the existing Pajaro Well site. These components of the Proposed Project would result in construction activities being concentrated in single locations for longer periods of time than the pipeline components of the Proposed Project, which could result in increased concentrations of air quality pollutants. However, all air quality emissions for the construction period were found to be below their respective MBARD thresholds as described in **Appendix B**. In addition, the Proposed Project includes construction BMPs to reduce air quality emissions, and construction air quality emissions would be temporary in nature. Furthermore, the Project would adhere to the requirements of MBARD Rules 424 and 439 to prevent emissions, including potential asbestos release, during demolition activities. Therefore, the Proposed Project would have a **less-than-significant construction impact** concerning the exposure of sensitive receptors to substantial pollutant concentrations.

Page 139, Section 4.9 Hazards and Hazardous Materials – Impact Discussion – Impacts and b) – 2nd Paragraph

Explanation: The text has been revised to refer to MBARD Rule 424.

Original Text: Construction activities would require the temporary use of hazardous substances such as fuel and other petroleum-based products for operation of construction equipment, as well as oil and solvents. As a result, the Proposed Project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, handling, and disposal of hazardous materials would be temporary and would coincide with the short-term project construction activities. Further, handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations, and all hazardous materials would be securely stored in a construction staging area or similar designated location within the Project site. In addition, the handling transport, use, and disposal of hazardous materials would comply with all applicable federal, state, and local agencies and regulations, including DTSC; Occupational Safety and Health Administration ("OSHA"); Caltrans; and the Monterey County Health Department - Hazardous Materials Management Services.

Revised Text: Construction activities would require the temporary use of hazardous substances such as fuel and other petroleum-based products for operation of construction equipment, as well as oil and solvents. In addition, due to the age of existing structures and infrastructure, demolition activities associated with the Proposed Project could potentially result in the release or disturbance of asbestos containing materials. As a result, the Proposed Project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, handling, and disposal of hazardous materials would be temporary and would coincide with the short-term project construction activities. Further, handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations, and all hazardous materials would be securely stored in a construction staging area or similar designated location within the Project site. In addition, the handling transport, use, and disposal of hazardous materials would comply with all applicable federal, state, and local agencies and regulations, including DTSC; Occupational Safety and Health Administration ("OSHA"); Caltrans; and the Monterey County Health Department - Hazardous Materials Management Services.

Furthermore, all demolition activities would occur pursuant to the requirements of MBARD Rule 424, which requires sampling for asbestos from building materials to be removed, and, if asbestos is detected, appropriate disposal of asbestos containing materials.

Page 201, Chapter 5. References - Bibliography

Explanation: The new citation for Table 5 has been added to the bibliography.

Original Text: N/A

Revised Text: California Air Resources Board ("CARB") (2021). *Proposed 2021 Amendments to Area Designations for State Ambient Air Quality Standards*. Available at: https://ww2.arb.ca.gov/rulemaking/2022/sad2022

ATTACHMENT A

COMMENT LETTERS

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From:	Amah Mutsun Tribal
To:	Robyn Simpson
Subject:	Re: Notice of Availability/Notice of Intent to Adopt IS/MND for the Pajaro/Sunny Mesa Community Services District
Date:	Tuesday, November 18, 2025 3:02:44 PM
Attachments:	General Recommendations (1) (1).pdf 2025 Letter of Response for AMTB LLC.pdf

Hello Robyn,

Thank you for the information on the proposed project, and please see the attached documents with our recommendations. If you have any questions about the attached documents, or would like to set up a meeting to discuss consultation, please give us a call at 650-851-7489 or email us at amtbinc21@gmail.com. A-1

Thank you,

Lorelei Alli

On Tue, Nov 18, 2025 at 1:16 PM Robyn Simpson <RSimpson@ddaplanning.com> wrote:

The Amah Mutsun Tribal Band of San Juan Bautista & AMTB

Letter of Response

To whom it may concern:

It is our pride and privilege to be of service for any Native American Cultural Resource Monitoring, Consulting and/ or Sensitivity Training you may need or require. We take our Heritage and History seriously and are diligent about preserving as much of it as we can. Construction is a constant in the Bay Area and with that new discoveries are bound to happen. If you choose our services, we will gladly guide all personnel through proper procedures to safely protect and preserve: Culture, Heritage, and History. A-2

It is highly recommended, if not previously done, to search through Sacred Lands Files (SLF) and California Historical Resource Information Systems (CHRIS) as well as reaching out to the Native American Heritage Commission (NAHC) In order to determine whether you are working in a Cultural and/ or Historic sensitivity. A-3

If you have received any positive cultural or historic sensitivity within 1 mile of the project area here are A.M.T.B Inc's and Amah Mutsun Tribal Band of San Juan Bautista's recommendations:

- All Crews, Individuals and Personnel who will be moving any earth be Cultural Sensitivity Trained.
- A Qualified California Trained Archaeological Monitor is present during any earth movement.
- A Qualified Native American Monitor is present during any earth movement.

A-4

If further Consultation, Monitoring or Sensitivity Training is needed please feel free to contact A.M.T.B. Inc. or Myself Directly. A.M.T.B. Inc. 650-851-7747

Irenne Zwierlein

Irenne Zwierlein

2451 Tyrolean Way, Sacramento CA 95821
amtbinc21@gmail.com
(650)851-7747

Amah Mutsun Tribal Band of San Juan Bautista
&
AMTB

2451 Tyrolean Way, Sacramento CA 95821

Our rates for 2025 are

$200.00 per hour.

4 hours minimum

Cancellations not 48 hours (about 2 days) prior will be charged as a 4-hour minimum. There is a round trip mileage charge if canceled after they have traveled to site.

Anything over 8 hours a day is charged as time and a half.

Weekends are charged at time and a half.

Holidays are charged at double the time.

For fiscal year (FY) 2025, standard per diem rate of $425. ($333. lodging, $92 M&IE).

M&IE Breakdown FY 2025

M&IE Total	Continental Breakfast/ Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel
$92.00	$23.00	$26.00	$38.00	$5.00	$69.00

Beginning 2025, the standard mileage rates for the use of a car round trip (also vans, pickups or panel trucks) will be: $.70 cents per mile driven for business use or what the current federal standard is at the time.

Our Payment terms are 5 days from date on invoice.

Our Monitors are Members of the Amah Mutsun Tribal Band of Mission San Juan Bautista.

If you have any questions, please feel free to contact the A.M.T.B. Inc. at the below contact information.

Sincerely,

Irenne Zwierlein

Irenne Zwierlein

2451 Tyrolean Way, Sacramento CA
95821
amtbinc21@gmail.com

(650)851-7747

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATIONIS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
ALLIED BROKERS INSURANCE AGCY INC 57101434 591 LYTTON AVENUE PALO ALTO CA 94301	PHONE (A/C, No, Ext): (866) 467-8730	FAX (A/C, No): (888) 443-6112
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC#
AMTB LLC 2451 TYROLEAN WAY SACRAMENTO CA 95821-4809	INSURER A : Hartford Underwriters Insurance Company	30104
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			57 SBM BM9HAR	01/14/2025	01/14/2026	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
A	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			57 SBM BM9HAR	01/14/2025	01/14/2026	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per person)	
							BODILY INJURY (Per accident)	
							PROPERTY DAMAGE (Per accident)	
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	
							AGGREGATE	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) [ ] Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/ A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	
							E.L. DISEASE -EA EMPLOYEE	
							E.L. DISEASE - POLICY LIMIT	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES **(ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

The Business Liability Coverage Part includes a Blanket Additional Insured By Contract Endorsement, Form SL 30 32.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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Provisions to Address Discovery of a Tribal Cultural Resource During Construction

Tribal Cultural Resources Sensitivity Training. The project sponsor, in consultation with any Cultural Resources Team if one is available, shall retain the services of an Ohlone Native American representative and/or archeological consultant from the Qualified List of Archaeological Consultants to provide cultural sensitivity and archeological awareness training to all work crews who will be involved in ground disturbing activities at the project site. The training shall inform all project contractors, subcontractors and work crew members to be on the alert for evidence of the presence of potential tribal cultural resource(s), of how to identify the evidence of such a resource(s), and of stop work, resource protection, and notification requirements in the event of suspected discovery of a tribal cultural resource by construction crew members. A-5

Stop Work and Notification Upon Discovery. Should any indication of a tribal cultural resource be encountered during any soils-disturbing activity of the project, the project Head Foreperson and/or project sponsor shall immediately notify tribe and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery until the Cultural Monitor and a qualified archeological consultant from the Qualified Archeological Consultants List have assessed the find and the respective parties have determined whether and what additional measures should be undertaken. A-6

Preservation in Place. In the event of the discovery of a tribal cultural resource, the cultural resource team (if one is present on job), the project sponsor, the archeological consultant, and the Ohlone representative shall consult to determine whether preservation in place would be feasible and effective in preserving the values represented by the resource. The archeological consultant, in consultation with the Ohlone representative, shall document the find to current professional standards. The tribe may also require that the project sponsor immediately implement a site security program if the resource is at risk from vandalism, looting, or other damaging actions.

If it is determined that preservation-in-place of the tribal cultural resource would be both feasible and effective, the archeological consultant shall prepare a Resource Preservation Plan (RPP) in consultation with the Ohlone representative, for review, which shall be implemented by the project sponsor during construction. A-7

If it is determined that preservation in place would not be feasible or effective, then archeological assessment and treatment shall be implemented and in consultation with the Ohlone representative, as detailed below.

Archeological Treatment. If it is determined, in consultation with the Ohlone representative and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option to preserve the values represented by the resource, then the archeological consultant, in consultation with the Ohlone representative, shall conduct archeological assessment to determine A-8

the significance of the find and determine whether it retains sufficient integrity to warrant additional treatment. If the tribal cultural resource is determined to be a significant archeological resource, the archeological consultant, in consultation with the Ohlone representative, shall recommend appropriate archeological treatment to preserve the data and values of the tribal cultural resource, which may include archeological data recovery. Data recovery shall be implemented in consultation with the Ohlone representative and shall include appropriate analyses and reporting. If an archeological interpretive, monitoring, and/or testing program is required, it shall be consistent with Standard guidelines for such programs and shall be implemented immediately.

A-8 Con't

Human Remains and Funerary Objects. The treatment of any human remains, and funerary objects discovered during any soils disturbing activity shall comply with applicable State laws, including Section 7050.5 of the Health and Safety Code and Public Resources Code 5097.98. If human remains or suspected human remains are encountered during construction, the contractor and project sponsor shall ensure that ground-disturbing work within 50 feet of the remains is halted immediately and shall arrange for the protection in place of the remains until appropriate treatment and disposition have been agreed upon and implemented in accordance with this section. The project sponsor shall immediately notify the Medical Examiner of the County in which the job resides and the Tribe of the find. In the event of the Medical Examiner's determination that the human remains are Native American in origin, the Medical Examiner will notify the California State Native American Heritage Commission (NAHC) within 24 hours and all provisions of Public Resources Code 5097.98 will be followed.

A-9

Interpretive Program. If it is determined, in consultation with Ohlone representative and the project sponsor, determines that preservation-in-place of the tribal cultural resource is not a sufficient or feasible option, the project sponsor, in consultation with local Native American representatives, shall prepare a Cultural Resources Public Interpretation Plan (CRPIP) to guide the interpretive program. The CRPIP shall be submitted for review and approval prior to implementation of the program. The interpretive program may but is not limited to artist installations, preferably by local Native American artists, oral histories with local Native Americans, cultural displays, educational panels, or other interpretive elements agreed upon by the sponsor, and Ohlone Native American representatives, and shall include an on-site acknowledgement that the project is built on traditional Ohlone land. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. Upon approval of the CRPIP and prior to project occupancy, the interpretive program shall be implemented by the project sponsor. The project sponsor shall work with the tribal representative to identify the scope of work by the tribal representative to fulfill the requirements of this mitigation measure, which may include participation in preparation and review of deliverables (e.g., plans, interpretive materials, artwork). Tribal representatives shall be compensated for their work as identified in the agreed upon scope of work.

A-10

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

CALTRANS DISTRICT 5
50 HIGUERA STREET | SAN LUIS OBISPO, CA 93401-5415
(805) 549-3101 | FAX (805) 549-3329 TTY 711
www.dot.ca.gov

December 17, 2025

Mon-1-Various
SCH # 2025110647

Judith Vazquez-Varela, General Manager
Pajaro/Sunny Mesa Community Services District
136 San Juan Road
Royal Oaks, CA 95076

Dear Ms. Vazques-Varela:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Initial Study/Mitigated Negative Declaration (MND) for the Pajaro/Sunny Mesa – Springfield Area Regional Consolidation Project. The Project proposes a two-phased consolidation of various water systems into a single water system. The water systems run along and across the State Highway System (SHS) and work is proposed within the states right of way in some areas.

Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. B-1

Caltrans offers the following comments in response to the MND:

Traffic Operations and Safety:

- Work within the State Right-of-Way will require a Caltrans Encroachment Permit, including establishment of construction staging areas. B-2
- If construction staging for proposed Project is permitted within the states right of way, all materials shall be stored outside of the Clear Recovery Zone. B-3

Permits:

- Please be aware that if any work is completed in the State's right-of-way it will require an encroachment permit from Caltrans, and must be done to our engineering and environmental standards, and at no cost to the State. The standards detailed in the Caltrans Encroachment Permit Manual should be followed. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and B-4

nothing in this letter shall be implied as limiting those future conditions and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at: https://dot.ca.gov/programs/traffic-operations/ep/applications. B-4 Con't

- When the application package is complete, it may either be emailed to d5.permits@dot.ca.gov or submitted through the Caltrans Encroachment Permit System (CEPS) public portal. B-5

Thank you for the opportunity to review and comment on the proposed project. If you have any questions or need further clarification on the items discussed above, please contact me at (805) 835-6555 or email ingrid.mcroberts@dot.ca.gov.

Sincerely,

Ingrid McRoberts

Ingrid McRoberts
Caltrans District 5
Local Development Review Coordinator

Monterey Bay Air Resources District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940

PHONE: (831) 647-9411 • FAX: (831) 647-8501

December 17, 2025

Judith Vazquez-Varela, General Manager
136 San Juan Road, Royal Oaks, CA 95076
Submitted via email: judyvazquez@pajarosunnymesa.com

Re: Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project

Dear Ms. Vazquez-Varela,

Thank you for providing the Monterey Bay Air Resources District (MBARD) with the opportunity to comment on the Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) for the Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project. MBARD has reviewed this MND and has the following comments: C-1

CEQA Guidelines

MBARD recommends the Pajaro/Sunny Mesa Community Service District (District) to continue utilizing the MBARD CEQA Air Quality Guidelines as a resource for preparing the Draft IS/MND. C-2

North Central Coast Air Basin (NCCAB) Attainment Status

The North Central Coast Air Basin (NCCAB) is currently in attainment with California's standards for ozone. The NCCAB has been in attainment since February 2021 for the State's 8-hour ozone threshold standard of 0.070 ppm. Additional information and maps of State and Federal Area Designations are available on California Air Resources Board's (CARB) website. C-3

Rule 424 National Emission Standards for Hazardous Air Pollutants (NESHAP)

Rule 424 states, "All suspect building materials, in each building, that will be disturbed by planned demolition or renovation activities shall be sampled and analyzed for asbestos using the method specified in Appendix E, Subpart E, 40 Code of Federal Regulations, Part 763, Section 1 (Polarized Light Microscopy) or assumed to be asbestos containing. Suspect materials include, friable asbestos-containing material, Category I nonfriable asbestos-containing material, Category II nonfriable asbestos-containing material or any other material that may contain asbestos, based on past manufacturing practices or use". Rule 424 includes notifications, project surveys, removal, and disposal of regulated asbestos containing materials (RACM) as well as adherence to the renovation and demolition procedures. C-4

Rule 424 could also apply if subsurface pipeline or conduit infrastructure, or other materials suspected of containing asbestos are encountered during construction activities, such as grading and trenching. Proper handling procedures must be utilized when development or other construction activities encounter,

remove, and dispose of any active or abandoned asbestos cement pipe (ACP) or any other asbestos-containing subsurface infrastructure.

For assistance regarding this regulation, please contact Bronwyn Nielson, Air Quality Inspector, at (831) 718-8024 bnielson@mbard.org for more information regarding this rule.

C-4 Con't

Rule 439 Building Removals

Rule 439 applies to all building removals, or "the deconstruction or demolition of any building" by either manual or mechanical means. In addition to the prohibition of visible emissions during building removals, the following work practice standards are required: structures must be sufficiently wet prior to removal and wetting must continue as necessary, demolish structures inward toward building pads, and cease removal activities when peak wind speed exceeds 15 miles per hour.

C-5

For assistance regarding this regulation, please contact Bronwyn Nielson, Air Quality Inspector, at (831) 718-8024 bnielson@mbard.org for more information regarding this rule.

Construction Emissions and Permits

MBARD recommends using cleaner than required construction equipment that conforms to CARB's Tier 3 or Tier 4 emission standards. MBARD also recommends, whenever feasible, construction equipment use alternative fuels such as compressed natural gas (CNG), propane, electricity, or biodiesel to reduce diesel exhaust emissions.

If a generator, boiler, or other stationary sources of air pollutants are needed to support the construction process or will be installed for use in the operation of the project, a permit may be required. Any stationary piston-type internal combustion engine of greater than or equal to 50 brake horsepower (bhp) requires a permit. Please contact MBARD's Engineering Division at (831) 647-9411 if there are any questions regarding the permitting process.

C-6

Rule 402 Nuisances

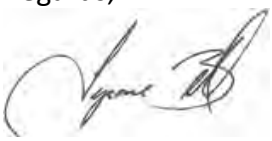
Fugitive dust should be mitigated during the construction phase of the project. Compliance with MBARD Rule 402 Nuisance and CEQA Guidelines Section 8.2 can be maintained by implementing feasible Mitigation Measures, such as:

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).
- Cover all trucks hauling dirt, sand, or loose materials.
- Cover inactive storage piles.
- Maintain at least 2'0" of freeboard in haul trucks.
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).

C-7

MBARD appreciates the opportunity to comment on the NOA/NOI to adopt a Draft IS/MND for the Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project. Please let me know if you have any questions. I may be reached at (831) 718-8021 or tbell@mbard.org.

Regards,



Tyrone Bell
Air Quality Planner II

cc: Richard A. Stedman, Air Pollution Control Officer
David Frisbey, Planning and Air Monitoring Manager
Shawn Boyle, Planning and Air Monitoring Supervisor

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Public Review Draft

Initial Study/Mitigated Negative Declaration

for the

Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project

Prepared for:

PAJARO / SUNNY MESA
COMMUNITY SERVICES DISTRICT

Pajaro/Sunny Mesa Community Services District

Prepared by:

DD&A

Denise Duffy & Associates, Inc.

November 2025

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Abbreviations

Acronym or Abbreviation	Definition
123-TCP	123-tri-chloro-propane
3CE	Central Coast Community Energy
AAQS	Ambient Air Quality Standards
AB	Assembly Bill
AC(CZ)	Agricultural Conservation (Coastal Zone)
Achasta	Achasta Archaeological Services
AGSP	Alternative Groundwater Sustainability Plan
AMBAG	Association of Monterey Bay Area Governments
APE	Area of Potential Effect
APNs	Assessor's Parcel Numbers
AQMP	Air Quality Management Plan
AQTESOLV	AQuifer TEst SOLVer
ASBS	Areas of Special Biological Significance
BAU	business as usual
bgs	Below Ground Surface
BMP	Best Management Practice
BSC	Building Standards Commission
CALFIRE	California Department of Forestry and Fire Protection
CalRecycle	California Integrated Waste Management Board
CA SRF	California Safe Drinking Water State Revolving Fund
Caltrans	California Department of Transportation
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalGreen	California Green Building Standards Code
California Register	California Register of Historical Resources
CAO	Clean-up and Abatement Order
CAP(CZ)	Coastal Agricultural Preserve (Coastal Zone)
CARB	California Air Resources Board
CBC	California Building Code
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDO	Cease and Desist Order
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act

CESA	California Endangered Species Act
CGP	Construction General Permit
CGS	California Geological Survey
CH_4	Methane
CHRIS	California Historic Resources Information System
CNDDB	California Natural Diversity Database
CNPPA	California Native Plant Protection Act
CNPS	California Native Plant Society
CO_2	Carbon Dioxide
CO_2e	carbon dioxide equivalent
County	Monterey County/County of Monterey
CPUC	California Public Utilities Commission
CRPR	California Rare Plant Ranks
CWA	Clean Water Act
dB	decibel
dBA	A-weighted sound level
DD&A	Denise Duffy and Associates, Inc.
District	Pajaro/Sunny Mesa Community Services District
DOC	California Department of Conservation
DOF	Department of Finance
DOT	U.S. Department of Transportation
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
ESA	Federal Endangered Species Act
F/40	Farmland (Minimum Building Site of 40 acres)
FCAA	Federal Clean Air Act
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FIP	Federal Implementation Plan
FIRM	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
FPPA	Farmland Protection Policy Act
ft/day	feet per day
ft^2/day	square feet per day
gpd/ft	gallons per day per foot
gpd/ft^2	gallons per day per square foot
gpm	Gallons Per Minute
GHG	Greenhouse gas
GSA	Groundwater Sustainability Agency
GSP	Groundwater Sustainability Plans
GSU	2022 Groundwater Sustainability Update

HFC	hydrofluorocarbons
Hp	Horsepower
IS/MND	Initial Study/Mitigated Negative Declaration
LAFCO	Monterey County Local Agency Formation Commission
LCI	Governor's Office of Land Use and Climate Innovation
LCP	Local Coastal Program
LESA	Land Evaluation Site Assessment
LF	linear feet
LOP	Local Oversight Program
LRA	Local Responsibility Area
LUP	Land Use Plan
LUST	Leaking Underground Storage Tank
M1W	Monterey One Water
MBARD	Monterey Bay Air Resources District
MBTA	Migratory Bird Treaty Act
MCC	Motor Control Center
MCL	Maximum Concentration Limit
MCSD	Monterey County Sheriff's Department
MDR/4(CZ)	Medium Density Residential at four (4) units per acre (Coastal Zone)
MHP	Moss Landing Mobile Home Park
MLD	Most Likely Descended
MMT	Million Metric Ton
MNS	MNS Engineers, Inc.
MOU	Memorandum of Understanding
MRZ	Mineral Resource Zone
$MTCO_2e$	Metric Tons Per Year of CO_2e
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCAB	North Central Coast Air Basin
NCFPD	North County Fire Protection District
NEHRP	National Earthquake Hazards Reduction Program
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NHTSA	National Highway Traffic Safety Administration
NOD	Notice of Determination
NOI	Notice of Intent
NOAA	National Oceanic and Atmospheric Administration
NMFS	National Marine Fisheries Service
NOML/NOML area	North of Moss Landing Area
NPDES	National Pollutant Discharge Elimination System

NRCS	Natural Resources Conservation Service
NRHP/National Register	National Register of Historic Places
NWIC	Northwest Information Center
OEHHA	Office of Environmental Health Hazard Assessment
OSHA	Occupational Safety and Health Administration
OWTS	Onsite Wastewater Treatment System
PCB	polychlorinated biphenyl
PFC	perfluorocarbon
PG&E	Pacific Gas and Electric
PHD	Peak Hour Demand
PLC	Programmable Logic Controller
Psi	Pounds Per Square Inch
PQP(CZ)	Public/Quasi Public (Coastal Zone)
Proposed Project/Project	Pajaro/Sunny Mesa Springfield Area Consolidation Project
PSM	Pajaro/Sunny Mesa
PVC	Polyvinyl Chloride
PVWMA	Pajaro Valley Water Management Agency
PWS	Pajaro Water System
RC(CZ)	Resource Conservation (Coastal Zone)
RCRA	Resources Conservation and Recovery Act
ROW	Right-of-way
RPS	Renewables Portfolio Standard
SB	Senate Bill
SCADA	Supervisory Control and Data Acquisition
SF_6	sulfur hexafluoride
SFHA	Special Flood Hazard Area
SGMA	Sustainable Groundwater Management Act
SIP	State Implementation Plan
SMARA	Surface Mining and Reclamation Act
SMWS	Sunny Mesa Water System
SPCP	Spill Prevention and Control Plan
SR	State Route
SRA	State Responsibility Area
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SWS	Springfield Water System
SWS Project	Springfield Water System Project
TAC	Toxic Air Contaminant
TAMC	Transportation Agency for Monterey County
TSCA	Toxic Substances Control Act
UC Davis	University of California Davis

USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VdB	Vibration Velocity
VMT	Vehicle Miles Traveled
Williamson Act	California Land Conservation Act of 1965
WM	Waste Management, Inc.
YBP	Years Before Present

Project Summary

1. **Project Title**: Pajaro/Sunny Mesa – Springfield Area Regional Consolidation Project ("Proposed Project")
2. **Lead Agency:** Pajaro/Sunny Mesa Community Services District
3. **Contact:** Judith Vazquez-Varela, General Manager
   136 San Juan Road
   Royal Oaks, CA 95076
   (831) 722-1389
   judyvazquez@pajarosunnymesa.com
4. **Responsible Agencies**: County of Monterey, Pajaro County Sanitation District, Local Agency Formation Commission of Monterey County, and Monterey Bay Air Resources District,
5. **Prepared By:** Denise Duffy and Associates, Inc. ("DD&A").
6. **Date Prepared:** November 2025
7. **Name of Property Owner/Project Proponent:** Pajaro/Sunny Mesa Community Services District
8. **Project Location:** The Proposed Project is located north of the community of Moss Landing, south of the City of Watsonville, and near the community of Pajaro. Both Moss Landing and Pajaro are rural, low-density residential areas located in unincorporated Monterey County ("County"). Land uses of adjacent properties consist mainly of agricultural parcels, residential parcels, state highways, and County rights-of-way ("ROWs"). The Proposed Project area consists of the existing and future service areas of the Pajaro Water System ("PWS"), the Sunny Mesa Water System ("SMWS"), and the Springfield Water System ("SWS"). In addition, the Proposed Project area includes the North of Moss Landing Area ("NOML" or "NOML area"), which contains 77 identified households with 34 houses sourcing water from two (2) state regulated small water systems and nine (9) locally regulated small water systems, as well as 43 individual households reliant on private domestic wells. State Route ("SR") 1 and Salinas Road provide regional access to the Proposed Project area.
9. **Assessor's Parcel Number(s):** See **Table 1**.
10. **Acreage of Project Disturbance:** 57.3 acres
11. **Project Description:** The Proposed Project is a two (2)-phased project consisting of the consolidation of the PWS, SMWS, and SWS, as well as the various water connections in the NOML area into a single water system to be owned and operated by the Pajaro/Sunny Mesa Community Services District ("District"). The First Phase of the Proposed Project is anticipated to be funded by the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant and would consist of annexation of parcels into the District's service area, land acquisition and easements, an Iron and Manganese Treatment System at the existing District office, consolidation pipelines (Transmission Mains) connecting the PWS to the SMWS and the SMWS to the SWS, Transmission Pump Station to convey water from PWS to SMWS, rehabilitation of the PWS' existing 600,000 gallon welded steel water storage tank, electrical upgrades to the Sunny Mesa tank site, conversion of SMWS Wells No. 1 and No. 2 to standby-only use, radio meter upgrades, and installation of a Supervisory Control and Data Acquisition ("SCADA") system. The First Phase of the Proposed Project is anticipated to be funded through the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant Program. The Second Phase of the Proposed Project is anticipated to be funded by the California Safe Drinking Water State Revolving Fund ("CA SRF") funds from the SWRCB and would

consist of the installation of the Springfield Expansion Distribution Main and the Bluff/Jensen Distribution Main, construction of the Bluff/Jensen tank and pump station, and installation of lateral service connections located on private property. The First Phase of the Proposed Project has been designed so that it could operate as a standalone water system in the event that the Second Phase of the Proposed Project is not funded or otherwise delayed. Once operational, the Proposed Project is anticipated to serve approximately 967 total connections. The Proposed Project includes approximately 46,000 linear feet ("LF") of potable watermains between both phases, and a total of 235,000 LF of total pipeline when including service laterals and appurtenances. The pipeline infrastructure would include pipelines of six (6), eight (8), and 10-inch diameters. The Proposed Project would primarily be supplied water from three (3) sources, comprised of Pajaro Wells No. 1 and No. 2 and Springfield Well No. 2. Additionally, SMWS Wells No. 1 and No. 2 would be retained as standby sources of water for the Proposed Project, for an overall total of five (5) water sources. In addition, the Proposed Project includes additional infrastructure improvements at the existing PWS Water Storage Tank and Sunny Mesa Tank Site to facilitate O&M of the new water system.

12. **General Plan Designation:** The North Monterey County Area Plan component of the 2010 Monterey County General Plan governs the inland portions of the Proposed Project area. The North County Land Use Plan ("LUP")/Local Coastal Program ("LCP") of the 1982 Monterey County General Plan governs the Coastal Zone portion of the Proposed Project area. The Proposed Project components would be located on multiple parcels with Plan Designations under the LCP (for Coastal Zone parcels) and the North Monterey County Area Plan component of the 2010 Monterey County General Plan (for inland parcels) that include Public/Quasi Public, Agricultural Conservation, and Resource Conservation. The parcels served by the Proposed Project carry various Plan Designations under the LCP that include Agricultural Preservation, Wetlands and Coastal Strands, and Agricultural Conservation, Public/Quasi Public.
13. **Zoning District:** The Proposed Project components would be located on multiple parcels with zoning designations that include Farmland (Minimum Building Site of 40 acres) ("F/40"), Agricultural Conservation (Coastal Zone) ("AC(CZ)"), and Coastal Agricultural Preserve (Coastal Zone) ("CAP(CZ)"). The parcels served by the Proposed Project carry various zoning designations including CAP(CZ), Resource Conservation (Coastal Zone) ("RC(CZ)"), AC(CZ), Public/Quasi Public (Coastal Zone) ("PQP(CZ)"), and Medium Density Residential at four (4) units per acre (Coastal Zone) ("MDR/4(CZ)").

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Chapter 1. Introduction and Project Description

1.1 INTRODUCTION

The Pajaro/Sunny Mesa Community Services District ("District") prepared this Initial Study/Mitigated Negative Declaration ("IS/MND") to evaluate the potential environmental effects associated with the Pajaro/Sunny Mesa Springfield Area Consolidation Project ("Project" or "Proposed Project"), located in northern unincorporated Monterey County, California. The District prepared this document in accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 et. Seq., and the State CEQA Guidelines, California Code of Regulations ("CCR") Section 15000 et. Seq. The purpose of this IS/MND is to provide clear, objective information regarding the potential environmental consequences of the Proposed Project to the decision makers considering the Proposed Project.

The District is acting as the Lead Agency pursuant to CEQA Guidelines Section 15050(a). As the Lead Agency, the District prepared this IS/MND pursuant to CEQA Guidelines Section 15063, Sections 15070 and 15152. The District will circulate this IS/MND for agency and public review during a 30-day public review period, as required pursuant to CEQA Guidelines Section 15073. The District will consider all comments raising a substantive environmental issue under CEQA as part of the deliberative process in accordance with CEQA Guidelines Section 15074.

The District is applying for funding through the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant for the First Phase of the Proposed Project and California Safe Drinking Water State Revolving Fund ("CA SRF") funding through the State Water Resources Control Board ("SWRCB") for the Second Phase of the Proposed Project. Therefore, the Proposed Project requires a CEQA Plus review. CEQA Plus incorporates federal National Environmental Policy Act ("NEPA") cross-cutting environmental regulations in addition to the standard CEQA requirements. The Proposed Project must, therefore, comply with the following federal environmental laws: Federal Endangered Species Act ("ESA"); Magnuson-Stevens Fishery Conservation and Management Act, National Historic Preservation Act; Federal Clean Air Act ("FCAA"); Clean Water Act ("CWA"); Wetland Protection Executive Order 11990; Farmland Protection Policy Act ("FPPA"); Coastal Zone Management Act; Coastal Barriers Resources Act, Wild and Scenic Rivers Act; Floodplain Management Executive Order 11988; Migratory Bird Treaty Act ("MBTA"), Safe Drinking Water Act, and applicable Environmental Justice regulations.

Publication of this IS/MND marks the beginning of a 30-day public review and comment period. During this period, the IS/MND will be available to local, state, and federal agencies and to interested organizations and individuals for review. Written comments concerning the environmental review contained in this IS/MND during the 30-day public review period should be sent to:

Pajaro/Sunny Mesa Community Services District
136 San Juan Road
Royal Oaks, CA 95076
Attn: Judith Vazquez-Varela, General Manager

This IS/MND and all documents referenced in it are available for public review at the District's offices located at the above address. Following the conclusion of the public review period, the District will consider the adoption of the IS/MND for the Proposed Project at a regularly scheduled public hearing. The District shall consider the IS/MND together with any comments received during the public review process. Upon adoption of the IS/MND, the District may proceed with approval actions for the Proposed Project. If the District approves the Project, the District will file a Notice of Determination ("NOD"),

which will be available for public inspection and posted within 24 hours of receipt at the County Clerk's Office for 30 days. The filing of the NOD starts a 30-day statute of limitations on court challenges to the approval under CEQA (CEQA Guidelines Section 15075(g)).

The District prepared the following section consistent with the requirements of CEQA Guidelines Section 15124 to the extent that it applies to the Proposed Project. Additionally, the information contained in this section has also been prepared to satisfy the applicable CEQA Plus requirements, as stated above. The following sections provide a discussion of key background details related to the Proposed Project, including Project location, components, site and area characteristics, and applicable regulatory requirements.

1.2 BACKGROUND

Water service in the project area is primarily provided by three (3) public water systems owned and operated by the District. The District currently has six (6) full-time staff holding water system operator certifications. These systems are the Pajaro Water System ("PWS"), the Sunny Mesa Water System ("SMWS"), and the Springfield Water System ("SWS"). The PWS has approximately 463 active connections, consisting of 358 residential connections and 105 commercial/industrial connections. The SMWS has approximately 268 active connections, consisting of 257 residential connections and 11 commercial connections. The SWS is currently involved in a design and construction project to expand the service area and improve the system reliability and water quality. The improved system will serve 161 residential connections and two (2) commercial/industrial connections. These improvements were part of a separate project and are not part of the Proposed Project. The Proposed Project would add a further 127 (22 individual homes and 105 mobile homes) connections to the SWS.

In addition, the NOML area includes 77 households that are dependent on two (2) state regulated water systems, nine (9) locally regulated small water systems, and individual private domestic wells. These water sources face various issues related to water quality, water supply reliability, and vulnerabilities to failure, as described in further detail below. The Proposed Project is necessary to address long-standing contamination and vulnerability within the PWS, SMWS, SWS, and NOML systems. The existing PWS has two (2) sources of water supply, but only one currently meets potable drinking water standards and the other is susceptible to service disruptions during flood events. The SMWS operates two (2) active wells, both of which exceed the previous and proposed maximum contaminant level (MCL) for Hexavalent Chromium (10 µg/L). The SWS, following a planned improvement project, will have only a single potable supply source. In the NOML area, drinking water wells have elevated levels of nitrate, 1,2,3-TCP, and other contaminants. The existing water systems, specific contamination issues and improvements necessary to address these concerns are fully described in **Section 1.5 Existing Facilities**.

1.3 PROJECT LOCATION

The Proposed Project, described below, is located north of the community of Moss Landing in northern unincorporated Monterey County. Regional access to the Project area is provided primarily from SR 1 and Salinas Road. The Moss Landing and Pajaro communities are rural, low-density residential areas located north of Moss Landing and south of Watsonville in unincorporated Monterey County. Land uses consist mainly of agricultural parcels, residential parcels, state highways, and County ROWs. The Proposed Project area consists of the existing and proposed future service areas of the PWS, the SMWS, and the SWS. In addition, the Proposed Project area includes the NOML area, which contains 77 identified households with 34 houses sourcing water from two (2) state regulated small water systems and nine (9) locally regulated small water systems, as well as 43 individual households reliant on private domestic wells. The Proposed Project would provide water service to connections located on the

following Assessor's Parcel Numbers ("APNs") as identified in **Table 1**. The Proposed Project components would be located on the APNs identified in **Table 2**. **Table 3** identifies whether components of the Proposed Project are located in the Coastal Zone, inland areas, or a mix of both. **Figure 1** shows the regional location of the Proposed Project. **Figures 2a** and **2b** show the aerial view of the Proposed Project area. **Figure 3** shows the land uses within the Proposed Project area.

Table 1
New Project APNs to be Served by Proposed Project

Project APNs	Project APNs	Project APNs
117-032-001-000	117-031-004-000	117-031-005-000
117-031-006-000	117-032-002-000	117-032-003-000
117-032-004-000	117-032-005-000	117-033-003-000
412-032-013-000	117-033-005-000	117-033-004-000
117-031-014-000	117-043-026-000	117-043-013-000
117-043-014-000	117-043-015-000	117-043-032-000
117-042-005-000	117-042-006-000	117-043-006-000
117-043-010-000	117-043-022-000	117-043-019-000
117-043-003-000	117-043-029-000	117-043-023-000
117-041-017-000	117-041-012-000	117-041-011-000
117-041-016-000	117-042-010-000	117-042-009-000
413-012-014-000	413-013-001-000	413-031-001-000
117-021-008-000	117-052-023-000	117-022-002-000
117-021-013-000	412-032-011-000	

Source: CWC, 2024

Table 2
Project APNs Where Proposed Project Components Would be Located

Project APN	Proposed Project Component
117-351-032-000	Pajaro Well #1 Site Iron & Manganese Treatment Plant
117-263-002-000, 117-263-006-000, 117-263-006-000	Pajaro Tank Site
117-121-003-000, 117-121-004-000 (lateral relocation)	SMWS Well Site/ Transmission Booster Pump Station
117-191-004-000	Sunny Mesa Tank Site
117-022-002-000, 117-021-008-000, 117-021-013-000, and 412-032-011-000	Pipeline Easements
117-033-005-000	Bluff/Jensen Tank and Pump Station site

Source: MNS, 2024

Title: **Regional Map**	Date 7/8//2025 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 1

Title:

Aerial Map

Date	7/1/2025
Scale	N/A
Project	2023.47

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Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
2a

Title:

Aerial Map

Date	7/1/2025
Scale	N/A
Project	2023.47

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Environmental Consultants Resource Planners
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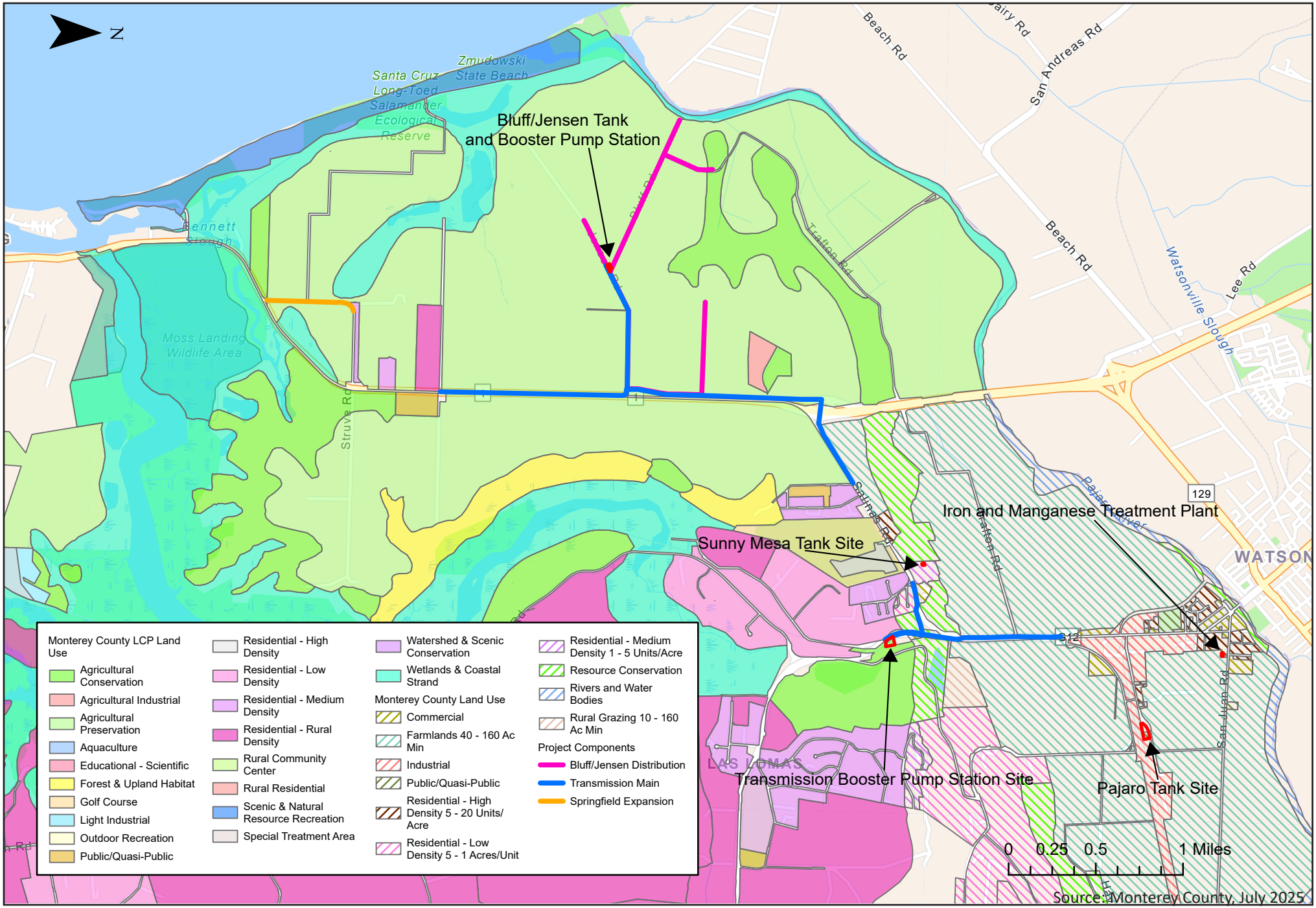
Figure
2b



Title:

Land Use Map

Date	7/1/2025
Scale	N/A
Project	2023.47

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Figure
3

Table 3
Project Component Locations in Relation to Coastal Zone

Proposed Project Component	Located Within Coastal Zone?
Pajaro Well #1 Site Iron & Manganese Treatment Plant	No[1]
Pajaro Tank Site	No[1]
SMWS Well Site/ Transmission Booster Pump Station	Yes[2]
Sunny Mesa Tank Site	No[1]
Pipeline Easements	Yes[2]
Bluff/Jensen Tank and Pump Station site	Yes[2]
Pipelines	Partially
Service Area Connections	Yes[2]

Applicable Regulatory Plans
[1] 2010 Monterey County General Plan, North County Area Plan
[2] 1982 Monterey County General Plan, North County Land Use Plan/Local Coastal Program

1.4 SURROUNDING LAND USES AND SETTING

The Proposed Project is located in an area consisting primarily of agricultural and low-density residential uses located north of the unincorporated community of Moss Landing. The Proposed Project components would be located in multiple parcels with Plan Designations under the LCP (for Coastal Zone parcels) that include Public/Quasi Public, Agricultural Conservation, and Resource Conservation. The parcels served by the Proposed Project carry various Plan Designations under the North Monterey County Area Plan (for inland parcels) that include Agricultural Preservation, Wetlands and Coastal Strands, Agricultural Conservation, and Public/Quasi Public.

1.5 EXISTING FACILITIES

Pajaro Water System

The PWS supplies water to approximately 463 connections (358 residential and 105 commercial/industrial connections) and a population of approximately 6,500 people within the unincorporated community of Pajaro and the surrounding area. This service area is located on the southern bank of the Pajaro River, south of the City of Watsonville. The PWS provides water service to single-family and multi-family residential, agricultural, institutional, irrigation, fire, and commercial customers. The primary components of the PWS consist of:

- A single primary groundwater well (Pajaro Well No. 2) located near the intersection of Railroad Avenue and Allison Road. Pajaro Well No. 2 has a capacity of 1,500 gallons per minute (“gpm”);
- Two (2) above-ground 600,000-gallon water storage tanks (one (1) welded and one (1) bolted) located at the Pajaro Well No. 2 site;
- A booster pump system consisting of two (2) hydropneumatics tanks (with capacities of 8,000 gallons and 15,000 gallons) and two (2) canned vertical turbine pumps (with capacities of 1,500 gpm and 2,500 gpm) located at the Pajaro Well No. 2 site;
- A single standby groundwater well (Pajaro Well No. 1) located at the District’s office at 136 San Juan Road. Pajaro Well No. 1 has a capacity of 500 gpm; and

- A network of potable water distribution piping, primarily composed of four (4) to 10-inch diameter polyvinyl chloride ("PVC") pipes, and copper and polyethylene service laterals.

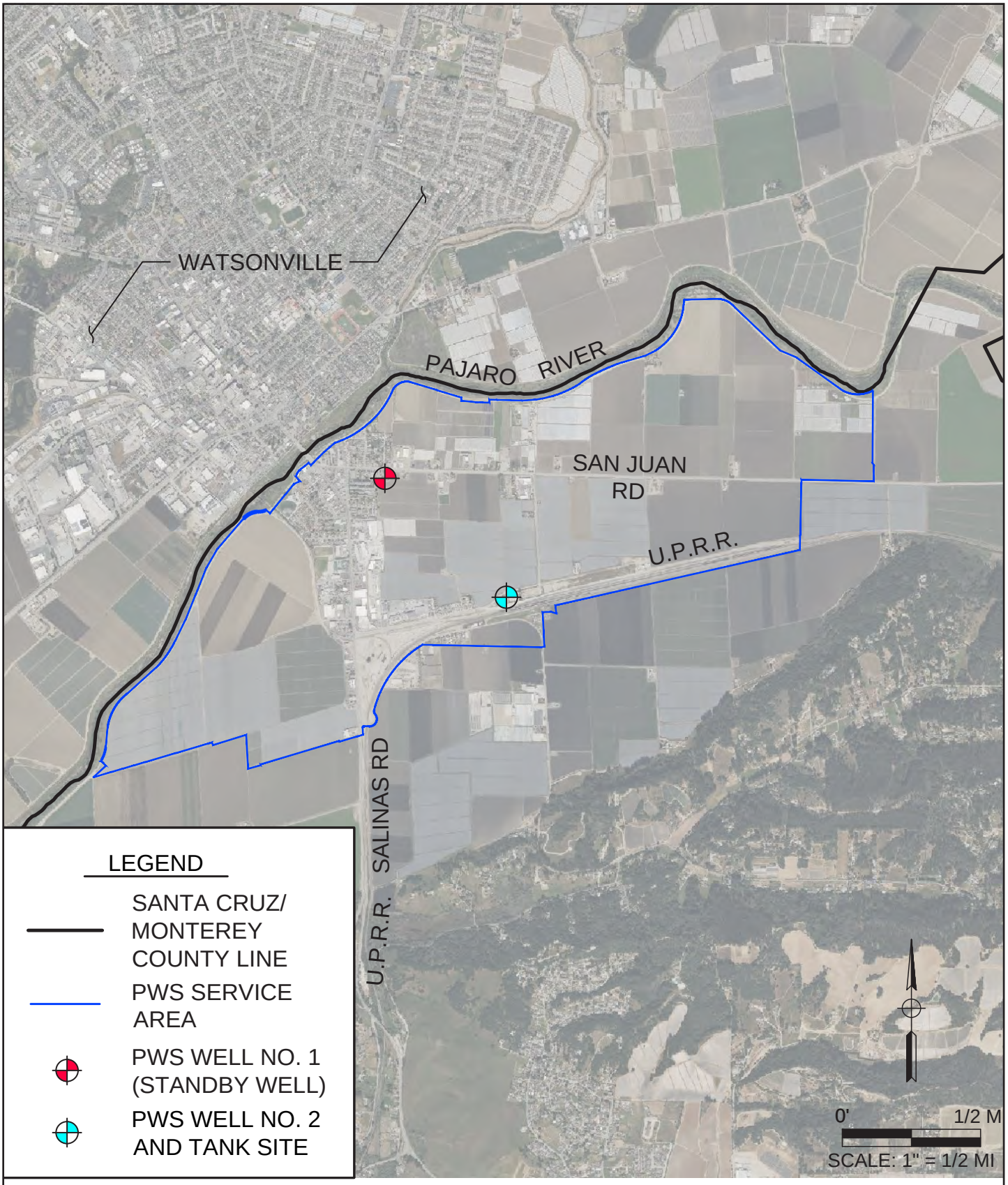
Pajaro Well No. 1 has historically produced water with iron concentrations of 666 µg/ml and manganese concentrations of 308 µg/ml, which exceed their respective maximum concentration limits ("MCLs") of 300 µg/ml and 50 µg/ml. As a result, the District does not currently utilize Pajaro Well No. 1 for regular operations of the PWS. **Figure 4a** shows the PWS service area and major existing facilities.

Sunny Mesa Water System

The SMWS supplies water to approximately 268 connections (257 residential and 11 commercial connections) and a population of approximately 880 people within the unincorporated community of Royal Oaks. The SMWS service area is bounded by Salinas Road to the north, Elkhorn Road to the east, Elkhorn Slough to the south, and SR 1 to the west. The primary components of the SMWS consist of:

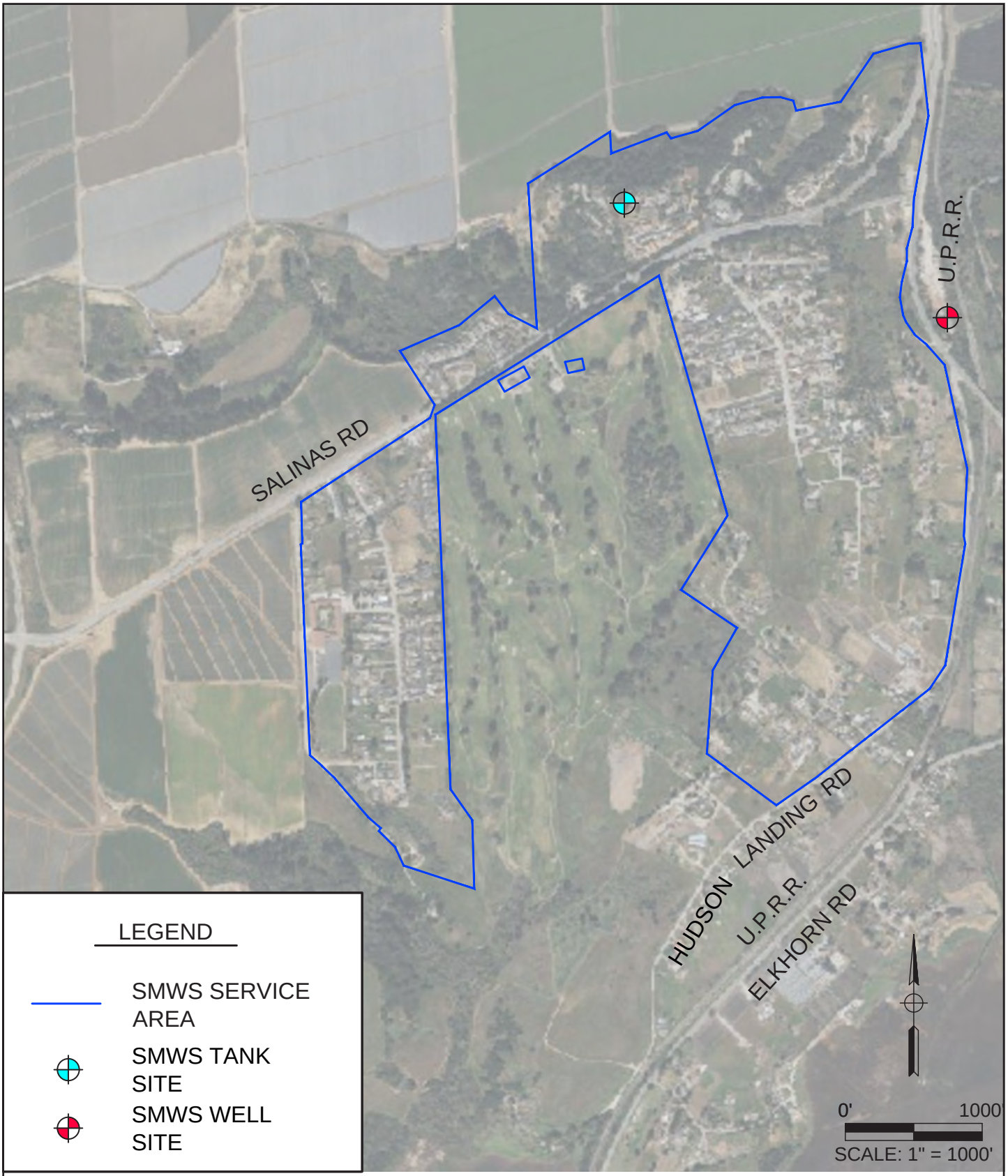
- Two (2) groundwater wells (SMWS Well No. 1 and SMWS Well No. 2) located on a District-owned parcel (the SMWS well site) located at the intersection of Elkhorn Road and Hudson Landing Road;
    - SMWS Well No. 2 has a capacity of 220 gpm and is the primary source of water for the SMWS. SMWS Well No. 2 failed due to flooding events in 2023 but has been restored to service. SMWS Well No. 2 remains susceptible to failure by flooding due to its location and is nearing the end of its useful operating life.
    - SMWS Well No. 1 has a capacity of 375 gpm and is the secondary source of water for the SMWS, primarily used in the summer season when water demand is higher. SMWS Well No. 1 includes a sand removal system. SMWS Well No. 1 has experienced a casing failure and is offline.
- A sodium hypochlorite injection system located immediately downstream of the SMWS Well No. 2 discharge (following the conjunction with the discharge from SMWS Well No. 1);
- A 200,000 gallon welded steel water storage tank located on Silver Stone Street;
- A booster pump station, including a 7,500 gallon hydropneumatic and two (2) booster pumps, with an operating pressure range of 28 to 32 pounds per square inch ("psi"), and;
- A network of potable water distribution piping, primarily composed of six (6) to 12-inch diameter PVC pipes, and copper service laterals.

SMWS Well No. 1 has historically produced water with Hexavalent chromium concentrations ranging from 9.6 to 18.0 µg/L and averaging 15 µg/L, which exceeds the MCL of 10 µg/L. In addition, SMWS Well No. 2 also produces water exceeding this MCL, ranging from 7.1 to 15.0 µg/L and averaging 12 µg/L. **Figure 4b** shows the SMWS service area and major existing facilities.



Source: MNS Engineers, July 2024

Title: Existing Service Area - Pajarao Water System Service Area Map	Date 8/28/2024 Scale N/A Project 2023.47	DD&A	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 4a



Source: MNS Engineers, July 2024

Title: Existing Service Area - Sunny Mesa Water System Service Area Map	Date 8/28/2024 Scale N/A Project 2023.47	DD&A	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 4b

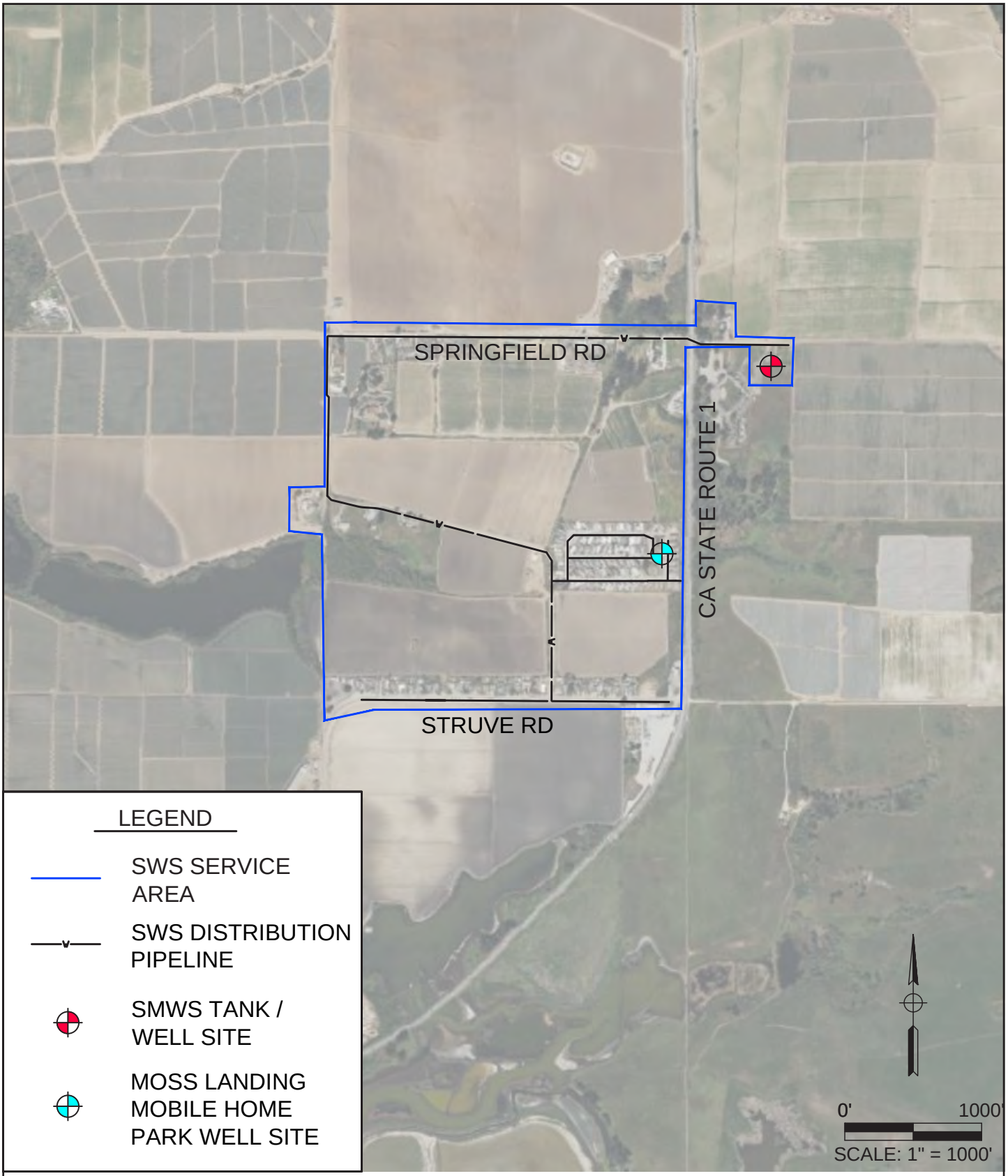
Springfield Water System

The SWS supplies water to approximately 32 residential connections and two (2) commercial connections located along Struve Road. The County of Monterey Health Department issued compliance orders in 2017 and 2019 to the SWS regarding elevated nitrate levels and 123-tri-chloro-propane ("123-TCP") contamination, respectively. The primary components of the SWS consist of a single shallow well (Springfield Well No. 1), which has had documented water quality problems for nitrate concentrations and other contaminants. The District is currently implementing the Springfield Water System Project ("SWS Project"), a project to improve and expand the SWS system, which began construction in early 2025.[1] The revised SWS will consist of:

- Equipping Springfield Well No. 2, located at the former Moss Landing Middle School site, with the following components and improvements:
    - a new submersible well pump;
    - distribution piping, valves, and appurtenances;
    - chlorination facilities;
    - two (2) new 110,000-gallon bolted steel water storage tanks;
    - a permanent emergency backup generator;
    - new booster pump station including a hydropneumatic tank and four (4) pumps to provide fully redundant domestic and fire service;
    - new electrical and communications equipment;
    - civil site improvements and security improvements;
    - new building to house chemical dosing facilities and electrical equipment; and
    - other miscellaneous site improvements.
- Expanded water distribution infrastructure to serve existing SWS customers, as well as 22 individual residential connections located along Springfield Road, and 105 mobile homes located at the adjacent Moss Landing Mobile Home Park ("MHP");
- Destruction of Springfield Well No. 1 and the existing well at the MHP site; and
- Replacement of the existing SWS distribution system consisting of 12,500 LF of six (6) and eight (8) inch water mains located in Springfield Road, Struve Road, and easement areas located within private property and access roads. New water laterals and service meters would be installed to provide connection to each residence added to the SWS system.

Figure 4c shows the SWS service area and major existing facilities.

[1] The SWS project is not included as part of the improvements identified as part of the Proposed Project.



Source: MNS Engineers, July 2024

Title: Existing Service Area - Springfield Water System Service Area Map	Date 8/28/2024 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 4c

North of Moss Landing Area

The NOML area consists of approximately 77 households, defined in two (2) distinct areas as depicted in **Figures 2a** and **2b**. The Bluff/Jensen area consists of households located in proximity to Bluff Road and Jensen Road in the northern portion of the NOML. The Springfield expansion area consists of the remaining households located to the west of the SWS service area. These include 34 households sourcing water from two (2) state regulated small water systems and nine (9) local small water systems (see **Table 4**). The remaining 43 households are reliant on private domestic wells.

Table 4
Water Systems Included in the Proposed Project

System Name	Water System Type	Service Connections	Estimated Population Served
Bluff Road Water System No. 2	Local Small	3	20
Bluff Road Water System No. 3	State Small	6	13
Bluff Road Water System No. 4	Local Small	3	4
Jensen Road Water System No. 1	State Small	6	34
Jensen Road Water System No. 2	Local Small	4	16
Salinas Road Water System No. 14	Local Small	3	12
Springfield Road Water System No. 1	Local Small	2	21
Springfield Road Water System No. 2	Local Small	2	8
Springfield Road Water System No. 3	Local Small	2	10
Springfield Road Water System No. 4	Local Small	5	35
Trafton Road Water System No. 7	Local Small	4	6

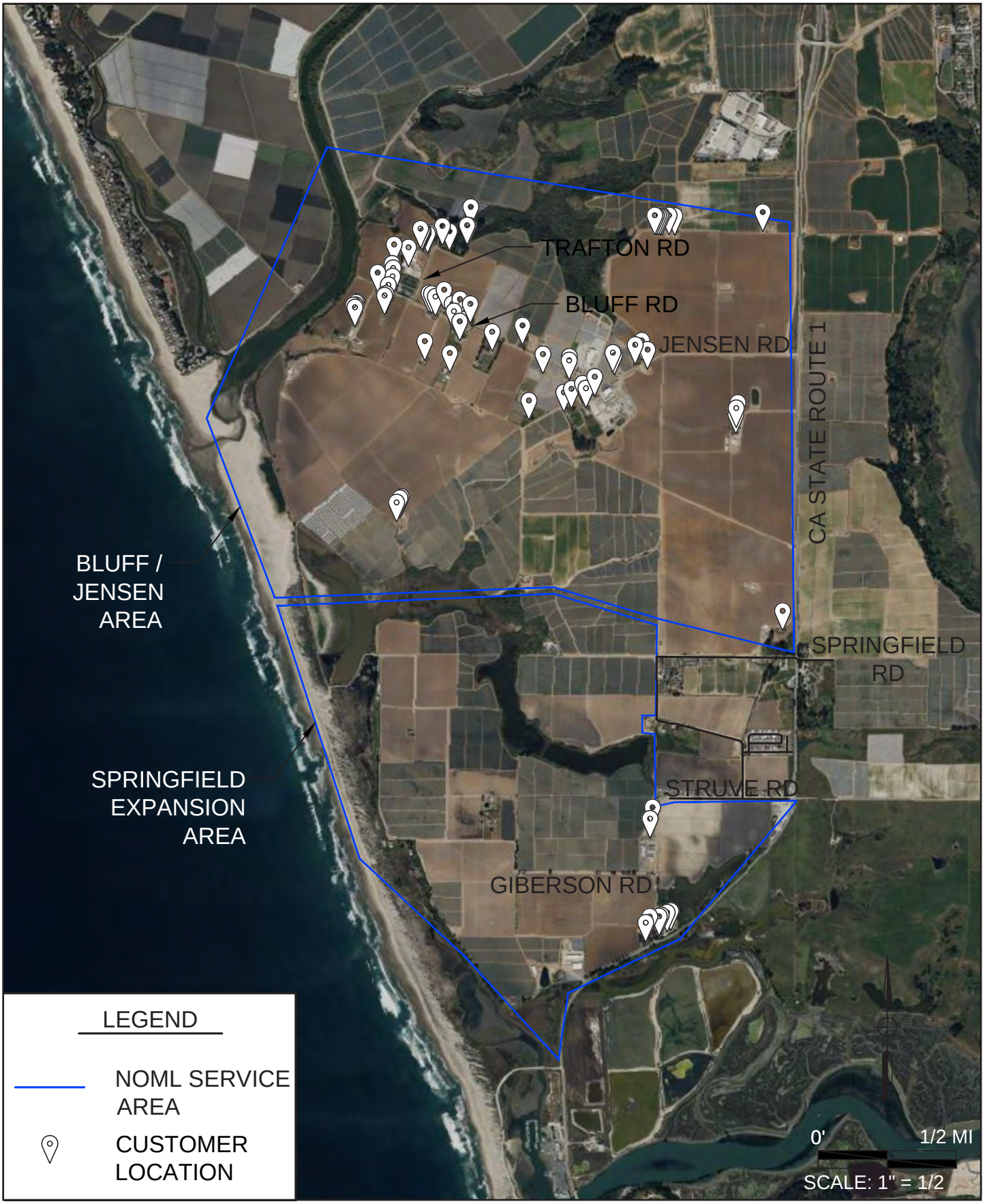
Source: MNS, 2024

Many of the wells in the NOML area have produced water with elevated levels of multiple contaminants including nitrates and 123-TCP. In addition, three (3) of the small water systems are currently out of compliance for exceeding the MCLs for arsenic and nitrates. These wells also face issues due to seawater intrusion due to their proximity to the Pacific Ocean.

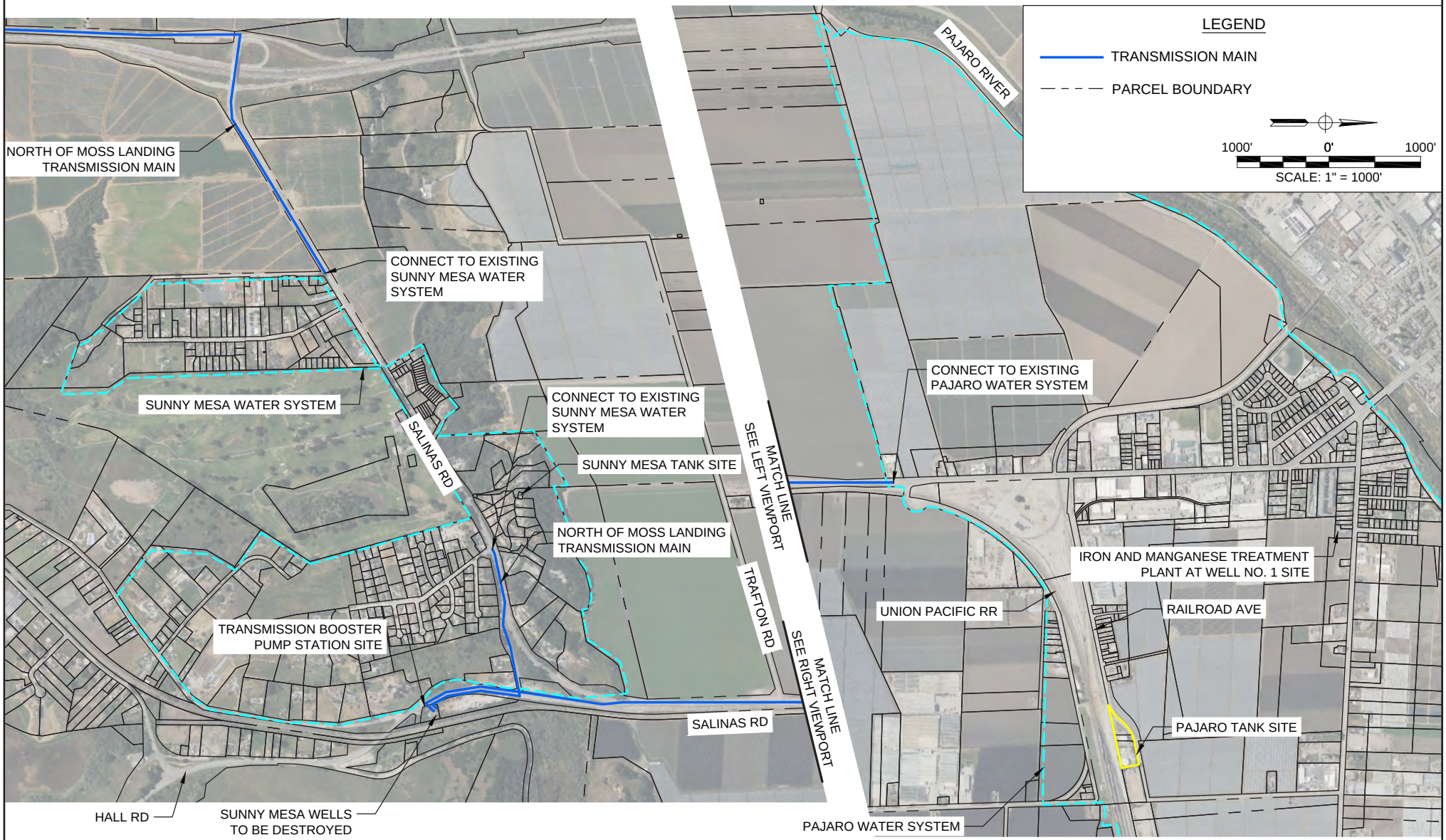
Figure 4d shows the NOML service area and major existing facilities.

1.6 PROPOSED PROJECT

The Proposed Project is a two (2)-phased Project consisting of the consolidation of the PWS, SMWS, and SWS, as well as the various water connections in the NOML area into a single water system, which the District would own and operate. The First Phase of the Proposed Project is anticipated to be funded by the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant and would consist of annexation of parcels into the District's service area, Land Acquisition and Easements, an Iron and Manganese Treatment System at the existing District offices, Consolidation Pipelines (Transmission Mains) connecting the PWS to the SMWS and the SMWS to the SWS, Transmission Pump Station to convey water from PWS to SMWS, rehabilitation of the welded steel PWS Tank, conversion of SMWS Wells No. 1 and No. 2 to standby-only operation, Radio Meter Upgrades, and installation of a SCADA system. The Second Phase of the Proposed Project would be funded by CA SRF funds from the SWRCB and would consist of the Springfield Expansion Distribution Main, the Bluff/Jensen Distribution Main, Bluff/Jensen Tank and Pump Station, and lateral service connections located on private property. The District designed the First Phase of the Proposed Project to operate as a standalone water system in the event that the Second Phase of the Proposed Project is not funded or otherwise delayed. **Figures 5a** and **5b** show the overall components of the Proposed Project.



Title: Existing Service Area - Area North of Moss Landing Water Service Map	Date 8/1/2025 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 4d



Source: MNS Engineers, April 2025

Title:

Proposed Water System Consolidation

Date	7/1/2025
Scale	N/A
Project	2023.47

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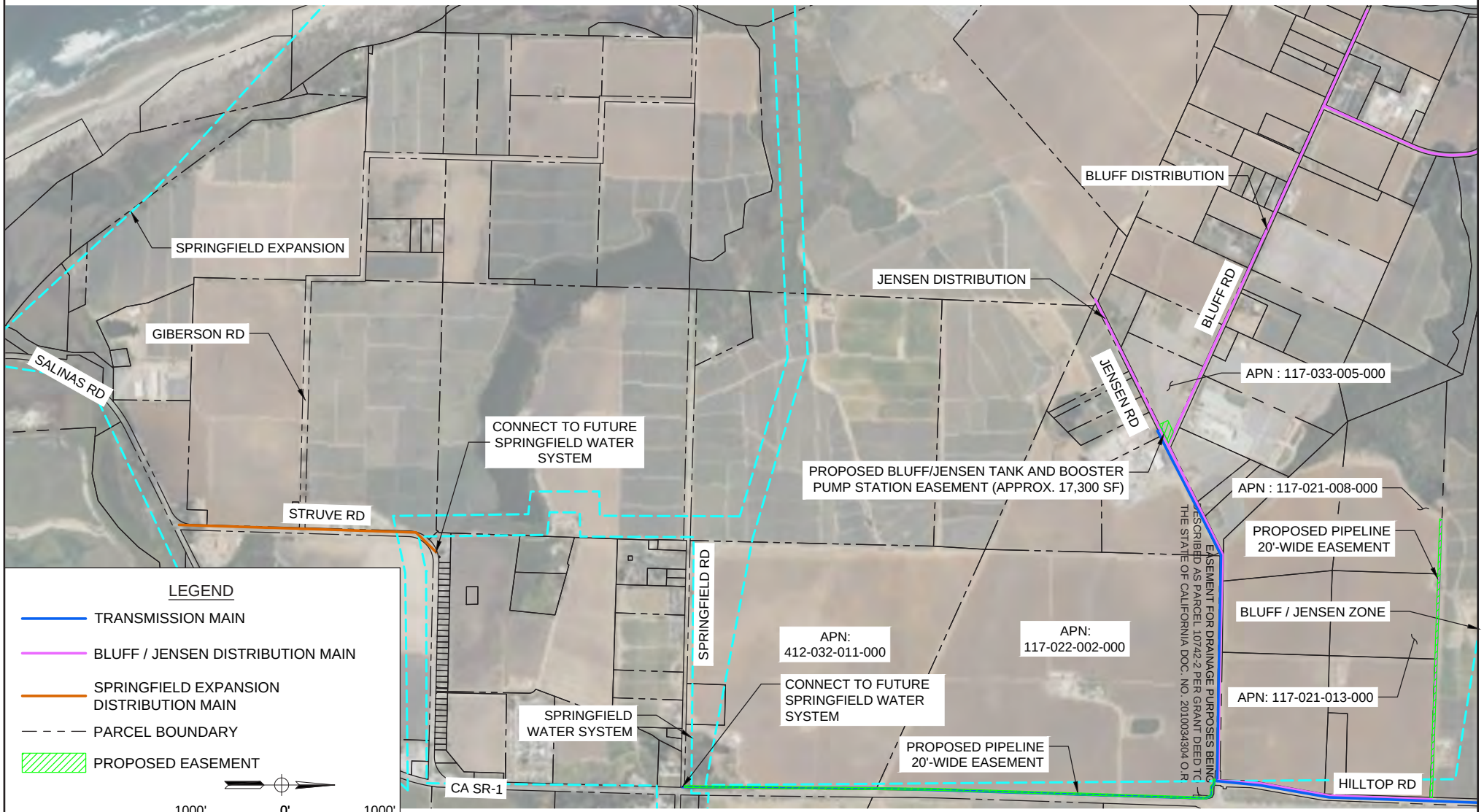
Figure
5a



Source: MNS Engineers, April 2025

Title:

Proposed Water System Consolidation

Date	7/1/2025
Scale	N/A
Project	2023.47

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Figure 5b

Once operational, the Proposed Project would serve approximately 967 total connections. The Proposed Project would accommodate existing connections within the area by transferring water service to the consolidated water system. The Proposed Project includes approximately 46,000 LF of potable watermains between both phases, and a total of 235,000 LF of total pipeline when including service laterals and appurtenances. Pipelines infrastructure would include pipelines of six (6), eight (8), and 10-inch diameters. The Proposed Project would primarily be supplied with water from three (3) sources, comprised of Pajaro Wells No. 1 and No. 2 and Springfield Well No. 2. Pajaro Wells No. 1 and No. 2 would operate on alternating days for approximately 7.5 hours and 3.7 hours, respectively, to meet the average daily demand for the consolidated water system. Additionally, SMWS Wells No. 1 and No. 2 would be retained as standby sources of water for the Proposed Project, for an overall total of five (5) water sources. The District has designed and sized the Proposed Project to accommodate existing potable water connections only; the Proposed Project would not facilitate future residential or commercial development. The Proposed Project includes additional infrastructure improvements at the existing PWS Water Storage Tank and Sunny Mesa Tank Site to facilitate O&M of the new water system. These components are explained in more detail below.

Project Phases

The Proposed Project requires a CEQA Plus review as discussed above in **Section 1.1**. The District would pursue State-level funding through the SWRCB Expedited Drinking Water Grant. The District designed Phase 1 of the Proposed Project to function as a standalone water system project in the event that funding for Phase 2 is not available.

Phase 1 of the Proposed Project consists of the consolidation of the existing water systems and related improvements to existing District infrastructure. Specifically, Phase 1 of the Proposed Project would consist of the following components:

- Parcel Annexation
- Land Acquisition and Easements
- Iron and Manganese Treatment System
- Transmission Booster Pump Station
- Transmission Main Pipeline
- PWS to SMWS Transmission Main
- Springfield Transmission Main
- PWS Water Storage Tank Rehabilitation
- Conversion of the SMWS wells No.1 and No.2 to standby use only
- Radio Read Water Meter Installation and Replacement
- Five (5) service laterals (existing system tie overs)
- System Controls and Supervisory Control and Data Acquisition ("SCADA") [2]

Phase 2 consists of the extension of District water service into the Project areas. Specifically, Phase 2 would consist of the following components:

[2] Anticipated to take place during both Phases of the Proposed Project.

- SMWS to NOML Transmission Main
- Bluff/Jensen Split Distribution Piping
- SWS Distribution System Expansion Piping
- Bluff/Jensen Tank and Pump Station site
- Abandonment of Existing NOML Infrastructure
- Well Destruction
- Service Connections (Laterals)

Additional description of the Proposed Project components is provided below.

Project Components

Pipelines

The Proposed Project includes approximately 46,000 LF of pipelines. The Proposed Project also includes various other appurtenances, including, but not limited to, valves, fire hydrants, air release valves, blow-offs, and sampling stations, to consolidate the existing water systems. Distribution pipes would be a minimum of six (6)-inches and a maximum of 10-inches in diameter, where service to fire hydrants is provided. Pipeline installation would primarily utilize open trench construction methods with an anticipated trench width of 24 to 30 inches and a minimum depth of cover of 36-inches within the public ROWs and private roadways, with greater depths potentially required within easements located on and adjacent to agricultural areas. Horizontal Directional Drilling ("HDD") would be utilized within the Transmission Main easement near the SWS connection to avoid impacts to sensitive riparian habitat. The Proposed Project would separate main lines from existing sewage and storm drain lines pursuant to CCR Title 22, §64554. Within the County ROW, surfaces will be repaired in accordance with the County's requirement; depending on location, County requirements may include full road width resurfacing, resurfacing of one traveled lane, or only a trench width repair. Within Caltrans ROW (approximately 1,030 LF), pavement repair will include the trench and an additional 12 inches on either side. A total of approximately 12.5 acres of pavement will be replaced. Further details on pipeline improvements included are provided below. **Figure 5c** depicts the southern-alignments of Project pipeline alignments, and **Figure 5d** depicts the northern-alignments of Project pipeline alignments.

Transmission Booster Pump Station Supply Pipeline

An approximately 5,300 LF pipeline will connect the existing termination of the PWS distribution system (located at 560 Salinas Road) to the Transmission Booster Pump Station. The new transmission pipeline will run south within the paved ROW in Salinas Road before reaching the intersection of Salinas Road and Elkhorn Road and continuing south along Elkhorn Road and connecting to the new Transmission Booster Pump Station located at the existing SMWS well site (APN 117-121-003-000).

PWS to SMWS Transmission Main

An approximately 2,780 LF pipeline will convey water south from the Transmission Booster Pump Station to the existing termination of the SMWS service pipeline in Fruitland Avenue. The new transmission pipeline would travel from the Transmission Booster Pump Station back north along Elkhorn Road, then turn west along Werner Road and Salinas Road, before turning south along Fruitland Avenue and reconnecting with the existing SMWS system.

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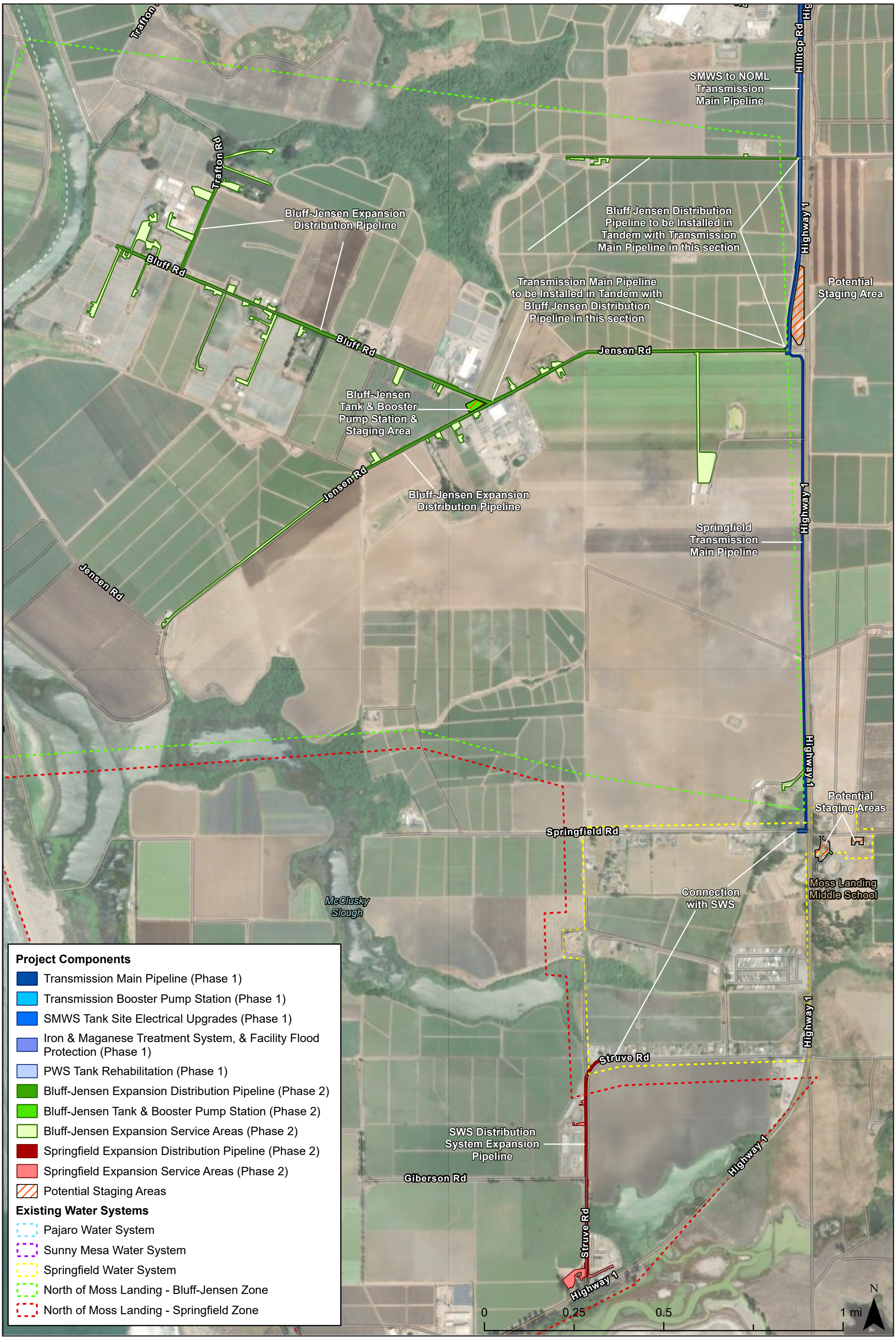

Title:
Project Components - South

Date 8/29/2025
Scale N/A
Project 2023.47

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Figure 5c

Project Components

- Transmission Main Pipeline (Phase 1)
- Transmission Booster Pump Station (Phase 1)
- SMWS Tank Site Electrical Upgrades (Phase 1)
- Iron & Maganese Treatment System, & Facility Flood Protection (Phase 1)
- PWS Tank Rehabilitation (Phase 1)
- Bluff-Jensen Expansion Distribution Pipeline (Phase 2)
- Bluff-Jensen Tank & Booster Pump Station (Phase 2)
- Bluff-Jensen Expansion Service Areas (Phase 2)
- Springfield Expansion Distribution Pipeline (Phase 2)
- Springfield Expansion Service Areas (Phase 2)
- Potential Staging Areas

Existing Water Systems

- Pajaro Water System
- Sunny Mesa Water System
- Springfield Water System
- North of Moss Landing - Bluff-Jensen Zone
- North of Moss Landing - Springfield Zone

0 0.25 0.5 1 mi

N

Connection with Existing PWS

Transmission Booster Pump Station Supply Pipeline

Trafton Rd

Salinas Rd

PWS to SMWS Transmission Main

SMWS Tank Site Upgrades

Warner Lake

Tri-County Landscaping Water Meter Relocation

Garin Rd

Sunny Mesa Wells, Transmission Booster Pump Station, & Staging Area

Connection with Existing SMWS

Fruitland Ave

Elkhorn Rd

Pajaro Valley Golf Club

Hillcrest Rd

Bay Farms Rd

Spring Rd

Hudson Landing Rd

Hall Rd

Wells Rd

Hilltop Rd

Highway 1

Cabrillo Hwy N

Bluff-Jensen Distribution Pipeline

SMWS to NOML Transmission Main Pipeline

Hwy 1

Bluff Jensen Distribution Pipeline to be Installed in Tandem with Transmission Main Pipeline in this section

Potential Staging Area

Springfield Transmission Main Pipeline

0 0.1 0.2 0.4 mi

Elsa St

Susan St

San Juan Rd

PWS Well #1 Site, Iron & Manganese Treatment System, Facility Flood Protection, & Staging Area

Matiasevich Ln

Waters Ln

Marinovich Ave

PWS Tank Rehabilitation & Staging Area

Railroad Ave

Southern Pacific Railroad

Lewis

Title: Project Components - North	Date 8/29/2025 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 5d

SMWS to NOML/Transmission Main and Bluff-Jensen Distribution

The Proposed Project would install an approximately 14,700 foot transmission main to convey water from the SMWS to the intersection of Hilltop Road and Jensen Road. The new transmission pipeline would tie into the existing SMWS distribution system at the intersection of Salinas Road and Bay Farms Road, then continue west to the intersection of Salinas Road and Hilltop Road. The pipeline would be located within the ROW of Salinas Road as well as the California Department of Transportation ("Caltrans") ROW within SR 1, including the on- and off-ramps to Salinas Road. The Proposed Project would install an approximately 212 LF segment within an existing unused utility conduit in the bridge crossing SR 1. Vaults with expansion joints will be provided on either side of the bridge crossing. From the intersection of Salinas Road and Hilltop Road, the pipeline would proceed south in the paved ROW and/or unpaved shoulder of Hilltop Road to the intersection with Jensen Road, where it would split into two (2) segments, one (1) travelling west along Jensen road to connect to the Bluff-Jensen Tank and Booster Pump Station (see NOML Transmission and Bluff-Jensen Distribution Piping below), and the other continuing south to the SWS (see Springfield Transmission Main below).[3] Additionally, the Proposed Project includes the installation of approximately 2,300 LF of the Bluff-Jensen Distribution Piping in tandem with the Transmission Main Pipeline in Hilltop Road and Jensen Road as part of Phase 1 of the Proposed Project.

Springfield Transmission Main

The Springfield Transmission Main will serve as a back-up water supply to the SWS. An approximately 5,140 LF pipeline will be located within an easement that runs parallel to SR 1 along an unnamed farm road and through a residential property at the northwestern corner of the intersection of Springfield Road and SR 1, before turning west along Springfield Road to connect with the SWS. Within this extent, approximately 400 LF of the transmission pipeline would be installed using HDD to avoid impacts to sensitive riparian habitat. The Proposed Project includes installation of a manual flushing point at the connection to the SWS distribution system to purge aged water prior to discharge into the SWS.

NOML Transmission Main and Bluff-Jensen Distribution Piping

The Proposed Project will provide water to the Bluff-Jensen area by installing approximately 14,175 LF of distribution pipeline within the Bluff-Jensen Expansion Area as part of Phase 2. Approximately 5,225 LF of the new distribution pipeline will extend southwest and northeast along Jensen Road from the Bluff-Jensen Tank and Booster Pump Station. Approximately 3,820 LF of transmission pipeline would be installed in tandem within the distribution piping in the northeast extent, between the Bluff-Jensen Tank and Booster Pump Station and the intersection of Jensen Road and Hilltop Road, as part of Phase 2 of the Proposed Project. The distribution piping would also branch off to the northwest for 4,800 LF along Bluff Road, with an additional 1,400 LF segment branching off and travelling to the north along Trafton Road and an approximately 2,750 LF segment extending west from Hilltop Road along an unnamed dirt road. The pipelines installed within Jensen Road, Bluff Road, and Trafton Road would all have a dead-ends at the terminus of the pipeline that will require regular flushing to maintain water quality.

SWS Distribution System Expansion Piping

The Proposed Project will expand the SWS by installing approximately 2,650 feet of pipelines to tie into the west end of the SWS at Struve Road (see **Figure 5c**). The District would install the new pipeline

[3] The SWS was considered as part of a separate project (SCH# 2020080200) and is not included as part of this environmental analysis.

within Struve Road, which would dead-end at the southern terminus of the pipeline. This pipeline segment would require regular flushing to maintain water quality.

Site Improvements and New Facilities

PWS Tank Rehabilitation

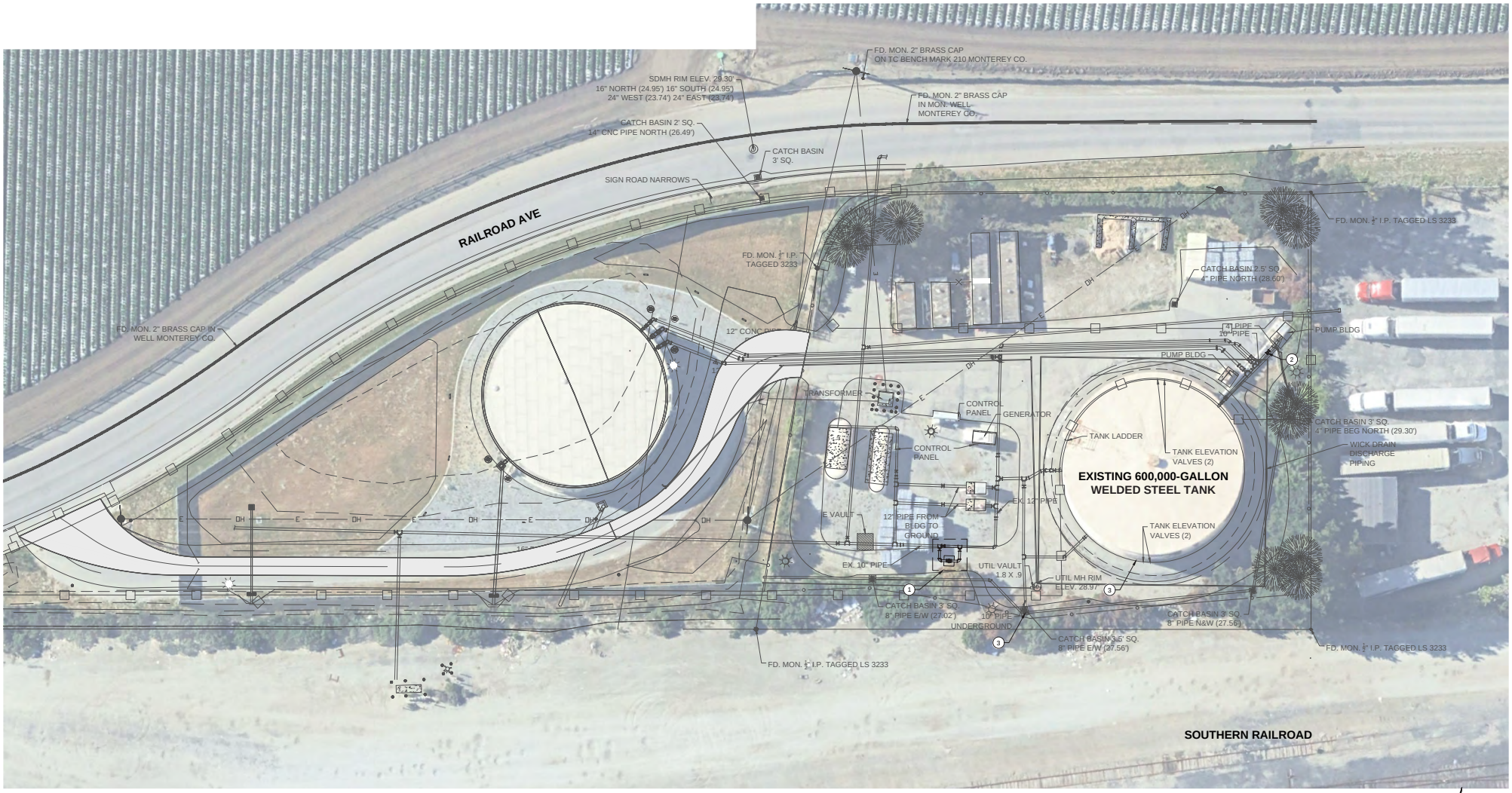
The Proposed Project includes electrical and piping modifications at the District's existing Pajaro tank and booster pump station site located at Railroad Avenue. These modifications include the installation of a bypass valve vault, the replacement of the existing 10-inch electromagnetic flow meter, and the rehabilitation of the existing 600,000 gallon welded steel water tank by recoating interior and exterior surfaces, structural repairs, repairing the structure and pitted areas on the tank floor, replacing tank appurtenances, and various other improvements. These improvements would occur entirely within a developed site and are depicted in **Figure 6a**.

Sunny Mesa Tank Site Upgrades

The Proposed Project includes improvements to the District's existing SMWS Tank site located off of Stone Ridge Drive. These improvements include instrumentation, controls, and communication system improvements to integrate site operation into the proposed SCADA system. These improvements would occur entirely within a developed site.

Iron and Manganese Treatment System & Facility Flood Protection

The Proposed Project would install an Iron and Manganese Treatment System at the existing Pajaro Well No. 1 site, located at the District's office at 136 San Juan Road. This treatment system would address water quality issues related to elevated iron and manganese concentrations and provide the consolidated water system with an additional source of supply. The Proposed Project would remove some existing vegetation, well piping, and other site equipment to make way for the site improvements, while other equipment, including the existing hydropneumatic tank, would be protected in place. An existing storage shed would be relocated to make room for the site improvements, and the existing pump and motor would be tested to confirm operation and potentially replaced to meet revised hydraulic conditions. This component includes approximately 2,000 sf of new impervious surfaces at the southeastern corner of the site. In addition, the Proposed Project would remove some existing piping and infrastructure, a fence segment, and a light pole from the site. The treatment system consists of a pressure filter containing a combination of anthracite and greensand filtration media, as well as 15-foot diameter 10,000 gallon backwash tank. New eight (8) inch diameter pipelines would be installed within the adjacent parking lot to convey water from the existing Pajaro Well No. 1 to the treatment system and from the treatment system to the District's distribution system located within San Juan Road. Sludge generated by the proposed Iron and Manganese Treatment System would be discharged to the existing sewer located within San Juan Road. The Iron and Manganese System also includes the construction of a concrete masonry unit block new building with two (2) separate rooms to house chemical equipment and electrical equipment. The chemical room would include a five (5) gallon storage drum for sodium hypochlorite mounted on a containment pad, a floor mounted sodium hypochlorite dosing skid and dosing pump, a chlorine analyzer, a turbidimeter, and an eye washing station. The Proposed Project would elevate the new facilities at this site above the flood level and new drainage management features would be installed to manage on-site flood flows.



CONSTRUCTION NOTES

1. INSTALL 4'-5" X 4'-5" BYPASS VALVE VAULT PER DRAWING C-104
2. REMOVE AND REPLACE 10" ELECTROMAGNETIC FLOW METER (FLG)
3. SEE DRAWING M-301 FOR TANK REHABILIATION

20' 10' 0' 10' 20'
SCALE: 1" = 20'

Source: MNS, June 2025

Title:

Site Plan - PWS Water Storage Tank

Date	6/27/2025
Scale	N/A
Project	2023.47

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Figure
6a

Other improvements on the site include replacement of an existing insect screen, installation of retaining walls, and an access ramp. **Figure 6b** shows the proposed improvements. Operation of the Iron and Manganese Treatment System would require issuance of an Industrial Wastewater Discharge Permit from the City of Watsonville due to discharges from the system to wastewater infrastructure operated by the City of Watsonville.

The District would also harden the existing PWS Well No. 1 site facilities to protect against flooding, including installation of flood barriers at critical facilities.

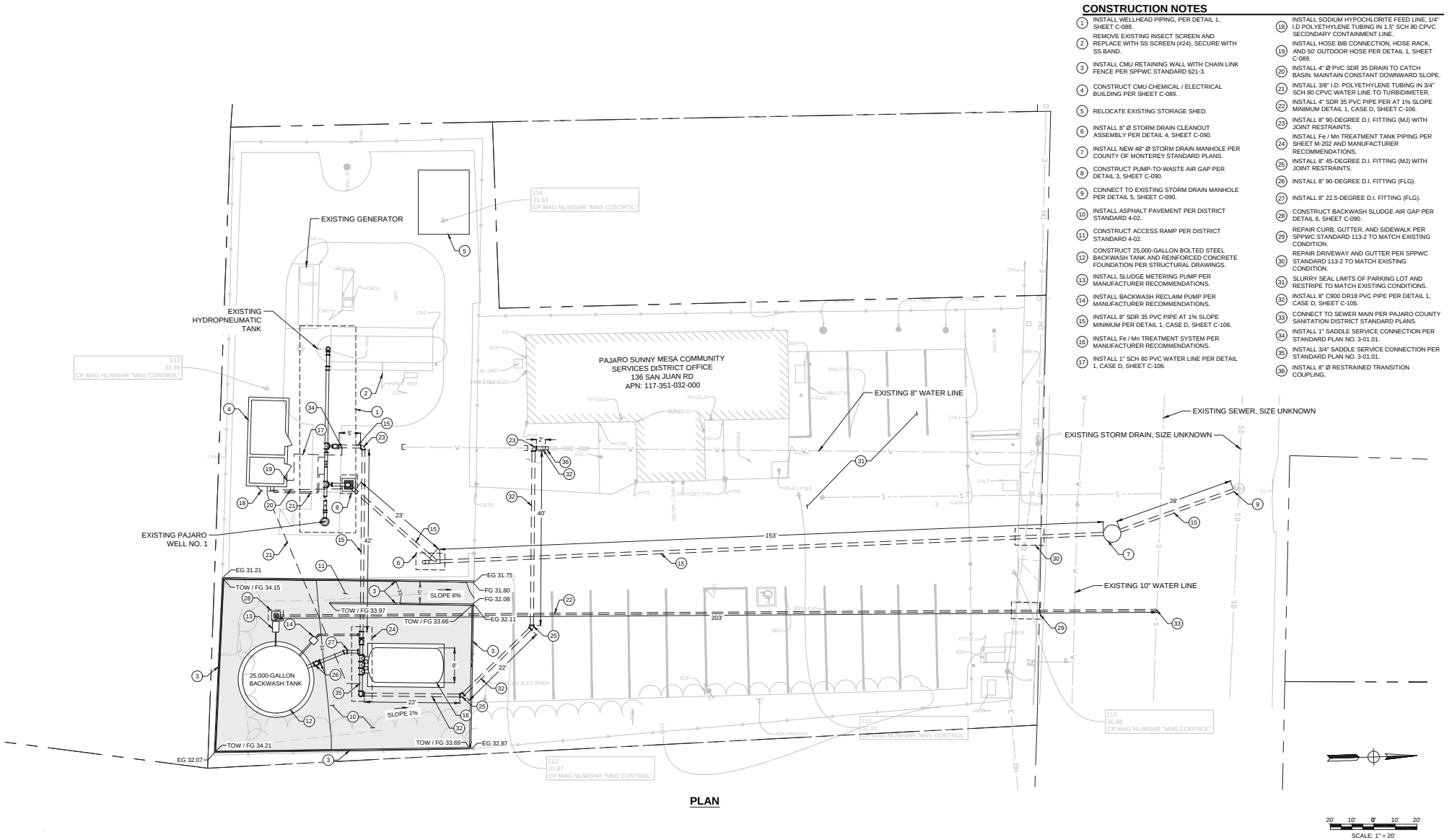
Transmission Booster Pump Station

The Proposed Project includes the construction of a new Transmission Booster Pump Station located off of Elkhorn Road at the existing SMWS well site (APN 117-121-003-000). The Transmission Booster Pump Station would convey water from the PWS (Zone I) to SMWS (Zone II) and then to the Bluff/Jensen area (Zone III) and SWS (Zone IV). The Transmission Booster Pump Station would have a total pumping capacity of 700 gpm and motors of 40 horsepower ("hp") each. The Transmission Booster Pump Station would also include a bypass vault and security improvements (fencing, etc.). The Proposed Project would relocate the existing back-up generator to a new concrete pad and the existing concrete mounting pad would be demolished. In addition, the Proposed Project would relocate the existing water meter and lateral for the adjacent property to the north (Tri-County Landscaping). The existing access driveway would be replaced, with elevations to match existing conditions. The Proposed Project includes installation of approximately 150 sf of new impervious surfaces and 2,350 sf of replacement impervious surfaces at the Transmission Booster Pump Station site. Construction of this project component would last approximately six (6) months. Two (2) coast live oak trees would require removal as a result of construction of this project component; all other trees on the site would be protected in place. **Figure 6c** depicts the proposed improvements to the Transmission Booster Pump Station.

The Proposed Project would retain the existing SMWS Wells No. 1 and No. 2 located at the Transmission Booster Pump Station site to serve as standby water sources. The Proposed Project would also demolish and remove or relocate some above-grade infrastructure at the SMWS well site and remove or abandon in place underground pipe components.

Bluff/Jensen Tank and Pump Station Site

The Proposed Project includes construction of a new booster pump station and water storage tank on a 10,000 sf portion of an approximately 17,536 sf site at the Bluff/Jensen Tank and Pump Station site located west of where Jensen Road and Bluff Road intersect (APN 117-033-005-000), to convey water from the transmission main into the Bluff/Jensen area (Zone III) and provide water flow for fire prevention. The pumping facility would consist of a 34-foot diameter 125,000 gallon bolted-steel potable water storage tank, a 14-foot by 17-foot pump station consisting of four (4) vertical turbine can pumps, a 30 foot by nine (9) foot hydropneumatic pressure tank, a back-up generator, and a 24.5 foot by 9.33 foot chemical and electrical building housing a tank mixing and chlorine residual control system. Site access would be provided via a new 20-foot wide driveway and rolling gate accessed via Jensen Road. Other site improvements include eight (8) foot high security chain link fencing (with three (3) strand barb wire) and a six (6) foot by six (6) foot transformer. The Bluff/Jensen Tank and Pump Station would result in the permanent conversion of approximately 0.4 acres of farmland to non-agricultural use. The Proposed Project would install approximately 10,000 sf of impervious surfaces at the Bluff/Jensen Tank and Pump Station site. Unimproved areas of the site will be hydroseeded or landscaped. **Figure 6d** depicts the proposed improvements for the Bluff/Jensen Tank and Booster Pump Facility site.



PLAN

CONSTRUCTION NOTES

1. INSTALL WELLHEAD PIPING, PER DETAIL 1, SHEET C-088.
2. REMOVE EXISTING INSECT SCREEN AND REPLACE WITH SS SCREEN (#24), SECURE WITH SS BAND.
3. INSTALL CMU RETAINING WALL WITH CHAIN LINK FENCE PER SPPWC STANDARD 621-3.
4. CONSTRUCT CMU CHEMICAL / ELECTRICAL BUILDING PER SHEET C-089.
5. RELOCATE EXISTING STORAGE SHED.
6. INSTALL 8" Ø STORM DRAIN CLEANOUT ASSEMBLY PER DETAIL 4, SHEET C-090.
7. INSTALL NEW 48" Ø STORM DRAIN MANHOLE PER COUNTY OF MONTEREY STANDARD PLANS.
8. CONSTRUCT PUMP-TO-WASTE AIR GAP PER DETAIL 3, SHEET C-090.
9. CONNECT TO EXISTING STORM DRAIN MANHOLE PER DETAIL 5, SHEET C-090.
10. INSTALL ASPHALT PAVEMENT PER DISTRICT STANDARD 4-02.
11. CONSTRUCT ACCESS RAMP PER DISTRICT STANDARD 4-02.
12. CONSTRUCT 25,000-GALLON BOLTED STEEL BACKWASH TANK AND REINFORCED CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
13. INSTALL SLUDGE METERING PUMP PER MANUFACTURER RECOMMENDATIONS.
14. INSTALL BACKWASH RECLAIM PUMP PER MANUFACTURER RECOMMENDATIONS.
15. INSTALL 8" SDR 35 PVC PIPE AT 1% SLOPE MINIMUM PER DETAIL 1, CASE D, SHEET C-106.
16. INSTALL Fe / Mn TREATMENT SYSTEM PER MANUFACTURER RECOMMENDATIONS.
17. INSTALL 1" SCH 80 PVC WATER LINE PER DETAIL 1, CASE D, SHEET C-106.
18. INSTALL SODIUM HYPOCHLORITE FEED LINE, 1/4" I.D POLYETHYLENE TUBING IN 1.5" SCH 80 CPVC SECONDARY CONTAINMENT LINE.
19. INSTALL HOSE BIB CONNECTION, HOSE RACK, AND 50' OUTDOOR HOSE PER DETAIL 1, SHEET C-089.
20. INSTALL 4" Ø PVC SDR 35 DRAIN TO CATCH BASIN. MAINTAIN CONSTANT DOWNWARD SLOPE.
21. INSTALL 3/8" I.D. POLYETHYLENE TUBING IN 3/4" SCH 80 CPVC WATER LINE TO TURBIDIMETER.
22. INSTALL 4" SDR 35 PVC PIPE PER AT 1% SLOPE MINIMUM DETAIL 1, CASE D, SHEET C-106.
23. INSTALL 8" 90-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
24. INSTALL Fe / Mn TREATMENT TANK PIPING PER SHEET M-202 AND MANUFACTURER RECOMMENDATIONS.
25. INSTALL 8" 45-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
26. INSTALL 8" 90-DEGREE D.I. FITTING (FLG).
27. INSTALL 8" 22.5-DEGREE D.I. FITTING (FLG).
28. CONSTRUCT BACKWASH SLUDGE AIR GAP PER DETAIL 6, SHEET C-090.
29. REPAIR CURB, GUTTER, AND SIDEWALK PER SPPWC STANDARD 113-2 TO MATCH EXISTING CONDITION.
30. REPAIR DRIVEWAY AND GUTTER PER SPPWC STANDARD 113-2 TO MATCH EXISTING CONDITION.
31. SLURRY SEAL LIMITS OF PARKING LOT AND RESTRIPE TO MATCH EXISTING CONDITIONS.
32. INSTALL 8" C900 DR18 PVC PIPE PER DETAIL 1, CASE D, SHEET C-106.
33. CONNECT TO SEWER MAIN PER PAJARO COUNTY SANITATION DISTRICT STANDARD PLANS.
34. INSTALL 1" SADDLE SERVICE CONNECTION PER STANDARD PLAN NO. 3-01.01.
35. INSTALL 3/4" SADDLE SERVICE CONNECTION PER STANDARD PLAN NO. 3-01.01.
36. INSTALL 8" Ø RESTRAINED TRANSITION COUPLING.

Source: MNS, June 2025

Title:

Site Plan - Iron and Managanese

Date 6/27/2025
Scale N/A
Project 2023.47

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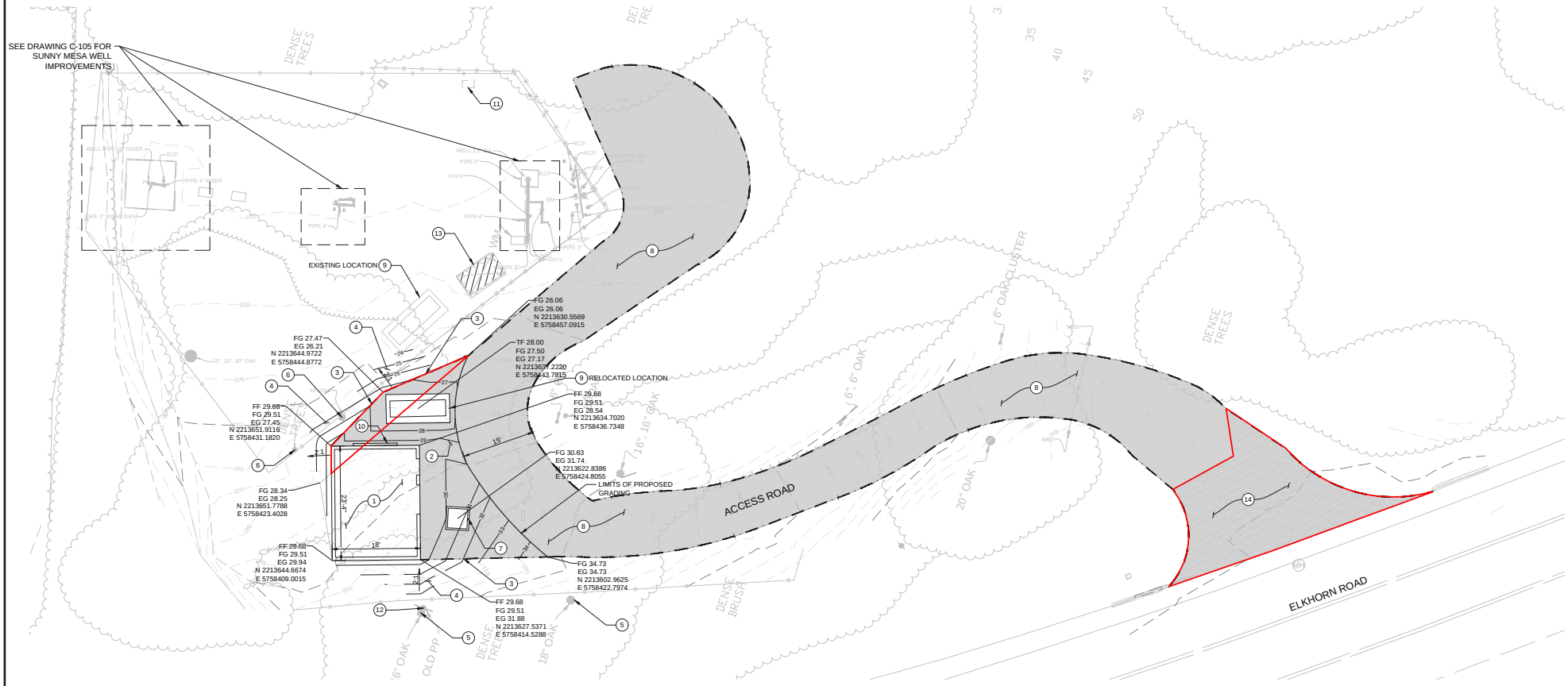
Figure
6b



SITE PLAN

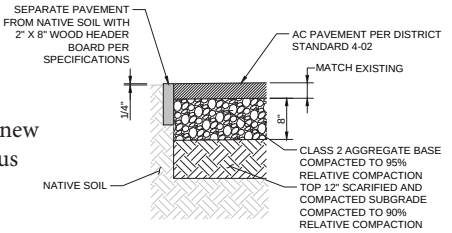
10' 5' 0' 5' 10'

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. INSTALL ENCLOSED, PACKAGED DUPLEX BOOSTER PUMP STATION AND BUILDING PER DRAWING C-095.
2. GRADE FINISH SURFACE PER ELEVATIONS SHOWN AND DISTRICT STANDARD 4-02.
3. INSTALL WOOD HEADER PER DETAIL 1, THIS DRAWING.
4. DAYLIGHT NEW SURFACE AT 2:1 SLOPE TO MEET EXISTING GRADE.
5. PROTECT TREES IN PLACE.
6. REMOVE TREES.
7. INSTALL BYPASS VAULT PER DETAIL 3, DRAWING C-107.
8. REPLACE AC PAVEMENT ON ACCESS ROAD PER DISTRICT STANDARD 4-02. ELEVATIONS TO MATCH EXISTING CONDITIONS.
9. RELOCATE EXISTING GENERATOR. DEMOLISH AND REMOVE EXISTING CONCRETE PAD. CONSTRUCT NEW CONCRETE PAD PER STRUCTURAL DRAWINGS.
10. INSTALL ELECTRICAL PANEL MOUNTED ON BUILDING WALL PER ELECTRICAL DRAWINGS.
11. WATER METER AND LATERAL FOR TRI-COUNTY LANDSCAPE. LATERAL TO BE REROUTED AND METER RELOCATED.
12. PROTECT POWER POLE IN PLACE.
13. DEMOLISH AND REMOVE EXISTING STRUCTURE.
14. REPLACE GRAVEL WITH AC PAVEMENT ON ACCESS ROAD PER DISTRICT 4-02. ELEVATIONS TO MATCH EXISTING CONDITIONS.

Limits of new Impervious Surface



1 WOOD HEADER DETAIL

NTS

Source: MNS, August 2025

Title:

Site Plan - Transmission Booster Pump

Date 8/12/2025

Scale N/A

Project 2023.47

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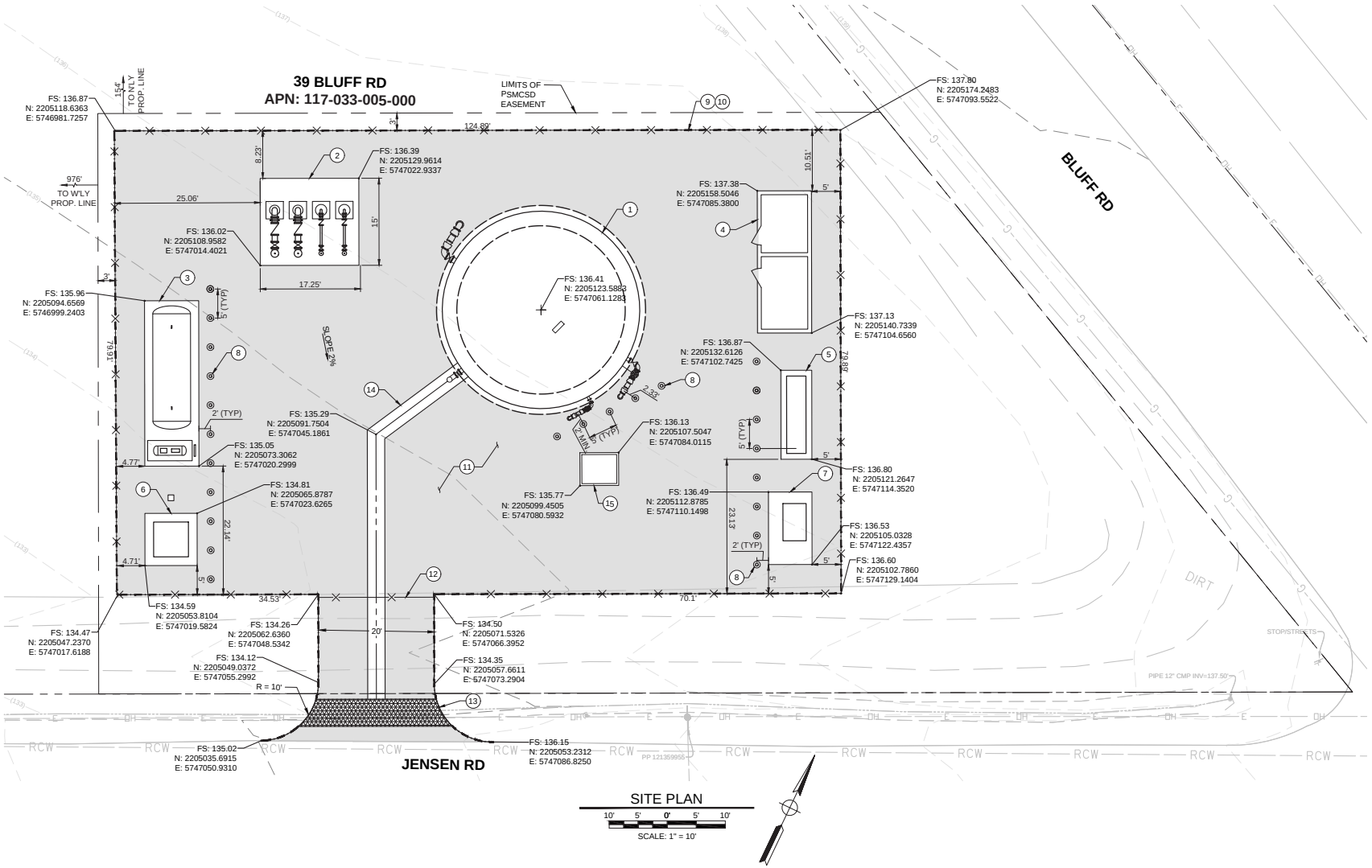
Figure 6c



CONSTRUCTION NOTES

1. CONSTRUCT 125,000-GALLON STEEL TANK AND REINFORCED CONCRETE RINGWALL FOUNDATION PER STRUCTURAL DRAWINGS AND C-098.
2. CONSTRUCT 17.25' X 15' BOOSTER PUMP STATION CONCRETE SLAB PER STRUCTURAL DRAWINGS.
3. CONSTRUCT 28'-6" X 9'-4" HYDROPNEUMATIC TANK CONCRETE SLAB PER STRUCTURAL DRAWINGS.
4. CONSTRUCT CMU CHEMICAL / ELECTRICAL BUILDING PER DRAWING C-102.
5. CONSTRUCT 15'-4" X 5'-4" GENERATOR CONCRETE SLAB PER STRUCTURAL DRAWINGS.
6. CONSTRUCT 9' X 9' TRANSFORMER CONCRETE SLAB PER STRUCTURAL DRAWINGS.
7. CONSTRUCT 12'-6" X 7'-6" FUEL TANK CONCRETE SLAB PER STRUCTURAL DRAWINGS.
8. INSTALL REMOVABLE BOLLARD PER STANDARD PLAN NO. 4-03 (TOTAL 24).
9. INSTALL 8' CHAIN LINK FENCE PER DETAIL 5, DRAWING C-099.
10. INSTALL WOOD HEADER PER DETAIL 1, DRAWING C-093.
11. GRADE FINISHED SURFACE PER ELEVATIONS SHOWN AND DISTRICT STANDARD 4-02.
12. INSTALL 20' ROLLING GATE PER DETAIL 6, DRAWING C-099.
13. INSTALL DRAINAGE GRATE PER DETAIL X, SHEET X-XX
14. CONSTRUCT CONCRETE DRAINAGE SWALE PER DETAIL X, DRAWING C-XX
15. INSTALL 6' X 5' X 4'-8" BYPASS VALVE VAULT PER DRAWING C-104

Source: MNS, August 2025

Title:

Site Plan - Bluff/Jensen Site

Date	8/12/2025
Scale	N/A
Project	2023.47

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Figure
6d

Additional Infrastructure Improvements

In addition to the pipeline and site improvements described above, the Proposed Project also includes various miscellaneous infrastructure improvements as described below.

Existing NOML Infrastructure

The existing private and state small water systems in the NOML area are considered unsuitable for consolidation into the Proposed Project. Existing water distribution infrastructure within the NOML area will either be abandoned or continue operation exclusively as non-potable water sources. In addition, the Proposed Project would destroy existing individual wells serving properties in the NOML area once these areas have been connected to the operational water distribution system component of the Proposed Project, unless wells are requested to be retained for irrigation. Well destruction would be conducted in accordance with the California Department of Water Resources ("DWR") Bulletin Nos. 74-81 and 74-90 and County Public Health Department requirements by a California State C-57 licensed contractor. Well destruction is assumed to occur entirely within developed and disturbed areas. Well destruction typically includes removal of the top five (5) feet of well casing, requiring excavation. However, individual well destruction would be subject to the conditions of well destruction permits issued by the County Environmental Health Bureau, including verification that no sensitive resources would impacted during well destruction. Continued use of private wells for non-potable water would be at the discretion of the individual owners and may require County permitting and/or approvals that are not included under the Proposed Project. All well owners who opt to retain their wells for irrigation would be required to install a backflow prevention assembly and/or airgap and ensure that all water using equipment is installed in accordance with plumbing code requirements pursuant to Section 7584 of Title 17 of the California Code of Regulations. In addition, well owners would be responsible for paying for an annual cross connection certification to demonstrate no connections exist between the potable and non-potable systems. The Proposed Project would dispose of all demolition waste from existing infrastructure in accordance with all applicable regulations at the Monterey Peninsula Landfill.

Radio Read Water Meter Installation and Replacement

The Proposed Project would install individual radio read water meters throughout the NOML area, and replace all existing water meters for the PWS (463 meters) and SMWS (268 meters) with new radio read meters. Use of these meters would reduce the District's operational workload by allowing remote access to meter data and eliminating the need to manually check meters and offsetting the need for additional or longer maintenance trips to serve the Proposed Project. Use of these meters would also allow for easier identification of leaks and maintenance needs, reducing water waste and streamlining maintenance operations.

System Controls and Supervisory Control and Data Acquisition System

The Proposed Project includes installation of a consolidated system-wide SCADA system, which would consist of a centralized base station computer, communication equipment, alarms, and other provisions. The SCADA system would allow the District to control the components of the Proposed Project via cloud-based remote access. These proposed improvements would require retrofitting at existing sites and the installation of new infrastructure at new sites. No ground disturbing activities would be necessary for retrofits at existing District facilities. SCADA installation would begin in Phase 1 of the Proposed Project and would continue for applicable facilities under Phase 2 of the Proposed Project.

Local Programmable Logic Controllers ("PLCs") would control both the Transmission Booster Pump Station and the Bluff/Jensen Tank and Pump Station site. The improvements to the other facilities will rely on existing controls.

Service Connections

The Proposed Project includes the installation of private water service laterals for the individual residential connections in the Bluff/Jensen area and the SWS expansion area. Laterals would connect the new distribution mains to individual residences to provide water service. In addition, the Proposed Project would install connection points to provide future connections to existing commercial properties. Trenchless installation of service laterals would be used where feasible and convenient using a small diameter boring machine; where trenching is necessary, all surfaces would be restored to match existing conditions following completion of installation. Project personnel would coordinate with individual properties prior to installation of service laterals on private property.

Service Area Expansion

The Proposed Project would serve several parcels that are not currently within the District's service area. Parcel annexation would approval of a Sphere of Influence Amendment and Service Area Annexation from the Monterey County Local Agency Formation Commission ("LAFCO"). The Proposed Project would add the following eight (8) parcels into the District's service area.

- 413-012-014-000 (about 20 percent of this parcel is included in existing LAFCO boundary)
- 412-032-011-000
- 412-032-009-000
- 412-032-013-000
- 117-042-009-000
- 117-022-002-000
- 117-052-023-000
- 117-021-008-000

Land Acquisition

The Proposed Project would require permanent easements, temporary easements, and/or real property acquisitions in several areas for the Bluff/Jensen Tank and Pump Station site, construction staging areas, and various transmission and distribution pipelines. In addition, temporary staging areas would be necessary for construction staging and equipment storage. The land acquisition requirements for the Proposed Project are described in further detail below for each Project component.

Bluff/Jensen Tank and Pump Station Site

The Bluff/Jensen Tank and Pump Station would be constructed on an approximately 17,300 sf portion of APN 117-033-005-000, west of where Jensen Road and Bluff Road diverge, pending final design and approval of the property owner. The District is seeking an easement to secure this site for the Bluff/Jensen Tank and Pump Station.

Pipeline Easements

Several pipeline easements would be necessary for the proposed transmission and distribution pipelines. The District would require easements for pipeline alignments within the Bluff/Jensen Zone on APNs 117-021-008-000 and 117-021-013-000. Easements for the transmission main between the Bluff/Jensen Zone and the SWS would be necessary on APNs 117-022-002-000 and 412-032-011-000.

1.7 PROJECT CONSTRUCTION

Construction of the Proposed Project will occur over two (2) major phases lasting 24-30 months. Construction activities associated with Phase 1 would last approximately 24 months. Construction activities associated with Phase 2 would last approximately 18 months. Project Phases are delineated based on availability of funding sources and construction of Project components may occur simultaneously between Phases. Further details on construction activities for the Proposed Project are provided below.

Staging Areas

Construction staging areas would occur at several locations to facilitate construction of the Proposed Project. The Proposed Project would use the Pajaro Tank site (APN 117-263-006-000), the Bluff/Jensen Tank site (APN 117-033-005-000), the Transmission Booster Pump Station site (APN 117-121-003-000), a Caltrans-owned parcel located between Hilltop Road and SR 1 (no APN assigned), and the Moss Landing Middle School (APN 413-014-001-000) as staging areas for construction. In addition, the Proposed Project includes up to 7,000 sf of staging areas located at the District's offices at 136 San Juan Road. The majority of staging at this location would be located within the existing paved parking area. An additional staging area would be located adjacent to the existing hydropneumatic tank.

Site Preparation

Site Preparation would include the following Project activities.

Demolition

The Proposed Project includes both well removal and demolition of existing structures on some of the Project Component sites. For the Iron and Manganese System installed at Pajaro Well No. 1 located at the District's office at 136 San Juan Road, some existing well piping and other site equipment would be removed to make way for the site improvements. For the Transmission Booster Pump Station located off of Elkhorn Road at the existing SMWS well site, the Project would demolish the existing concrete pad underlying the generator, remove and replace the existing driveway, convert SMWS Wells No. 1 and No. 2 to standby operation, and destroy some above-grade infrastructure at the SMWS well site. Underground pipe components at this site will be removed or abandoned in place. Other demolition activities associated with the Proposed Project include destruction of wells in use by the various small and private water systems in the NOML area. Demolition waste would be disposed of in accordance with all applicable regulations at the Monterey Peninsula Landfill.

Grading and Trenching

The Proposed Project would generate 53,130 cubic yards of cut and 53,144 cubic yards of fill, resulting in overall balanced earthwork. All of the tank sites, well sites, and pumping sites would be paved. The Proposed Project would create approximately 12,150 sf (approximately 150 sf of new impervious surfaces and 2,350 sf of replacement impervious surfaces for the Transmission Booster Pump Station

Site, 2,000 sf for the Iron and Manganese Treatment System, and 10,000 sf for Bluff/Jensen Tank and Pump Station site) of total new impervious surfaces compared to existing conditions.

Construction

Construction would occur primarily from Monday through Friday between the hours of 8:00 AM and 5:00 PM. However, the Proposed Project would also include nighttime construction for pipeline installation in the public ROW from Sunday night to Friday morning from the hours of 9:00 PM and 5:00 AM. Three (3) construction crews, each consisting of three (3) to four (4) workers, are anticipated to be simultaneously working on the Proposed Project on average. The peak number of construction personnel is anticipated to be about 25 individuals on site, and the average personnel is 12 individuals on site. The District anticipates the Proposed Project to use the following types of construction equipment:

- Excavator
- Backhoe
- Bulldozer
- Skid Steer Loader
- Pipe Fusing Equipment
- Tanks for Drilling Fluid
- Loader
- Work Truck (general use)
- Crane
- Dump Truck
- Flat Bed Delivery Truck
- Water Truck
- Concrete Truck/Mixer
- Asphalt Paver

The Proposed Project would implement two (2) traffic control plans during construction as part of permitting regulations for the Project, one (1) for Caltrans and another for Monterey County, which would result in as-needed temporary lane/road closures, detours, and other traffic control methods. Locations of lane/road closures would change over the course of construction due to the linear nature of the pipeline components of the Proposed Project. Construction waste would be disposed of in accordance with all applicable regulations at the Monterey Peninsula Landfill operated by ReGen and located at 14201 Del Monte Blvd, Salinas, CA 93908.

The District would designate a construction coordinator to serve throughout construction of the Proposed Project. The construction coordinator would respond to community questions related to ongoing construction. In addition, the construction coordinator would respond to any reported emergencies within 24 hours during construction of the Proposed Project and take remedial actions, as necessary. The contact information for the construction coordinator would be posted conspicuously at each major construction site associated with the Proposed Project.

Schedule

Construction is anticipated to occur over the course of approximately 24-30 months. Construction for Phase 1 of the Proposed Project is expected to begin in 2026 and conclude by early 2028 over a course of 24 months. Construction for Phase 2 of the Proposed Project is expected to begin in 2027 and conclude by mid-2028 over a course of 18 months. The anticipated schedule of these construction activities is as follows (construction phases are anticipated to overlap):

1. Site Construction – 750 days
2. Pipeline construction – 750 days
3. Well Demolition – 120 days

1.8 SITE ACCESS

Construction of the Proposed Project would utilize multiple staging areas as described above. SR 1 and Salinas Road provide regional access to the Project area. Local access to the Proposed Project would vary based on the location of each specific component. The majority of pipeline installation area would be accessed from existing public roadways. A new 20-foot wide driveway with a rolling gate connected to Jensen Road would provide access to the Bluff/Jensen Tank and Pump Station site. A replacement paved driveway would provide access to the Transmission Booster Pump Station. Additionally, existing access driveways would provide access to the Iron and Manganese Treatment System and the Pajaro Tank site.

1.9 OPERATION AND MAINTENANCE

Once operational, the District would provide water service to approximately 967 connections within the Project area via a new consolidated water system. The SWS, SMWS, PWS, and the two (2) state regulated small water systems and nine (9) locally regulated small water systems within the NOML area would cease to exist. In addition, the District would now serve 43 connections previously reliant on private wells. Private wells would be retained for irrigation or destroyed in accordance with County regulations on a case-by-case basis, largely determined by individual well owners. The Proposed Project would generate a maximum of one (1) daily vehicle trip to one (1) or more Project components for regular maintenance and testing.

1.10 PROJECT-RELATED APPROVALS, PERMITS, AND CLEARANCES

The following is a list of federal, state, and regional/local permits and approvals and clearances that may be required for the implementation of the Proposed Project, subject to final project design and applicable agency review and approval.

<u>Federal</u>

- U.S. Fish and Wildlife Service – Section 7 Incidental Take Permit

<u>State</u>

- Caltrans – Encroachment Permit
- California Department of Fish and Wildlife – 1602 Lake and Streambed Alteration Agreement
- California Department of Fish and Wildlife – 2081 Incidental Take Permit
- Regional Water Quality Control Board – Stormwater Pollution Prevention Plan

- State Water Resources Control Board, Division of Financial Assistance – State Revolving Fund Financing Approval
- State Water Resources Control Board, Division of Drinking Water – Domestic Water Supply Permit Application
- California Coastal Commission ("CCC") – Coastal Development Permit (required in the event that the Coastal Development Permit decision by County of Monterey's decision is appealed)

Regional/Local

- County of Monterey – Encroachment Permit
- County of Monterey – Local Coastal Development Permit
- County of Monterey – Well Destruction Permit
- County of Monterey – Grading Permit
- County of Monterey – Tree Removal Permit
- Monterey County LAFCO – Approval of Sphere of Influence Amendment, Annexation, and Boundary Adjustment
- Monterey Bay Air Resources District – Authority to Construct
- Monterey Bay Air Resources District – Permit to Operate
- City of Watsonville – Industrial Wastewater Discharge Permit

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Chapter 2. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by the Proposed Project involving at least one (1) impact that is a "potentially significant impact," as discussed in the Initial Study analysis on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials
☒ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☐ Environmental Justice
☒ Mandatory Findings of Significance		

ENVIRONMENTAL FACTORS NOT AFFECTED

The following environmental resources were considered as part of the scoping and environmental analysis conducted for the Proposed Project. The potential for adverse impact to these resources were not identified. Consequently, there is no further discussion regarding these resources in this document.

Environmental Justice: California Government Code §65040.12 defines environmental justice as the "fair treatment of people of all races, cultures and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies." The State of California's Office of Environmental Health Hazard Assessment ("OEHHA") provides and maintains the CalEnviroScreen mapping tool, which uses environmental, health, and socioeconomic information to identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects (OEHHA, 2025). The CalEnviroScreen viewer indicates that the Proposed Project area is in an overall percentile of 72 or greater, which indicates that the communities where the Proposed Project would occur bear a disproportionate socioeconomic impact from pollution burden than the majority of other census tracts in California. However, the Proposed Project would improve water quality for communities within the Proposed Project area compared to existing conditions. The Proposed Project costs would not adversely affect any minority or low-income populations and/or adversely alter the socioeconomic conditions of populations that reside in the Proposed Project area. The Proposed Project would not include features that would result in a disproportionately adverse human health or environmental effect, or have physical effects on minority or low-income populations. The Proposed Project would benefit the existing population of the Project area by providing reliable, high-quality potable water from a centralized purveyor. For these reasons, the Proposed Project would have a net beneficial effect and would not result in any adverse impacts related to environmental justice considerations.

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Chapter 3. Determination

On the basis of this initial evaluation:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the Proposed Project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Judith Vazquez-Varela

Digitally signed by: Judith Vazquez-Varela
DN: CN = Judith Vazquez-Varela email = judyvazquez@pajarosunnymesa.com C = US O = Pajaro/Sunny Mesa CSD
Date: 2025.11.14 15:09:20 -08'00'

11/14/2025

Signature | Date

Judith Vazquez-Varela, General Manager

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Chapter 4. Environmental Setting and Impacts

The following chapter assesses the environmental impacts associated with the Proposed Project and identifies mitigation measures to reduce potentially significant impacts to less than significant, as appropriate.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
2. All answers must consider the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one (1) or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were in the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.

6. Lead agencies are encouraged to incorporate information sources for potential impacts (e.g., general plans, zoning ordinances) into the checklist references. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

4.1. AESTHETICS

Environmental Setting

The Proposed Project is located north of the community of Moss Landing in northern unincorporated Monterey County and is primarily within existing road ROWs and previously disturbed sites. The topography of the region varies from flat, farmed areas, to rolling hills with broad valleys.

The existing visual character of the Proposed Project area is comprised of views of the Gabilan Mountains, the Pajaro River, the Pacific Ocean, agricultural lands (i.e., row crops and associated farm infrastructure), rural residences, and industrial development in unincorporated Monterey County. The Proposed Project area consists primarily of existing disturbed and developed areas, including roadway ROWs, a private farm road, an existing agricultural field, at the District's existing SMWS well site, SMWS tank site, and offices, as shown in **Figure 5**. The roadway ROWs of the Proposed Project area include Salinas Road, Hilltop Road, Jensen Road, Bluff Road, Springfield Road, Struve Road, unnamed farm roads, and SR 1. The majority of the Project would be within existing ROWs and previously disturbed sites. The Iron and Manganese Treatment System component would be in a residential and agricultural area at the District office located at 136 San Juan Road in Pajaro.

Visually sensitive areas are those containing scenic resources visible from existing, potential, and proposed scenic routes. Prominent visual resources in the project vicinity include Elkhorn Slough and the surrounding wetland areas, McClusky Slough, Bennett Slough, Zmudowski State Beach Park, SR 1, Moss Landing Harbor, and the Pacific Ocean. The *North County Area Plan Scenic Highway Corridors & Visual Sensitivity* map of the North County Area Plan identifies "sensitive" or "highly sensitive" areas of scenic slopes running east-west along Salinas Road near a portion of the Proposed Project area; however, the Proposed Project area is not within a visually sensitive area of the North County Area Plan or Monterey County General Plan (Monterey County, 2010). There are no officially designated state scenic highways in the Project area; however, a portion of the Proposed Project area is located in the view of SR 1, a state-eligible scenic highway (Caltrans, 2025). There are no locally designated scenic roads in the Project area.

Regulatory Framework

State

***California Scenic Highways Program*:** The Legislature created the California State Scenic Highway program in 1963. This program's purpose is to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to highways. The program includes a list of highways that are either designated or eligible for designation as a scenic highway. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263. A highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. In Monterey County, the state only officially designates portions of SR 1 south of the intersection with SR 68 near the City of Monterey (Caltrans, 2025). While the portions of SR 1 in the vicinity of the Project area are not officially designated as a scenic highway, Caltrans considers this stretch of SR 1 as an eligible scenic highway.

Local

***2010 Monterey County General Plan*:** The 2010 Monterey County General Plan includes goals and policies related to the preservation of visual integrity. The following goal from the 2010 Monterey County General Plan would apply to the inland portions of the Proposed Project:

Goal OS-1 Retain the character and natural beauty of Monterey County by preserving, conserving, and maintaining unique physical features, natural resources, and agricultural operations.

North County Area Plan: The North County Area Plan is one of the area plans that are included in the 2010 Monterey County General Plan. The North County Area Plan further defines the goals and policies of the 2010 Monterey County General Plan as it is more specific due to the limited geographic focus. Policies in the North County Area Plan are consistent with the Monterey County General Plan but are adapted to the development opportunities, constraints, and natural resources unique to that region. The following policy from the North County Area Plan would apply to inland portions of the Proposed Project:

Policy NC-3.1 Within areas designated as “sensitive” or “highly sensitive” on the Scenic Highway Corridors and Visual Sensitivity Map, landscaping or new development may be permitted if the development is located and designed in such a manner that public views are not disrupted.

***1982 Monterey County General Plan*:** The 1982 Monterey County General Plan includes goals and policies related to the preservation of visual integrity. The following goals from the 1982 Monterey County General Plan would apply to the coastal portions of the Proposed Project:

Goal 56.2.1 The County shall, in accordance with the Monterey County Subdivision Ordinance, require that all new utility lines be placed underground.

Goal 56.2.2 The County shall seek to place existing utility lines underground whenever feasible.

***North County LUP*:** The following aesthetics policies provided in the North County LUP are applicable to the coastal portions of the Proposed Project:

6.4.B.5: Visual access from the nearest public road to the shoreline of Elkhorn Slough and other wetlands shall be maintained and enhanced for the enjoyment of the public in a manner compatible with other land uses permitted in the plan. Visual access to Moss Landing Harbor shall be retained as part of improvements to Highway 1 and adjacent properties. The development of scenic viewpoints where physical access is not appropriate is encouraged.

6.4.G.1: Future land use planning should be compatible with the goal of providing visual access. To this end, all new structures and ancillary facilities within the public viewshed should be located and designed to be compatible with the existing character of the natural and built environments as specified in Section 2.2 of this plan, and to retain existing visual access to the shoreline from major public viewpoints and viewing corridors. Particular attention should be given to the location and design of new roads or improvements to existing roads.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) includes development restrictions for areas inside the Coastal Zone. Title 20 defines a "Substantial adverse visual impact" as a visual impact which, considering the condition of the existing viewshed, the proximity and duration of

view when observed with normal unaided vision, causes an existing visual experience to be materially degraded (Section 20.06.1275).

The County of Monterey Zoning Ordinance (Title 21) requires an evaluation of potential aesthetic-related effects and a determination of significance from common public view areas in areas outside of the Coastal Zone. "Common public viewing area means a public area such as a public street, road, designated vista point, or public park from which the general public ordinarily views the surrounding viewshed" (Section 21.06.195). Monterey County defines a substantial adverse visual impact as a "visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded" (Section 21.06.1275).

	Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings in a state scenic highway?	☐	☐	☐	■
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	■	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	■	☐

Impact Discussion

a. Would the project have a substantial adverse effect on a scenic vista?

The Proposed Project would not have a substantial adverse effect on a scenic vista. While the Proposed Project area is in the vicinity of areas designated as visually sensitive, the Proposed Project would primarily be located underground and would not encroach on or impact visually sensitive resources.

Construction

The Proposed Project could result in temporary construction related effects. However, the Proposed Project would be located in previously disturbed areas and primarily in road ROWs. The Proposed Project consists of the consolidation of water systems and the construction of water connections and system improvements. Construction associated with the pipeline components of the Proposed Project would not result in additional aesthetic related impacts since these components would be located underground. In addition, the aboveground components of the Proposed Project, including the Iron and Manganese Treatment System, Transmission Booster Pump Station, and Bluff/Jensen Tank and Pump

Station site, would be constructed at sites either developed with existing infrastructure or that are otherwise disturbed. Upon completion of construction, temporary equipment and materials would be removed, and most of the improvements would be below ground (e.g., pipelines). Lastly, the connection of potable water service to adjacent parcels would not result in any new visual impacts. Therefore, the Proposed Project would have a **less-than-significant impact from construction** on scenic vistas.

Operation

The Proposed Project would not result in a substantial adverse effect on a scenic vista due to operation. Most of the components of the Proposed Project would be located below ground in existing roadway ROWs. Other components of the Proposed Project, including the Bluff/Jensen Tank and Pump Station site and the Transmission Booster Pump Station, would be installed within existing disturbed sites and screened from view by security fencing. The Iron and Manganese Treatment System would be installed at the District office at 136 San Juan Road, which is already largely screened from public view by existing landscaping, fencing, and structures. The Proposed Project area would not change land uses from existing uses and would be consistent with the current zoning designations and allowable land uses throughout the Proposed Project area. Therefore, the Proposed Project would have a **less-than-significant operational impact** regarding scenic vistas.

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings in a state scenic highway?

The Proposed Project would not substantially damage scenic resources in a state scenic highway. While the portion of SR 1 near the Proposed Project is defined as a eligible state scenic highway, it does not carry an official scenic designation. As a result, the Proposed Project is not located near a designated state scenic highway or County designated scenic road. In addition, construction of the Proposed Project would not impact trees, rock outcroppings, or historic buildings. **No impact** would occur.

c. Would the project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The existing visual character of the Proposed Project area is primarily comprised of rural land uses, including agriculture and residential. The Proposed Project would not adversely impact the existing visual character of the site or its surroundings or degrade the quality of public views of the site. The Proposed Project consists of the consolidation of the PWS, SMWS, and SWS, as well as the various water connections and additional infrastructure improvements to facilitate O&M of the new water system, as shown in **Figures 5a** and **5b**. Construction and operation of the Proposed Project would be within existing roadway ROWs and previously disturbed sites. The consolidation of water systems and construction of infrastructure improvements would not result in the construction of new infrastructure or uses that would generate an aesthetic impact. Water system infrastructure (i.e., pipelines) would be constructed underground to extend services to adjacent uses. The Iron and Manganese Treatment System components would be located at the District offices at 136 San Juan Road and would be screened by existing landscaping, fencing, and structures. The Transmission Booster Pump Station would be located at the previously disturbed SMWS well site near Elkhorn Road and would be screened from public view by security fencing, as well as by existing landscaping and vegetation. The Bluff/Jensen Tank and Pump Station site would be located at a previously disturbed site near Hilltop Road and Jensen Road and would be screened from public view by security fencing. Construction and operation of the Proposed Project would be consistent with existing development and would therefore not change the

site's existing visual character. Above ground facilities and infrastructure would be designed and constructed consistent with the County's design specifications. For these reasons, the Proposed Project would have a **less-than-significant impact** regarding the substantial degradation of the existing visual character or quality of public views and its surroundings.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The Proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views of the area. Daytime construction would not result in any new sources of nighttime lighting or glare. However, nighttime construction associated with pipeline installation would require temporary lighting to illuminate nighttime construction activities. Nighttime construction would be limited to pipeline work within the roadway ROWs, Sunday evenings to Friday mornings from the hours of 9:00 PM to 5:00 AM. Nighttime construction lighting would be limited to the minimum necessary to provide safe working conditions for construction crews, and would be angled downward towards the construction area. In addition, given the linear nature of the pipeline components of the Proposed Project, nighttime construction activities would be limited to single locations. Typical pipeline installation progresses at a rate of 150 to 250 feet per day. Therefore, nighttime construction work for the Proposed Project would not result in substantial new sources of temporary daytime or nighttime light or glare that would adversely affect views in the area. All impacts from construction would be temporary and **less-than-significant**.

The Proposed Project would not introduce any new sources of light or glare at the majority of Project components, as the water pipelines and service connections would be underground, the Iron and Manganese Treatment System would be located at the District offices at 136 San Juan Road, and the Transmission Booster Pump Station and the Bluff/Jensen Tank and Pump Station site would be located at previously disturbed sites. The Proposed Project would potentially include exterior lighting for security and maintenance purposes. However, the lighting would be consistent with the County of Monterey's lighting ordinances which requires that all exterior lighting be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated, and off-site glare is fully controlled. In addition, exterior lighting for Project components in the Coastal Zone would be subject to an approved lighting plan (County of Monterey Municipal Code Sections, 20.30.060, 20.32.060, and 21.63.020). Therefore, the Proposed Project would have a **less-than-significant impact** with regards to creating a new source of permanent substantial light or glare.

4.2. AGRICULTURAL AND FORESTRY RESOURCES

Terminology

The California Department of Conservation ("DOC") identifies and designates important farmland throughout the state as part of the Farmland Mapping and Monitoring Program ("FMMP"). Farmland is classified as follows:

- **Prime Farmland.** Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. These are Class I and Class II soils.
- **Farmland of Statewide Importance.** Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four (4) years prior to the mapping date.

- **Unique Farmland.** Farmland of lesser quality soils used to produce the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climactic zones in California.
- **Grazing Land.** Government Code §65570(b)(3) defines Grazing Land as: "...land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock." The minimum mapping unit for Grazing Land is 40 acres. Grazing Land does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, and heavily brushed, timbered, excessively steep, or rocky lands which restrict the access and movement of livestock.
- **Urban and Built-Up Land.** Land occupied by structures with a building density of at least one (1) unit to 1.5 acres, or approximately six (6) structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
- **Other Land.** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas, not suitable for livestock grazing; confined livestock, poultry, or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded by urban development and greater than 40 acres is mapped as Other Land.

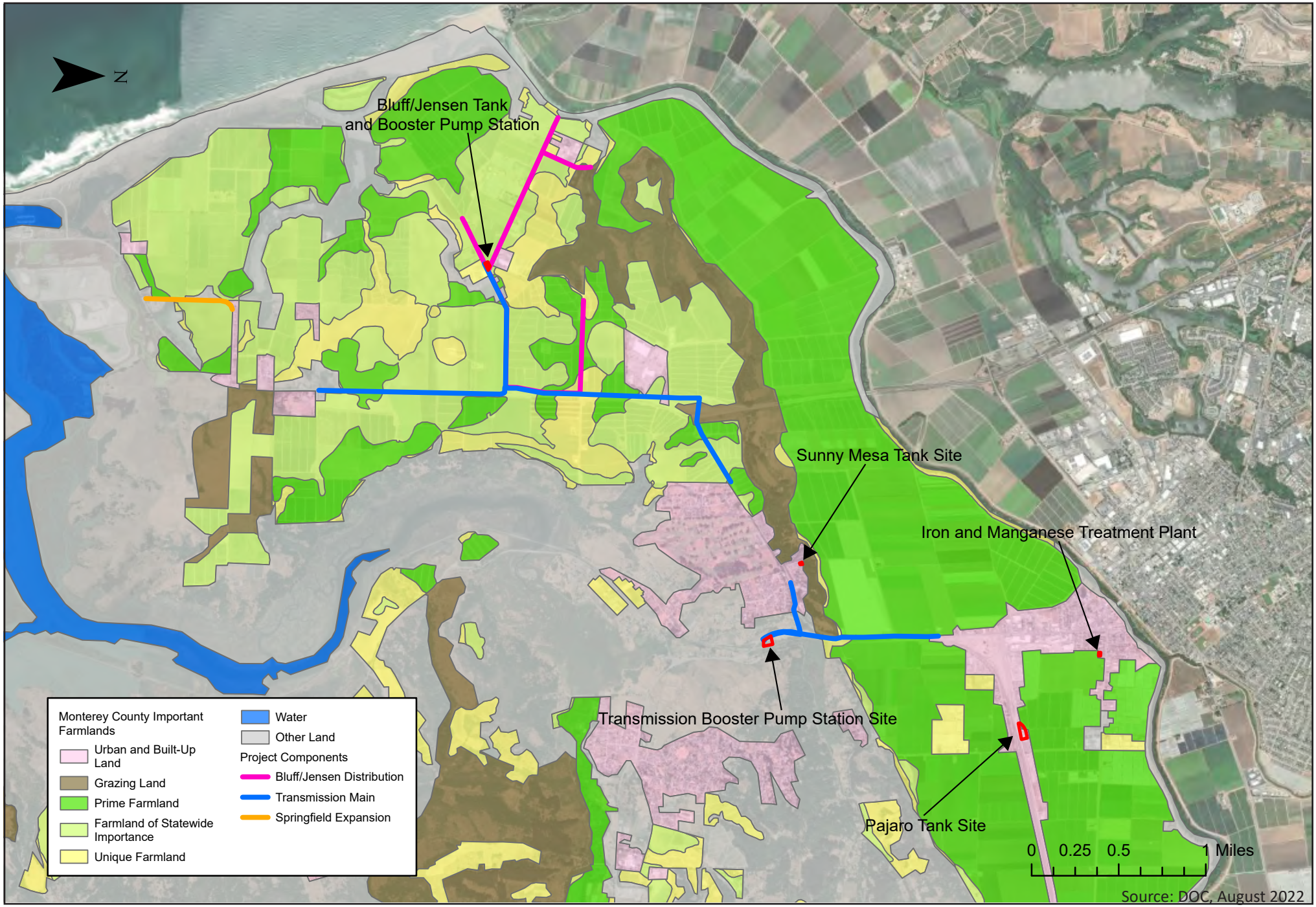
California Public Resources Code §4526 and the California Board of Forestry and Fire Protection defines "Timberland" as land not owned by the federal government nor designated as experimental forest land, which is capable and available for growing any commercial tree species.

Environmental Setting

Agricultural activities consisting of farming and livestock grazing represent the largest industry in the County of Monterey and contribute significantly to the region’s economy. The most productive farmlands in the County are located in the North County, Greater Salinas, and Central Salinas Valley Planning Areas. According to the 2022 Census of Agriculture for Monterey County, there are 1,338,477 acres designated as farmland (USDA, 2022). Monterey County's gross agricultural production in 2021 totaled 5.4 billion dollars (USDA, 2022).

Portions of the Proposed Project are located within or adjacent to areas where agricultural activities occur. Historically agriculture has been the primary economic activity in the northwest region of Monterey County. The FMMP designates the Proposed Project area and land adjacent to the Proposed Project area as *Other Land, Urban and Built-up Land, Unique Farmland, Prime Farmland, and Farmland of Statewide Importance* (see **Figure 7**) (DOC, 2022a). The Proposed Project does not include work on any parcel are enrolled in a California Land Conservation Act of 1965 (“Williamson Act”) contract (DOC, 2022b).

CEQA requires the evaluation of forest and timber resources where they are present. The Project is within existing agricultural and rural residential areas. The Proposed Project area does not contain forest land as defined in Public Resources Code Section 12220(g), timberland as defined by Public Resources Code Section 4526, or timberland zoned Timberland Production as defined by Government Code Section 51104(g).



Title:

Important Farmland Map

Date	7/1/2025
Scale	N/A
Project	2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure 7

Regulatory Framework

Federal

***Farmland Protection Policy Act*:** The FPPA seeks to reduce federal program impacts on unnecessary and irreversible conversion of farmland to nonagricultural uses. This act requires federal agencies to develop and review policies to implement the FPPA every two (2) years and comply with state and local programs and policies protecting farmland. The FPPA includes land such as forests, pasture, crop, or other land that may be used for farmland in the future. However, The FPPA does not include water or urban land. FPPA uses farmland classifications of "prime farmland," "unique farmland," and "land of statewide importance" (USDA, 2024). Projects are subject to the requirements of the FPPA if they involve federal oversight or funding and would potentially result in the irreversible conversion of farmland to non-agricultural use. DD&A conducted a Land Evaluation Site Assessment ("LESA") to confirm compliance with the FPPA as shown in **Appendix A**.

State

California Land Conservation Act of 1965: The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is the state's primary program aimed at conserving private land for agricultural use. The California Department of Conversation prepares countywide maps of lands enrolled in the Williamson Act contracts. The Williamson Act provides a voluntary, locally administered program offering reduced property taxes on lands whose owners place enforceable restrictions on land use through contracts between the individual landowners and local governments.

Local

***2010 Monterey County General Plan*:** The following goals and policies provided by the 2010 Monterey County General Plan may be applicable to the inland portions of the Proposed Project.

Goal AG-1: Promote the long-term conservation of productive and potentially productive agricultural land.

Policy AG-1.1: Land uses that would interfere with routine and ongoing agricultural operations on viable farmlands designated as prime, of statewide importance, unique, or of local importance shall be prohibited.

Policy AG-1.2: The purpose of the following criteria shall be used to establish agricultural buffers … to protect the existing agricultural operations: … Buffers shall be provided from the proposed new use and not from the adjacent agricultural land unless by mutual agreement between the landowners.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** None of the policies provided by the 1982 Monterey County General Plan are applicable to the coastal portions of the Proposed Project.

***North County LUP*:** The following agricultural policy provided in the North County LUP is applicable to the coastal portions of the Proposed Project:

2.6.2.1: Prime and productive farmland designated for Agricultural Preservation and Agricultural Conservation land use shall be preserved for agricultural use to the fullest extent

possible as consistent with the protection of environmentally sensitive habitats and the concentration of development.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) includes development restrictions for agricultural and grazing lands for areas inside the Coastal Zone. Title 20 defines "Agriculture" as meaning the art or science of cultivating the ground, harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture, and forestry, the science and art of the production of plants and animals useful to man or woman, and wildlife management (Section 20.06.010). Development on agricultural land within the Coastal Zone is generally limited to uses supporting continued agricultural use and conservation. Developments within these areas typically require a Coastal Administrative Permit or a Coastal Development Permit.

The County of Monterey Zoning Ordinance (Title 21) includes development restrictions for agricultural and grazing lands for areas outside the Coastal Zone. Development on agricultural land within inland areas of the County is generally limited to uses supporting continued agricultural use and conservation. Certain development types within these areas require approval of a use permit.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	■	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	■
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	☐	☐	☐	■
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	■	☐

Impact Discussion

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

The Transmission Booster Pump Station, Pajaro Tank Site, Sunny Mesa Tank Site, and the Iron and Manganese Treatment System are located within existing disturbed sites and would not convert *Prime Farmland, Unique Farmland, or Farmland of Statewide Importance* to non-agricultural units. In addition, the pipeline components located within roadway ROWs for SR 1, Hilltop Road, and Salinas Road are not located within *Prime, Unique, or Farmland of Statewide Importance*. While some of these pipeline components would be adjacent to such farmland, construction and operation of these components of the Proposed Project would not result in the conversion of adjacent farmland to non-agricultural use. However, the Bluff/Jensen Tank and Pump Station site located on the APN 117-033-005-000 would be located in *Farmland of Statewide Importance* (County, 2025).

The Bluff/Jensen Tank and Pump Station component would result in the permanent conversion of an approximately 0.39 acre portion of the overall 10.6 acre parcel to non-agricultural use. Agricultural operations on the remaining 10.2 acres of APN 117-033-005-000 would not be impacted by the Proposed Project. Furthermore, the overall footprint of Bluff/Jensen Tank and Pump Station component has been limited to the minimum necessary size to house the necessary facilities. Therefore, construction of the Bluff/Jensen Tank and Pump Station would not result in the conversion of a significant area of *Farmland of Statewide Importance* to non-agricultural use. DD&A prepared a LESA for the Bluff/Jensen Tank and Pump Station component of the Proposed Project to comply with Federal Cross-Cutters and confirm that the conversion of agricultural land as part of the Proposed Project would not result in a significant environmental impact (**Appendix A**). Based on the evaluated factors, including soil type, storie index score, surrounding land uses and easements, water availability, and area of conversion, the Bluff/Jensen Tank and Pump Station received a LESA score of 63.7. Projects receiving a score of 60 to 79 points are considered to have a significant impact unless either the Land Evaluation or Site Assessment score is below 20 points. The Site Assessment score was 18 points as shown in **Appendix A**; therefore, the impact from conversion of farmland according to the LESA criteria is considered less-than-significant.

In addition, the proposed 15-foot wide Transmission Main easement running north-south along SR 1 outside of the public roadway (APNs 412-032-011-000 and 117-022-002-000) would include *Farmland of Statewide Importance* and *Unique Farmland* and the proposed 15-foot wide pipeline easement running east-west along an unnamed road in APNs 117-021-013-000 and 117-021-008-000 (see **Figure 7**) would include *Farmland of Statewide Importance* and *Prime Farmland*. However, each of these pipeline easements would be located in disturbed areas away from areas under agricultural cultivation and the proposed 15-foot easement on each parcel would not result in the conversion of significant portions of *Prime Farmland, Unique Farmland,* or *Farmland of Statewide Importance* to non-agricultural uses.

Furthermore, APNs 117-033-055-000, 412-032-011-000, 117-022-002-000, 117-021-013-000, and 117-021-008-000 carry a CAP(CZ) zoning designation and the Monterey County Code Section 20.30.050(B) and 20.30.050(K) conditionally allows public utilities and infrastructure and water system facilities (e.g., wells and storage tanks) serving 15 or more service connections, respectively on lands zoned for CAP(CZ). The Proposed Project would acquire the required permits from the County to allow these conditional uses.

For these reasons, the Proposed Project would have a **less-than-significant impact** regarding the conversion of farmland.

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. While the Proposed Project includes components located parcels used for agricultural use, these parcels are not subject to a Williamson Act contract. The Proposed Project would introduce non-agricultural uses to small portions of APNs 117-033-005-000, 412-032-011-000, 117-022-002-000, 117-021-013-000, and 117-021-008-000 as described above. However, Section 20.30.050(K) identifies "Water system facilities including wells and storage tanks serving fifteen (15) or more service connections" as a conditional allowed use for parcels zoned as CAP(CZ). The Proposed Project is seeking a Coastal Development Permit through the County for these components of the Proposed Project, therefore the proposed pipeline easements and the Bluff/Jensen Tank and Pump Station site would not conflict with existing zoning for agricultural use. **No impact** would occur.

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

The Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land. No forest or timberland is located on or in the vicinity of the Proposed Project area. **No impact** would occur.

d. Would the project result in the loss of forest land or conversion of forest land to non-forest uses?

Please refer to the discussion above. The Proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. **No impact** would occur.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The Proposed Project consists of the consolidation of existing water systems. While components of the Proposed Project may occur on or adjacent to existing agricultural uses, construction and operation of the Proposed Project would not result in the conversion of substantial portions of farmland to non-agricultural use. Conversion of farmland would be kept to the minimum possible extent needed to install the Proposed Project components, including the 0.39 acre area for the Bluff/Jensen Tank and Pump Station site, the 15-foot wide pipeline within an easement along SR-1, and the 20-foot-wide pipeline within an easement along a portion of an unnamed road connected to Hilltop Road. In addition, these components of the Proposed Project are sited away from areas of agricultural cultivation to the fullest extent possible. Furthermore, the APNs containing important farmland all carry a CAP(CZ) zoning designation, which conditionally allows public utilities and infrastructure and water system facilities (e.g., wells and storage tanks) serving 15 or more service connections per Monterey County Code Sections 20.30.050(B) and 20.30.050(K). There is no forest land on or adjacent to the Proposed Project area. Therefore, the Proposed Project would have a **less-than-significant impact** with regards to the conversion of agricultural and forestry land.

4.3. AIR QUALITY

Environmental Setting

The Proposed Project is in the North Central Coast Air Basin ("NCCAB"), which encompasses Santa Cruz, San Benito, and Monterey counties. The NCCAB is under the jurisdiction of the Monterey Bay Air Resources District ("MBARD"). MBARD is responsible for producing an Air Quality Management Plan ("AQMP") that reports air quality and regulates stationary air pollution sources throughout the NCCAB. MBARD is also responsible for measuring the concentration of pollutants and comparing those concentrations against the Ambient Air Quality Standards ("AAQS"). AAQS establish levels of air quality maintenance required to protect the public from the adverse effects of air pollution and are established for "criteria air pollutants" which include ozone, carbon monoxide, particulate matter less than 10 microns in diameter, 2.5 microns in diameter, nitrogen dioxide, sulfur dioxide, and lead. MBARD is responsible for monitoring criteria pollutants to determine whether they are in attainment or not in attainment with the AQMP. **Table 5** illustrates the attainment status for criteria pollutants.

Table 5
Attainment Status for the NCCAB

Pollutants	State Designation	Federal Designation
Ozone (O_3)	Nonattainment – Transitional	Attainment
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
Carbon Monoxide (CO)	San Benito Co. – Unclassified	Attainment
Carbon Monoxide (CO)	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: MBARD, 2017. 2012 – 2015 AQMP

MBARD has set air quality thresholds of significance for the evaluation of projects. **Table 6** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect during construction. In addition to these thresholds, MBARD has also determined a significant short-term construction generated impact would occur if more than 2.2 acres of major grading or excavation, or 8.1 acres of minimal earthmoving per day was to occur (MBARD, 2008).

Table 6
Thresholds of Significance - Construction Emissions

Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NO_x)	173
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: MBARD, 2016. Guidelines for Implementing CEQA.

Table 7 illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during operation.

Table 7
Thresholds of Significance - Operational Emissions

Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NO_x)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: MBARD, 2016. Guidelines for Implementing CEQA.

The California Air Resources Board ("CARB") defines a sensitive receptor as children, elderly, asthmatic, and others who are at elevated risk of negative health outcomes due to exposure to air pollution (CARB, 2024). Pursuant to California Health and Safety Code Sec. 42705.5, a sensitive receptor includes hospitals, schools and day cares centers and such locations as the district or state board may determine. MBARD similarly defines sensitive receptors and requires any explanation of sensitive receptors to draw a relationship to the Proposed Project area and potential air quality impacts (MBARD, 2008). Sensitive receptors are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors include residences, schools, and health care facilities. Sensitive receptors in the vicinity of the project consist of residences along the road ROWs.

Common sources of odors and odor complaints include wastewater treatment plants, transfer stations, coffee roasters, painting/coating operations, and landfills. The Proposed Project is located in a residential/agricultural area and would not generate significant odors during construction or operation.

Climate and Topography

Climatological conditions, an area's topography, and the quantity and type of pollutants released commonly determine ambient air quality. The NCCAB covers an area of 5,159 square miles along the Central Coast. The northwest sector of the NCCAB is dominated by the Santa Cruz Mountains. The Diablo Range marks the northeastern boundary. The Santa Clara Valley extends into the northeastern tip of the NCCAB. Further south, the Santa Clara Valley becomes the San Benito Valley, which runs northwest-southeast, with the Gabilan Range as its western boundary. To the west of the Gabilan Range is the Salinas Valley, which extends from Salinas at the northwest end to south of King City. The coastal Santa Lucia Range defines the western side of the valley.

Climate, or the average weather condition, affects air quality in several ways. Wind patterns can remove or add air pollutants emitted by either stationary or mobile sources. Inversion, a condition where warm air traps cooler air underneath it, can hold pollutants near the ground by limiting upward mixing (dilution). Communities with cold climates may burn wood or other fuels for residential heating, whereas areas with hot climates may have higher emissions or some pollutants from automobiles. Topography also plays a part, and valleys often trap emissions by limiting lateral dispersal.

A semi-permanent high-pressure cell in the eastern Pacific, the Pacific High, is the basic controlling factor in the climate of the NCCAB. In the summer, the high-pressure cell is dominant and causes persistent west and northwest winds over the entire coast. Air descends in the Pacific High, forming a stable temperature inversion of hot air over a cool coastal layer of air. The onshore air currents pass over cool ocean waters to bring fog and relatively cool air into the coastal valleys. The warmer air aloft acts as a lid to inhibit vertical air movement. During the winter, the Pacific High migrates southward and has less influence on the NCCAB. Air frequently flows in a southeasterly direction out of the Salinas and San Benito Valleys, especially during night and morning hours. The general absence of deep, persistent

inversions and the occasional storm systems usually result in good air quality for the NCCAB in winter and early spring.

Regulatory Framework

Federal

***U.S. Environmental Protection Agency*:** At the federal level, the USEPA implements national air quality programs. FCAA, signed in 1970, provides air quality mandates used by the USEPA. Congress amended the FCAA in 1977 and again in 1990.

***Federal Clean Air Act*:** The FCAA required the USEPA to establish National Ambient Air Quality Standards ("NAAQS") and set deadlines for their attainment. Two (2) types of NAAQS exist: primary standards, which protect public health, and secondary standards, which protect public welfare from non-health-related adverse effects, such as visibility restrictions. The FCAA allows states to adopt additional or more health-protective standards. **Table 8** compares the California Ambient Air Quality Standards ("CAAQS") and the NAAQS.

Table 8
Summary of Ambient Air Quality Standards

Pollutant	Averaging Time	California Standard*	National Standards (Primary)
Ozone	1-Hour	0.09 ppm	- -
Ozone	8-Hour	0.07 ppm	0.07 ppm
PM_{10}	AAM	20 µg/m^3	- -
PM_{10}	24-Hour	50 µg/m^3	150 µg/m^3
$PM_{2.5}$	AAM	12 µg/m^3	9 µg/m^3
$PM_{2.5}$	24-Hour	No standard	35 µg/m^3
Carbon Monoxide	1-Hour	20 ppm	35 ppm
Carbon Monoxide	8-Hour	9 ppm	9 ppm
Nitrogen Dioxide	AAM	0.030 ppm	53 ppb
Nitrogen Dioxide	1-Hour	0.18 ppm	100 ppb
Sulfur Dioxide	AAM	- -	0.03 ppm
Sulfur Dioxide	24-Hour	0.04 ppm	0.14 ppm
Sulfur Dioxide	3-Hour	- -	0.5 ppm (1300 µg/m^3) **
Sulfur Dioxide	1-Hour	0.25 ppm	75 ppb
Lead	30- day	1.5 µg/m^3	- -
Lead	Calendar quarter	- -	1.5 µg/m^3
Lead	Rolling 3-month	- -	0.15 µg/m^3
Sulfate	24-Hour	25 µg/m^3	No Federal Standards
Hydrogen Sulfide	1-Hour	0.03 ppm (42 µg/m^3)	No Federal Standards
Vinyl Chloride	24-Hour	0.01 ppm (26 µg/m^3)	No Federal Standards
Visibility Reducing Particles	8-hours	Extinction coefficient of 0.23 per kilometer —visibility of 10 miles or more (0.07 — 30 miles or more for Lake Tahoe) due to particles when relative humidity is < 70%.	No Federal Standards

Source: https://ww2.arb.ca.gov/resources/california-ambient-air-quality-standards
ppm = Parts per Million; ppb = Parts per Billion; µg/m3 = Micrograms per Cubic Meter; AAM = Annual Arithmetic Mean
* For more information on standards visit: https://ww2.arb.ca.gov/our-work/programs/outdoor-air-quality-standards
**Secondary Standard

The FCAA also required each state to prepare an air quality control plan referred to as a State Implementation Plan ("SIP"). The 1990 FCAA Amendments required states with non-attainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The USEPA has the responsibility to review all state SIPs to determine conformance with the mandates of the FCAA and FCAA amendments. The USEPA also determines if implementation will achieve air quality goals. If the USEPA determines a SIP to be inadequate, a Federal Implementation Plan ("FIP") may be prepared for the non-attainment area that imposes additional control measures.

Pursuant to California Clean Air Act ("CCAA") and CCAA amendments, a region must participate in the SIP if the State designates it as a maintenance region. The most recent Federal Plan prepared by MBARD to maintain the 1-hour ozone NAAQS is the 2007 Federal Maintenance Plan for Maintaining the National Ozone Standard in the Monterey Bay Region and adopted rules and regulations.

State

***California Air Resources Board*:** CARB is the agency responsible for coordinating and overseeing state and local air pollution control programs in California and implementing the CCAA of 1988. Other CARB duties include monitoring air quality (in conjunction with air monitoring networks maintained by air pollution control districts and air quality management districts), establishing the CAAQS, which in many cases are more stringent than the NAAQS, and setting emissions standards for new motor vehicles.[4] **Table 8** compares the CAAQS and the NAAQS.

***California Clean Air Act*:** The CCAA requires all air districts in the state to endeavor to achieve and maintain CAAQS for Ozone, CO, SO_2, and NO_2 by the earliest practical date. The CCAA specifies that districts focus particular attention on reducing emissions from transportation and area-wide emission sources, and the act provides districts with authority to regulate indirect sources of emissions. Each district plan is required to either: 1) achieve a five (5) percent annual reduction, averaged over consecutive three (3)-year periods, in district-wide emissions of each nonattainment pollutant or its precursors; or 2) provide for the implementation of all feasible measures to reduce emissions. Any planning effort for air quality attainment would thus need to consider both state and federal planning requirements.

***Assembly Bills 1807 & 2588 - Toxic Air Contaminants*:** California Assembly Bill ("AB") 1807 (Tanner Air Toxics Act) and AB 2588 (Air Toxics Hot Spots Information and Assessment Act of 1987) primarily regulate Toxic Air Contaminants ("TACs"). The Tanner Air Toxics Act sets forth a formal procedure for CARB to designate substances as TACs. This procedure includes research, public participation, and scientific peer review before CARB designates a substance as a TAC. Existing sources of TACs that are subject to the Air Toxics Hot Spots Information and Assessment Act are required to: (1) prepare a toxic emissions inventory; (2) prepare a risk assessment if emissions are significant; (3) notify the public of significant risk levels; and (4) prepare and implement risk reduction measures.

Local

***Monterey Bay Air Resources District*:** MBARD is the agency primarily responsible for ensuring that NAAQS and CAAQS are not exceeded and that air quality conditions are maintained in the NCCAB. Responsibilities of the MBARD include, but are not limited to, preparing plans for the attainment of

[4] The emission standards established for motor vehicles differ depending on various factors including the model year, and the type of vehicle, fuel, and engine used.

AAQS, adopting, and enforcing rules and regulations concerning sources of air pollution, issuing permits for stationary sources of air pollution, inspecting stationary sources of air pollution, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, and implementing programs and regulations required by the FCAA and the CCAA. To achieve NAAQS and CAAQS and maintain air quality, the MBARD has most recently completed the 2012-2015 AQMP for achieving the state ozone standards and the 2007 Federal Maintenance Plan for maintaining federal ozone standards (MBARD, 2017).

To achieve and maintain AAQS, the MBARD has adopted various rules and regulations for the control of airborne pollutants. The applicable MBARD rules and regulations to the Proposed Project include, but are not limited to, the following:

- **Rule 402 (Nuisances).** The purpose of this rule is to prohibit emissions that may create a public nuisance. Applies to any source operation that emits or may emit air contaminants or other materials.
- **Rule 426 (Architectural Coatings).** The purpose of this rule is to limit emissions of volatile organic compounds from architectural coatings.
- **Rule 425 (Use of Cutback Asphalt).** The purpose of this rule is to limit emissions of vapors of organic compounds from the use of cutback and emulsified asphalt. This rule applies to the manufacture and use of cutback, slow cure, and emulsified asphalt during paving and maintenance operations.
- **Rule 424 (NESHAP-Asbestos).** Rule 424 adopts the National Emissions Standards for Hazardous Air Pollutants contained in the Code of Federal Regulations (40 CFR Part 61) pertaining to asbestos removal and building demolitions.

***2010 Monterey County General Plan*:** None of the policies provided by the 2010 Monterey County General Plan are applicable to the inland portions of the Proposed Project.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** None of the policies provided by the 1982 Monterey County General Plan are applicable to the coastal portions of the Proposed Project.

North County LUP: There are no air quality policies provided in the North County LUP relevant to the coastal portions of the Proposed Project.

Monterey County Code: There are no regulations provided in the County of Monterey Zoning Ordinance (Title 20) for areas inside the Coastal Zone that are relevant to the Proposed Project.

There are no regulations provided in the County of Monterey Zoning Ordinance (Title 21) for areas outside the Coastal Zone that are relevant to the Proposed Project.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	■	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	■	☐

Impact Discussion

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

CEQA Guidelines Section 15125(b) requires that a project be evaluated for consistency with applicable regional plans, including the AQMP. The most recent AQMP update was approved in March 2017. This plan addresses attainment of the state ozone standards and federal air quality standards. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments ("AMBAG"). Consistency determinations are issued for commercial, industrial, residential, and infrastructure-related projects that have the potential to induce population growth. A project is inconsistent with the AQMP if it has not been accommodated in the forecast projections considered in the AQMP.

The Proposed Project does not include new housing or commercial development, and operation and maintenance of the proposed components would not require new employees. Due to the lack of operational emissions, the Proposed Project would not cause any long-term adverse air quality affects. Because the Proposed Project is necessary to address existing issues related to water quality, water supply reliability, and vulnerabilities to failure, and would not induce additional population growth beyond the levels contemplated in the County's General Plan, the Proposed Project would not conflict with and/or otherwise obstruct implementation of the AQMP. For these reasons, this **impact is less-than-significant**.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The MBARD 2016 CEQA Air Quality Guidelines contain standards of significance for evaluating potential air quality effects of projects subject to the requirements of CEQA. According to MBARD, a project would violate an air quality standard and/or contribute to an existing or projected violation if it would emit (from all sources, including exhaust and fugitive dust) less than:

- 137 pounds per day of oxides of nitrogen (NO_x),
- 137 pounds per day of reactive organic gases (ROG),
- 82 pounds per day of respirable particulate matter (PM_{10}),

- 55 pounds per day of fine particulate matter ($PM_{2.5}$), and
- 550 pounds per day carbon monoxide (CO).

DD&A quantified potential air quality effects were using the California Emissions Estimator Model ("CalEEMod") by relying on information from the District and the project engineer, as well as the CalEEMod project assumptions under the "General Light Industry" land use category.[5]. Air quality calculations are provided in **Appendix B**, **CalEEMod Results**.

Construction

The CalEEMod analysis relied on following project inputs to quantify air quality and greenhouse gas ("GHG") emissions: 1) a building area of approximately 43,560 square feet, or approximately one (1) acre, for all proposed structures; 2) linear construction of approximately 46,000 feet, or approximately 8.7 miles, and 3) an approximately 20-month construction schedule.[6] DD&A incorporated measures for dust suppression, as recommended by MBARD, into the model, including watering of exposed areas twice daily, watering unpaved roads twice daily, and sweeping paved roads once per month. **Table 9**, illustrates the emissions generated by construction.

Table 9
Construction Air Quality Emissions[7]

Pollutant Emissions (lbs./day)	ROG	NO_X	CO	SO_2	PM_{10}
Significance Thresholds (MBARD)	137	137	550	150	82
Emissions Generated by the Proposed Project	2.11	18.7	15.6	0.05	73.3
Exceed Threshold?	No	No	No	No	No

Source: Denise Duffy & Associates, Inc. 2025 CalEEMod. **Appendix B**
Significance Threshold Source: MBARD, 2016

Construction of the Proposed Project would result in minor emissions of criteria air pollutants and would not exceed applicable thresholds established by MBARD. Therefore, the Proposed Project's impacts related to air quality emissions would be less than significant during construction. Furthermore, construction of the Proposed Project would implement standard Best Management Practices ("BMPs") identified by MBARD to ensure emissions are minimized. BMPs include but are not limited to:

[5] CalEEMod land uses describe the types of actions for a given project as opposed to describing the official General Plan land use designations of a project site. While the Proposed Project site carries land use designations for Public/Quasi Public, Agricultural Conservation, Agricultural Preservation, Wetlands and Coastal Strands, and Resource Conservation, the land use of "General Light Industry" was selected to capture the anticipated emissions more accurately from the proposed water system consolidation project.

[6] The construction schedule assumes that all linear construction (i.e., trenching, pipeline installation, and paving) and vertical construction activities would occur simultaneously throughout construction of the Project (i.e., treatment system, pump station, and water tanks). The maximum number of construction workers per day would be 25 workers, and these workers would participate in multiple overlapping construction phases. To accurately model the number of daily trips generated by construction of the Project and to avoid double counting the same workers across overlapping construction phases, the maximum anticipated number of workers, being 25 workers, was incorporated only for the longest phase of construction (i.e., the pipeline installation phase). The pipeline installation phase would begin on the first day of construction and last for approximately 400 days, encompassing the entire construction schedule. The actual construction schedule is anticipated to take approximately 30 months – the use of a 20 month construction window for modeling represents a conservative approach to air quality modeling as modeled emissions would be more concentrated under a 20-month construction scenario.

[7] Maximum daily emissions are based on the highest daily emissions for summer or winter conditions to provide a conservative analysis.

- Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph).
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four (4) consecutive days).
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydro seed area.
- Haul trucks shall maintain at least 2'0" of freeboard.
- Cover all trucks hauling dirt, sand, or loose materials.
- Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Cover inactive storage piles.
- Install wheel washers at the entrance to construction sites for all exiting trucks.
- Pave all roads on construction sites.
- Sweep streets if visible soil material is carried out from the construction site.
- Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance).
- Limit the area under construction at any one time.

Construction of the Proposed Project would result in minor emissions of criteria air pollutants and would not exceed applicable thresholds established by MBARD. Impacts would be further reduced by the incorporation of BMPs during construction activities as identified above. Therefore, the Proposed Project's impacts related to air quality emissions would be **less-than-significant during construction**.

Operation

The Proposed Project would result in operational emissions due to operational energy use and vehicle trips for system maintenance. Based on the CalEEMod analysis, operation of the Proposed Project would not exceed daily MBARD thresholds, see **Table 10** below.

Table 10
Operational Air Quality Emissions

Pollutant (lbs./day)	ROG	NO_X	CO	SO_2	PM_{10}
Significance Thresholds (MBARD)	137	137	550	150	82
Emissions Generated by the Proposed Project	8.27	19.9	20.0	0.04	1.06
Exceed Threshold?	No	No	No	No	No

Source: Denise Duffy & Associates, Inc. 2025 CalEEMod. **Appendix B**
Significance Threshold Source: MBARD, 2016

Operation of the Proposed Project would result in minor emissions of criteria air pollutants and would not exceed applicable thresholds established by MBARD. Therefore, the Proposed Project's impacts related to air quality emissions would be **less-than-significant during operation**.

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Construction

The Proposed Project could expose sensitive receptors to substantial pollutant concentrations. Sensitive receptors, primarily residences, are located along portions of the proposed pipeline alignments. However, given the linear nature of the pipeline components of the Proposed Project, work would not be concentrated in single locations for extended periods of time such that receptors would be exposed to substantial pollutant concentrations during construction.

In addition, there are sensitive receptors located approximately 200 feet southwest of the Bluff/Jensen Tank and Pump Station site, approximately 300 feet southwest of the Transmission Booster Pump Station site, approximately 400 feet southeast (including both preschool and residential sensitive receptors) of the Pajaro Tank where site rehabilitation would occur, and immediately adjacent to the Iron and Manganese Treatment System to be installed at the existing Pajaro Well site. These components of the Proposed Project would result in construction activities being concentrated in single locations for longer periods of time than the pipeline components of the Proposed Project, which could result in increased concentrations of air quality pollutants. However, all air quality emissions for the construction period were found to be below their respective MBARD thresholds as described in **Appendix B**. In addition, the Proposed Project includes construction BMPs to reduce air quality emissions, and construction air quality emissions would be temporary in nature. Therefore, the Proposed Project would have a **less-than-significant construction impact** concerning the exposure of sensitive receptors to substantial pollutant concentrations.

Operation

Operational emissions were found to be well below MBARD thresholds as described in **Appendix B**. Once operational, the Proposed Project would not result in the emission of substantial concentrations of air quality pollutants. No sensitive receptors would be exposed to a substantial pollutant concentration during operation of the Proposed Project. Therefore, the Proposed Project would have a **less-than-significant operational impact** concerning the exposure of sensitive receptors to substantial pollutant concentrations.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The Proposed Project could generate intermittent odors from construction associated with diesel exhaust that could be noticeable at times. However, given the temporary nature of construction and the phased approach to construction, these potential intermittent odors are not anticipated to result in impacts nor affect a substantial number of people. Odors are not likely to be concentrated in one area for long periods of time during construction due to the linear nature of the pipeline installation. In addition, any odors generated during construction activities would cease upon completion. Operation of the Proposed Project would not generate substantial concentrations of emissions leading to odors or otherwise affecting a substantial number of people. For these reasons, the Proposed Project would have a **less-than-significant impact** concerning the release of other emissions including odors adversely affecting a substantial number of people.

4.4. BIOLOGICAL RESOURCES

Terminology

Special-Status Species

Special-status species are those plants and animals that have been formally listed or proposed for listing as endangered or threatened or are candidates for such listing under the ESA or the California Endangered Species Act ("CESA"). Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of rare or endangered under the CEQA Section 15380 are also considered special-status species. Animals identified as "species of special concern" (most of which are species whose breeding populations in California may face extirpation if current population trends continue) on CDFW's "Special Animals" list (CDFW, 2025) meet this definition and are typically provided management consideration through the CEQA process, although they are not legally protected under the ESA or CESA. Additionally, the CDFW also includes some animal species that are not assigned any of the other status designations on their "Special Animals" list; however, these species have no legal or protection status and are not analyzed in this document.

Plants listed as rare under the California Native Plant Protection Act ("CNPPA") or included in the California Native Plant Society ("CNPS") California Rare Plant Ranks ("CRPR") 1A, 1B, 2A, and 2B are also treated as special-status species as they meet the definitions of Sections 2062 and 2067 of the CESA and in accordance with CEQA Guidelines Section 15380. In general, the CDFW requires that plant species on CRPR 1A (Plants presumed extirpated in California and Either Rare or Extinct Elsewhere), CRPR 1B (Plants rare, threatened, or endangered in California and elsewhere), CRPR 2A (Plants presumed extirpated in California, but more common elsewhere); and CRPR 2B (Plants rare, threatened, or endangered in California, but more common elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2023) be fully considered during the preparation of environmental documents relating to CEQA. CNPS' CRPR 4 species (plants of limited distribution) may, but generally do not, meet the definitions of Sections 2062 and 2067 of the CESA, and are not typically considered in environmental documents relating to CEQA, and are therefore not analyzed in this document.

Raptors (e.g., eagles, hawks, and owls) and their nests are protected in California under the federal Migratory Bird Treaty Act ("MBTA"), the California Migratory Bird Treaty Act ("CMBTA"), and California Fish and Game Code Section 3503.5. Section 3503.5 states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except otherwise provided by this code or any regulation adopted pursuant thereto." Additionally, fully protected species under the Fish and Game Code Section 3511 (birds), Section 4700 (mammals), Section 5515 (fish), and Section 5050 (reptiles and amphibians) are also considered special-status animal species. Species with no formal special-status designation but thought by experts to be rare or in serious decline may also be considered special-status animal species in some cases, depending on project-specific analysis and relevant, localized conservation needs or precedence.

Sensitive Habitats

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species, areas of high biological diversity, areas supporting rare or special-status wildlife habitat, and unusual or regionally restricted vegetation types. Vegetation types considered sensitive include those listed on CDFW's *California Natural Communities List* (i.e., those habitats that are rare or endangered in the borders of California) (CDFW, 2023), those that are occupied by species listed under the ESA or are critical habitat in accordance with the ESA, and those that are defined as Environmentally Sensitive

Habitat Areas under the California Coastal Act. Specific habitats may also be identified as sensitive in city or county general plans or ordinances. Sensitive habitats are regulated under federal regulations (such as the CWA and Executive Order 11990 – Protection of Wetlands), state regulations (such as CEQA and the CDFW Streambed Alteration Program), or local ordinances or policies (such as city or county tree ordinances and general plan policies).

Environmental Setting

The Proposed Project area is located primarily within the existing roadway ROWs of agricultural roads, Salinas Road, Hilltop Road, Jensen Road, Bluff Road, Springfield Road, Struve Road, Trafton Road, and SR 1. In addition, a portion of the project is located at northeast corner an existing agricultural field. The Proposed Project area has been previously disturbed in connection with the existing roads and agricultural uses.

Survey Methodology

DD&A Senior Environmental Scientist Jami Colley and Assistant Environmental Scientist Rikki Lougee conducted surveys of the Evaluation Area on May 20 and 23, and June 18, 2024, and June 11, 2025. DD&A reviewed available reference materials prior to conducting the field survey. The surveys included the Transmission and Distribution Pipeline alignments, the Transmission Booster Pump Station, the Bluff-Jensen Tank and Booster Pump Station, and the potential additional staging area along Hilltop Road. Except where within the transmission and distribution alignments, private properties (i.e., the Service Connections areas and the potential staging areas along Salinas Road) were not accessed for the evaluation. Instead, DD&A conducted visual assessments of these areas from public roads. In addition, DD&A reviewed existing aerial imagery and available reference materials. A biological resources report was developed and provides a basis for recommendations to minimize and avoid impacts, see **Appendix C**.

DD&A's field surveys included a focused botanical survey, a reconnaissance-level survey to identify any special-status wildlife species or suitable habitat for these species, characterize vegetation types, and identify any sensitive habitats present within or adjacent the Evaluation Area, and an assessment of potentially jurisdictional wetlands and other waters. Survey methods included walking the Evaluation Area using aerial maps and GPS to map biological resources. Botanical surveys followed the applicable guidelines outlined in the U.S. Fish and Wildlife Service ("USFWS") *Guidelines for Conducting and Reporting Botanical Inventories for Federally listed, Proposed and Candidate Plants* (USFWS, 2000), the California Department of Fish and Wildlife ("CDFW") *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW, 2021), and the California Native Plant Society ("CNPS") *Botanical Survey Guidelines* (CNPS, 2001). Data collected during the surveys were used to assess the environmental conditions of the Evaluation Area and its surroundings, evaluate environmental constraints at the site and within the local vicinity, and provide a basis for recommendations to minimize and avoid impacts.

The primary literature and data sources reviewed to determine the occurrence or potential for occurrence of special-status species within and adjacent to the Evaluation Area include:

- Current agency status information from the USFWS and CDFW for species listed, proposed for listing, or candidates for listing as Threatened or Endangered under the federal Endangered Species Act ("ESA") or the California Endangered Species Act ("CESA"), and those considered CDFW "species of special concern," including;

- CDFW's California Natural Diversity Database ("CNDDB") occurrence reports for the Moss Landing quadrangle and the six surrounding quadrangles (Marina, Salinas, Prunedale, Watsonville East, Watsonville West, and Soquel) (CDFW, 2025b);
- The USFWS's Information for Planning and Consulting ("IPaC") Resource List (USFWS, 2025a)
- The CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS, 2025).

In addition, the following literature and data sources were reviewed to determine the occurrence or potential for occurrence of other sensitive natural resources within the survey area:

- California Natural Communities List (CDFW, 2025b);
- The U.S. Department of Agriculture ("USDA") Natural Resources Conservation Service ("NRCS") Web Soil Survey (USDA-NRCS, 2025);
- The National Wetlands Inventory Wetlands Mapper (USFWS, 2025b); and
- The National Hydrography Dataset (U.S. Geologic Survey ["USGS"], 2023).

DD&A generated a list based on the above resources of special-status plant and wildlife species known or with the potential to occur in or adjacent to the Proposed Project area.

Vegetation Types

The survey results include mapping and quantification of the acreage of four (4) vegetation types within the Evaluation Area. Additionally, the majority of the Evaluation Area is developed (e.g. paved roads and residential landscaping), denuded dirt roads (private and agricultural), or active agriculture. A brief description of each of these areas can be found below. A generalized nomenclature for habitat types is used within this document for ease of reference; however, each habitat type description also lists the *Manual of California Vegetation* (Sawyer et.al., 2009) vegetation type(s) in order to provide a crosswalk to the *Natural Communities List* (CDFW, 2025b). **Table 11** identifies the acreage of each habitat type within the Proposed Project components.

Developed: The majority of the Evaluation Area is developed, including paved roads, agricultural and residential structures, the parking lot area at the Moss Landing Middle School that will be used for staging, and other regularly disturbed areas within the Service Area parcels. Areas of landscaping may be present within the developed areas; however, due to the limited vegetation and frequent disturbance these areas are considered to have little biological value. However, some common wildlife species that do well in urbanized areas may be found foraging within the developed areas, including American crow (*Corvus brachyrhynchos*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), California scrub jay (*Aphelocoma californica*), European starling (*Sturnus vulgaris*), western fence lizard (*Sceloporus occidentalis*), and rock dove (*Columba livia*).

- *A Manual of California Vegetation classification(s):* N/A
- *California Natural Communities List:* N/A

Table 11.
Acreage of Habitat Types within Project Components

Component	Developed	Ruderal	Denuded Agricultural & Dirt Roads	Active Agriculture	Non-Native Grassland	Oak Wood-land	Riparian	Total
Transmission Main Pipeline	17.7 ac	2.5 ac	1.7 ac	0.5 ac			0.1 ac	***22.5 ac***
SMWS Wells Site, Transmission Booster Pump Station	0.9 ac	0.02ac				0.1 ac		***1.0 ac***
SMWS Tank Site Improvements	0.1 ac							***0.1 ac***
PWS Well #1 Site, Iron & Manganese Treatment System	0.3 ac	0.1 ac						***0.4 ac***
PWS Tank Rehabilitation	1.5 ac	0.8 ac						***2.3 ac***
Bluff-Jensen Expansion Distribution Pipeline	5.6 ac	2.9 ac	1.3 ac					***9.8 ac***
Bluff-Jensen Tank & Booster Pump Station		0.04 ac	0.03 ac	0.4 ac				***0.5 ac***
Bluff-Jensen Service Areas	8.3 ac	2.0 ac	3.1 ac	2.3 ac			(Present Adjacent)	***14.4 ac***
Springfield Distribution Pipeline	1.1 ac	0.6 ac	0.3 ac				(Present Adjacent)	***2.0 ac***
Springfield Service Areas	0.5 ac	0.5 ac						***1.0 ac***
Potential Additional Staging Areas	0.7 ac		0.2 ac		2.4 ac			***3.4 ac***
Total	***36.7 ac***	***9.5 ac***	***6.6 ac***	***1.9 ac***	***2.4 ac***	***0.1 ac***	***0.1 ac***	***57.3 ac***

Ruderal: Ruderal areas are those areas which have been subject to historic and ongoing disturbance by human activities and are devoid of vegetation or dominated by non-native and/or invasive weed species. Within the Evaluation Area, ruderal areas mainly consist of disturbed roadside vegetation, iceplant mats, and non-native trees. These areas are dominated by non-native weedy species and are regularly maintained. Roadsides within the Evaluation Area are mostly sparsely vegetated; however, dominant species include non-native species such as cheeseweed (*Malva parviflora*), bur clover (*Medicago polymorpha*), wild radish (*Raphanus sativus*), cutleaf plantain (*Plantago coronopus*), ripgut brome (*Bromus diandrus*), black mustard (*Brassica nigra*), prostrate knotweed (*Polygonum aviculare*), common groundsel (*Senecio vulgaris*), rattail sixweeks grass (*Festuca myuros*), and hare barley (*Hordeum murinum* ssp. *leporinum*). These species very likely also dominate the private residential yard areas where grass or landscaping plants aren't present. Areas mapped as iceplant mats consist almost purely of hottentot fig (*Carpobrotus edulis*), while areas of non-native trees contain species such as Monterey cypress (*Cupressus macrocarpa* [planted]), and eucalyptus (*Eucalyptus globulus*). Ruderal areas provide only low-quality habitat for plants and wildlife. Similar to developed areas, ruderal habitat have little biological value, but common wildlife species that do well in urbanized areas may be found foraging in these areas and various avian species may nest within trees.

- *A Manual of California Vegetation classification(s)*: None
- *California Natural Communities List*: Not sensitive

Denuded Agricultural and Dirt Roads: Denuded areas within the Evaluation Area consist of private and agricultural dirt roads. These areas are highly compacted, maintained free of vegetation, and are frequently used. In addition, a portion of the proposed staging area at the Moss Landing Middle School is denuded due to its current use as a staging area for another project. Similar to developed areas, these areas have little biological value, but common wildlife species that do well in urbanized areas may be found foraging along denuded dirt roads.

- *A Manual of California Vegetation classification(s)*: N/A
- *California Natural Communities List*: N/A

Active Agriculture: Active agricultural areas within the Evaluation Area are regularly disturbed and maintained, and provide only low-quality habitat for wildlife. However, many avian species may be found foraging, small mammal species may nest and forage, and various types of wildlife may disperse or migrate through agricultural areas. These areas may also be left fallow at certain time of year, which may provide additional habitat for wildlife species.

- *A Manual of California Vegetation classification(s)*: N/A
- *California Natural Communities List*: N/A

Non-native Annual Grassland: Non-native annual grasslands are those areas which have been disturbed by human activities and by non-native grasses and forbs. Non-native annual grassland is present within the staging area along Hilltop Road. Dominant species present include ripgut brome, slender oat, and soft chess (*B. hordeaceus*). Common wildlife species that may occur within the non-native annual grasslands include California ground squirrel, house sparrow (*Passer domesticus*), scrub jay, northern Pacific rattlesnake (*Crotalus oreganus oreganus*), Pacific gophersnake (*Pituophis catenifer catenifer*), western fence lizard, northern alligator lizard (*Elgaria coerulea*), and rock dove.

- *A Manual of California Vegetation classification(s)*: Wild Oats Grassland (*Avena barbata*, *fatua* Semi-natural Herbaceous Alliance) and Annual Brome Grasslands (*Bromus diandrus, hordeaceus – Brachypodium distachyon* Semi-Natural Herbaceous Stands)

- *California Natural Communities List*: Not sensitive

Oak Woodland: Oak woodland habitat within the Evaluation Area is present at the Transmission Booster Pump Station site. This area is a small remnant patch of habitat surrounded by development and is highly disturbed by the adjacent uses, including the existing SMWS wells. Within this area coast live oak (*Quercus agrifolia*) dominates the canopy while the understory is mostly maintained and contains leaf litter with only a few weedy herbaceous species. California blackberry (*Rubus ursinus*), poison hemlock (*Conium maculatum*), fennel (*Foeniculum vulgare*), and jubata grass (*Cortaderia jubata*) are also found along the margins in less-maintained areas.

Oaks provide nesting sites for many avian species and cover for a variety of mammals, including mourning dove, northern flicker (*Colaptes auratus*), American kestrel (*Falco sparverius*), California ground squirrel, and California pocket mouse (*Chaetodipus californicus*). Acorns provide an important food source for acorn woodpecker (*Melanerpes formicivorus*), California scrub jay, California quail (*Callipepla californica*), and black-tailed deer (*Odocoileus hemionus columbianus*).

- *A Manual of California Vegetation classification(s)*: Coast live oak woodland (*Quercus agrifolia*/*Rubus spp./Pteridium aquilinum* association)
- *California Natural Communities List*: Not Sensitive

Riparian: Riparian habitats are those plant communities supporting woody vegetation found along rivers, creeks, streams, canyon bottom drainages, and seeps. They can range from a dense thicket of shrubs to a closed canopy of large mature trees. The Project has been designed to avoid riparian habitat to the greatest extent feasible; however, a small riparian area is present within the Transmission Main component easement, just north of the intersection of SR 1 and Springfield Road. Riparian habitat in this area is associated with a drainage that conveys water under SR 1, daylights in the Evaluation Area, then runs southwest towards Springfield Road and ultimately McClusky Slough. Riparian habitat is also present immediately adjacent to the Evaluation Area in several locations, including areas surrounding Struve Pond and Werner Lake (see sensitive habitat discussion below).

Riparian areas provide habitat for many wildlife species, particularly birds and herpetofauna. Common species that may be found within the riparian habitat in the site includes Sierran treefrog (*Pseudacris sierra*), Monterey ensatina (*Ensatina eschscholtzii eschscholtzii*), and red-winged blackbird (*Agelaius phoeniceus*).

- *A Manual of California Vegetation classification(s)*: Arroyo willow thickets (*Salix lasiolepis* shrubland alliance)
- *California Natural Communities List*: Sensitive

Sensitive Habitats

Riparian: The Arroyo willow floristic alliance Arroyo willow thickets [*Salix lasiolepis* shrubland alliance]) occurring within the riparian habitat is identified as sensitive on CDFW's *California Natural Communities List* (CDFW, 2025b). This sensitive habitat type is also present immediately adjacent to the Evaluation area in several locations (**Appendix C**, Figure 3). Adjacent to the Transmission Main component, riparian habitat is present 1) north and south of Werner Road; 2) west of Hilltop Road near the agricultural facilities; and 3) east and west of Elkhorn Road, associated with Werner Lake. Adjacent to the Bluff-Jensen Expansion Area, riparian habitat is present adjacent to the terminus of the distribution pipeline along Trafton Road and a nearby service area. Adjacent to the Springfield Expansion Area, riparian habitat is present east of Struve Road, associated with Struve Pond. Additionally, riparian areas are

subject to the jurisdiction of CDFW under Section 1602 of the Fish and Game Code and are considered ESHA under the CCA.

Wetlands and Other Waters: Roadside ditches are present within and adjacent to the Evaluation Area; however, none of these ditches have a continuous surface connection to any traditional navigable waters (TNWs), and therefore these ditches do not meet the definition of waters of the U.S. as identified in CFR 328.3(a)(8). Most of these ditches are regularly maintained agricultural ditches that are devoid of vegetation or support only sparse ruderal vegetation or only upland plant species. Only one ditch, located on the west side of Struve Road across from the Bennett Slough riparian habitat (**Appendix C**, Figure 3), was observed to support wetland vegetation. The ditch is dominated by watercress (*Nasturtium officinale*), smartweed (*Persicaria* sp.), and cattail (*Typha* sp.). Other wetland species observed include duckweed (*Lemna* sp.), rabbitfoot grass, and brass buttons (*Cotula coronopifolia*), and some weedy species are also present including wild radish, poison hemlock, willowherb (*Polygonum* sp.), and cheeseweed. Shallow surface water was also observed within this ditch in May 2024. The source of hydrology appears to be agricultural runoff based on the presence of several pipes and culverts from adjacent agricultural fields.

Data to delineate wetlands within the ditch was not collected as set forth in *The Field Guide for Wetland Delineation: 1987 Corps of Engineers Manual* (Wetland Training Institute, 1995) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (ACOE, 2008). However, the boundaries of the wetland vegetation and observed hydrology were mapped and the Proposed Project has been designed to avoid impacts to the potentially jurisdictional wetland. This area would be considered ESHA under the CCA and may be considered a state wetland by the RWQCB.

Special-Status Species

Published occurrence data within the Proposed Project areas and surrounding USGS quadrangles were evaluated to compile a table of special-status species known to occur in the vicinity of the Evaluation Area (**Appendix C,** Appendix D). Each of these species was evaluated for their likelihood to occur within and immediately adjacent to the Evaluation Area. The special-status species that are known to or have been determined to have a moderate to high potential to occur within or immediately adjacent the Evaluation Area are discussed below. All other species within the table were determined to be "not present" based on focused surveys and/or lack of specialized habitat features, are assumed "unlikely to occur" due to lack of suitable habitat, or have a low potential to occur for the species-specific reason presented in **Appendix C,** Appendix D. **Table 12** below provides a summary of the components where each species discussed below may occur.

Pallid Bat: The pallid bat (*Antrozous pallidus*) is CDFW species of special concern, and year-round resident in California. Pallid bat occurs in a wide variety of habitats including grasslands, shrublands, arid desert areas, oak savanna, coastal forested areas, and coniferous forests of the mountain regions of California and forests ranging from sea level up through species seems to prefer rocky outcrops, cliffs, and crevices with access to open habitats for foraging. Pallid bats make use of similar structures for night roosting and will use more open sites such as eaves, awnings, and open areas under bridges for feeding roosts. Copulation occurs in the fall, October through December. Females store the sperm and ovulation occurs in the following spring. Parturition timing is determined by local climate and embryonic development usually takes about 9 weeks with birth occurring in May or June. Maternity colonies range from 20 to 200 individual adult bats, while males roost in much smaller groupings (Hermanson and O'Shea, 1983).

Table 12.
Special-Status Species Potential within Project Components

Component	Pallid Bat	Monterey Dusky-Footed Woodrat	Monterey Shrew	Tricolored Blackbird	Western Burrowing Owl	White-tailed Kite	Loggerhead Shrike	Nesting Birds	California Tiger Sala-mander	California Red-legged Frog	Santa Cruz Long-toed Salamander	Coast Range Newt	Crotchs Bumble Bee	Western Bumble Bee
Transmission Main Pipeline	X	X	X	A[1]	A	X	X	X	X	X	X	A	X	X
SMWS Well Site, Transmission Booster Pump Station	X	X				X	X	X		X		X	X	X
SMWS Tank Site Improvements								A						
PWS Well #1 Site, Fe & Mn Treatment System								X						
PWS Tank Rehabilitation								X						
Bluff-Jensen Expansion Distribution Pipeline	X	A				X	X	X	X	X	A		X	X
Bluff-Jensen Tank & Booster Pump Station									X	X			X	X
Bluff-Jensen Service Areas	X	A	A			X	X	X	X	X	A		X	X
Springfield Distribution Pipeline	A	A	A	A		A	A	A	X	X	A	A	X	X
Springfield Service Areas	X					X	X	X	X	X			X	X
Potential Additional Staging Areas	A				X	A	A	A	X	X			X	X

[1] A = Present or Potentially Present Adjacent to Component

The SR 1 overpass within the Transmission Main component and trees within adjacent to the components identified in **Table 12** may provide suitable night roost habitat for pallid bats; pallid bats may also use eaves and awnings of buildings within and adjacent to the Evaluation Area for night roosts. This species may also forage within the Evaluation Area. The CNDDB reports one occurrence of the pallid bat within the quadrangles reviewed; this is a non-specific occurrence from 1949 located approximately 15.5 miles northwest of the SR 1/Salinas Road overpass; however, an additional occurrence is present approximately 10.5 miles east in the San Juan Bautista quadrangle.

Monterey Dusky-Footed Woodrat: The Monterey dusky-footed woodrat (*Neotoma macrotis luciana;* "MDFW") is a CDFW species of special concern. This is a subspecies of the dusky-footed woodrat *(Neotoma macrotis)*, which is common to oak woodlands throughout California. MDFW are frequently found in forest habitats with moderate canopy cover and a moderate to dense understory; however, they may also be found in chaparral communities. Relatively large nests are constructed of grass, leaves, sticks, and feathers and are built in protected spots, such as rocky outcrops or dense brambles of blackberry and/or poison oak. Typical food sources for this species include leaves, flowers, nuts, berries, and truffles. MDFW may be a significant food source for small- to medium-sized predators. Populations of this species may be limited by the availability of nest material. Within suitable habitat, nests are often found in close proximity to each other.

Suitable habitat for this species is present within the riparian habitat within the Transmission Main component and the oak woodland habitat within the Transmission Booster Pump Station site. Additional suitable habitat is present adjacent to these components, as well as the Bluff-Jensen Service Areas, and Springfield Distribution Pipeline. The CNDDB reports one occurrence of the MDFW within the quadrangles reviewed, located approximately 18 miles south of the Springfield Distribution Pipeline and Service Areas; however, this species is known to occur throughout the County.

Monterey Shrew: The Monterey shrew (*Sorex ornatus salarius*) is a CDFW species of special concern. In general, this shrew is common in the southern two-thirds of California west of the Sierra Nevada, from Mendocino to Butte counties, south to the Mexican border. It occupies a variety of mostly moist or riparian woodland habitats and also occurs within chaparral, grassland, and emergent wetland habitats where there is thick duff or downed logs. The breeding season is long; while most pregnancies occur in March and April, they may occur from February through October. The litter size is about six and females may have more than one litter per year. Most individuals do not live to breed a second year. Foraging occurs under logs rocks and leaf litter, and prey items are mostly insects and some other invertebrates.

Suitable habitat for this species is present in the riparian area and adjacent to within the Transmission Main component and the riparian and emergent wetland habitats adjacent to the Springfield Distribution Pipeline and Bluff/Jensen Service Areas. The CNDDB reports two occurrences of the Monterey shrew within the quadrangles reviewed, the nearest of which is located approximately 1.5 miles south of the suitable habitat within the Transmission Main component.

Tricolored Blackbird: The tricolored blackbird (*Agelaius tricolor*) is a state threatened species. This species is common locally throughout the Central Valley and in coastal districts from Sonoma County south. These birds are summer residents in northeastern California, occurring regularly only at Tule Lake, but found as far south as Honey Lake in some years. In winter, this species becomes more widespread along the central coast and San Francisco Bay area (Grinnell and Miller, 1944). Tricolored blackbirds breed near fresh water, preferably in emergent wetlands with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs, which also serve as their preferred nesting habitat. Nests are built of mud and plant materials over or near fresh water, especially in emergent wetlands. This species is highly colonial and the minimum nesting colony size is about 50 pairs

(Grinnell and Miller 1944). Drinking water is probably required, at least when seeds and grains are the major foods.

Suitable habitat is present within the riparian habitat adjacent to the Transmission Main component near Werner Lake and the pond on Hilltop Road, and adjacent to the Springfield Distribution pipeline near Struve Pond. The riparian habitat within the Transmission Main component may provide only marginal habitat for this species. The CNDDB reports nine occurrences of the tricolored blackbird within the quadrangles reviewed, the nearest of which are located at Werner Lake approximately 300 feet east of the Transmission Main component and at Elkhorn Slough, two miles northeast of the riparian habitat adjacent to the Springfield Distribution pipeline. Several eBird occurrences are reported in the vicinity; however, these occurrences are concentrated around the sloughs.

Western Burrowing Owl: The western burrowing owl (*Athene cunicularia;* "WBO") is a CDFW species of special concern. Burrowing owls are a year round resident of open, dry grassland and desert habitats, and grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. In general, WBO frequent open grasslands and shrublands with perches and burrows. WBO use rodent burrows (often California ground squirrel) for roosting and nesting cover. These burrows are lined with excrement, pellets, debris, grass, and feathers (occasionally are unlined). Pipes, culverts, and nest boxes may be substituted for burrows in areas where burrows are not available. Breeding occurs from March through August, with the peak occurring in April and May. This species is semicolonial and is probably the most gregarious owl in North America. WBO eat mostly insects, but small mammals, reptiles, birds, and carrion are also taken. This species usually hunts from a perch and hovers, hawks, dives, and hops after prey on the ground. Conversion of grassland to agriculture, poisoning of ground squirrels, and other forms of habitat destruction have led to the reduction in their numbers in the recent decades.

Marginal nesting habitat for this species is present in the non-native annual grassland within the potential staging areas along Hilltop Road. In addition, fallow agricultural fields (if present at the time of construction) adjacent to all pipeline components may provide suitable habitat for this species. The CNDDB reports 13 occurrences of the WBO within the quadrangles reviewed, the nearest of which is located approximately 0.8 mile southeast of the suitable habitat adjacent to the Transmission Main component. Several eBird occurrences are also reported in the vicinity; however, these occurrences are concentrated around the sloughs and are absent from the agricultural areas.

White-Tailed Kite: The white-tailed kite is a CDFW fully protected species. This raptor species is a fairly common to uncommon, year-long resident in coastal and valley lowlands. This species generally utilizes herbaceous lowlands with variable tree growth and an associated high population density of voles. Nests are made of loosely piled sticks and twigs and lined with grass, straw, or rootlets. Nests are generally placed near the top of a dense oak, willow, or other tree stands (usually 6-20 meters [20-100 feet] above ground), and are often located near an open foraging area. Breeding occurs from February to October with peak activity occurring from May to August. Foraging occurs in undisturbed open grasslands, meadows, farmlands, and emergent wetlands.

Trees within and adjacent to most of the Project components (see **Table 12**) may provide suitable nesting habitat for white-tailed kite and this species may forage over all open areas of the Evaluation Area. The CNDDB reports one occurrence of the white-tailed kite within the quadrangles reviewed, the nearest of which is located approximately 2.8 miles east/southeast of the Springfield Distribution component. In addition, several eBird occurrences are reported in the vicinity, including several along Hilltop Road, Bluff Road, Trafton Road, and Struve Road.

Loggerhead Shrike: The loggerhead shrike (*Lanius ludovicianus*) is a CDFW species of special concern. This species frequents open habitats with sparse shrubs and trees, suitable perches, and low or sparse

herbaceous cover. This species occurs only rarely in heavily urbanized areas, but are often found in open agricultural areas with associated fencing. Nests are built upon a stable branch in densely-foliaged shrubs or trees, usually well-concealed. Nest height averages 0.4 to 15 meters (1.3 to 50 feet) above ground. Breeding occurs from March to May, with peak activity occurring in July or August. Loggerhead shrikes mainly eat large insects, but may also take small birds, mammals, amphibians, reptiles, fish, carrion, and various invertebrates. This species frequently skewers prey on a thorn, sharp twig, wire barb, or forces it into a tree crotch as a food cache for later consumption.

Trees within and adjacent to most of the Project components (see **Table 12**) may provide suitable nesting habitat for loggerhead shrike and this species may forage over all open areas of the Evaluation Area. The CNDDB does not report any occurrences of the loggerhead shrike within the quadrangles reviewed; however, several eBird occurrences are reported in the vicinity, including along Bluff Road and south of the Moss Landing Middle School.

Raptors and Other Protected Avian Species: Raptors, their nests, and other nesting birds are protected under California Fish and Game Code, the CMBTA, and the MBTA. While the life histories of these species vary, overlapping nesting and foraging similarities (approximately February through August) allow for their concurrent discussion. Most raptors are breeding residents throughout most of the wooded portions of the state. Stands of live oak, riparian deciduous, or other forest vegetation types, are used most frequently for nesting. Breeding occurs February through August, with peak activity May through July. Prey for these species includes small birds, small mammals, and some reptiles and amphibians. Many raptor species hunt in open woodland and habitat edges.

Various common raptor species, such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk, great horned owl (*Bubo virginianus*), American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), western screech owl (*Megascops kennicottii*), and turkey vulture (*Cathartes aura*), and other common avian species, such as tree swallow (*Tachycineta bicolor*), black phoebe (*Sayornis nigricans*), Anna's hummingbird (*Calypte anna*), and California flicker have a potential to nest within any of the trees present within and adjacent to the Evaluation Area. Other common avian species, such as red-winged blackbird (*Agelaius phoeniceus*), song sparrow (*Melospiza melodia*), and California quail may also nest within the ruderal and non-native annual grassland habitats.

California Tiger Salamander: The California tiger salamander (*Ambystoma californiense*; "CTS") is a federal and state threatened species. The CTS is a large, stocky salamander most commonly found in annual grassland habitat, but also occurring in the grassy understory of valley-foothill hardwood and chaparral habitats, and uncommonly along stream courses in valley-foothill riparian habitats (USFWS, 2004). Adults spend most of their lives underground, typically in burrows of ground squirrels and other animals (USFWS, 2004). CTS have been eliminated from an estimated 55 percent of its documented historic breeding sites. Currently, about 150 known populations of California tiger salamanders remain. CTS persist in disjunct remnant vernal pool complexes in Sonoma County and Santa Barbara County, in vernal pool complexes and isolated stockponds scattered along a narrow strip of rangeland on the fringes of the Central Valley from southern Colusa County south to northern Kern County, and in sag ponds and human maintained stockponds in the coast ranges from the San Francisco Bay Area south to the Temblor Range.

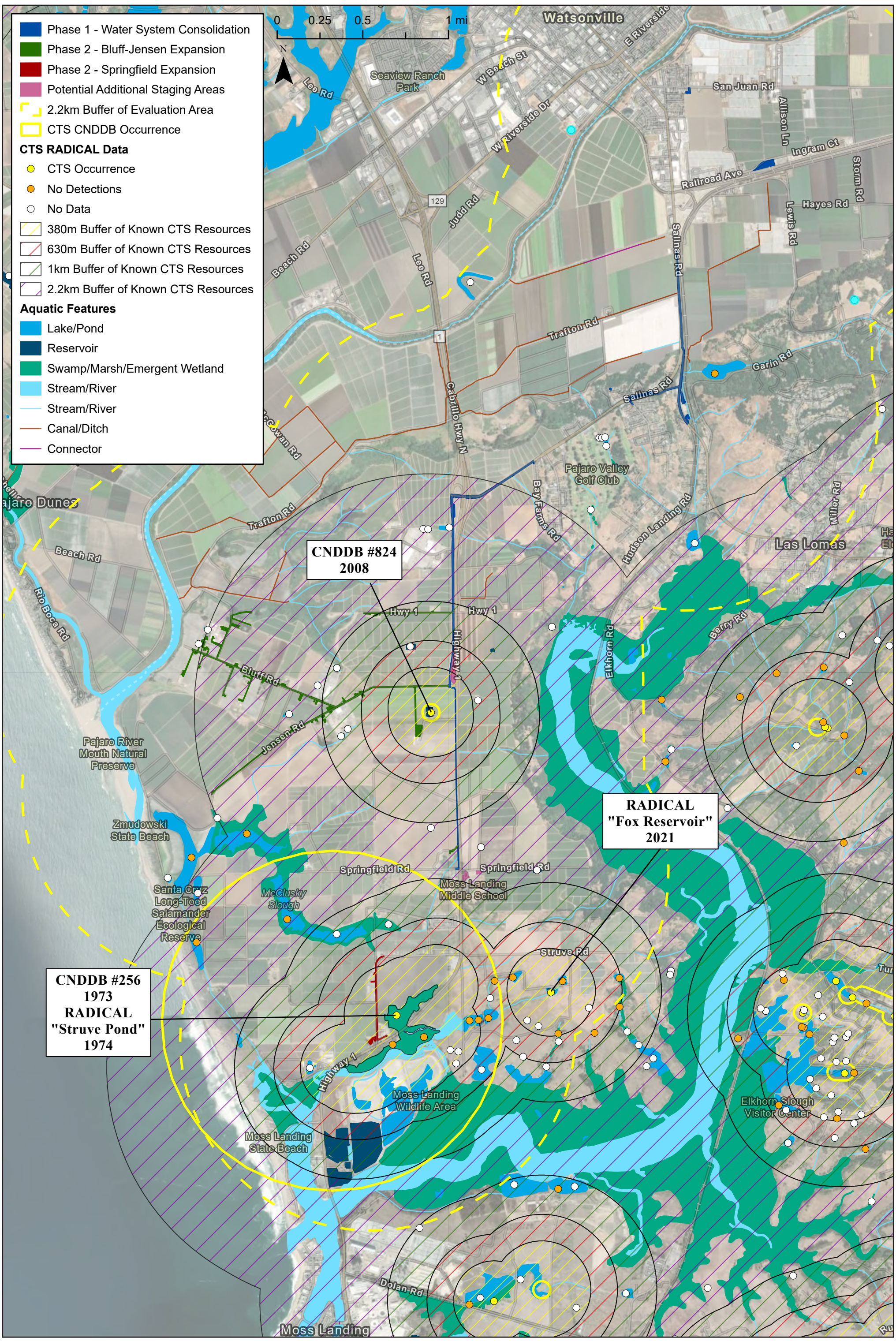
Above-ground migratory and breeding activity may occur under suitable environmental conditions from mid-October through May. Adults may travel long distances between upland and breeding sites; adults have been found two kilometers (1.24 miles) from breeding sites (USFWS, 2004). Breeding occurs from November to February, following relatively warm rains (Stebbins, 2003). CTS breed and lays eggs primarily in vernal pools and other temporary rainwater ponds. Permanent human-made ponds are sometimes utilized if predatory fishes are absent; streams are rarely used for reproduction. Eggs are laid

singly or in clumps on both submerged and emergent vegetation and on submerged debris in shallow water (Stebbins, 1972; Jennings and Hayes, 1994). Males typically spend six (6) to eight (8) weeks at breeding ponds, while females typically spend only one (1) to two (2) weeks (Loredo et al., 1996). Eggs hatch within 10-14 days (USFWS, 2004) and a minimum of 10 weeks is required to complete development through metamorphosis (Jennings and Hayes, 1994), although the larval stage may last up to six (6) months and some larvae in Contra Costa and Alameda Counties may remain in their breeding sites over the summer (USFWS, 2004).

No suitable breeding habitat is present within the Evaluation Area; however, the majority of the Evaluation Area is within the dispersal distance of known or potential CTS breeding resources (**Figure 8**). Suitable upland habitat for CTS is present within all undeveloped areas of the components identified in **Table 12**, particularly the non-native annual grassland and ruderal areas where small mammal burrows are present. Marginal habitat may also be present in active agricultural areas.

The CNDDB reports 37 occurrences of CTS within the seven quadrangles evaluated, including one occurrences from 1973 that overlaps the Springfield Expansion Area (**Figure 8**). The CNDDB occurrence notes that CTS were observed adjacent to Elkhorn Slough, 1.25 miles north of Moss Landing; based on this description, it is possible that the occurrence is within Bennett Slough/Struve Pond, which is located north of, but connected to Elkhorn Slough. The Bennett Slough/Struve Pond area is located approximately 230 feet (70 meters) east of the Springfield Distribution Pipeline along Struve Road. A specific occurrence is located approximately 330 feet (100 meters) from one of the Bluff-Jensen Service Areas, located south of Jensen Road (**Figure 4**), where adult CTS were observed in 2008 near a pond that may provide suitable breeding habitat; however, no breeding was documented for this occurrence. Access to the pond was not permitted by the property owner and conditions could not be evaluated from the Evaluation Area as it is completely surrounded by silt fencing, which may preclude current use of the pond by CTS. Data provided by the Rare Amphibian Detection in California ("RADICAL") team, which is made up of scientists from Elkhorn Slough Reserve, UC Santa Cruz, Santa Lucia Reserve, Service, and Washington State University, also reports an occurrence of CTS within Fox Reservoir in 2021, located approximately 1.6 km east of the Springfield Distribution Pipeline, 1.4 km southeast of the terminus of the Transmission Main at the intersection of SR 1 and Springfield Road, and 1.2 km south of the potential staging area at the Moss Landing Middle School.

California Red-Legged Frog: The CRLF is listed as a federally Threatened and is also a CDFW species of special concern (USFWS, 1996). The CRLF is the largest native frog in California (44-131 mm snout-vent length) and was historically widely distributed in the central and southern portions of the state (Jennings and Hayes, 1994). Adults generally inhabit aquatic habitats with riparian vegetation, overhanging banks, or plunge pools for cover, especially during the breeding season (Jennings and Hayes, 1988). They may take refuge in small mammal burrows, leaf litter, or other moist areas during periods of inactivity or to avoid desiccation (Rathbun et al., 1993; Jennings and Hayes, 1994). Radiotelemetry data indicates that adults engage in straight-line breeding season movements irrespective of riparian corridors or topography and they may move up to two miles between non-breeding and breeding sites (Bulger et al., 2003). During the non-breeding season, a wider variety of aquatic habitats are used including small pools in coastal streams, springs, water traps, and other ephemeral water bodies (USFWS, 1996). CRLF may also move up to one mile (1.6 km) from aquatic and riparian habitats into surrounding upland habitats for shelter or to forage. These upland habitats include various vegetation types, such as grassland, woodland, forest, and wetlands that contain structural features such as boulders, rocks, organic debris (e.g., downed trees and logs), small mammal burrows, and moist leaf litter (USFWS, 2010).



Title: CTS Occurrence Map	Date 8/29/2025 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 8

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This species requires still or slow-moving water during the breeding season where it can deposit large egg masses, which are most often attached to submergent or emergent vegetation. Breeding typically occurs between December and April depending on annual environmental conditions and locality. Eggs require six (6) to 12 days to hatch and metamorphosis generally occurs after 3.5 to seven (7) months, although larvae are also capable of over-wintering. Following metamorphosis, generally between July and September, juveniles are 25-35 mm in size. Juvenile CRLF appear to have different habitat needs than adults. Jennings and Hayes (1988) recorded juvenile frogs mostly from sites with shallow water and limited shoreline or emergent vegetation. Additionally, it was important that there be small one-meter breaks in the vegetation or clearings in the dense riparian cover to allow juveniles to sun themselves and forage, but to also have close escape cover from predators. Jennings and Hayes also noted that tadpoles have different habitat needs and that in addition to vegetation cover, tadpoles use mud. It is speculated that CRLF larvae are algae grazers, however, foraging larval ecology remains unknown (Jennings, et al., 1993).

It has been shown that occurrences of CRLF are negatively correlated with presence of non-native bullfrogs (Moyle, 1973; Jennings and Hayes, 1986 and 1988), although both species are able to persist at certain locations, particularly in the coastal zone. It is estimated that CRLF has disappeared from approximately 75 percent of its former range and has been nearly extirpated from the Sierra Nevada, Central Valley, and much of southern California (USFWS, 1996).

The CNDDB includes 53 occurrences of CRLF within the quadrangles evaluated, including a non-specific occurrence that includes the entire Moss Landing quadrangle (the quadrangle that most of the Project is located within) (**Figure 9**) but notes that the habitat is marsh surrounding the nearby McClusky Slough. Several additional CNDDB occurrences are located within one mile of the Evaluation Area, including occurrences at the adjacent Struve Pond, Bennet Slough, the pond adjacent to Hilltop Road, and Werner Lake. Data provided by the RADICAL team also reports occurrences at these locations (**Figure 9**).

No suitable breeding habitat is present within the Evaluation Area; however the entire Evaluation Area is within one mile of known or potential breeding or non-breeding aquatic habitat, and undeveloped portions of the Evaluation Area may provide suitable upland and dispersal habitat (see **Table 12**), especially within the riparian habitat within and adjacent to the Transmission Main and adjacent to the Springfield Distribution Pipeline, and less-disturbed areas of the oak woodland and ruderal habitat within and surrounding the Transmission Booster Pump Station component. CRLF could also use the emergent wetland habitat adjacent to Struve Road within the Springfield Distribution Pipeline component for non-breeding aquatic habitat when sufficient surface water is present.

Santa Cruz Long-Toed Salamander: The Santa Cruz long-toed salamander (*Ambystoma macrodactylum;* "SCLTS) is listed as a federal and state Endangered species and is also a California fully protected species. The SCLTS is a subspecies of long-toed salamander that occurs in a small number of restricted localities in Santa Cruz and Monterey Counties. This subspecies is known to use several different plant community types for upland habitat, including riparian, willow thickets, coast live oak woodlands, dense coastal scrub, coastal chaparral, and Monterey pine forest (USFWS, 1999). Adults use upland areas immediately adjacent to their breeding site, as well as the surrounding areas up to 0.6 km; however, SCLTS has been recorded as far as 1.6 km (1.0 mi) from the nearest breeding site (Ruth and Tollestrup, 1973). For much of the year SCLTS find refuge in cool, moist places, such as small mammal burrows or under decayed wood piles, logs, or thick leaf litter. The upland habitat must also support an abundance of prey. Adult and sub-adult SCLTS eat a variety of invertebrates, including earthworms, slugs, isopods, beetles, and spiders.

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Phase 1 - Water System Consolidation
Phase 2 - Bluff-Jensen Expansion
Phase 2 - Springfield Expansion
Potential Additional Staging Areas
1mi Buffer of Evaluation Area
CRLF CNDDB Data
CRLF CNDDB Data (Quad)

CRLF RADICAL Data

CRLF Occurrence
No Detections
No Data

Aquatic Features

Lake/Pond
Reservoir
Swamp/Marsh/Emergent Wetland
Stream/River
Stream/River
Canal/Ditch
Connector

0 0.25 0.5 1 mi

N

Occ. #1285
2009

Occ. #1032
2005
RADICAL
"Werner Lake"
2006, 2016, & 2022

Occ. #1034
2000, 2010, 2011,
2013, & 2016

Occ. #942
(Prunedale Quad)
2007

Occ. #482
(Moss Landing Quad)
2001

Occ. #1472
2016-2017

RADICAL
"McClusky
Slough"
2002, 2006

Occ. #119
1994

RADICAL
"Zumdowski"
2006

RADICAL
"Struve Pond"
1974

RADICAL
"Bennett Slough"
1974

RADICAL
"House Ponds"
2004-2007, 2017, 2021-2022

Occ. #1037
2019

RADICAL
"Duck Decoy Pond"
2017

RADICAL
Redtail Canyon Ponds"
2005-2006, 2022

RADICAL
"Twin Ponds"
2004-2006, 2021-2022

RADICAL
"Spring Reservoir"
2004-2007, 2022

Title:
CRLF Occurrence Map

Date 8/29/2025
Scale N/A
Project 2023.47

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Figure
9

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Adult SCLTS migrate to breeding sites at night during rain events between November and March, with peak activity between December and February. During migration, the SCLTS may be found under surface objects such as rocks or logs near the breeding site. Ideal breeding locations appear to be shallow, temporary, freshwater ponds that lack fishes and hold water at least through the spring months; however, they may also breed in permanent waterbodies, such as sloughs. Males often arrive at breeding sites before females and may stay longer. Females lay approximately 300 eggs singly on submergent aquatic vegetation in shallow water, approximately five to eight cm (2-3.2 inches) below the surface. Eggs hatch within 15-30 days and the larvae metamorphose between 90 and 145 days after hatching, depending on water temperature and food availability (Howard, 1997). Terrestrial juveniles may spend the entire first summer of life in mammal burrows or under surface objects in the immediate vicinity of the breeding pond.

The CNDDB reports 28 occurrences of SCLTS within the seven quadrangles reviewed, the nearest of which are located immediately adjacent to the Springfield Distribution pipeline, within Struve Pond/Bennett Slough; however, SCLTS may be extirpated from this resource (USFWS, 2019) (**Figure 10**). Data provided by the RADICAL team also reports occurrences at this locations.

No suitable breeding habitat is present within the Evaluation Area; however, suitable upland habitat for SCLTS is present within the riparian habitat within and adjacent to the Transmission Main component and the riparian habitat adjacent to the Springfield Distribution pipeline and Bluff-Jensen Expansion components. This species is assumed present within these areas.

Coast Range Newt: The Coast Range newt (*Taricha torosa*) is a CDFW species of special concern within all portions of their range south of the Salinas River in Monterey County. This species was historically distributed in coastal drainages from the vicinity of Sherwoods (central Mendocino County) in the North Coast Ranges, south to Boulder Creek, in San Diego County. Populations in southern California appear to be highly fragmented, even historically. This species has been depleted by large-scale historical commercial exploitation coupled with the loss and degradation of stream habitats, particularly in Los Angeles, Orange, Riverside, and San Diego Counties. Breeding and egg-laying occur in intermittent streams, rivers, permanent and semi-permanent ponds, lakes and large reservoirs. Eggs are laid in small clusters on the submerged portion of emergent vegetation, on submerged vegetation, and on the underside of rocks off the bottom. In central California, breeding appears to occur in two (2) waves, the first in January or February and the second in March or April, although Coast Range newts may enter ponds as early as December. Larvae take approximately three (3) to six (6) months to reach metamorphosis.

Suitable habitat for coast range newt is present within the Transmission Booster Pump Station component. Riparian habitat adjacent to the Transmission Main component near Werner Lake and adjacent to the Springfield Distribution Pipeline component near Struve Pond may also provide suitable habitat. The CNDDB reports one occurrence of this species within the quadrangles evaluated, the nearest of which is located approximately 11 miles southeast of the Evaluation Area.

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Transmission Main
Bluff-Jensen Expansion
Springfield Expansion
Potential Additional Staging Areas
1.6 km Buffer of Evaluation Area
SCLTS CNDDB Occurrence

SCLTS RADICAL Data

SCLTS Occurrence
SCLTS Not Detected
No Data
0.6 km Buffer of SCLTS Occurrences
1.6 km Buffer of SCLTS Occurrences

Aquatic Features

Lake/Pond
Reservoir
Swamp/Marsh/Emergent Wetland
Stream/River
Stream/River
Canal/Ditch
Connector

0 1 1 Miles

N

CNDDB #3
1974, 1977-1978, 1989, & 2001-2002
RADICAL
"McClusky Slough"
1974 & 2002

Riparian Habitat within Evaluation Area

CNDDB #2
1973-1974, 1977-1978, & 1989
RADICAL
"Struve Pond" & "Bennett Ditch"
1974

CNDDB #9
1994, 2001, & 2002
RADICAL
"Zumdowski"
2022

Title:	SCLTS Occurrence Map
Date	8/29/2025
Scale	N/A
Project	2023.47

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Figure
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Western and Crotch Bumble Bee: The Crotch bumble bee (*Bombus crotchii;* "CBB") was historically common in the southern two-thirds of California, but now appears to be absent from most of it, especially in the center of its historic range. The western bumble bee (*B. occidentalis;* "WBB") was formerly common from the Pacific coast to the Colorado Rocky Mountains; however, populations from central California to southern British Columbia, Canada and west of the Sierra-Cascade Ranges have declined sharply since the late 1990s. On March 16, 2016, USFWS announced that a petition to list CBB and WBB under the ESA presented substantial scientific or commercial information indicating that the petitioned action may be warranted, and identified these species as "Under Review". Additionally, on June 28, 2019, the CDFW determined that the petition to list CBB and WBB under CESA provided sufficient scientific information to indicate the petitioned action may be warranted, and identified these species as a "Candidate" for listing.

Typical habitat types for CBB and WBB include open grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows where abundant floral resources are present. CBB and WBB require plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late October or November, respectively. Both species are generalist foragers and has been reported to visit a wide variety of flowering plants; however, both have a very short tongue that is best suited to open flowers with short corollas. The plant families most commonly associated with CBB include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, and Boraginaceae. Select food genera for WBB include, but is not limited to, *Ceanothus, Geranium, Grindelia, Lupinus, Monardella, Rubus, Solidago, Melilotus, Cirsium, Trifolium, Centaurea, Chrysothamnus, Penstemon,* and *Eriogonum*.

Like most other species of bumble bees, CBB and WBB typically nest underground. Most reports of nests are from underground cavities, such as old squirrel or other animal nests, and in open west-southwest slopes bordered by trees. A few nests have also been reported from above-ground locations such as in logs among railroad ties or under buildings. Very little is known about overwintering sites utilized by most bumble bees, including CBB and WBB; however, they generally overwinter in soft, disturbed soil or under leaf litter of other debris. One report identified that hibernacula was two inches deep "in a steep west slope of the mound of earth" and a closely related European species, has been reported to hibernate beneath trees. Additionally, a recent study at the former Fort Ord on the Monterey Peninsula that studied potential overwintering habitat found individuals of two species (*B. melanopygus* and *B. vosnesenskii*) hibernating in the duff below Monterey cypress trees, while none were observed in areas where the groundcover consisted of pine needle duff, grassy meadow, or the invasive iceplant (*Carpobrotus* sp.).

The CNDDB reports 11 occurrences of WBB and two occurrences of CBB within the quadrangles reviewed. The nearest occurrences of CBB are located approximately 2.0 miles northeast of the Evaluation Area at Sunset State Beach from 1994 and approximately 3.5 miles northeast of the Evaluation Area at Watsonville Airport in 1995. WBB were also documented at these locations. The nearest CNDDB occurrence of WBB is a non-specific occurrence from 1959 centered on the City of Watsonville; however, most occurrences of WBB are located in the Watsonville vicinity from the 1990s. No occurrences of CBB or WBB are reported within the quadrangles reviewed in the Bumble Bee Watch database, a community science project facilitated by the Xerces Society to track and conserve North America's bumble bees; however, the nearest occurrence of CBB was reported in the City of Santa Cruz near Pleasure Point in 2025 (this occurrence is also documented in the CNDDB). The next nearest CBB occurrence in the Bumble Bee Watch database is located approximately 22 miles northeast of the Evaluation Area at Coyote Lake. All occurrence of WBB in the CNDDB and the Bumble Bee Watch database from the last 20 years are located 150 miles (241 km) or more north of the Proposed Project,

and *A Petition to the State of California Fish and Game Commission to List the Crotch Bumble Bee, Franklins Bumble Bee, Suckley Cuckoo Bumble Bee, and Western Bumble bee as Endangered under the California Endangered Species Act* notes that the currently known range of WBB is "largely confined to high elevation sites and a small handful of records on the northern California coast."

The Evaluation Area is located within the currently known range for CBB, but not WBB. However, the majority of the Evaluation Area is located within the historic range of both species. Suitable habitat for these species is present within all Project components (see **Table 12**) where flowering resources are present, including the ruderal, riparian, and non-native annual grassland habitats. Marginal habitat may also be present in the active agriculture and oak woodland areas.

Special-Status Plant Species

DD&A conducted focused rare plant surveys in May and June 2024 and June 2025 during the appropriate blooming period to identify species with the potential to occur (**Appendix C,** Appendix D). No special-status plant species were identified within the Evaluation Area.

Regulatory Environment

Federal

***Federal Endangered Species Act*:** Provisions of the ESA of 1973 (16 USC 1532 et seq., as amended) protect federally Listed Threatened or Endangered species and their habitats from unlawful take. Listed species include those for which proposed and final rules have been published in the Federal Register. The ESA is administered by the USFWS or National Marine Fisheries Service ("NMFS"). In general, NMFS is responsible for the protection of ESA-Listed marine species and anadromous fish, whereas other listed species are under USFWS jurisdiction.

Section 9 of ESA prohibits the take of any fish or wildlife species listed under ESA as endangered or threatened. Take, as defined by ESA, is "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Harm is defined as "any act that kills or injures the fish or wildlife…including significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife." In addition, Section 9 prohibits removing, digging up, and maliciously damaging or destroying federally listed plants on sites under federal jurisdiction. Section 9 does not prohibit take of federally listed plants on sites not under federal jurisdiction. If there is the potential for incidental take of a federally listed fish or wildlife species, take of listed species can be authorized through either the Section 7 consultation process for federal actions or a Section 10 incidental take permit ("ITP") process for non-federal actions. Federal agency actions include activities that are on federal land, conducted by a federal agency, funded by a federal agency, or authorized by a federal agency (including issuance of federal permits).

***Clean Water Act*.** The U.S. Army Corps of Engineers ("ACOE") and EPA regulate discharge of dredged and fill material into "Waters of the United States" ("waters of the U.S.") under Section 404 of the Clean Water Act ("CWA"). Waters of the U.S. are defined broadly as waters susceptible to use in commerce (including waters subject to tides, interstate waters, and interstate wetlands) and other waters (such as interstate lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds) (33 CFR 328.3). Potential wetland areas are identified as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions."

Under Section 401 of the CWA, any applicant receiving a Section 404 permit from the ACOE must also obtain a Section 401 Water Quality Certification from the Regional Water Quality Control Board ("RWQCB"). A Section 401 Water Quality Certification is issued when a project is demonstrated to comply with state water quality standards and other aquatic resource protection requirements.

***Migratory Bird Treaty Act*.** The MBTA of 1918 prohibits killing, possessing, or trading migratory birds except in accordance with regulation prescribed by the Secretary of the Interior. Most actions that result in permanent or temporary possession of a protected species constitute violations of the MBTA. The USFWS is responsible for overseeing compliance with the MBTA and implements Conventions (treaties) between the United States and four countries—Canada, Mexico, Japan, and Russia—for the protection of migratory birds. The USFWS maintains a list of migratory bird species that are protected under the MBTA.

***Magnuson-Stevens Fishery Conservation and Management Act*.** The Magnuson-Stevens Fishery Conservation and Management Act was adopted in 1976 and is the primary federal regulation for marine fisheries. The act was intended to extend control of U.S. waters to a distance of 200 nautical miles from shore, prevent overfishing, and to conserve and manage fishery resources via the following 10 national standards:

1. Prevent overfishing while achieving optimum yield.
2. Be based upon the best scientific information available.
3. Manage individual stocks as a unit throughout their range, to the extent practicable; interrelated stocks shall be managed as a unit or in close coordination.
4. Not discriminate between residents of different states; any allocation of privileges must be fair and equitable.
5. Where practicable, promote efficiency, except that no such measure shall have economic allocation as its sole purpose.
6. Take into account and allow for variations among and contingencies in fisheries, fishery resources, and catches.
7. Minimize costs and avoid duplications, where practicable.
8. Take into account the importance of fishery resources to fishing communities to provide for the sustained participation of, and minimize adverse impacts to, such communities (consistent with conservation requirements).
9. Minimize bycatch or mortality from bycatch.
10. Promote safety of human life at sea.

The Proposed Project does not include any offshore work and the provisions of the Magnuson-Stevens Fishery Conservation and Management Act would not apply.

***Wild and Scenic Rivers Act*.** The Wild and Scenic Rivers Act was adopted in 1968 and established protections for more than 220 rivers across 13,400 miles or waterways. The Wild and Scenic Rivers Act is enforced and managed by a combination of the USFWS, Bureau of Land Management, the National Park Service, and the U.S. Forest Service. The Proposed Project does not include any work within rivers protected under the Wild and Scenic Rivers Act and the provisions of the act would not apply.

State

***California Endangered Species Act*:** CESA was enacted in 1984. The CCR (Title 14, §670.5) lists animal species considered Endangered or Threatened by the State. Section 2090 of CESA requires State agencies to comply with endangered species protection and recovery and to promote conservation of these species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the commission determines to be an Endangered species or a Threatened species. “Take” is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” A Section 2081 ITP from the CDFW may be obtained to authorize “take” of any State Listed species.

***California Native Plant Protection Act*:** The CNPPA of 1977 directed the CDFW to carry out the legislature’s intent to “preserve, protect and enhance rare and Endangered plants in the State.” The CNPPA prohibits importing rare and Endangered plants into California, taking rare and Endangered plants, and selling rare and Endangered plants. The CESA and CNPPA authorized the Fish and Game Commission to designate endangered, threatened, and rare species and to regulate the taking of these species (§2050-2098, Fish and Game Code). Plants listed as rare under the CNPPA are not protected under CESA; however, these plants may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research.

***California Fish and Game Code*:** Section 3503 of the Fish and Game Code states that it is “unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds-of-prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 (i.e., the CMBTA) prohibits the take or possession of any migratory nongame birds designated under the federal MBTA. Section 3800 prohibits take of nongame birds.

The classification of fully protected was the state's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish (§5515), mammals (§4700), amphibians and reptiles (§5050), and birds (§3511). Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations. Fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The CDFW also maintains a list of wildlife “species of special concern.” Although these species have no legal status, the CDFW recommends considering these species during analysis of project impacts to protect declining populations and avoid the need to list them as endangered in the future.

CDFW has jurisdiction over the conservation, protection, and management of wildlife, native plants, and habitat necessary to maintain biologically sustainable populations (§1802). As a trustee agency under CEQA Guidelines Section 15386, CDFW provides expertise in reviewing and commenting on environmental documents and provides protocols regarding potential negative impacts to those resources held in trust for the people of California.

Sections 1600-1607 of the Fish and Game Code require any agency that proposes a project that will substantially divert or obstruct the natural flow of or substantially change the bed or bank of a river, stream, or lake to notify CDFW before beginning construction. If CDFW determines that the project may substantially and adversely affect fish or wildlife resources, a Lake or Streambed Alteration Agreement

will be required. CDFW's jurisdictional limits are usually defined by the tops of the stream or lake banks, or the outer edge of riparian vegetation, whichever is wider.

***Porter-Cologne Water Quality Control Act*:** The Porter-Cologne Water Quality Control Act of 1969 ("Porter-Cologne") is California's statutory authority for the protection of water quality and applies to surface waters, wetlands, and groundwater, and to both point and nonpoint sources. Under the Porter-Cologne, the SWRCB has the ultimate authority over State water rights and water quality policy. However, Porter-Cologne also establishes nine RWQCBs to oversee water quality on a day-to-day basis at the local/regional level. The Project Study Area is located within Region 3 – Central Coast RWQCB. Porter-Cologne incorporates many provisions of the federal CWA, such as delegation to the SWRCB and RWQCBs of the National Pollutant Discharge Elimination System ("NPDES") permitting program.

Under Porter-Cologne, the state must adopt water quality policies, plans, and objectives that protect the state's waters for the use and enjoyment of the people. Regional authority for planning, permitting, and enforcement is delegate to the nine RWQCBs. The regional boards are required to formulate and adopt water quality control plans for all areas in the region and establish water quality objectives in the plans. The Porter-Cologne sets forth the obligations of the SWRCB and RWQCBs to adopt and periodically update water quality control plans (basin plans). The act also requires waste dischargers to notify the RWQCBs of such activities through filing of Reports of Waste Discharge ("RWD") and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements ("WDRs"), NPDES permits, Section 401 water quality certifications, or other approvals. The RWQCBs also have authority to issue waivers to RWD requirements and WDRs for broad categories of "low threat" discharge activities that have minimal potential for adverse water quality effects, when implemented according to prescribed terms and conditions.

The term "Waters of the State" is defined by Porter-Cologne as "any surface water or groundwater, including saline waters, within the boundaries of the state." The RWQCB protects all waters in its regulatory scope but has special responsibility for wetlands, riparian areas, and headwaters, including isolated wetlands, and waters that many not be regulated by the ACOE under Section 404 of the CWA. Waters of the State are regulated by RWQCB under the State Water Quality Certification Program, which regulates discharges of fill and dredged material under Section 401 of the CWA and the Porter-Cologne.

***California Coastal Act*:** The CCC was established by voter initiative in 1972 (Proposition 20) and later made permanent by the California State Legislature through adoption of the CCA of 1976. The CCC, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. California's coastal zone generally extends 1,000 yards inland from the mean high tide line. In significant coastal estuarine habitat and recreational areas, it extends inland to the first major ridgeline or five miles from the mean high tide line, whichever is less. In developed urban areas, the boundary is generally less than 1,000 yards. Development activities, which are broadly defined by the CCA to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a Coastal Development Permit ("CDP") from either the CCC or the local government if a Local Coastal Program ("LCP") has been certified. After certification of an LCP, coastal development permit authority is delegated to the appropriate local government, but the CCC retains original permit jurisdiction over certain specified lands (such as tidelands and public trust lands). The Commission also has appellate authority over development approved by local governments in specified geographic areas as well as certain other developments. A CDP is required in addition to any other permit required from resource agencies.

The CCC or the local government may designate areas of rare or unique biological value, such as wetland and riparian habitat and habitats for special-status species, as ESHA. Section 30107.5 of the CCA defines an "environmentally sensitive area" as any area in which plant or animal life or their habitat are either

rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Development is restricted within the coastal zone and prohibited within designated ESHA, unless the development is coastal dependent and does not have a significant effect on the resources. Section 30240 of the CCA states that "environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas." This section also states that "development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas."

The majority of the Evaluation Area is located within the boundaries of the North Monterey County Land Use Plan ("LUP"). Additional information is provided in the Local Regulations section below.

Local

***2010 Monterey County General Plan*:** The following goals and policies of the 2010 Monterey County General Plan would apply to inland portions of the Proposed Project:

Goal OS-4: Protect and Conserve the Quality of Coastal, Marine, and River Environments, as Applied in Areas Not in the Coastal Zone.

Policy OS-4.1: Federal and State listed native marine and freshwater species, or subspecies of a bird, mammal, fish, amphibian, reptile, or plant shall be protected. Species designated in Area Plans shall also be protected.

Policy OS-4.2*:* Direct and indirect discharges of harmful substances into marine waters, rivers or streams shall not exceed state or federal standards.

Policy OS-4.3*:* Estuaries, salt and freshwater marshes, tide pools, wetlands, sloughs, river and stream mouth areas, plus all waterways that drain and have impact on State designated Areas of Special Biological Significance ("ASBS") shall be protected, maintained, and preserved in accordance with state and federal water quality regulations.

Goal OS-5: Conserve Listed Species, Critical Habitat, Habitat and Species Protected in Area Plans; Avoid, Minimize and Mitigate Significant Impacts to Biological Resources.

Policy OS-5.3*:* Development shall be carefully planned to provide for the conservation and maintenance of critical habitat.

Policy OS-5.4*:* Development shall avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. Measures may include but are not limited to:

a. clustering lots for development to avoid critical habitat areas,

b. dedications of permanent conservation easements; or

c. other appropriate means.

If development may affect listed species, consultation with United States Fish and Wildlife Service ("USFWS") and California Department of Fish and Game ("CDFG") may be required and impacts may be mitigated by expanding the resource elsewhere on-site or in close proximity off-site. Final mitigation requirements would be determined as required by law.

Policy OS-5.6: Native and native compatible species, especially drought resistant species, shall be utilized in fulfilling landscaping requirements.

Policy OS-5.12: The California Department of Fish and Game shall be consulted, and appropriate measures shall be taken to protect Areas of Special Biological Significance (ASBS).

Policy OS-5.16: A biological study shall be required for any development project requiring a discretionary permit and having the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.

An ordinance establishing minimum standards for a biological study and biological surveys shall be enacted. A biological study shall include a field reconnaissance performed at the appropriate time of year. Based on the results of the biological study, biological surveys may be necessary to identify, describe, and delineate the habitats or species that are potentially impacted. Feasible measures to reduce significant impacts to a less than significant level shall be adopted as conditions of approval.

Policy OS-5.18: Prior to disturbing any federal or state jurisdictional areas, all applicable federal and state permitting requirements shall be met, including all mitigation measures for development of jurisdictional areas and associated riparian habitats.

Policy OS-5.24: The County shall require discretionary projects to retain movement corridors of adequate size and habitat quality to allow for continued wildlife use based on the needs of the species occupying the habitat. The County shall require that expansion of its roadways and public infrastructure projects provide movement opportunities for terrestrial wildlife and ensure that existing stream channels and riparian corridors continue to provide for wildlife movement and access.

Policy OS-5.25: Occupied nests of statutorily protected migratory birds and raptors shall not be disturbed during the breeding season (generally February 1 to September 15). The county shall

A. Consult, or require the developer to consult, with a qualified biologist prior to any site preparation or construction work in order to:

(1) determine whether work is proposed during nesting season for migratory birds or raptors,

(2) determine whether site vegetation is suitable to nesting migratory birds or raptors,

(3) identify any regulatory requirements for setbacks or other avoidance measures for migratory birds and raptors which could nest on the site, and

(4) establish project-specific requirements for setbacks, lock-out periods, or other methods of avoidance of disruption of nesting birds.

B. Require the development to follow the recommendations of the biologist. This measure may be implemented in one of two ways:

(1) preconstruction surveys may be conducted to identify active nests and, if found, adequate buffers shall be provided to avoid active nest disruption until after the young have fledged; or

(2) vegetation removal may be conducted during the non-breeding season (generally September 16 to January 31); however, removal of vegetation along

waterways shall require approval of all appropriate local, state, and federal agencies.

This policy shall not apply in the case of an emergency fire event requiring tree removal. This policy shall apply for tree removal that addresses fire safety planning, since removal can be scheduled to reduce impacts to migratory birds and raptors.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** The following policies of the 1982 Monterey County General Plan would apply to coastal portions of the Proposed Project:

Policy 7.2.1: Landowners and developers shall be encouraged to preserve the integrity of existing terrain and natural vegetation in visually sensitive areas such as hillsides and ridges.

Policy 7.2.2: Native and native compatible species, especially drought resistant species, shall be utilized to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits.

Policy 11.1.1: The California Native Plant Society shall be consulted, and appropriate measures shall be taken to protect rare and endangered plant species and their habitats.

Policy 11.1.2: The California Department of Fish and Game shall be consulted, and appropriate measures shall be taken to protect Areas of Special Biological Importance.

***North County LUP*:** The following biological resources policies provided in the North County LUP are applicable to the coastal portions of the Proposed Project:

2.3.2.1: With the exception of resource dependent uses, all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be prohibited in the following environmentally sensitive habitat areas: riparian corridors, wetlands, dunes, sites of known rare and endangered species of plants and animals, rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as environmentally sensitive. Resource dependent uses, including nature education and research hunting, fishing and aquaculture, where allowed by the plan, shall be allowed within environmentally sensitive habitats only if such uses will not cause significant disruption of habitat values.

2.3.2.2: Land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts, upon habitat values and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource.

2.3.2.3: New development adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New subdivisions shall be approved only where significant impacts to environmentally sensitive habitats from development of proposed parcels will not occur.

2.3.2.5: Where private or public development is proposed in documented or potential locations of environmentally sensitive habitats - particularly those habitats identified in General Policy No. 1 - field surveys by qualified individuals or agencies shall be required in order

to determine precise locations and to recommend mitigating measures to ensure protection of any sensitive habitat present. The required survey shall document that the proposed development complies with all applicable environmentally sensitive habitat policies.

2.3.2.8: Where development is permitted in or adjacent to environmentally sensitive habitat areas (consistent with all other resource protection policies), the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to the minimum amount necessary for structural improvements.

2.3.2.9: The County shall require the use of non-invasive plant species in proposed landscaping and should encourage the use of appropriate native species or species that are compatible with native plants.

2.3.2.10: Construction activities, industrial, and public and commercial recreational uses which would affect rare and endangered birds shall be regulated to protect habitats of rare, endangered, and threatened birds during breeding and nesting seasons. Regulations may include restriction of access, noise abatement, and restriction of hours of operation of public or private facilities. Regulations shall not prohibit emergency operation of service and public utility equipment.

2.3.3.B.1: Riparian plant communities shall be protected by establishing setback requirements consisting of 150 feet on each side of the bank of perennial streams, and 50 feet on each side of the bank of intermittent streams, or the extent of riparian vegetation, whichever is greater. In all cases, the setback must be sufficient to prevent significant degradation of the habitat area. The setback requirement may be modified if it can be conclusively demonstrated by a qualified biologist that a narrower corridor is sufficient or a wider corridor is necessary to protect existing riparian vegetation from the impacts of adjacent use.

2.3.3.B.2: All development, including dredging, filling, and grading within stream corridors, shall be limited to activities necessary for flood control purposes, water supply projects, improvement of fish and wildlife habitat, or laying of pipelines when no alternative route is feasible, and continued and future use of utility lines and appurtenant facilities. These activities shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution. When such activities require removal of riparian plant species, re-vegetation with native plants shall be required.

2.3.3.B.4: A setback of 100 feet from the landward edge of vegetation of all coastal wetlands shall be provided and maintained in open space use. No permanent structures except for those necessary for resource-dependent use which cannot be located elsewhere shall be constructed in the setback area. Prior to approval of all proposed structures in the setback area, it must be demonstrated that the development does not significantly disrupt the habitat resource.

2.3.3.B.5: All wetland areas of the North County Coastal Zone shall be protected and preserved for their plant and wildlife values, including but not limited to McClusky Slough, Pajaro River, Salinas River, Salinas River Lagoon, Elkhorn Slough, Bennett Slough, and Moro Cojo Slough. The County's existing Non Point-source Pollution Program shall be implemented.

2.3.3.B.6: Dredging or other major construction activities shall be conducted so as to avoid breeding seasons and other critical phases in the life cycles of commercial species of fish and shellfish and other rare, endangered, and threatened indigenous species.

2.3.3.B.8: Oil and other toxic substances shall not be allowed to enter or drain into the estuarine system. Oil spill and toxic substance discharge contingency plans shall be developed by the appropriate agencies of Monterey County to coordinate emergency procedures for clean-up operations of all foreseeable conditions. New development shall be permitted adjacent to estuarine areas only where such development does not increase the hazard of oil spill or toxic discharge into the estuaries.

2.3.3.C.1: Wildlife management considerations should be included in the evaluation of development proposals, particularly land division proposals. Large, and where feasible, contiguous areas or corridors of native vegetation should be retained in order to meet the various needs of those wildlife species requiring large areas of undisturbed habitat.

2.3.3.C.2: Critical wildlife habitat areas (refer to General Policy 2) shall be protected and an adequate distance based on a site-by-site analysis between such habitat and disturbed areas (e.g., building sites and roads) shall be maintained.

Monterey County Code. Section 16.16.050 (K) of the Monterey County Code identifies that the following standards of construction are required for areas in 200 feet of a river or in 50 feet of a watercourse:

- A setback of two hundred (200) feet from the top of the bank of a river and fifty (50) feet from the top of the bank of a watercourse will be established where encroachment will be prohibited unless it can be proven to the satisfaction of the Monterey County Water Resources Agency that:
    1. The proposed development will not significantly reduce the capacity of existing rivers or watercourses or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow; and
    2. The proposed new development will be safe from flow related erosion and will not cause flow related erosion hazards or otherwise aggravate flow related erosion hazards.

Section 20.66.020 of the Monterey County Code requires:

- Any development within 100 feet of environmentally sensitive habitat requires the preparation of a biological report.
- Development is allowable if mitigation is provided that mitigates adverse impacts.
- Development on parcels containing or within one hundred (100) feet of environmentally sensitive habitats shall be permitted only if they will not have a significant adverse impact on the habitat's long-term maintenance, either on a development or cumulative basis. Development shall only be approved where conditions of approval are available which will mitigate adverse impacts to and allow for the long-term maintenance of the habitat, as determined through the biological survey.

The County of Monterey Zoning Ordinance (Title 20) refers readers to Part 2 (North County) of the Monterey County Coastal Implementation Plan for areas inside the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) includes development requirements for areas outside the Coastal Zone. Title 21 requires the preparation of a biological resources report for developments within or within 100 feet of an Environmentally Sensitive Habitat. Title 21 requires that

the biological resources report includes a biological survey identifying the surveyed property, a description of survey methodology, identification of habitat types, potential impacts from development, and identification of mitigation measures.

North Monterey County Land Use Plan and Coastal Implementation Plan. The development and resource policies of the North Monterey County LUP guide landowners in assuring that development is compatible with protection of the area. The LUP identifies the land use categories of the Evaluation Area as Agricultural Preservation, Agricultural Conservation, Residential-Rural Density, and Wetlands and Coastal Strand. The portions of the Evaluation Area within the road rights-of-way are not given a land use designation. The North Monterey County LUP calls for the protection and preservation of known ESHA. The LUP identifies that "with the exception of resource dependent uses, all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be prohibited in the following [ESHA]: riparian corridors, wetlands, dunes, sites of known rare and endangered species of plants and animals, rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as [ESHA]." In addition "land uses adjacent to locations of [EHSA] shall be compatible with the long-term maintenance of the resource." Specific ESHA identified on the North County LCP Environmentally Sensitive Areas Map in the vicinity of the Evaluation Area include coastal strand, coastal wetlands, Santa Cruz long-toed salamander habitat, Pajaro River Riparian Woodland, and the following Natural Areas: Bennett Slough, McClusky Slough, Pajaro River Mouth, and Zmudowski State Beach. Although not specifically identified as ESHA, the LUP also provides policies for protection of oak woodland habitat.

The Monterey County Coastal Implementation Plan ("CIP") Part 2 establishes regulation, standards, and procedures to fully implement the policies of the North County LUP, including development standards for the protection, maintenance, and enhancement and restoration of North County ESHA.

Habitat Conservation Plans or NCCP. There are no adopted Habitat Conservation Plans ("HCP") or Natural Community Conservation Plans ("NCCP") associated with the Evaluation Area.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	■	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	■	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	■	☐

Impact Discussion

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

The Proposed Project could have a substantial adverse effect, either directly or through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or USFWS. DD&A did not observe any special-status plant species during focused surveys in 2024 or 2025 and no special-status plant species are expected to occur within the Service Areas where surveys were not conducted based on the species-specific reasons presented in **Appendix C**. Therefore, the Proposed Project will have **no impact** on special-status plants.

DD&A identified that the Proposed Project area includes suitable habitat for several special-status wildlife species are known or have the potential to occur within or adjacent to most of the Evaluation Area and be impacted by the Proposed Project. In addition, nesting birds have the potential to occur within or adjacent to all Project components except the Bluff/Jensen Tank and Booster Pump Station, and may be impacted by the Proposed Project. Potential impacts to each species are discussed below. In addition to species-specific measures provided below, **implementation of Mitigation Measures BIO-1 through BIO-6** are applicable to all special-status species **to avoid or reduce impacts to a less-than-significant level**.

Mitigation Measure BIO-1: A qualified biologist shall conduct an Employee Education Program for the construction crew prior to any construction activities. The qualified biologist will meet with the construction crew at the onset of construction at the Project site to educate the construction crew on the following: 1) the appropriate access route(s) in and out of the construction area and review Project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the identification of special-status species that may be present; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded; and 6) the proper

procedures if a special-status species is encountered within the Project site to avoid impacts. Additional training events shall be performed by a qualified biologist as new personnel join the Project construction team. All construction personnel shall participate in a training event by a qualified biologist prior to performing any construction activities on the Project.

Mitigation Measure BIO-2: The following BMPs shall be implemented to avoid and reduce impacts to special-status wildlife species and their habitats:

- To prevent inadvertent entrapment of special-status wildlife during Project construction, all excavated, steep-walled holes (greater than 2:1 slope) or trenches more than two feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. For holes and trenches that are infeasible to cover, the sidewalls may be a slope greater than 2:1, or ramps may be placed to allow animals to escape.
- Only tightly woven fiber netting or similar material may be used for erosion control at the Project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including special-status amphibians.
- Because dusk and dawn are often the times when special-status wildlife are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and should not begin prior to one half hour after sunrise in work areas located within 300 feet of riparian, wetland, or pond habitats. In other areas, night work shall only be conducted when necessary, and lighting shall be of the lowest illumination necessary for human safety, shielded, and selectively placed to be directed downward and at the active construction area and away from natural habitat areas.
- All trash that may attract predators shall be properly contained, removed from the construction site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- No construction equipment shall be stored or serviced outside of designated staging areas.
- No pets or firearms shall be allowed on the Project site during construction.
- The qualified biologist and a construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the Project.
- Stationary equipment such as motors, generators, and welders located shall be stored overnight at a designated staging area greater than 100 feet from wetland or riparian habitat when feasible. If it is necessary to store stationary equipment overnight within 100 feet of wetland or riparian habitats, the equipment shall be positioned over drip pans of sufficient volume to prevent any leaks of toxic materials into sensitive habitats.
- Any hazardous or toxic materials deleterious to life that could be washed into adjacent wetland or riparian habitats shall be contained in watertight containers.
- Refueling of equipment shall take place within designated staging areas or at least 100 feet from wetland or riparian habitats and drainages.
- All construction debris and associated materials stored in staging area shall be removed from the work site upon completion of the Project.

Mitigation Measure BIO-3: Prior to construction temporary construction fencing or flagging shall be placed to keep construction vehicles and personnel from impacting special-status wildlife habitat (e.g., nesting birds or MDFW nests), riparian and wetland habitat, and other special-status species habitat and vegetation (including trees) outside of work limits. A biological monitor shall supervise the installation and removal, and shall monitor at least once per week until construction is complete to ensure the protective exclusionary fencing remains intact.

Mitigation Measure BIO-4: A qualified biologist shall survey the work area and immediately adjacent areas 48 hours before and the morning of the onset of vegetation removal and/or ground-disturbing activities for the presence of special-status wildlife species. If non-listed special-status species are identified within the Project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If a federal or state-listed species (i.e., CTS, CRLF, or SCLTS) is observed and take authorization has been acquired, relocation measures, as defined in applicable permits shall be followed (see **Mitigation Measure BIO-12** below). If any life stage of a federal or state-listed species observed and take authorization has not been acquired, vegetation removal, grading and/or construction activities shall not commence until USFWS and/or CDFW are consulted, and appropriate actions are taken to allow Project activities to begin.

Mitigation Measure BIO-5: During vegetation removal and ground disturbing activities a qualified biologist shall survey appropriate areas of the construction site daily before the onset of work activities for the presence of special-status wildlife species. The qualified biologist shall remain on site until all initial ground disturbing activities are completed. If a non-listed special-status wildlife species is identified within the Project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If any federal or state-listed species (i.e., CTS, CRLF, or SCLTS) is observed and take authorization has been acquired, relocation measures as defined in applicable permits shall be followed (see **Mitigation Measure BIO-12** below). If a federal or state-listed species is found and these individuals are likely to be killed or injured by work activities and take authorization has not been acquired, work shall stop and USFWS and/or CDFW shall be contacted. Work activities shall not resume until USFWS and/or CDFW is consulted and appropriate actions are taken to allow Project activities to continue.

Mitigation Measure BIO-6: After vegetation removal and initial ground disturbing activities are complete, or earlier if determined appropriate by the qualified biologist, the qualified biologist shall designate a construction monitor (a member of the construction crew) to oversee on-site compliance with all avoidance and minimization measures. The qualified biologist shall ensure that this construction monitor receives sufficient training in the identification of all special-status species with the potential to occur. Thereafter the qualified biologist shall monitor the site at least weekly for the duration of construction to ensure compliance with all protective measures. The construction monitor and the qualified biologist shall be authorized to stop work if the avoidance and/or minimization measures are not being followed. If work is stopped due to the presence of a federal or state-listed species and take authorization has not been acquired, USFWS and/or CDFW shall be notified, and activities will not resume until USFWS and/or CDFW are consulted and appropriate actions are taken to allow Project activities to continue.

Pallid Bat. Trees and the eves and awnings of buildings within and adjacent to several components (see **Table 11**) and the SR 1 overpass within the Transmission Main component may provide suitable day and night roost habitat for pallid bats. This species may forage over all open areas of the Evaluation Area. No suitable maternity roost is present. Tree removal and limbing is proposed at the Transmission Booster Pump Station component; however, it is possible that the final Project design may require additional

tree removal and/or limbing. This activity could result in disturbance or mortality of individual pallid bats, if present at the time of tree removal/limbing. Although the transmission pipeline would be installed in an existing utility crossing within the SR 1 bridge that is covered and direct impacts to pallid bats are unlikely, construction may result in disturbance of pallid bats if roosting in other parts of the bridge. This would be considered a significant impact under CEQA. **Implementation of Mitigation Measures BIO-1, BIO- 2, and BIO-5 through BIO-8 would reduce potential impacts to a less-than-significant level.**

Mitigation Measure BIO-7: To avoid and reduce impacts to pallid bats, the Project proponent will retain a qualified bat specialist or wildlife biologist to conduct a site survey to characterize bat utilization of the SR 1 overpass (techniques utilized to be determined by the biologist) prior to any construction on or immediately adjacent to the overpass. Based on the results of this initial survey, one or more of the following will occur:

- If it is determined that pallid bats are not present at the site, no additional mitigation is required.
- If it is determined that pallid bats are utilizing the site and may be impacted by the Proposed Project, pre-construction surveys will be conducted no more than 30 days prior to construction on or in the vicinity of the overpass. If, according to the bat specialist, no pallid bats or pallid bat signs are observed in the course of the pre-construction surveys, construction may proceed. If pallid bats and/or bat signs are observed during the pre-construction surveys, the biologist will determine if disturbance would jeopardize the roost (i.e., foraging or night).
- If pallid bats are roosting, construction may proceed after the bats have been safely excluded from the roost. Exclusion techniques shall be determined by the biologist and depend on the roost type; the biologist shall prepare a mitigation plan to be approved by CDFW.

Mitigation Measure BIO-8: To the extent practical any limbing/tree removal operations should occur between September 15 and November 1 to avoid impacts to pallid bat roosts. If tree limbing/tree removal operations must occur outside the period of September 15 through November 1, a survey for bats shall be conducted by a qualified biologist.

Prior to tree trimming/removal, a qualified biologist shall conduct a pre-construction survey for pallid bats as follows:

- The biologist shall determine if bats are utilizing the site for roosting. For any trees/snags that could provide roosting space for cavity-roosting bats, potential bat roost features shall be thoroughly evaluated to determine if bats are present. Visual inspection and/or acoustic surveys shall be utilized as initial techniques.
- If roosting bats are found, the biologist shall develop and implement acceptable passive exclusion methods in coordination with or based on CDFW recommendations. If feasible, exclusion shall take place during the appropriate windows (September 15 and November 1) to avoid harming winter hibernacula. (Authorization from CDFW is required to evict winter hibernacula for bats).
- Although unlikely, if established maternity colonies are found, in coordination with CDFW, a buffer shall be established around the colony to protect pre-volant young from construction disturbances until the young can fly; or implement other measures acceptable to CDFW.

- If a tree is determined not to be an active roost site for roosting bats, it may be immediately limbed or removed as follows: If foliage roosting bats are determined to be present, limbs shall be lowered, inspected for bats by a bat biologist, and chipped immediately or moved to a dump site. Alternately, limbs may be lowered and left on the ground until the following day, when they can be chipped or moved to a dump site. No logs or tree sections shall be dropped on downed limbs or limb piles that have not been in place since the previous day.

Monterey Dusky-Footed Woodrat. Suitable habitat for MDFW is present within and adjacent to the Evaluation Area in oak woodland and riparian habitats (see **Table 12**). Nests of this species were not observed within the Evaluation Area during the 2024 or 2025 field surveys; however, this species may move into the site prior to construction. Construction activities, including vegetation removal, grading, and trenching, could result in direct mortality of adults or young, if present. Additionally, MDFW could be alarmed by the presence of heavy equipment and personnel, which could result in nest abandonment, and potential mortality of young. MDFW use their middens year-round; thus, potential adverse effects on this species would not be limited to the breeding season. These are considered potentially significant impacts that can be **reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6 and BIO-9.**

Mitigation Measure BIO-9: To avoid or minimize impacts to MDFW, the Project applicant shall retain a qualified biologist to conduct pre-construction surveys within areas proposed for construction and a 25-foot buffer where suitable habitat is present and accessible. Surveys for MDFW nests shall be conducted within seven (7) days prior to construction within the Project site. All MDFW nests identified shall be flagged for avoidance. Nests that cannot be avoided shall be manually deconstructed in coordination with a qualified biologist prior to land clearing activities to allow animals to escape harm. To the extent feasible, dismantling shall occur outside of the typical breeding season. If a litter of young is found or suspected, nest material shall be replaced, and the nest shall be left alone for two (2) to three (3) weeks before a re-check to verify that young are capable of independent survival before proceeding with nest dismantling.

Coast Range Newt and Monterey Shrew. Coast range newt and Monterey shrew have the potential to occur within the riparian habitat within and adjacent to the Evaluation Area (see **Table 12**). The Project would not result in loss of habitat for these species; however, construction activities, including vegetation removal and trenching, could result in mortality or disturbance of these species if present at the time of construction. These are considered significant impacts that would **be reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6.**

Raptors, Special-Status Birds and Other Protected Avian Species. Tree removal and limbing is proposed at the Transmission Booster Pump Station component; however, it is possible that the final Project design may require additional tree removal and/or limbing. Tree removal and limbing may result in direct impacts to nesting raptors and other birds protected under California Fish and Game Code and the MBTA, including the following special-status avian species: tricolored blackbird, loggerhead shrike, and white-tailed kite. In addition, construction activities (e.g., noise, vibrations) may result in indirect impacts to these species if present within or adjacent to the Project site during construction. Impacts may include injury, mortality, and/or nest abandonment. These are potentially significant impacts that can be **reduced to less-than-significant with implementation of Mitigation Measures BIO-1, BIO-2, BIO-5, BIO-6, and BIO-10.**

Mitigation Measure BIO-10: To avoid impacts to nesting birds, vegetation removal, demolition activities, and construction shall commence prior to the nesting season (February 1 through September 15). If this is not possible, a pre-construction survey for nesting birds shall be conducted by a qualified biologist within 15 days prior to the commencement of these activities in all accessible

areas that may provide suitable nesting habitat within 300 feet of the Project boundary. Surveys for White-tailed kite shall include all accessible areas within 500 feet of the Project boundary. If nesting birds are identified during the pre-construction survey, an appropriate buffer, as identified by the qualified biologist, shall be imposed within which no construction activities or disturbance will take place, in accordance with the Exclusionary Fencing Plan prepared as part of **Mitigation Measure BIO-3**. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 15 (when young are assumed fledged). If construction is halted for more than two weeks during the nesting season, a qualified biologist shall re-survey the Project site prior to reinitiation of construction.

Western Burrowing Owl. Surveys conducted in 2024 and 2025 did not identify any active WBO burrows or burrows of sufficient size to support this species. However, WBO has the potential to nest and overwinter within the non-native grassland within the potential staging area along Hilltop Road, although the quality of the habitat is low due to the limited size of the area and the presence of highly trafficked roads on either side. Agricultural fields adjacent to the Evaluation Area that are left to fallow may also provide suitable habitat for this species. The Project would not result in loss of potential habitat for this species; however, direct mortality or nest destruction may occur as a result of construction activities such as vegetation removal or trenching. In addition, indirect impacts from construction activities (e.g., noise, vibrations) could result in injury, nest abandonment, and/or mortality of WBO, if nesting or overwintering within or directly adjacent to the Evaluation Area during construction activities. These are potentially significant impacts that can be **reduced to less-than-significant with implementation of Mitigation Measures BIO-1, BIO-2, BIO-5, BIO-6, and BIO-11.**

Mitigation Measure BIO-11: To avoid or minimize impacts to active WBO nests, a qualified biologist shall conduct pre-construction surveys in suitable habitat within the construction footprint and within 250 feet of the footprint no more than 14 days prior to the start of construction. If ground disturbing activities are delayed or suspended for more than 14 days after the pre-construction survey, the site shall be resurveyed again within 14 days of the initiation of construction. If no WBO are found, no further mitigation is required. If it is determined that WBO occupy the site, the Applicant shall comply with CESA and contact CDFW to solicit concurrence that the Proposed Project will not result in take or to acquire take authorization in accordance with **Mitigation Measure BIO-12**.

Federal and State-Listed Amphibians. Portions of the Project are located within the known dispersal range of several known and potential breeding resources for CTS. No suitable breeding habitat is present within the Evaluation Area; however, immediately adjacent aquatic resources, including Bennett Slough and agricultural ponds, may provide suitable breeding habitat. In addition, potential upland habitat for this species is present within the non-native annual grassland and ruderal habitats where small mammal burrows occur. Marginal upland habitat may also be present within the active agriculture areas.

Installation of the pipelines and the associated access around these components would result in temporary disturbances to CTS upland habitat where non-native annual grassland and ruderal habitats and active agriculture are present. Permanent Project features would be constructed at three (3) locations: the Transmission Booster Pump Station, the Iron and Manganese Treatment Plant at the PWS Well #1 site, and the Bluff-Jensen Tank and Booster Pump Station. The Transmission Booster Pump Station and Iron and Manganese Treatment Plant locations do not contain any suitable habitat for CTS and the Bluff-Jensen Tank and Booster Pump Station may only provide very marginal upland habitat for CTS given the ongoing active agricultural activities (i.e., row crops). In addition, the existing PWS and

SMWS Tank sites do not provide suitable habitat for this species and activities within these sites are limited to upgrades to the existing facilities. As such, the Proposed Project would result in loss of a small amount of low-quality upland habitat for CTS at the Bluff-Jensen Tank and Booster Pump Station site. Indirect impacts to nearby CTS breeding resources (i.e., Struve Pond adjacent to the Springfield Distribution Pipeline) could occur if construction activities result in erosion and sedimentation to adjacent habitats, or if an accident during construction were to result in the release of hazardous materials into the environment. In addition, construction activities, including vegetation removal and trenching, within the Evaluation Area may result in direct mortality of individuals, if present at the time of construction. Vehicle strikes from construction equipment and vehicles may also occur if CTS disperse through the Evaluation Area. This would be considered take of a listed species under ESA and CESA, and a significant impact under CEQA. Take of this species can be avoided and/or impacts **reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6, and BIO-12.**

The Project is located within the known dispersal range of CRLF. Aquatic breeding habitat for CRLF is not present within the Evaluation Area; however, upland and dispersal habitat for this species are present within undeveloped portions of the Evaluation Area, with the exception of the ruderal habitat within the Iron and Manganese Treatment Plant and PWS Tank Rehabilitation components. Potential non-breeding aquatic habitat (i.e. emergent wetland) is also present immediately adjacent to the Springfield Distribution Pipeline component. The Project would not result in direct impacts to CRLF aquatic breeding or non-breeding habitat or a loss of upland habitat, and the Project has been designed to avoid impacts to riparian habitat, including using HDD under the riparian habitat within the Project site. Temporary impacts to CRLF upland and dispersal habitat may occur as a result of vegetation removal and trenching, and indirect impacts could occur if construction activities result in erosion and sedimentation to adjacent habitats, or if an accident during construction were to result in the release of hazardous materials into the environment. The only new above-ground permanent components of the Project that may permanently impact CRLF upland and dispersal habitat are the Transmission Booster Pump Station and Bluff-Jensen Tank and Booster Pump Station components; however, these components are currently actively disturbed associated with the existing SMWS wells facility and active row cropping, respectively, and therefore the habitat is degraded. Construction activities, including vegetation removal and trenching, within the Evaluation Area may result in direct mortality of individuals, if present at the time of construction. Vehicle strikes from construction equipment and vehicles may also occur if CRLF disperse through the Project site. This would be considered take of a listed species under ESA, and a significant impact under CEQA. Take of this species can be avoided and/or **impacts reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6, and BIO-12.**

The Springfield Expansion Area and a portion of the Bluff-Jensen Expansion Area are located within the known dispersal range of SCLTS. Riparian habitat located immediately adjacent to the Evaluation Area within these areas may provide habitat for this species. The Project has been designed to avoid all impacts to SCLTS habitat, including using HDD under the riparian habitat within the Project site. However, direct impacts could occur if work were conducted outside of Project limits within the riparian habitats, and indirect impacts could occur if construction activities result in erosion and sedimentation to adjacent habitats or if an accident during construction were to result in the release of hazardous materials into the environment. These would be considered take of a listed species under ESA and CESA, and a significant impact under CEQA. **Implementation of Mitigation Measures BIO-1 through BIO-6** would ensure avoidance of take of SCLTS that may be present outside of Project work areas during construction and would **reduce impacts to a less-than-significant level** under CEQA. Acquisition of regulatory permits from the USFWS and CDFW for SCLTS is not required as potential impacts would be avoided with implementation of the mitigation.

Mitigation Measure BIO-12: Prior to construction, the Project Applicant shall comply with the ESA and CESA and contact the agencies to solicit concurrence that the Project would not result in take or to acquire take authorization. Take authorization may require the Applicant to retain a qualified biologist to prepare a mitigation plan, which would include, but is not limited to, identifying avoidance and minimization measures, a mitigation strategy, and funding assurances. The Project Applicant would be required to implement the approved plan and any additional permit requirements.

Crotch and Western Bumble Bee. The special-status CBB and WBB have the potential to forage and nest within the Evaluation Area (see **Table 12** for specific Project components). Vegetation removal activities have the potential to directly impact these species through mortality of individuals, destruction or disturbance of nests, and/or disturbance of habitat if present within the Project site. Mortality of CBB and/or WBB would be considered take of a listed species under CESA and would require approval from CDFW. These are potentially significant impacts that can be **reduced to less-than-significant with implementation of Mitigation Measures BIO-1 through BIO-6, BIO-13, and (as applicable) BIO-12.**

Mitigation Measure BIO-13: A qualified biologist shall conduct surveys for CBB and WBB individuals and active colonies in accordance with CDFW's *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* or the most current CDFW survey guidelines. The surveys shall be conducted within areas of appropriate habitat (foraging, nesting, and overwintering) that will be impacted by the Proposed Project and, where feasible, an approximate 50-foot buffer of those areas. Surveys shall occur during the CBB and WBB life cycle when floral resources are present (ideally during peak bloom), on sunny days with wind speeds below eight miles per hour, and at least two hours after sunrise and three hours before sunset. The surveys shall be conducted no more than one year (i.e. active season) prior to initiation of construction. If no CBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed during the surveys, then no additional mitigation is necessary. If CBB or WBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed, the Applicant shall comply with CESA and contact CDFW to solicit concurrence that the Proposed Project will not result in take or to acquire take authorization in accordance with **Mitigation Measure BIO-12**.

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Riparian and Wetland Habitat. Approximately 0.1 acre of riparian habitat is present within the Evaluation Area within the Transmission Main easement near the Springfield Road and SR 1 intersection. In addition, riparian and emergent wetland habitats are present immediately adjacent to the Evaluation Area, including associated with the adjacent Struve Pond, Werner Lake, the pond along Hilltop Road, and a roadside ditch along Struve Road. The floristic alliances occurring within riparian habitat are identified as sensitive on CDFW's *California Natural Communities List* (CDFW, 2025a). In addition, riparian areas are subject to the jurisdiction of CDFW under Section 1602 of the Fish and Game Code, meet the definition of ESHA under the CCA, and some areas may meet the definition of a state wetland. Wetland areas adjacent to the Evaluation Area also meet the definition of ESHA and some areas may meet the definition of a state wetland. A wetland delineation was not conducted as it was determined that these adjacent areas could be completely avoided and protected during construction.

County Code permits development on parcels containing or within 100 feet of sensitive habitats (including riparian habitat) only if the development would not have a significant adverse impact on the habitat's long-term maintenance. The Monterey County CIP identifies that all development, including

vegetation removal, excavation, grading, filling, and the construction of roads and structures, is prohibited within ESHA, and development within 100 feet of ESHA that adversely impacts the habitat's long-term maintenance is not permitted. Further, the CIP requires protection of riparian habitat by establishing setback requirements of 150 feet on each side of the bank of perennial streams and 50 feet on each side of the bank or intermittent streams, or the extent of the riparian vegetation, whichever is greater, and protection of coastal wetlands by establishing setbacks of 100 feet from the landward edge of vegetation associated with the wetland. However, the LUP and LCP allow for exceptions to development in and adjacent to ESHA (such as activities for maintenance of existing structures and roads, activities associated with fish and wildlife habitat improvements, watershed restoration, or installation of utility lines) and to setback requirements if it is determined through a biological survey that impacts of such activities would not harm the habitat's long-term maintenance or cause significant degradation of the habitat.

The Project would not result in loss of riparian habitat, as HDD will be used where riparian habitat is present within the Project area; however, direct impacts to riparian and wetland habitats could occur if work were to occur outside of Project boundaries within adjacent habitat. Additionally, indirect impacts to riparian and wetland could occur if construction activities result in erosion and sedimentation to adjacent habitats, or if an accident during construction were to result in the release of hazardous materials into the environment. These are potentially significant impacts that can be **reduced to less-than-significant with implementation of Mitigation Measures BIO-1 through BIO-3.** Acquisition of regulatory permits from the ACOE and RWQCB would not be required; however, CDFW would require a Streambed Alteration Agreement for the HDD under the riparian area, and a CDP is required for development within the coastal zone.

Portions of the Evaluation Area are within 100 feet of riparian and wetland habitat and within 50 feet of an intermittent drainage. However, the Proposed Project has been designed to construct new permanent Project features outside of these buffer zones and align pipelines within existing roads where feasible, with the exception of the easement between Jensen Road and Springfield Road which is predominantly active agriculture and denuded agricultural roads. Development within the Project site would not alter the water source for the riparian habitat (i.e., groundwater or river flooding). In addition, the Project is subject to standard stormwater requirements and therefore would not result in contamination of the sensitive habitats or drainages. Additionally, **implementation of Mitigation Measures BIO-1 through BIO-3 and BIO-6** would ensure that riparian and wetland habitats are protected during construction **and impacts are reduced to less-than-significant**. Therefore, the proposed development would not have a significant adverse impact of the long-term maintenance or cause significant degradation of the riparian or wetland habitats within or adjacent to the Proposed Project.

Oak Woodland Habitat. Although not specifically identified as ESHA, the LUP identifies that oak woodland on 25 percent slopes should be left in its native state and development within oak woodland on 25 percent slopes or less shall be cited to minimize disruption of vegetation and habitat loss. Approximately 0.1 acre of oak woodland is present within the Evaluation Area within the Transmission Booster Pump Station component; however, this habitat is isolated and very disturbed as a result of the existing operations. The Project would remove two (2) coast live oak trees within this area; however, because the Project components have been sited as close to and within existing disturbed areas, the Project will not result in oak woodland habitat loss and this is a **less-than-significant impact**.

c. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The Proposed Project has been designed to construct permanent Project features within existing facilities and align pipelines within existing roads or already disturbed areas. The Proposed Project does not include any work, including direct removal, filling, and hydrological interruption, within Federally protected wetlands as defined by Section 404 of the CWA and Wetland Protection Executive Order 11990, and **no impact would occur**.

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Proposed Project has been designed to construct permanent Project features within existing facilities or already disturbed areas and align pipelines within existing roads and disturbed shoulders. In addition, the Proposed Project has been designed to avoid direct impacts to riparian habitats and other adjacent potential wildlife habitat areas. Therefore, the Proposed Project would not interfere with the movement of any native resident or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites. **This impact is less-than-significant**, and no mitigation is required.

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Proposed Project may result in the removal of coast live oak trees, which are protected under Monterey County Code. This is a potentially significant impact that can be **reduced to a less than significant level with implementation of Mitigation Measure BIO-14.**

> **Mitigation Measure BIO-14:** Prior to the issuance of a grading permit, the District shall obtain a tree removal permit from the County if impacts to coast live oak trees are proposed. If the Project is to remove three or more trees, a Forest Management Plan will be prepared and submitted to the County for review and approval. The District shall implement any additional mitigation measures required by the tree removal permit.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The majority of the Proposed Project area is within roadway ROWs and previously disturbed areas. The Proposed Project would comply with local policies and ordinances of the 1982 Monterey County General Plan, 2010 Monterey County General Plan, North County Area Plan, and North County LUP protecting biological resources in the Proposed Project area. Additionally, there are no adopted HCPs or NCCPs that apply to the Proposed Project area. The Proposed Project would require tree removal at the Transmission Booster Pump Station site. However, all tree removal would occur in compliance with a tree removal permit to be issued by the County of Monterey, and would not conflict with local policies or ordinances related to tree removal. Therefore, the Proposed Project would have a **less-than-significant impact** relative to local policies or ordinances to protect biological resources.

4.5. CULTURAL RESOURCES

Achasta Archaeological Services ("Achasta") prepared a Phase I Archaeological Assessment for the Proposed Project in November 2023. Achasta then updated the Phase I Archaeological Assessment in July 2025 to include additional areas added to the Proposed Project. The Phase I Archaeological Assessment includes the results of background research and field reconnaissance of the Proposed Project's Area of Potential Effect ("APE"). Background research consisted of a records search from the Northwest Information Center ("NWIC") at Sonoma State University and a Sacred Lands File search with the Native American Heritage Commission ("NAHC"). The field reconnaissance consisted of a Phase I pedestrian and windshield survey of the APE on October 13, 2023, for cultural and Tribal cultural resources, as well as additional surveys between 2024 and 2025 to cover Project areas not captured in the original survey effort.[8]

Environmental Setting

Prior to the Spanish missionary's arrival to what is now known as Monterey County in 1770, the Esselen and Salinan Tribes subsisted as hunter-gatherers. Based on 18th century observations, the Esselen and Salinan Tribes were semisedentary with a partial dependence on acorn crops beginning in the Late Period, circa 750 years before present ("YBP"). This is evidenced by bedrock mortar sites throughout California. Habitation sites are regularly found along streams and confluences, and in the vicinity of natural springs and seeps; however, the original location of these drainages may have been altered due to natural or human impacts to landscapes. Habitation, gathering, and processing sites are typically located along historic and contemporary river and creek drainages, marshlands, and vernal ponds throughout Monterey County's interior woodland and grassland areas (Achasta, 2025).

In 1770, the Spanish expedition led by Captain Don Gaspar de Portolá and Franciscan Father Junípero Serra, established the first colonial settlement in the region with the founding of the presidio and Mission San Carlos Borromeo de Monterey. In 1797, Fermin de Lasuen established Mission San Juan Bautista, located approximately 5.6-miles from the Project area (Achasta, 2025). Although generally separated by the moderately rugged terrain of the Gabilan Range, the cultural intrusion of San Juan Bautista's missionaries affected the northern Salinas Valley Esselen and Salinan Tribal districts of Mustak, Imuna-Kan, and Ensen.

Significant changes for the missions, including the opportunity to engage in international trade, began when Mexico achieved independence from Spain in 1822. Spanish land control practices were replaced with private land grants given or sold to prominent Californio families after the secularization of the California missions. In 1848 after the end of the Mexican-American War, the United States annexed nearly all of the territory of the present states of New Mexico, Utah, Nevada, Arizona, California, Texas, and western Colorado (Achasta, 2025).

The Indigenous peoples of the Central Coast continue to be identified by anthropologists according to linguistic groups, including the Esselen, Costanoan-Rumsen, Yokut, and Mutsun Tribes. Hokan-root languages, including Salinan and Esselen, are thought to be among the oldest linguistic groups so far identified in California. Previous ethnographic maps drawn by anthropologists indicated the Yokut-Mutsun, Costanoan-Rumsen, and Esselen traditional territories overlapped the northern and eastern Esselen territories near the subject parcel. Local Indigenous Knowledge of the contemporary Esselen, Costanoan-Rumsen, and Yokut-Mutsun Tribes has redrawn the extent of these Tribal traditional landscapes. Current Esselen ethnographic boundaries overlapping Costanoan-Rumsen and Yokut-

[8] Achasta's survey effort also covered areas along the western portion of Springfield Road, Giberson Road, and unnamed farm roads that were originally anticipated to be included but later eliminated from the Proposed Project.

Mutsun ethnographic boundaries include the Gabilan Range terminus in the southeast, the western slopes of To-yatak (Fremont's Peak) to the northeast, the Pajaro River corridor in the north and west, and Salmon Creek near the present-day San Luis Obispo County-Monterey County boundary. The ethnographic boundaries of the Costanoan-Rumsen Tribes in region include the coastal and inland areas of Monterey and Santa Cruz counties. The currently defined traditional Mutsun territory includes the mouth of Gazos Creek in the northwest, northeast to approximately Santa Nella Village, southeast to the present community of Huron, and southwest to the present location of King City (Achasta, 2025).

The Proposed Project falls within two (2) previously identified APEs. The Pajaro APE is located in Monterey County's High and Moderate Archaeological Sensitivity Zones and intersects Monterey County's coastal planning areas north of Moss Landing and inland planning areas within the community of Pajaro. The North Moss Landing APE is located within the north of Moss Landing area is designated a High Archaeological Sensitivity Zone.

Regulatory Environment

Federal

National Historic Preservation Act. Section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 300301 et seq.), as amended, requires that a federal agency with direct or indirect jurisdiction over a proposed federal or federally assisted undertaking, or issuing licenses or permits, consider the effect of the proposed undertaking on historic properties. A historic property may include a pre-contact or post-contact building, structure, object, site or district included in, or eligible for inclusion in, the National Register of Historic Places ("NRHP or National Register") maintained by the U.S. Secretary of the Interior. Federal agencies must also allow the ACHP to comment on the proposed undertaking and its potential effects on historic properties. The implementing regulations for Section 106 of the NHPA (36 CFR 800) require consultation with the SHPO, the ACHP, federally recognized Indian tribes and other Native Americans, and interested members of the public throughout the compliance process. The four (4) principal steps are:

- Initiate the Section 106 process, including consultation with interested parties (36 CFR 800.3);
- Identify historic properties, i.e., resources included in or eligible for inclusion in the National Register (36 CFR 800.4);
- Assess the effects of the undertaking on historic properties within the area of potential effect (36 CFR 800.5); and
- Resolve adverse effects (36 CFR 800.6).

Adverse effects on historic properties are often resolved through preparation of a Memorandum of Agreement or Programmatic Agreement developed in consultation between the federal agency, the SHPO, Indian tribes, and interested members of the public. The ACHP is also invited to participate. The agreement describes stipulations to mitigate adverse effects on historic properties listed in or eligible for the National Register (36 CFR 60).

National Register of Historic Places. The National Historic Preservation Act established the National Register as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's historic resources and to indicate what properties should be considered for protection from destruction or impairment" (36 CFR Section 60.2). The National Register recognizes both historic-era and precontact archaeological properties that are significant at the national, state, and local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Buildings, structures, objects, sites or districts of potential significance must meet one (1) or more of the following four (4) established criteria (NPS, 1990):

A. Are associated with events that have made a significant contribution to the broad patterns of our history;

B. Are associated with the lives of persons significant in our past;

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Have yielded, or may be likely to yield, information important in prehistory or history.

Unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing (NPS, 1990). In addition to meeting the criteria of significance, a property must have integrity. Integrity is defined as "the ability of a property to convey its significance" (NPS, 1990). The National Register recognizes seven (7) qualities that, in various combinations, define integrity. To retain historic integrity a property must possess several, and usually most, of these seven (7) aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven (7) factors that define integrity are location, design, setting, materials, workmanship, feeling, and association.

Although the National Register standards for historic integrity are high, the National Register accepts that a property "must also be judged with reference to the particular criteria under which a resource is proposed for eligibility." Most archaeological properties are evaluated under Criterion D; the most applicable qualities of integrity under this criterion are those of location, materials, and association.

Integrity also defines the research potential of a resource. To possess research potential, archaeological data must have integrity in the form of what has been called "focus." Focus, in this context, means the accuracy with which the archaeological remains represent a situation or condition. When focus is absent or inadequate because of disturbance, a resource does not retain integrity. Remains that represent several activities or have materials that cannot be separated from one another into discrete contexts may also lack focus and therefore integrity.

State

California Environmental Quality Act: CEQA requires regulatory compliance for projects involving historic resources throughout the State. Under CEQA, public agencies must consider the effects of their actions on historic resources (Public Resources Code, Section 21084.1). The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources ("California Register") [see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)].

California Public Resources Code: Several sections of the California PRC protect cultural resources located on public land. Under PRC Section 5097.5, no person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or precontact ruins, burial grounds, archaeological or vertebrate paleontological site (including fossilized footprints), inscriptions made by human agency, rock art, or any other archaeological, paleontological, or historical feature situated on public lands, except with the express permission of the public agency that has jurisdiction over the lands. Violation of this section is a misdemeanor.

PRC Section 5097.98 states that if Native American human remains are identified within a project area, the landowner must work with the Native American Most Likely Descendant as identified by the NAHC to develop a plan for the treatment or disposition of the human remains and any items associated with Native American burials with appropriate dignity. These procedures are also addressed in Section 15064.5 of the State CEQA Guidelines. California Health and Safety Code Section 7050.5 prohibits disinterring, disturbing, or removing human remains from a location other than a dedicated cemetery. Section 30244 of the PRC requires reasonable mitigation for impacts on paleontological and archaeological resources that occur because of development on public lands.

California Health and Safety Code: California Health and Safety Code Section 7050.5 regulates the treatment of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined that the remains are not subject to his or her authority. If the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact the NAHC by telephone within 24 hours.

California Assembly Bill 52: AB 52, in effect since July 2015, provides CEQA protections for Tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such Tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California Public Resources Code Sec. 21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a Tribe and that are eligible for or listed on the California Register or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

Local

***2010 Monterey County General Plan*:** The following policies of the 2010 Monterey County General Plan are applicable to the inland portions of the Proposed Project.

Policy OS-6.1: Important representative and unique archaeological sites and features shall be identified and protected for all parcels with undisturbed natural conditions (i.e., ungraded properties), consistent with State Office of Historic Preservation guidelines and definitions employed on a statewide basis, including Phase I, II, and III studies.

Policy OS-6.2: Information on the location and significance of the County's archaeological resources shall be compiled and used in the environmental and development review process. The County shall rely on and participate in the statewide inventory work of the California Native American Heritage Commission and the State Office of Historic Preservation. All Phase I, II, and III studies, and records of Native Californian consultation, shall be filed with appropriate state agencies and local tribes as well as local data source compilations maintained by the County. The County shall work with local tribes to update County GIS maps showing high, moderate, and low archaeological sensitivity areas.

Policy OS-6.3: New development proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase I survey including use of the regional State Office of Historic Preservation or the California Native American Heritage Commission's list of sacred and traditional sites. Routine and

Ongoing Agricultural Activities shall be exempted from this policy in so far as allowed by state or federal law.

Policy OS-6.4: Development proposed in low sensitivity zones are not required to have an archaeological survey unless there is specific additional information that suggests archaeological resources are present.

Policy OS-6.5: Policies and procedures shall be established that encourage development to avoid impacts to sensitive archaeological sites including:

a. designing or clustering development to avoid archaeological site deposits, historic sites and resources, and Native Californian cultural sites;

b. requiring dedication of permanent conservation easements where subdivisions and other developments can be planned to provide for such protective easements.

Policy OS-6.6: Efforts by historical, educational, or other organizations to improve the public's recognition of the County's cultural heritage and the citizen's responsibilities for archaeological or cultural resource preservation shall be encouraged. The County shall adopt a uniform set of guidelines to define Phase I, II, and III significance assessment and data recovery programs. Similar guidelines shall be created to set standards for requirements for consultation with Native Californian descendants to establish procedures for determining the presence or absence of sacred or traditional sites. These guidelines shall address monitoring requirements and participation in cultural resource data recovery programs.

Policy OS-7.1: Important representative and unique paleontological sites and features shall be identified and protected. Developers shall be required to complete Phase I (reconnaissance level) paleontological reviews in any formation known to yield important elements of the fossil record. If significant fossil deposits are found during grading activities, data recovery shall be required to obtain a sample of materials from such deposits prior to their systematic destruction.

Policy OS-7.4: Development proposed in low sensitivity zones are not required to have a paleontological survey unless there is specific additional information that suggests paleontological resources are present.

Policy OS-8.1: Unique burial sites shall be identified and protected. All Native Californian cemeteries, burials, shrine sites, and sacred place locations shall be preserved in place to the greatest extent possible and as permitted by law. In cases where such sites and locations cannot be retained in place without modification, governing requirements in the Government Code, Health and Safety Code, California Environmental Quality Act and Native American Religious Freedom Act shall be taken into account in consulting with local Native Californian Tribal Groups with documented aboriginal ties to the study area and shall be carried out, as necessary, with the assistance and input of the California Native American Heritage Commission. Documentation of descent shall be based on Genealogical Proof Standards.

Policy OS-8.3: Development proposed at sites where known burials or human cemeteries are located shall in no case modify, disturb, excavate, or develop in such locations until all steps in compliance with CEQA, Native American Heritage Commission, Health and Safety Code and Government Code, and in accordance with any completed MOU with a local Tribe, have been completed. Routine and Ongoing Agricultural Activities are exempted from

this policy in so far as allowed by state or federal law. In the case of any conflict of interpretation, state requirements for the protection of burial sites are applicable and shall be implemented in good faith.

Policy OS-8.4: Policies and procedures shall be established that encourage development to avoid impacts to burial sites including:

a. Designing or clustering development to avoid archaeological deposits that typically contain human remains and to avoid any known cemeteries or other concentrations of human remains;

b. Requiring dedication of permanent conservation easements if subdivisions and other developments can be planned to provide for such protective easements;

c. In all cases where human remains are identified through CEQA review, archaeological research, ethnohistoric research, inadvertent grading disturbance, or historic record research, the County shall consult with the designated "most likely descendants" as identified by any Memorandum of Understanding ("MOU") adopted pursuant to Policy OS-8.7. In the event no MOU is executed, the Native American Heritage Commission shall be consulted to help determine the appropriate Tribal Group in that portion of the County where the burial remains are identified.

Policy OS-8.6: Tribal representatives will be consulted, consistent with state preservation law, about the location of sacred places, ancestral sites, archaeological remains of village sites, burial and cemetery sites, and other significant cultural resources during the preparation of any General Plan amendment, Master Plan, Community Plan, or Specific Plan.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** The following policies of the 1982 Monterey County General Plan are applicable to the coastal portions of the Proposed Project.

Policy 12.1.3: All proposed development, including land divisions, within high sensitivity zones shall require an archaeological field inspection prior to project approval.

Policy 12.1.6: Where development could adversely affect archaeological resources, reasonable mitigation procedures shall be required prior to project approval.

Policy 12.1.7: All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, consideration of reasonable project alternatives, etc., shall be explored to avoid development on sensitive archaeological sites.

***North County LUP*:** The following cultural resources policies provided in the North County LUP are applicable to the coastal portions of the Proposed Project:

2.9.1: North County's archaeological resources, including those areas considered to be archaeologically sensitive but not yet surveyed and mapped, shall be maintained and protected for their scientific and cultural heritage values. New land uses, both public and private, should be considered compatible with this objective only where they

incorporate all site planning and design features necessary to minimize or avoid impacts to archaeological resources.

2.9.2.1: Monterey County shall encourage the timely identification and evaluation of archaeological, historical, and paleontological resources, in order that these resources be given consideration during the conceptual design phase of land use planning or project development.

2.9.2.2: Whenever development is to occur in the Coastal Zone, including any proposed grading or excavation activity or removal of vegetation for agricultural use, the Archaeological Site Survey Office or other appropriate authority shall be contacted to determine whether the property has received an archaeological survey. If not, the parcel(s) on which the proposed development will take place shall be required to have an archaeological survey made if located:

a) within 100 yards of the floodways of the Pajaro or Salinas Rivers McCluskey, Bennett, Elkhorn, Moro Cojo, or Tembladero Sloughs, the Old Salinas River Channel or Moss Landing Harbor;

b) within 100 yards of any known archaeological site (unless the area has been previously surveyed and recorded).

The archaeological survey should describe the sensitivity of the site and appropriate levels of development, and development mitigation consistent with the site's need for protection.

2.9.3.4: All available measures, including purchase of archaeological easements, dedication to the County, tax relief, purchase of development rights, etc., shall be explored to avoid development on sensitive prehistoric or archaeological sites.

2.9.2.4: When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimizes impacts to such cultural sites. To this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential religious significance.

2.9.3.1: No development proposals in archaeologically sensitive areas or in areas described in policy 2.9.2(2) above shall be categorically exempt from environmental review.

2.9.3.2: When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate preservation measures shall be required. Mitigation shall be designed in accordance with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. Any adverse impacts of development on archaeological or paleontological resources will be mitigated to the maximum extent feasible.

2.9.3.3: Off-road vehicle use, unauthorized collecting of artifacts, and other activities which could destroy or damage archaeological or cultural sites shall be prohibited.

2.9.3.4: Public access to or over known archaeological or paleontological sites should be limited, and concentrated in areas where supervision and interpretive facilities are available.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) contains regulations for areas of historical and archaeological sensitivity inside the Coastal Zone. Title 20 states that the majority

of alterations in a Historic Resources ("HR") zoning district requires approval of a Coastal Development Permit unless the alterations are minor and do not harm existing archaeological or historical resources. Title 20 refers readers to Part 2 (North County) of the Monterey County Coastal Implementation Plan for areas of archaeological sensitivity inside the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) contains regulations for areas of historical and archaeological sensitivity for areas outside the Coastal Zone. Title 21 requires preparation of a Phase I Inventory of Archaeological Resources for development within: 1) high archaeological sensitivity zones; 2) moderate archaeological sensitivity zones if development requires CEQA approval; 3) low archaeological sensitivity zones where specific information exists that archaeological resources are present; or 4) within 250 feet of a known archaeological or tribal cultural resource (Section 21.66.050). The Phase I Inventory is required to include a minimum of a records search of available resource information at the NWIC of the California Historic Resources Information System ("CHRIS"), a determination of whether the project area has been previously surveyed in full or in part, and, if no or limited survey information is available, the results of a pedestrian survey of the project area.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	■
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	■	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	■	☐	☐

Impact Discussion

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

CEQA Guidelines Sec. 15064.5 defines a historical resource as one being listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register. Public Resources Code Section 21084.1 states that a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. According to Achasta's Phase I Assessment, there are two (2) historic-era resources within the Proposed Project's APE. However, the Proposed Project does not include work with undisturbed areas within or adjacent to the boundaries of these resources. The Proposed Project would not cause a substantial change in the significance of a historical resource as defined by CEQA Guidelines Sec. 15064.5 or Section 106 of the National Historic Preservation Act. The Proposed Project area does not contain any historic resources listed in the California Inventory of Historical Resources, California Historical Landmarks, or the National Register. Therefore, the Proposed Project would have **no impact** on a historical resource.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Section 21083.2 of the Public Resources Code requires lead agencies to assess potential impacts to archaeological resources and determine whether a project may cause a substantial adverse change in the significance of an archaeological resource. Achasta conducted a records search at the NWIC, a Sacred Lands File search with the NAHC, and completed a visual inspection of the Proposed Project area. Achasta did not observe archaeological resources during visual surveys of the Project area. However, the Project area carries moderate to high archaeological sensitivity and resources have been previously recorded both within the Project's APE and within a 750-foot radius of the Project's APE. Therefore, construction activities undertaken as part of the Proposed Project could potentially result in the inadvertent discovery of archaeological resources in the event that archaeological resources are exposed or damaged during construction. Therefore, the Proposed Project would **implement Mitigation Measures CUL-1 through CUL-3 to ensure impacts remain less-than-significant**.

Mitigation Measure CUL-1: Prior to Project related ground disturbance, the District shall retain a qualified archaeologist and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project to provide cultural sensitivity training to all construction personnel involved in ground disturbing activities. The training shall explain (1) the reasons for archaeological and Tribal resource monitoring; (2) regulatory policies protecting archaeological and Tribal resources and human remains; (3) basic identification of archaeological and Tribal resources; and (4) the protocol to follow in case of a discovery of such resources. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A list of the names of all personnel who attended the training, and copies of the signed acknowledgement forms shall be submitted to the District and the Tribes who requested consultation on the Proposed Project.

Mitigation Measure CUL-2: Prior to Project related ground disturbance, the District shall retain the services of a qualified archaeological consultant who has expertise in California Precontact settings, and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project, to monitor, at a minimum, all Project related ground-disturbing activities into native soils in the following areas:

- West Springfield Road and McClusky Slough areas,
- Struve Road between CA-1 and Giberson Road,
- Trafton Road,
- Salinas Road north of the Pajaro Valley Golf Club, and
- Junction of Salinas and Elkhorn Roads west of Warren Lake.

In addition to the monitoring for the specific locations identified above, the District shall retain the archaeological consultant on an on-call basis in the event of inadvertent discoveries throughout ground disturbing activities during Project construction.

Mitigation Measure CUL-3: In the event that any previously undiscovered Precontact or historic materials are found during construction, all work shall stop in accordance with CEQA regulations until the qualified archaeologist and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project has the opportunity to evaluate the find and provide additional treatment recommendations. If the resource is considered significant by the archaeologist and the Tribal Citizen, all ground disturbance shall be halted until

appropriate mitigation measures are implemented as determined necessary by the qualified archaeologist, the lead agency, and Tribal Citizen. With the implementation of appropriate measures, selected by the responsible parties, any impact on previously undiscovered cultural resources will be reduced to be less than significant. Measures may include, but are not limited to:

- Planning construction to avoid the resource (PRC §21083.2(a)(1)),
- Deeding the resource into a permanent conservation easement (PRC §21083.2(a)(2)),
- Capping or covering the resource with soil prior to construction (PRC §21083.2(a)(3)),
- Planning parks, green spaces, or other open space to incorporate the resource (PRC §21083.2(a)(4)), and
- Excavation of the resource; restricted to contexts that would otherwise be damaged or destroyed by a project (PRC §21083.2(d)).

c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

No known human remains, including those interred outside of formal cemeteries, are known to occur on the Proposed Project area. However, the Proposed Project area yielded positive results from a Sacred Lands File search. The presence of known Native American remains were not identified during consultation. While the likelihood of human remains, including those interred outside of a formal cemetery, with the Proposed Project area is low, it is possible that previously unknown human remains may be present. Ground disturbing construction activities may impact previously unknown remains. As a result, mitigation is required to minimize potential impacts from inadvertent discovery of human remains to less-than-significant. The **implementation of the following mitigation measure** identified below would ensure potential adverse impacts to human remains would be **reduced to less-than-significant**.

Mitigation Measure CUL-4*:* If human remains are found at any time within the construction area, work shall be stopped, and the County Coroner must be notified immediately. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. (Ref. California Public Resources code Section 5097.98; and Health and Safety code Section 7050.5). Work shall not resume until the County Corner determines that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.

4.6. ENERGY

Environmental Setting

Pacific Gas and Electric (“PG&E”) provides electricity and natural gas throughout Monterey County, and thus, would be the energy utility provider of the Proposed Project area. Beginning in 2018, all PG&E customers in Monterey, San Benito, and Santa Cruz Counties were automatically enrolled in Central Coast Community Energy (“3CE”). 3CE is a community choice energy agency that has committed to providing its customers with 100 percent carbon-free energy by the year 2030 (3CE, 2025). Community

choice energy agencies allow local governments to procure power on behalf of their residents, businesses, and municipal accounts from an alternative supplier while still receiving transmission and distribution service from their existing utility provider (in this case, PG&E). This is typically an attractive option for communities that want more local control over their electricity sources, more clean energy than their default utility offers, and/or lower electricity prices. Per Public Utilities Code Section 366.2, customers have the right to opt-out of the community choice energy program and continue to receive service from the incumbent utility (PG&E) if they so choose.

The Proposed Project consists of the consolidation of the PWS, SMWS, and SWS, as well as the various water connections in the NOML area into a single water system that the District would own and operate. In addition, the Proposed Project includes additional infrastructure improvements to facilitate O&M of the new water system. The Proposed Project would consolidate several smaller water systems and construct infrastructure improvements to improve water quality, water supply reliability, and vulnerabilities to failure.

Regulatory Environment

State

***California Renewable Energy Standards*:** In 2002, California established their Renewables Portfolio Standard ("RPS") Program, with the goal of increasing the percentage of renewable energy in the State's electricity mix to 20 percent of retail sales by 2017 through enactment of Senate Bill ("SB") 1078 (CPUC, 2025). In 2006, SB 107 revised previous elements of the Public Utilities Code so the amount of renewable energy generated per year and sold to retail customers would amount to 20 percent by 2010. In 2008, the governor issued Executive Order S-14-08 and requires that retail sellers of electricity serve 33 percent of their load with renewable energy by 2020 (Governor Schwarzenegger, 2008). In October 2015, Governor Brown signed SB 350 to codify California's climate and clean energy goals. A key provision of SB 350 requires retail sellers and publicly owned utilities to procure 50 percent of the State's electricity from renewable sources by 2030 (CPUC, 2025).

***California Building Codes*:** At the State level, the California Legislature established the Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the CCR (Title 24), in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three (3) years. Compliance with Title 24 is mandatory at the time new building permits are issued by city and county governments. The California Green Building Standards Code ("CalGreen") establishes mandatory green building standards for all buildings in California. The code covers five (5) categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. Title 24 was last updated in 2022.

Local

2010 Monterey County General Plan: There are no policies or goals from the 2010 Monterey County General Plan that would be applicable to the inland portions of the Proposed Project.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

1982 Monterey County General Plan: There are no policies or goals from the 1982 Monterey County General Plan that would be applicable to the coastal portions of the Proposed Project.

***North County LUP*:** There are no energy-related policies provided in the North County LUP relevant to the coastal portions of the Proposed Project.

Monterey County Code: The County of Monterey Zoning Ordinance indicates that the 2022 California Energy Code, CCR, Title 24, Part 6, which includes Appendix 1-A as published by the California Building Standards Commission ("BSC") is considered the adopted Energy Code for the County of Monterey (including both coastal and inland areas) (Section 18.06).

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	■	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	■	☐

Impact Discussion

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

DD&A estimated the energy use during operation of the Proposed Project in the air quality modeling for the Proposed Project (**Appendix A**), as described below.

Construction

The anticipated construction schedule assumes that the Proposed Project would be built-out over a period of approximately 24-30 months. The construction phase would require energy for the manufacture and transportation of building materials, preparation of the building sites (e.g., excavation, and grading), and the actual construction of the Project. Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks. The construction energy use has not been determined at this time. However, the Proposed Project would not cause inefficient, wasteful, or unnecessary consumption of energy as the construction schedule and process would be designed to be efficient to avoid excess monetary costs. Equipment and fuel are not typically used wastefully on the site due to the added expenses associated with renting, maintaining, and fueling the equipment. The Proposed Project would use hand tools when possible to avoid the use of heavy machinery. Furthermore, construction activities are temporary in nature and all potential energy resource impacts would occur in the short-term. For these reasons, the Proposed Project would have **a less-than-significant impact** with regards to the wasteful, inefficient, or unnecessary consumption of energy resources during construction.

Operation

Operation of the Proposed Project would result in the increased consumption of energy compared to existing conditions. The annual operational energy use has not been determined at this time. Energy use would occur associated with operating the pump station and other components of the water

distribution system, security lighting, operating landscaping and maintenance equipment, and utilizing communication systems. The Proposed Project does not include natural gas infrastructure, so all energy use during normal operation would occur through consumption of electricity. However, the Transmission Booster Pump Station under Phase 1 and the Bluff/Jensen Tank and Pump Station site would utilize backup generators to ensure ongoing water service in the event of a power outage.

The Proposed Project would incorporate the specifications of the 2022 California Building Code ("CBC") standards and Title 24 energy efficiency standards (or subsequently adopted standards during the two (2)-year construction term), and CALGreen code. These standards include insulation and design provisions to minimize wasteful energy consumption, thereby improving the efficiency of the overall Project. In addition, the decommissioning of the existing system wells and private wells serving individual properties would partially offset the increased energy use of the proposed infrastructure. With adherence to applicable building codes, the Proposed Project would have a **less-than-significant impact** related to operational energy use.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Construction and operation of the Project would be subject to existing state energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The Proposed Project would have a **less-than-significant impact** related to energy usage and efficiency.

4.7. GEOLOGY AND SOILS

Pacific Crest prepared a Geotechnical Investigation for the Proposed Project in May 2025. The following section is based on the findings of the Geotechnical Investigation and available public records related to site and regional geology.

Environmental Setting

Regional Seismicity and Faults

The Proposed Project is located in a relatively flat area located in unincorporated Monterey County, California north of the community of Moss Landing. The Proposed Project area is located in a seismically active region. The nearest active faults include the San Andreas fault, and the Zayante-Vergeles. The Zayante-Vergeles fault is located approximately 1.7 miles to the northeast of the Proposed Project and the San Andreas fault is located approximately 4.5 miles to the northeast of the closest Proposed Project component in Pajaro (USGS, 2016). As a result, the Proposed Project could be subject to seismically induced hazards during its design lifetime.

Landslides

The Proposed Project is located in a relatively flat area. The County's GIS system indicates that the Project area is of low susceptibility to landslides (County, 2025).

Liquefaction

Surface ground rupture occurs at sites traversed by or those that lie very near to a causative fault. The Project is not located in any mapped earthquake fault zones (Department of Conservation, 2024c). The County of Monterey identifies the majority of the Proposed Project area as primarily low liquefaction susceptibility, with areas of high liquefaction susceptibility near the community of Pajaro at the site of

the Iron and Manganese Treatment System and in the vicinity of the Springfield Expansion Distribution Main will be located on Springfield Road and Struve Road (County, 2025).

Soils

The Proposed Project is primarily located in unincorporated Monterey County, California. The California Soil Web Map produced by the University of California Davis ("UC Davis") identifies the Proposed Project area as being composed primarily of *Mocho Silt Loam, Clear Lake Clay, Pacheco Clay Loam, Elkhorn Fine Sandy Loam, Santa Ynez Fine Sandy Loam, Oceano Loamy Sand*, and *Aquic Xerofluvents* (see **Figure 11**) (UC Davis, 2024). Each of these soil types has different characteristics as discussed further below.

Mocho Silt Loam

The *Mocho* series is composed of very deep, well drained soils that form in alluvial material (i.e., material deposited by rivers) from sandstone and shale rock sources. This soil type has well drained characteristics, slow or medium runoff potential, moderate or moderately slow permeability, and are slightly plastic. The composition of this soil type is suitable for agriculture.

Clear Lake Clay

The *Clear Lake* series is composed of very deep, poorly drained soils that formed in fine textured alluvium derived from mixed rock sources. This soil type has poor drainage characteristics, negligible to high runoff potential, slow to very slow permeability, and is very plastic. The composition of this soil type is suitable for agriculture or pasture.

Pacheco Clay Loam

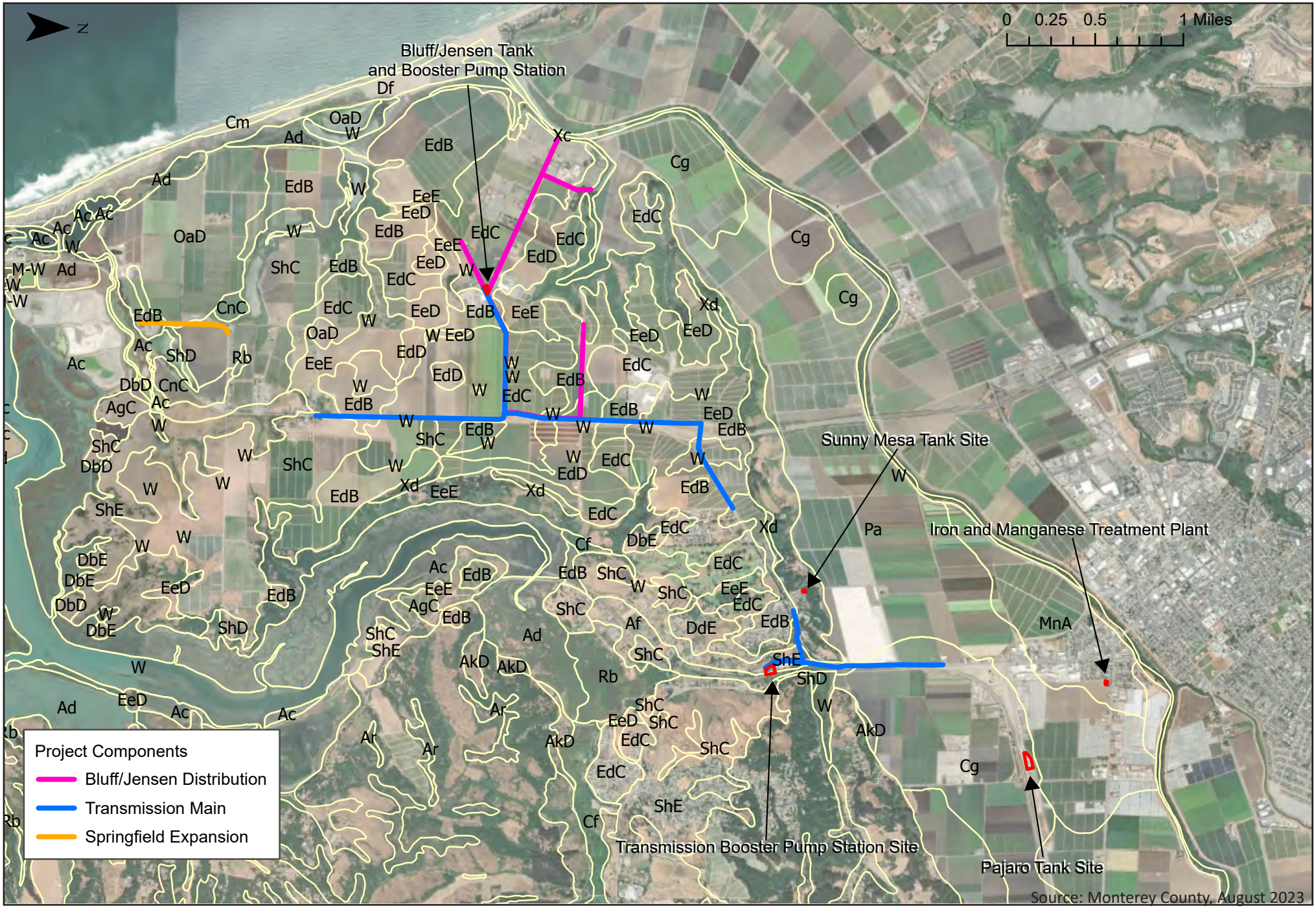
The *Pacheco* series is composed of very deep, poorly or somewhat poorly drained soils that formed in alluvium derived mostly from sedimentary rocks. This soil type has poor drainage characteristics, slow runoff potential, moderate or moderately slow permeability, and are slightly plastic. The composition of this soil type is suitable for agriculture or pasture.

Elkhorn Fine Sandy Loam

The *Elkhorn* series is composed of deep, well drained soils that formed in material weathered from alluvium from mixed rock sources. This soil type has well drained characteristics, slow to rapid runoff potential, moderately slow permeability, and is slightly plastic. The composition of this soil type is suitable for agriculture.

Santa Ynez Fine Sandy Loam

The *Santa Ynez* series is composed of deep, moderately well drained soils that formed in material weathered in alluvium from shale, sandstone and granite. This soil type has moderately well drained characteristics, slow to rapid runoff potential, very slow permeability, and is non-plastic to very plastic. The composition of this soil type is suitable for range and forage crops.



Title:

Soil Types Map

Date	7/1/2025
Scale	N/A
Project	2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure 11

Oceano Loamy Sand

The *Oceano* series is composed of deep, excessively drained soils that formed in material weathered from sandy eolian (i.e., windblown sand) deposits. This soil type has excessive drainage characteristics, very slow runoff potential, very poorly developed surface drainage pattern, rapid permeability, and is plastic. The composition of this soil type is suitable for range and some agriculture with irrigation (UC Davis, 2024).

Aquic Xerofluvents

The Soil Web Map and Soil Data Explorer produced by UC Davis does not provide a description of *Aquic Xerofluvents*. The *Illustrated Guide to Soil Taxonomy Version 2.0* produced by the NRCS of the USDA defines *Aquic* as soils that are free of dissolved oxygen and saturated when the soil temperature is above 5 °C/41 °F, and *Xerofluvents* as soils with a Mediterranean-type climate located on flood plains along rivers or streams or on alluvial fans (USDA, 2015).

Subsurface Conditions

Pacific Crest conducted 46 subsurface test borings for the Proposed Project sites, as described below (Pacific Crest, 2025).

Iron and Manganese Treatment Facility

Pacific Crest's subsurface boring at this site to a maximum depth of 51.5 feet. The boring encountered stiff gravelly lean clay over native firm to hard sandy lean clay to a depth of 25 feet, soft to stiff silt to a depth of approximately 35 feet, and loose to medium dense silty/clayey sand to the maximum depth of exploration. Groundwater was encountered initially at 14.5 feet from ground surface but groundwater settled to a depth of about 21 feet following completion of drilling.

Transmission Booster Pump Station

Pacific Crest's subsurface boring at this site to a maximum depth of 50 feet. The boring encountered stiff sand strata of varying composition, including loose to medium dense clayey sand to a depth of 25 feet and dense silty sand to the maximum depth of exploration. Groundwater was encountered at a depth of about 29 feet below ground surface.

Bluff and Jensen Water Tank Site

Pacific Crest's subsurface boring at this site to a maximum depth of 51.5 feet. The boring encountered loose sand to a depth of 10 feet, medium dense sand to at a depth of 15 feet, and dense to very dense sand to the maximum depth of exploration. Groundwater was not encountered during boring at this site; however, Pacific Crest noted zones of groundwater seepage at depths of about 20 and 40 feet below ground surface.

Pipeline Alignments

Pacific Crest conducted various borings along the proposed pipeline alignments. Groundwater was encountered during five (5) test borings at depths of five (5) to seven (7) feet. Groundwater borings are described in **Table 13** below.

Table 13.
Summary of Subsurface Borings for Pipeline Alignment

Boring	Roadway	AC (in)	AB (in)	Pipe Subgrade at 5-feet (UCSC)	Consistency/ Density
B4	Salinas Road	5	12	Silty Sand (SM)	Medium Dense
B5	Salinas Road	10	3	Silty Sand (SM)	Medium Dense
B6	Salinas Road	10	3	Fat Clay (CH)	Firm
B7	Salinas Road	12	0	Concrete	N/A
B9	Salinas Road	6	6	Silty Sand (SM)	Medium Dense
B10	Salinas Road	3	2	Sandy Fat Clay (CH)	Firm
B11	Salinas Road	3	5	Clayey Sand (SC)	Medium Dense
B12	Salinas Road	3	7	Clayey Sand (SC)	Medium Dense
B13	Hilltop Road	4	24	Clayey Sand (SC)	Medium Dense
B14	Hilltop Road	4	24	Silty Sand (SM)	Medium Dense
B15	Hilltop Road	4	24	Silty Lean Clay (CL)	Very Stiff
B16	Hilltop Road	4	12	Silty Sand (SM)	Medium Dense
B17	Hilltop Road	4	24	Clayey Sand (SC)	Medium Dense
B19	Jensen Road	13	0	Silty Lean Clay (CL)	Stiff
B20	Farm Road (Jensen)	0	0	Silty Sand (SM)	Medium Dense
B21	Farm Road (Jensen)	0	0	Silty Sand (SM)	Medium Dense
B22	Farm Road (Jensen)	0	0	Silty Sand (SM)	Medium Dense
B23	Bluff Road	3	0	Silty Sand (SM)	Loose
B24	Bluff Road	5	0	Silty Sand (SM)	Medium Dense
B25	Bluff Road	3	0	Silty Sand (SM)	Medium Dense
B26	Trafton Road	3	0	Silty Sand (SM)	Medium Dense
B27	Bluff Road	0.5	3	Silty Sand (SM)	Loose
B28	Trafton Road	4.5	0	Silty Sand (SM)	Medium Dense
B29	Farm Road (Hilltop)	0	0	Silty Sand (SM)	Very Loose
B30	Farm Road (Hilltop)	0	0	Silty Sand (SM)	Medium Dense
B31	Farm Road (Hilltop)	0	0	Sandy Lean Clay (CL)	Soft
B32	Farm Road (HWY 1)	0	0	Clayey Sand (SC)	Medium Dense
B33	Farm Road (HWY 1)	0	0	Clayey Sand (SC)	Medium Dense
B34	Farm Road (HWY 1)	0	0	Clayey Sand (SC)	Very Loose
B35	Farm Road (HWY 1)	0	0	Clayey Sand (SC)	Medium Dense
B36	Farm Road (HWY 1)	0	0	Silty Sand (SM)	Medium Dense
B37	Shoulder (Springfield)	0	0	Silty Sand (SM)	Very Loose
B38	Springfield Road	1	2	Silty Sand (SM)	Medium Dense
B39	Springfield Road	1	2	Silty Sand (SM)	Medium Dense
B40	Springfield Road	0.5	5	Clayey Sand (SC)	Medium Dense
B41	Struve Road	3	5	Silty Sand (SM)	Very Dense
B42	Struve Road	3	5	Silty Sand (SM)	Very Dense
B43	Struve Road	3	5	Silty Sand (SM)	Medium Dense
B44	Shoulder (Giberson)	0	0	Sand (SP)	Medium Dense
B45	Giberson Road	3	3	Silty Sand (SM)	Loose
B46	Giberson Road	2	5	Silty Sand (SM)	Medium Dense
B47	Giberson Road	2.5	0	Silty Sand (SM)	Medium Dense
B48	Giberson Road	1	1	Sand with Silt (SP-SM)	Loose

Pacific Crest, 2025

Paleontology

Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, and diagnostically or stratigraphically important, as well as those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy and assemblages of fossils that might aid stratigraphic correlations – particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, paleoclimatology, and the relationships of aquatic and terrestrial species. Most of the fossils found in Monterey County are of marine life forms and form a record of the region's geologic history of advancing and retreating sea levels.

Regulatory Environment

Federal

***National Earthquake Hazards Reduction Program*:** Implemented by the Federal Emergency Management Agency ("FEMA"), the National Earthquake Hazards Reduction Program ("NEHRP") pursues research, development, and implementation of earthquake mitigation measures. Passed in 1977, NEHRP is a collaborative effort between federal, state, local governments, universities, research centers, professional societies, trade associations, and businesses. FEMA is the primary agency implementing the research and development of earthquake measures and safety materials. Implementation of these measures and materials is accomplished through the following:

- Providing federal grant programs for states and local governments to implement earthquake mitigating measures;
- engaging businesses, through the QuakeSmart program;
- providing Multi-State National Earthquake Assistance grants for public education of mitigation activities;
- collaborating with universities and non-profit organizations to encourage enforcement of building codes and use of seismic rehabilitation at a regional level;
- training for earthquake readiness and mitigation through National Earthquake Technical Assistance Program;
- providing educational materials and research reports through the FEMA Library.

NEHRP has no regulatory authority and therefore cannot enforce national earthquake standards. All the program's provisions are incumbent upon the state, local government, and business to adopt as appropriate (FEMA, 2025).

State

***Alquist-Priolo Earthquake Fault Zoning Act*:** The Alquist-Priolo Earthquake Fault Zoning Act, passed in 1972, seeks to mitigate surface faulting's hazard to structures for human occupancy. In accordance with this act, the State Geologist established regulatory zones, called "earthquake fault zones," around the surface traces of active faults and published maps showing these zones. In these zones, buildings for human occupancy cannot be constructed across the surface traces of active faults. Because many active faults are complex and consist of multiple branches, each earthquake fault zone extends approximately 200 to 500 feet on either side of the mapped fault trace.

Title 14 of the CCR, Section 3601(e), defines buildings intended for human occupancy as those that would be inhabited for more than 2,000 hours per year. The Proposed Project does not cross an Alquist-Priolo Earthquake Fault Zone. Therefore, these provisions of the Alquist-Priolo Earthquake Fault Zoning Act do not apply to the Proposed Project.

***Seismic Hazards Mapping Act*:** The purpose of the Seismic Hazards Mapping Act of 1990 (PRC Sections 2690–2699.6) is to reduce damage resulting from earthquakes. The Seismic Hazards Mapping Act addresses earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other corollary hazards. Cities and counties are required to regulate development in mapped Seismic Hazard Zones. Under the Seismic Hazards Mapping Act, permit review is the primary mechanism for local regulation of development. Specifically, cities and counties are prohibited from issuing development permits for sites in Seismic Hazard Zones until appropriate site-specific geologic and/or geotechnical investigations have been conducted and measures to reduce potential damage have been incorporated into the development plans.

Local

***2010 Monterey County General Plan*:** The following policies from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy OS-3.1*:* Best Management Practices (BMPs) to prevent and repair erosion damage shall be established and enforced.

Policy S-1.1: Land uses shall be sited and measures applied to reduce the potential for loss of life, injury, property damage, and economic and social dislocations resulting from ground shaking, liquefaction, landslides, and other geologic hazards in the high and moderate hazard susceptibility areas.

Policy S-1.3: Site-specific geologic studies may be used to verify the presence or absence and extent of the hazard on the property proposed for new development and to identify mitigation measures for any development proposed. An ordinance including permit requirements relative to the siting and design of structures and grading relative to seismic hazards shall be established.

Policy S-1.4: The Alquist-Priolo Earthquake Fault Zoning Act shall be enforced.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** The following policies from the 1982 Monterey County General Plan would be applicable to the coastal portions of the Proposed Project.

Policy 3.1.1: Erosion control procedures shall be established and enforced for all private and public construction and grading projects.

Policy 3.1.3: In the absence of more detailed site specific studies, determinations of soil suitability for particular land uses shall be made according to the Soil Conservation Service's Soil Survey of Monterey County.

Policy 15.1.1: The following areas described in the General Plan should be defined as high hazard areas:

- zones 1/8 mile each side of active or potentially active faults;

- areas of tsunami hazard;
- areas on the Potential Seismic and Geologic Hazards Map designated as "High Hazard"; and
- areas designated as Zones IV, V, and VI on the Geotechnical Evaluation maps of the County's 1975 Seismic Safety Element

***North County LUP*:** The following geology and soils materials policies provided in the North County LUP are applicable to the coastal portions of the Proposed Project:

2.8.2.1: All development shall be sited and designed to minimize risk from geologic, flood, tsunami or fire hazards to a level generally acceptable to the community. Areas of a parcel which are subject to high hazard(s) shall generally be considered unsuitable for development. Any proposed development in high hazard areas shall require the preparation of an environmental or geotechnical report prior to County review of the project.

2.8.2.2: In high hazard areas, low intensity or open space uses will be encouraged as the most appropriate land uses. Critical facilities (fire, police, hospitals, emergency communication facilities, bridges and overpasses, public utilities, dams), shall generally be prohibited in high hazard areas.

2.8.2.4: As part of the development review process, all proposed development, including single-family residences on lots of record, shall be evaluated for conformance and be required to comply with adopted hazard policies applicable to the site in question.

2.8.2.6: In locations determined to have significant hazards, development permits shall include a special condition requiring the owner to record a deed restriction describing the nature of the hazard(s), geotechnical and/or fire suppression mitigations and, where appropriate, long-term maintenance requirements.

2.8.3.A.1: All development shall be sited and designed to conform to site topography and to minimize grading and other site preparation activities.

2.8.3.A.2: All structures, with the exception of utility lines where no alternative route is feasible, shall be sited a minimum of 50 feet from an active fault or potentially active fault. Greater setbacks may be required where it is warranted by local geologic conditions.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 16) provides rules and regulations for grading, inclusive of areas inside the Coastal Zone and inland areas. Title 16 requires that a soil engineering report and engineering geology report be required for any grading that requires issuance of a grading permit (Section 16.08.110). Title 16 also provides design standards for excavation (Section 16.08.300) and fills (Section 16.08.310), erosion control (Section 16.08.340), and standards for private roads (Section 16.08.350). Title 16 also includes requirements for inspection, stopping work, and final reporting.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	■
ii) Strong seismic ground shaking?	☐	☐	■	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
iv) Landslides?	☐	☐	■	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	■	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	■	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature?	☐	☐	☐	■

Impact Discussion

a. Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

a.i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The various components of the Proposed Project under both phases of construction are not located in an Alquist-Priolo Earthquake Fault Zone (Department of Conservation, 2024c). Additionally, there are no faults or fault zone hazard areas identified by the County of Monterey in the vicinity of the Proposed Project. The Proposed Project would be designed and constructed in accordance with standard engineering and seismic safety design techniques. **No impact** would occur.

a.ii) Strong-seismic ground shaking?

The Proposed Project area is in a seismically active region. The nearest active faults include the San Andreas fault, and the Zayante-Vergeles. The Zayante-Vergeles fault is located approximately 1.7 miles to the northeast of the Proposed Project and the San Andreas fault is located approximately 4.5 miles to the northeast of the closest Proposed Project component in Pajaro (USGS, 2016). As a result, the Proposed Project could be subject to seismically induced hazards during its design lifetime. However, the Proposed Project is a water system consolidation project and does not include the addition of any new habitable structures. Additionally, the final design of the Proposed Project would comply with the recommendations of a design-level geotechnical analysis anticipated to be required as part of the grading permit application. The Proposed Project would be designed and constructed in accordance with standard engineering and seismic safety design techniques of the Uniform Building Code and the CBC adopted by the County of Monterey (or any subsequently adopted revised CBC standards in place at the time of permit issuance). Compliance with existing building code requirements, standard engineering and seismic safety design techniques, as well as the recommendations of a design-level geotechnical report would ensure that the Proposed Project would minimize potential impacts. The Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death from strong seismic ground shaking. This represents a **less-than-significant impact**.

a.iii) Seismic-related ground failure, including liquefaction?

The Proposed Project component closest to a mapped fault is the Iron and Manganese treatment system at the existing District offices, which is located approximately 1.7 miles from the Zayante-Vergeles fault. Therefore, there is a low potential for surface ground rupture within the Proposed Project area. The County of Monterey identifies the majority of the Proposed Project area as primarily low liquefaction susceptibility, with areas of moderate liquefaction susceptibility at the Transmission Booster Pump Station and high liquefaction susceptibility near the community of Pajaro at the site of the Iron and Manganese Treatment System and in the vicinity of the Springfield Expansion Distribution Main will be located on Springfield Road and Struve Road. To ensure impacts because of seismic related ground failure, including liquefaction, are minimized, the Proposed Project would be designed and constructed in accordance with standard engineering and seismic safety design techniques contained in the Uniform Building Code and CBC. In addition, the Proposed Project is a water system consolidation project and does not include the addition of any new habitable structures. Moreover, the Proposed Project would comply with the recommendations of the design-level geotechnical analysis prepared by Pacific Crest. The Proposed Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death from seismic-related ground failure, including liquefaction. This represents a **less-than-significant impact**.

a.iv) Landslides?

Landslides are common in Monterey County due to the combination of uplifting mountains, fractured and weak rocks, and periodic intense rainfall along the coast. The level of susceptibility of an area is dependent on the local geologic conditions. The Proposed Project area is generally flat and the County identifies the area as having low landslide susceptibility (Monterey County, 2025). As a result, the Proposed Project is unlikely to be exposed to potential landslide hazards. This represents a **less-than-significant impact**.

b. Would the project result in substantial soil erosion or the loss of topsoil?

The County's GIS database identifies the Proposed Project area as primarily having low erosion potential in the northern portion of the Proposed Project area, moderate erosion potential in the central and southern portions of the Proposed Project Area, and areas of high erosion along Salinas Road and Elkhorn Road within the Proposed Project area (Monterey County, 2025). The County classifies the majority of the Proposed Project area as having low or moderate erosion susceptibility (Monterey County, 2025). While the Proposed Project is located on soils with varying drainage and permeability characteristics, the Proposed Project would be designed and constructed in accordance with standard engineering and seismic safety design techniques of the CBC adopted by the County of Monterey (or any subsequently adopted revised CBC standards in place at the time of permit issuance). In addition, the Proposed Project would comply with the recommendations design-level geotechnical analysis anticipated to be required as part of the grading permit application. The Proposed Project would have a **less-than-significant impact** from substantial soil erosion or the loss of topsoil.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The Proposed Project is not located on a geologic unit or soil that is unstable, or that would become unstable because of the Proposed Project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquification, or collapse. While the Proposed Project is located on soils with varying degrees of liquification and erosion potential, the Proposed Project would be designed and constructed in accordance with standard engineering requirements contained in the current editions of the Uniform Building Code and CBC in place at the time of permit issuance. Moreover, the Proposed Project would comply with the recommendations design-level geotechnical analysis. This represents a **less-than-significant impact**.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The California Soil Web Map produced by the UC Davis identifies the Proposed Project site as being composed of primarily of *Mocho Silt Loam, Clear Lake Clay, Pacheco Clay Loam, Elkhorn Fine Sandy Loam, Santa Ynez Fine Sandy Loam, Oceano Loamy Sand*, and *Aquic Xerofluvents*. These soils have varying degrees of drainage and plasticity (UC Davis, 2024). The Proposed Project is a water system consolidation project and does not include the addition of any new habitable structures. Additionally, construction of the Proposed Project would comply with the most recent regulatory requirements, which would ensure the protection of structures and occupants from geo-seismic hazards, such as expansive soils. Therefore, the Proposed Project would have a **less-than-significant impact** regarding expansive soils.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The Proposed Project does not include the use of septic tanks or alternative wastewater disposal systems. **No impact** would occur.

f. Would the project directly or indirectly destroy a paleontological resource or site or unique geologic feature?

A review of nearly 700 known fossils localities in the County was conducted in 2001, which identified 12 fossil sites as having outstanding scientific value. The Proposed Project area is not located on or near any of those sites based on a review of available GIS data for regional paleontological resources (Rosenberg, 2001). In addition, the Proposed Project would not directly or indirectly destroy any unique geological features as none are located within the Project's construction footprint. **No impact** would occur.

4.8. GREENHOUSE GAS EMISSIONS

Environmental Setting

GHGs are gases that absorb and re-emit infrared radiation in the atmosphere. The gases considered as the principal contributors to human-induced climate change include carbon dioxide ("CO_2"), methane ("CH_4"), nitrous oxide ("N_2O"), fluorinated gases such as hydrofluorocarbons ("HFCs") and perfluorocarbons ("PFCs"), and sulfur hexafluoride ("SF_6"). Water vapor is excluded from the list of GHGs because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

Both natural processes and human activities emit GHGs. Of these gases, humans emit CO_2 and CH_4 in the greatest quantities. Emissions of CO_2 are largely by-products of fossil fuel combustion, whereas CH_4 results from off-gassing associated with agricultural practices and landfills. MBARD defines their GHG threshold in terms of carbon dioxide equivalent ("CO_2e"), a metric that accounts for emissions from various GHGs based on their global warming potential. If annual emissions of GHGs exceed these threshold levels, the Proposed Project would result in a cumulatively considerable contribution of GHG emissions and must implement mitigation measures (MBARD, 2016). The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds or consistency with a regional GHG reduction plan (such as a Climate Action Plan). MBARD has developed an operational GHG threshold of 10,000 metric tons per year of CO_2e ("$MTCO_2e$/ year") for stationary source projects, which includes equipment, processes, and operations that require an Air District permit to operate (MBARD, 2016). MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District ["SMAQMD"]). SMAQMD adopted an updated threshold based on the 2030 target year in April 2020. SMAQMD adopted the current GHG thresholds of significance, which include a construction threshold (1,100 metric tons of CO_2e/year) and a land use operational threshold (1,100 metric tons of CO_2e/year). Projects whose emissions would meet or exceed the significance criteria will have a potentially significant adverse impact on global climate change (SMAQMD, 2020).

Regulatory Environment

Federal

***Federal Regulation and the Clean Air Act - Executive Order 13514*:** Executive Order 13514 is focused on reducing GHGs internally in federal agency missions, programs, and operations. Additionally, the executive order directs federal agencies to participate in the Interagency Climate Change Adaptation Task Force, which is engaged in developing a national strategy for adaptation to climate change.

On April 2, 2007, in Massachusetts v. USEPA, 549 U.S. 497 (2007), the Supreme Court found that GHGs are air pollutants covered by the FCAA and that the USEPA has the authority to regulate GHG. The Court held that the USEPA Administrator must determine whether emissions of GHGs from new motor

vehicles cause or contribute to air pollution which may be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision.

On December 7, 2009, the USEPA Administrator signed two (2) distinct findings regarding GHGs under section 202(a) of the Clean Air Act:

- Endangerment Finding: The Administrator found that the current and projected concentrations of the six (6) key well-mixed GHGs (CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6) in the atmosphere threaten the public health and welfare of current and future generations.
- Cause or Contribute Finding: The Administrator found the combined emissions of these well-mixed GHGs from new motor vehicles and new motor vehicle engines contribute to the GHG pollution which threatens public health and welfare.

Although these findings did not impose any requirements on industry or other entities, this action was a prerequisite to finalizing the USEPA's *Proposed Greenhouse Gas Emission Standards for Light-Duty Vehicles* published on September 15, 2009. On May 7, 2010, the final *Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards* was published in the Federal Register.

USEPA and the National Highway Traffic Safety Administration ("NHTSA") are taking coordinated steps to enable the production of a new generation of clean vehicles with reduced GHG emissions and improved fuel efficiency from on-road vehicles and engines. These next steps include developing the first-ever GHG regulations for heavy-duty engines and vehicles and additional light-duty vehicle GHG regulations. President Obama outlined these steps in a Presidential Memorandum on May 21, 2010.

The final combined USEPA and NHTSA standards making up the first phase of this national program apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. The standards require these vehicles to meet an estimated combined average emissions level of 250 grams of CO_2 per mile (the equivalent to 35.5 miles per gallon if the automobile industry were to meet this CO_2 level solely through fuel economy improvements). Together, these standards will cut GHG emissions by an estimated 960 million metric tons ("MMTs") and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012-2016). On August 28, 2012, USEPA and NHTSA issued their joint rule to extend this national program of coordinated GHG and fuel economy standards to model years 2017 through 2025 passenger vehicles.

State

***Assembly Bill 32 – California Global Warming Solutions Act*:** AB 32, the Global Warming Solutions Act of 2006, codifies the State of California's GHG emissions target by directing CARB to reduce the state's global warming emissions to 1990 levels by 2020. Governor Schwarzenegger signed and passed into law AB 32 on September 27, 2006. Since that time, the CARB, the California Energy Commission ("CEC"), the California Public Utilities Commission ("CPUC"), and the BSC have all been developing regulations that will help meet the goals of AB 32 and Executive Order S-3-05.[9]

A Scoping Plan for AB 32 was adopted by CARB in December 2008. It contains the State of California's main strategies to reduce GHGs from business as usual ("BAU") emissions projected in 2020 back down to 1990 levels. BAU is the projected emissions in 2020, including increases in emissions caused by growth, without any GHG reduction measures. The Scoping Plan has a range of GHG reduction actions, including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system. This plan

[9] Note that AB 197 was adopted in September 2016 to provide more legislative oversight of CARB.

required CARB and other state agencies to develop and adopt regulations and other initiatives reducing GHGs by 2012.

As directed by AB 32, CARB has also approved a statewide GHG emissions limit. On December 6, 2007, CARB staff resolved an amount of 427 MMT of CO_2e as the total statewide GHG 1990 emissions level and 2020 emissions limit. The limit is a cumulative statewide limit, not a sector-or facility-specific limit. CARB updated the future 2020 BAU annual emissions forecast because of economic downturn, to 545 MMT of CO_2e. Two (2) GHG emissions reduction measures currently enacted that were not previously included in the 2008 Scoping Plan baseline inventory were included, further reducing the baseline inventory to 507 MMT of CO_2e. Thus, an estimated reduction of 80 MMT of CO_2e is necessary to reduce statewide emissions to meet the AB 32 target by 2020.

CARB prepared an updated Scoping Plan which was released in 2017. The 2017 Scoping Plan identifies ways for California to reach the statewide 2030 climate target and next steps for reaching the 2050 target goal.

***Senate Bill 1368*:** SB 1368 is the companion bill of AB 32 and was signed by Governor Schwarzenegger in September 2006. SB 1368 required the CPUC to establish a GHG emission performance standard. Therefore, on January 25, 2007, the CPUC adopted an interim GHG Emissions Performance Standard to help mitigate climate change. The Emissions Performance Standard is a facility-based emissions standard requiring all new long-term commitments for baseload generation to serve California consumers be with power plants that have emissions no greater than a combined cycle gas turbine plant. That level is established at 1,100 pounds of CO_2 per megawatt-hour. "New long-term commitment" refers to new plant investments (new construction), new or renewal contracts with a term of five (5) years or more, or major investments by the utility in its existing baseload power plants. Additionally, the CEC established a similar standard for local publicly owned utilities that cannot exceed the GHG emission rate from a baseload combined-cycle natural gas fired plant. On July 29, 2007, the Office of Administrative Law disapproved the CEC's proposed Greenhouse Gases Emission Performance Standard rulemaking action and subsequently, the CEC revised the proposed regulations. SB 1368 further requires that all electricity provided to California, including imported electricity, must be generated from plants that meet the standards set by the CPUC and CEC.

***Senate Bill 350 – Clean Energy and Pollution Reduction Act*:** In September 2015, the California Legislature passed SB 350 (de Leon, 2015), which increases the State's RPS for content of electrical generation from the 33 percent target for 2020 to a 50 percent renewables target by 2030.

***Executive Order S-03-05*:** On June 1, 2005, Governor Schwarzenegger signed Executive Order S-03-05, the purpose of which was to implement requirements for the California Environmental Protection Agency ("CalEPA") to provide ongoing reporting on a biennial basis to the State Legislature and Governor's Office on how global warming is affecting the state. Required areas of impact reporting include public health, water supply, agriculture, coastline, and forestry. The CalEPA secretary is required to prepare and report on ongoing and upcoming mitigation designed to counteract these impacts.

***Executive Order B-30-15*:** On April 15, 2015, Governor Brown signed Executive Order B-30-15, the purpose of which is to establish a GHG reduction of 40 percent below 1990 levels by 2030. The Executive Order intended to help the state work towards a further emissions reduction target of 80 percent below 1990 levels by the year 2050. The order directed state agencies to prepare for climate change impacts through prioritization of adaptation actions to reduce GHG emissions, preparation for uncertain climate impacts through implementation of flexible approaches, protection of vulnerable populations, and prioritization of natural infrastructure approaches.

***Executive Order B-55-18 and SB 100 – 100 Percent Clean Energy Act of 2018*:** On September 10, 2018, Governor Brown signed both SB 100 – 100 Percent Clean Energy Act of 2018 and Executive Order B-55-18 to Achieve Carbon Neutrality. SB 100 sets California on course to achieving carbon-free emissions from the electric power production sector by 2045. SB 100 also increases the required emissions reduction generated by retail sales to 60 percent by 2030, an increase of 10 percent compared to previous goals. B-55-18 establishes a new goal of achieving statewide "carbon neutrality as early as possible and no later than 2045, and to achieve and maintain net negative emissions thereafter" (Governor Brown, 2018).

***California Building Code*:** The CBC contains standards regulating the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC is adopted every three (3) years by the BSC. In the interim, the BSC also adopts annual updates to make necessary mid-term corrections. The CBC standards apply statewide. However, a local jurisdiction may amend a CBC standard if it makes a finding the amendment is reasonably necessary due to local climatic, geological, or topographical conditions.

Local

***2010 Monterey County General Plan*:** There are no policies from the 2010 Monterey County General Plan that would apply to the inland portions of the Proposed Project.

***North County Area Plan*:** There are no policies from the North County Area Plan that would apply to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** There are no policies from the 1982 Monterey County General Plan that would apply to the coastal portions of the Proposed Project.

***North County LUP*:** There are no greenhouse gas emissions policies provided in the North County LUP relevant to the coastal portions of the Proposed Project.

Monterey County Code: The County of Monterey Zoning Ordinance does not specifically discuss greenhouse gas emissions.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	■	☐

Impact Discussion

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Construction

DD&A evaluated construction GHG emissions as part of **Appendix B**,[10] as shown in **Table 14.**

Table 14
Construction Emissions of GHGs

Construction Phase	Annual Emissions ($MTCO_2e$/Year)
Site Preparation (2026)	0.93
Staging/Delivery (2026)	20.0
Grading (2026)	4.13
Building Construction (2026)	5.75
Pump Station Installation (2026)	0.35
Trenching (2026)	22.89
Trenching (2027)	12.15
Pipeline Installation (2026)	321.8
Pipeline Installation (2027)	168.34
Paving (2026)	29.37
Total Annual Construction Emissions (2026):	405
Total Annual Construction Emissions (2027):	180
Amortized Construction Emissions[1](2026):	13.6
Amortized Construction Emissions[1](2027):	6.0

Source: Denise Duffy & Associates, Inc. 2025 CalEEMod. **Appendix B.**
[1]Amortized emissions are quantified based on an estimated 30-year project life.

As shown in **Table 14**, construction of the Proposed Project would generate 405 $MTCO_2e$/year in 2026 and 180 $MTCO_2e$/year in 2027. Amortized over a 30-year period, construction of the Proposed Project would generate 13.6 $MTCO_2e$/year for construction occurring in 2026 and 6.0 $MTCO_2e$/year for construction occurring in 2027.[11] These projected annual GHG emission totals would be well below SMAQMD's threshold of 1,100 $MTCO_2e$/year. Therefore, the Proposed Project would result in a **less-than-significant impact** related to generating GHG emissions during construction.

Operation

DD&A evaluated operational GHG emissions as part of **Appendix B**, as shown in **Table 15**.

[10] The actual construction schedule is anticipated to take approximately 30 months – the use of a 20 month construction window for modeling represents a conservative approach to GHG emissions modeling as modeled emissions would be more concentrated under a 20-month construction scenario and would result in a higher maximum annual emission of CO_2e.
[11] Amortized construction emissions are calculated by dividing the total estimated emissions by the estimated lifetime of the project, about 30 years. Amortizing construction emissions allows projects to analyze a combined total of construction and operational emissions over the lifetime of the project against the chosen CEQA threshold, in this case the 1,100 $MTCO_2$/year as defined by SMAQMD. Construction GHG emissions, operational GHG emissions, and total GHG emissions (amortized construction emissions plus operational emissions) for the project are all below SMAQMD's GHG threshold.

Table 15
Operational Emissions of GHGs (Year 2027)

Source	Annual Emissions ($MTCO_2e$/Year)
Area	0.89
Energy Use (Electricity)	41.1
Energy Use (Natural Gas)	97.8
Mobile	0
Waste	16.9
Water	18.8
Refrigerants	1.88
Stationary Emissions (Emergency Generators)	13.4
Total:	191
Total with Amortized Construction Emissions:[1]	210.6
Significance Threshold:	1,100
Exceeds Significance Threshold?:	No

Source: Denise Duffy & Associates, Inc. 2025 CalEEMod. **Appendix B**

As shown in **Table 15**, operation of the Proposed Project would generate 191 $MTCO_2e$/year of GHG. When accounting for the amortized construction GHG emissions, the proposed project would generate 210.6 $MTCO_2e$/year of GHG. Therefore, the projected annual emissions during operation of the Proposed Project would be below SMAQMD's threshold of 1,100 $MTCO_2e$/year. Therefore, the Proposed Project would result in a **less-than-significant impact** related to generating GHG emissions during operation.

b. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

As described above, the Proposed Project would not generate GHG emissions that would exceed applicable thresholds. Therefore, the Proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. This represents a **less-than-significant impact**.

4.9. HAZARDS AND HAZARDOUS MATERIALS

Environmental Setting

Hazardous materials, as defined by the CCR, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

Government Code Section 65962.5 requires CalEPA to develop a Cortese List and update the list annually. While CalEPA no longer maintains a single Cortese List, CalEPA uses the following database and list to meet the requirements of Government Code Section 65962.5.

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control ("DTSC") EnviroStor database.

- List of Leaking Underground Storage Tank ("LUST") Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by State or Regional Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" Cease and Desist Orders ("CDOs") and Clean-up and Abatement Orders ("CAOs") from State Water Board.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

In addition to these databases, the SWRCB and the DTSC maintain databases of other hazardous material release sites with documented environmental contamination (SWRCB, 2024a and DTSC, 2025). A regulatory search for the Project was conducted to identify if the Project area contains hazardous materials sites. According to the DTSC EnviroStor database, there are no contaminated cleanup sites in proximity of the Project area. The State Water Board GeoTracker database identified three (3) closed-status sites within the vicinity of the Proposed Project: Watsonville Train Depot (T0605300299) located at 499 Salinas Road and 1,200 feet to the north of the new Salinas Road transmission main (SWRCB, 2024d) and the connection point to the existing PWS component of the Project, Hilltop Mini-Mart (T0605300208) located at 1007 Salinas Road and 0.19 miles north of the North of Moss Landing Transmission Main (SWRCB 2024c), and Clint Miller Farms (T0605300017) located at 215 San Juan Road and 0.06 miles east of the Iron and Manganese Treatment System (SWRCB 2024b). No additional hazardous material sites are located on or in the vicinity of the Proposed Project area.

Regulatory Environment

Federal

Environmental Protection Agency: The USEPA is responsible for enforcing regulations at the federal level pertaining to hazardous materials and wastes. The primary federal hazardous materials and wastes laws are contained in the Resources Conservation and Recovery Act ("RCRA") of 1976 and in the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA") of 1980.

Comprehensive Environmental Response, Compensation and Liability Act: CERCLA, more commonly known as Superfund, established the National Priorities List for identifying and obtaining funding for remediation of severely contaminated sites. Federal regulations pertaining to hazardous materials and wastes are contained in the Code of Federal Regulations (40 CFR). The regulations contain specific guidelines for determining whether a waste is hazardous, based on either the source of generation or the characteristics of the waste.

U.S. Department of Transportation: The U.S. Department of Transportation ("DOT") regulates transportation of hazardous materials by truck and rail. DOT regulations establish criteria for safe handling procedures. The California Administrative Code also includes federal safety standards.

***Solid Waste Disposal Act/Federal Resource Conservation and Recovery Act*:** RCRA manages solid waste, landfills, and medical wastes. Under this act, solid wastes include hazardous materials. The act provides provisions for the generation, storage, treatment, and disposal of hazardous waste.

Toxic Substances Control Act: The Toxic Substances Control Act ("TSCA"), passed in 1976, requires the USEPA to report, test, place restriction on, and keep record of chemical substances and mixtures. The USEPA has authority over the use, production, importation, and disposal of specific chemicals. Some chemicals include polychlorinated biphenyls ("PCBs"), asbestos, radon, and lead paint.

State

***California Environmental Protection* Agency:** The USEPA has delegated much of its regulatory authority to individual states whenever adequate state regulatory programs exist. The Department of Toxic Substance Control Division of CalEPA is the agency empowered to enforce federal hazardous materials and waste regulations in California, in conjunction with the USEPA.

California hazardous materials and waste laws incorporate federal standards, but in many respects, are stricter. For example, the California Hazardous Waste Control Law, the state equivalent of RCRA, contains a much broader definition of hazardous materials and waste. The CCR, Titles 22 and 26, contain state hazardous materials waste laws. Regulations implementing the California Hazardous Waste Control Law list hazardous chemicals; establish criteria for identifying, packaging, and labeling hazardous wastes; prescribe management of hazardous wastes; establish permit requirements for hazardous waste treatment, storage, disposal, and transportation; and identify hazardous wastes that cannot be disposed of in landfills.

Local

***Regional Water Quality Control Board*:** The Central Coastal RWQCB is the lead agency responsible for identifying, monitoring, and remediating LUSTs on the Central Coast. Local jurisdictions may take the lead agency role as a Local Oversight Program ("LOP") entity, implementing State as well as local policies.

***2010 Monterey County General Plan*:** The following hazards and hazardous materials policy from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy PS-8.3: Programs for the routine inspection of food, water systems, sewage disposal, public housing, institutions, labor camps, swimming pools, recreation facilities, locations of hazardous substances, and noise hazards shall be established or maintained.

***North County Area Plan*:** None of the hazards and hazardous materials policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** The following hazards and hazardous materials policies from the 1982 Monterey County General Plan would be applicable to the coastal portions of the Proposed Project.

Policy 15.1.1: The following areas described in the General Plan should be defined as high hazard areas:

- zones 1/8 mile each side of active or potentially active faults;
- areas of tsunami hazard;
- areas on the Potential Seismic and Geologic Hazards Map designated as "High Hazard"; and
- areas designated as Zones IV, V, and VI on the Geotechnical Evaluation maps of the County's 1975 Seismic Safety Element

Policy 15.1.14: The County shall require wave action and erosion information to be submitted by a qualified oceanographer before an application is considered in areas identified as having a tsunami hazard; approval of development shall be conditioned on the recommendations of the oceanographic information.

Policy 17.2.3: The County shall develop a procedure to inform potential developers of the requirements for development in high and very high fire hazard areas. This information should be made available through the County Building Inspector.

Policy 17.4.2: Every building, structure and/or development shall be constructed to meet, at minimum, the requirements specified in Volume I of the current edition of the Uniform Building Code, Fire Hazards Policy 17.3.5, and Table 2 of this general plan. The chief of the fire agency having jurisdiction may recommend to the appropriate decision-making authority a variation of the general plan fire hazard policies and Table 2 (but not U.B.C. standards) for such development where, in his opinion, the fire safety of the County and adjoining and nearby properties and improvements is not materially impaired by such variation.

Policy 17.4.6: The County should discourage location of public facilities and aboveground utilities in high or very high fire hazard areas. When unavoidable, special precautions shall be taken to ensure an acceptable level of risk and uninterrupted operation of these facilities.

Policy 18.1.1: The County shall establish land use controls to reduce undesirable effects of hazardous chemicals.

Policy 48.1.1: The County shall increase the extent and frequency of health inspections in areas of food, milk and dairy operations, water systems, public housing, institutions, labor camps, swimming pools and recreation places as well as inspections related to hazardous substances, occupational health and noise hazards.

***North County LUP*:** The following hazards and hazardous materials policies provided in the North County LUP are applicable to the coastal portions of the Proposed Project:

2.3.3.B.8: Oil and other toxic substances shall not be allowed to enter or drain into the estuarine system. Oil spill and toxic substance discharge contingency plans shall be developed by the appropriate agencies of Monterey County to coordinate emergency procedures for clean-up operations of all foreseeable conditions. New development shall be permitted adjacent to estuarine areas only where such development does not increase the hazard of oil spill or toxic discharge into the estuaries.

2.8.3.C.2: Portions of a parcel(s) proposed for development which are characterized by a high to very high fire hazard shall only be developed if no less hazardous portion of the site is suitable for development and the development will not increase the threat of fire to the public.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) refers readers to the North County LUP for hazards/hazardous materials policies applicable to areas inside the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) contains regulations for hazards and hazardous materials for areas outside the Coastal Zone. Title 21 does not identify any regulations specific to the portions of the Proposed Project located outside the Coastal Zone.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	■	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	■	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in one-quarter mile of an existing or proposed school?	☐	■	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■
e) For a project located in an airport land use plan or, where such a plan has not been adopted, in two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	■
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	■	☐

Impact Discussion

a and b. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Construction and operation of the Proposed Project would require the use of hazardous materials, as described below.

Construction

The Proposed Project would not store hazardous materials on-site during construction other than typical construction equipment fluids, including gasoline, diesel, and lubricants for maintaining equipment. These materials would be handled and stored in compliance with all local, state, and federal regulations pertaining to hazardous materials.

The Proposed Project consists of water system consolidation and water system improvements, and would not require the routine storage, transport or disposal of hazardous materials; however, the construction of the Proposed Project would require the use and transport of materials commonly used in construction processes.

Construction activities would require the temporary use of hazardous substances such as fuel and other petroleum-based products for operation of construction equipment, as well as oil and solvents. As a result, the Proposed Project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of a hazardous material. However, the transportation, use, handling, and disposal of hazardous materials would be temporary and would coincide with the short-term project construction activities. Further, handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations, and all hazardous materials would be securely stored in a construction staging area or similar designated location within the Project site. In addition, the handling transport, use, and disposal of hazardous materials would comply with all applicable federal, state, and local agencies and regulations, including DTSC; Occupational Safety and Health Administration ("OSHA"); Caltrans; and the Monterey County Health Department - Hazardous Materials Management Services.

Adherence to federal and state requirements relative to the transport and handling of hazardous materials would not create a significant hazard to the public or the environment through accidental conditions and would reduce any potential impacts associated with transporting, handling, and disposing of these materials.

The Proposed Project would develop and implement a Spill Prevention and Control Plan ("SPCP") (see **Mitigation Measure HAZ-1**) prior to construction to address any accidental spills and reduce potential impacts related to hazardous materials. The SPCP would identify applicable safety and clean-up procedures in the event of a spill, designate construction staging areas where hazardous materials may be stored, identify applicable emergency notification procedures, identify locations where spill kits will be maintained during construction, and identify dedicated storage areas where material may be stored.

Mitigation Measure HAZ-1*:* Prior to issuance of a grading permit, the contractor shall prepare a Hazardous Materials Spill Prevention and Control Plan ("SPCP") that addresses potential impacts associated with hazardous material usage during construction and operation. The plan shall, at a minimum, consist of the following:

- Identify applicable safety and clean-up procedures in the event of a spill.
- Designate construction staging areas where hazardous materials may be stored. All staging areas shall be located outside of sensitive biological areas. Staging areas shall be designed to contain runoff to prevent contaminants (e.g., oil, grease, fuel products, etc.) from draining towards receiving waters and sensitive areas.
- Identify appropriate emergency notification procedures and emergency contacts (e.g., County of Monterey Environmental Health, etc.).
- Designated location where a spill kit shall be maintained on-site throughout the Project.
- Identify dedicated storage areas where hazardous material may be stored and/or used during operation.

The SPCP shall be provided to the District for review and comment prior to the initiation of construction.

With **implementation of Mitigation Measure HAZ-1**, the Proposed Project **would result in a less-than-significant impact** related to upset and accident conditions involving the release of hazardous materials into the environment resulting from use, transport, or disposal of hazardous materials during construction.

Operation

Once operational, the Proposed Project may require the occasional routine use, transport, and disposal of hazardous materials associated with maintenance of the Proposed Project, likely limited to maintenance activities of Proposed Project components. A qualified professional would conduct regular maintenance and the Project would transport, use, and dispose of any hazardous materials for maintenance in compliance with all applicable manufacturers' regulations. While **Mitigation Measure HAZ-1** focuses primarily on construction related impacts, the SPCP would be implemented throughout operation. **Mitigation Measure HAZ-1** would ensure that areas where hazardous material may be stored and/or used during operation would be clearly shown on the SPCP. The other components of the Proposed Project would supply water to existing connections and would not result in a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. This represents a **less-than-significant impact with mitigation incorporated**.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in one-quarter mile of an existing or proposed school?

The nearest active school to the Proposed Project is Ohlone Elementary School at 21 Bay Farms Road, located 0.15 miles to the south of the Transmission Main component of the Proposed Project within Salinas Road. The construction would require the use and transportation of limited quantities of hazardous or acutely hazardous materials (including solvents, fuels, lubricants, etc.) as part of the Proposed Project. All handling of these materials would occur in compliance with all applicable manufacturers' regulations, which would reduce the potential for emitting hazardous materials. In addition, the Proposed Project includes an SPCP pursuant to **Mitigation Measure HAZ-1** to ensure prompt response and cleanup of any incidental spills of hazardous materials. The existing Springfield Well No. 2, where Project improvements and staging would occur, is located at the former Moss Landing Middle School site; however, this school has been closed since 2005 and there are currently no plans to re-open it. The Proposed Project would not result in the generation of hazardous emissions in a one-quarter mile radius of a school. This represents a **less-than-significant impact with mitigation incorporated**.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The Proposed Project is not listed on a hazardous materials site identified pursuant to Government Code Section 6596.2 (i.e., Cortese List), including the DTSC online EnviroStor database and SWRCB online GeoTracker database. While there are sites listed on GeoTracker in the vicinity of the Proposed Project (SWRCB, 2024b, 2024c, 2024d), the Proposed Project does not include work on these sites and would not result in a significant hazard to the public or the environment. **No impact** would occur.

e. Would the project, for a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

The Proposed Project is not located in the vicinity of a private airstrip or an airport LUP, or within two (2) miles of a public airport or public use airport. The Proposed Project would not result in a safety hazard or exposure to excessive noise for people residing or working in the Proposed Project area as the nearest airport is four (4) miles northwest of the Proposed Project area. **No impact** would occur.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

The *Monterey County 2021 Evacuation and Transportation Plan* does not identify specific designated evacuation routes because the plan considered evacuation routes as dynamic and would change based on the nature and location of an emergency (Monterey County, 2021). As a result, the County could utilize all local roadways within the Proposed Project area as evacuation routes during an emergency. While the Proposed Project would result in short-term lane or road closures, all such closures would be conducted in accordance with two (2) Traffic Control Plans reviewed and approved by Caltrans and the County as part of their respective encroachment permit processes. This would ensure that the proposed road or lane closures would not interfere with emergency response vehicles or area evacuation in an emergency. In addition, lane or road closures from the Proposed Project would be short-term overall and would not be located in a single place for long periods of time due to the linear nature of installing the distribution pipelines. The Proposed Project would not generate additional traffic once operational that could interfere with emergency response or evacuation. The Proposed Project would not impair implementation or physically interfere with an adopted emergency response plan or emergency evacuation plan. This represents a **less-than-significant impact**.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The Proposed Project is not located in a State Responsibility Area ("SRA") or a Local Responsibility Area ("LRA") Classified as a Very High Fire Hazard Severity Zone ("FHSZ") (Monterey County, 2025). However, the Proposed Project is partially located within a Moderate FHSZ in an LRA. Specifically, the Sunny Mesa Tank Site, Transmission Booster Pump Station Site, and segments of the Transmission Main along Salinas Road and Elkhorn Road are in a Moderate FHSZ. Additionally, the portion of the Proposed Project on Salinas Road and Elkhorn Road is located approximately 0.05 miles from a Moderate SRA FHSZ (CALFIRE, 2025). Within the Moderate FHSZ portion of the LRA, the Sunny Mesa Tank Site and Transmission Booster Pump Station Site would be located above ground; however, these sites would not constitute habitable structures and would not expose people or structures to a significant risk of loss, injury, or death from wildland fires. The Transmission Main along Salinas and Elkhorn Roads would be located underground and away from the risks of wildfires. The components of the Proposed Project located near this SRA FHSZ would be located within existing road ROWs and an undeveloped parcel. Land uses within and surrounding the Proposed Project area consist primarily of agricultural and residential uses. Construction activities would utilize mechanized equipment that has the potential to produce sparks. However, construction vehicles would be fitted with spark arrestors in compliance with all applicable state and local regulations, which would substantially reduce the risk of wildland fire as a result of construction. Once completed, the Proposed Project would be largely underground and would not require the installation or maintenance of associated infrastructure that may exacerbate fire risk. In

addition, these components of the Proposed Project would not require continuous in-person staffing that could result in injury or death involving wildland fires.

Aside from the Sunny Mesa Tank Site and Transmission Booster Pump Station Site, the aboveground components of the Proposed Project are not susceptible to wildfire as they are located in agricultural areas and roadway ROWs. In addition, the Proposed Project does not include the construction of any new habitable structures. For these reasons, the Proposed Project would have a **less-than-significant impact** related to directly or indirectly exposing people or structures to wildland fire.

4.10. HYDROLOGY AND WATER QUALITY

Environmental Setting

The Project area is located in the southern portion of the Pajaro Valley Subbasin of the Corralitos Basin (Basin 3-002.01). The Pajaro Valley groundwater subbasin is a portion of the Corralitos Basin, located in Santa Cruz and Monterey counties. The northern boundary of the subbasin is the northern boundary of the Pajaro Valley Water Management Agency ("PVWMA"). The eastern boundary of the subbasin is the San Andreas Fault, adjacent pre-Quaternary formations, and the Santa Cruz Mountains. The southern boundary of the subbasin is comprised of the pre-Quaternary formations and the southern boundary of the PVWMA. The subbasin is bounded on the west by Monterey Bay (DWR, 2016). The Aromas Red Sands aquifer is the principal aquifer and main producing aquifer of the Corralitos Basin (PVWMA, 2021). The Proposed Project area is within the Pajaro watershed and Alisal-Elkhorn Sloughs watershed (Monterey County, 2025).

Surface Water

The Proposed Project area is in proximity to the Bennett Slough, Elkhorn Slough, and McClusky Slough. The North of Moss Landing components, Bluff/Jensen components, Springfield components, and service connections are geographically situated between the Monterey Bay on the west and the Elkhorn Slough on the east. The Project area is within close proximity of Elkhorn Slough. Elkhorn Slough is a tidal marsh and runs south of the Project area; however, the Project proposes no development in the riverbed or near the river. Elkhorn Slough meanders seven (7) miles southward, then westward, and then joins the Monterey Bay. The Proposed Project is in the vicinity of the McClusky Slough. McClusky Slough is a freshwater wetland system that drains into Elkhorn Slough at Moss Landing Harbor (Elkhorn Slough Foundation, 1999). In addition, the Pajaro River is located approximately 1,160 feet from the District's offices where the Project would install the Iron and Manganese Treatment System.

Groundwater

The Proposed Project area is located within the Corralitos – Pajaro Valley Groundwater Subbasin (Basin 3-002.01) (DWR, 2023). The Corralitos - Pajaro Valley Groundwater Subbasin is completely dependent on local groundwater, surface water, and recycled water. Decades of groundwater overdraft lowered water levels throughout the Corralitos – Pajaro Valley Groundwater Subbasin, and eventually caused seawater to intrude into freshwater aquifers. PVWMA is a state-chartered special purpose district formed under state law pursuant to the Pajaro Valley Water Management Agency Act. PVWMA was formed to efficiently and economically manage existing and supplemental water supplies to prevent further increase in, and to accomplish continuing reduction of long-term overdraft and to provide and ensure sufficient water supplies for present and anticipated needs within its boundaries. PVWMA has the authority to adopt ordinances to conserve local groundwater supplies that all public and private

water purveyors within the PVWMA's boundaries must adhere to. The PVWMA's jurisdiction is comprised of portions of three (3) counties consisting of Santa Cruz, Monterey, and San Benito Counties.

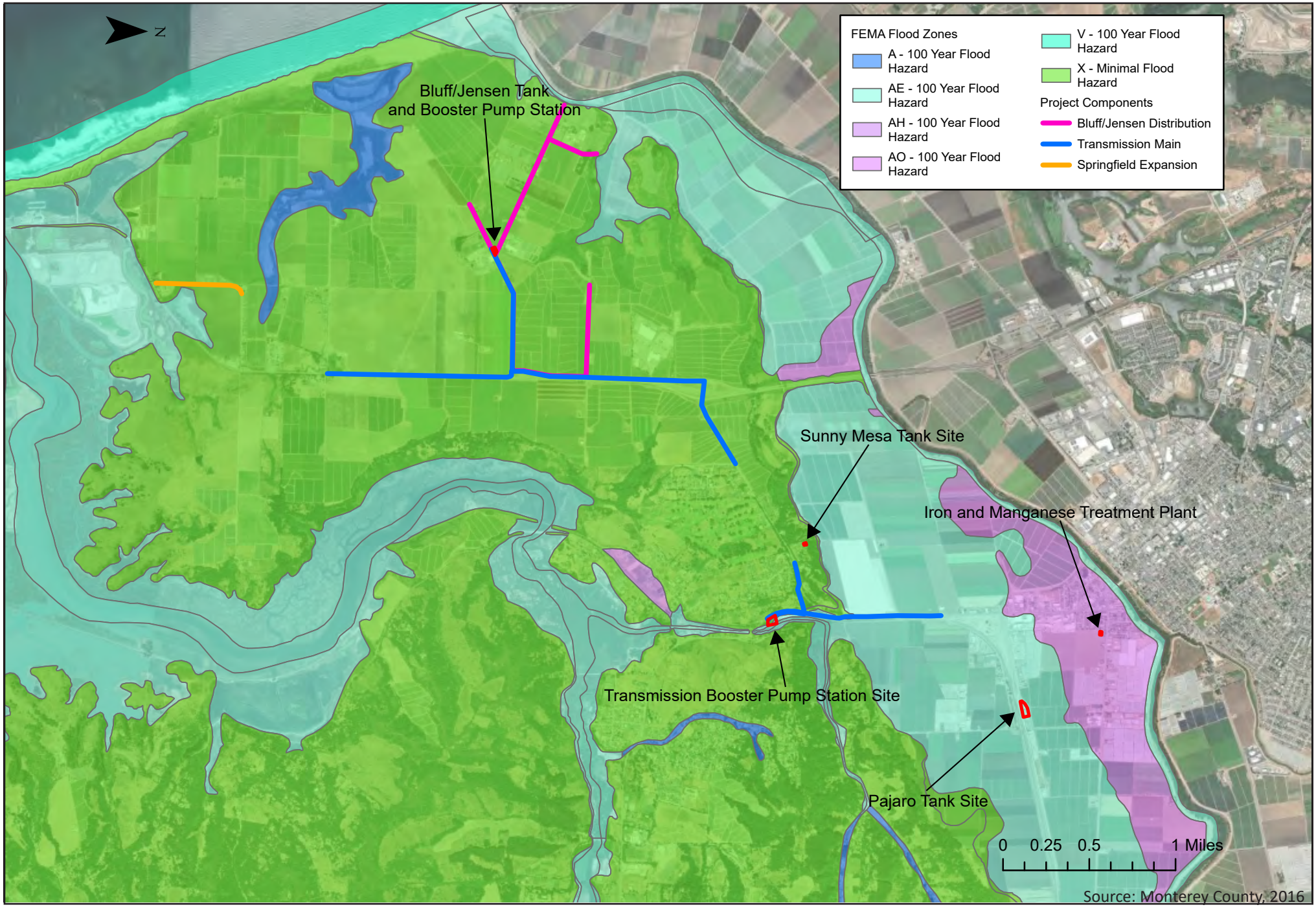
The 2014 California Sustainable Groundwater Management Act requires that medium and high-priority groundwater basins and subbasins develop Groundwater Sustainability Plans ("GSP") that outline how groundwater sustainability will be maintained for 50 years. PVWMA is the Groundwater Sustainability Agency ("GSA") for the Pajaro Valley Groundwater Subbasin and received approval for their Alternative Groundwater Sustainability Plan ("AGSP") under the Sustainable Groundwater Management Act (DWR, 2023; DWR, 2019). PVWMA must resubmit the AGSP to the DWR every five (5) years to allow the DWR to assess progress in achieving the sustainability goal within the basin and recommend corrective action to address any deficiencies. PVWMA last updated the AGSP in December 2021 and DWR granted their most recent approval of the AGSP on June 27, 2024. The AGSP identifies potential management actions and projects that ensure the sustainable use of groundwater, including drought resiliency actions.

The hydrological characteristics of the area have been outlined by MNS Engineers, Inc. ("MNS") in a Well Impact Study for the Proposed Project (MNS, 2025). A copy of the Well Impact Study is provided as **Appendix E.** Pertinent background information is summarized below and in the following sections. The aquifer system in the study area is characterized by Quaternary alluvial deposits overlying the Pleistocene Aromas Formation, which in turn rests on the Pliocene Purisima Formation. The Aromas Formation constitutes the principal water-bearing unit tapped by Pajaro Valley municipal wells, including Pajaro Wells No. 1 and No. 2. The Aromas Formation is subdivided into an upper sandy aquifer, a discontinuous confining clay/silty clay unit, and a lower sandy aquifer. The formation consists of friable, quartzose, reddish-brown sands with fluvial and eolian facies; gravel lenses are common in fluvial sections, with thickness ranging from approximately 100 feet along the basin margins to 600 to 800 feet in the center of the Valley and near the mouth of the Pajaro River (**Appendix E**). The Pajaro Valley Water Basin Management Plan Update (2014) describes the Aromas Formation as semi-confined to confined in the lower basin and unconfined in recharge areas. Beneath the Aromas Formation, the Purisima Formation comprises marine mudstone, siltstone, and fine-grained sandstone. It has relatively low permeability and typically acts as a semi-confining unit. Flow within the basin is predominantly downward from the alluvium to the upper Aromas, and then to the lower Aromas, with some leakage to the Purisima.

Flooding

FEMA publishes maps of flooding hazard areas in the U.S. The Proposed Project area covers multiple flood hazard zones designated by FEMA, including areas with special flood hazards and areas with minimal flood hazards.

Table 16 provides the Proposed Project components and their respective flood hazard zones. The flood hazard zones in the Project area are depicted in **Figure 12**.



Title:

FEMA Flood Map

Date	7/1/2025
Scale	N/A
Project	2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure 12

Table 16
Project Components and FEMA Flood Hazard Zones

Project Component	FEMA Flood Hazard Zone
Iron and Manganese Treatment System	Zone AO
Transmission Booster Pump Station	Zone AE Zone X (Area of Minimal Flood Hazard)
Transmission Booster Pump Station Supply Pipeline	Zone AE
PWS to SMWS Transmission Main	Zone X (0.2% Annual Chance Flood Hazard) Zone X (Area of Minimal Flood Hazard)
Springfield Transmission Main	Zone X (Area of Minimal Flood Hazard)
Bluff/Jensen Transmission Main	Zone X (Area of Minimal Flood Hazard)
SMWS to NOML/Bluff/Jensen Split Transmission Main	Zone X (Area of Minimal Flood Hazard)
NOML Distribution System Piping	Zone X (Area of Minimal Flood Hazard)
SWS Distribution System Expansion Piping	Zone A Zone X (Area of Minimal Flood Hazard)
Bluff/Jensen Tank and Pump Station site	Zone X (Area of Minimal Flood Hazard)

Source: Monterey County, 2025

FEMA defines the flood zones within the Proposed Project area as follows:

- Zone A: An area with a one (1) percent chance of annual flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. No depths or base flood elevations are shown within this zone as detailed flooding analyses have not been conducted.
- Zone AE: An area with a one (1) percent chance of annual flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. Detailed base flood elevation information is available for parcels within Zone AE, compared to Zone A.
- Zone AO: An area with a one (1) percent chance of annual flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. Detailed average flood depth information is available for parcels within Zone AO, compared to Zone A.
- Zone X – Shaded (0.2% Annual Chance Flood Hazard): An area of moderate flood hazard, where the annual flood risk is between 0.2 percent and one (1) percent.

Zone X – Unshaded (Area of Minimal Flood Hazard): An area with a less than 0.2 percent chance of annual flooding. Outside the 500-year flood area and protected from 100-year flood by levee.

Tsunami/Seiche

Portions of the Proposed Project are within the Coastal Zone. The Proposed Project in the Springfield area on Struve Road located near the Bennett Slough and on Springfield Road located near the McClusky Slough are within state tsunami hazard areas.

PSM/CSD Well System

The methodology and conclusions of MNS' Well Impact Study can be found in (**Appendix E**). The following summarizes the well system, proposed improvements, and modeling effort. The USGS Integrated Hydrologic Model provides hydraulic properties for the Upper Aromas, the Aromas confining unit, and the Lower Aromas. The drilling reports for Pajaro Wells No. 1 and No. 2 (included as Appendix B in **Appendix E**) indicate that the screened intervals for both wells are likely (though not conclusively) within the Aromas Formation. Therefore, MNS considered the full range of aquifer properties for the Aromas Formation in their study of the potential impacts from the shift in groundwater pumping under

the Proposed Project in the Well Impact Study (See **Appendix E**). The Well Study reported the following results:

***Pajaro Well No. 1*:** Pajaro Well No. 1 was drilled and constructed in May 1986. The well borehole was drilled to a depth of 600 ft, and the well was constructed with a 14-inch diameter casing to a depth of 600 ft, with screen intervals from 430 to 455 feet below ground surface ("bgs") and 470 to 595 feet bgs. A sanitary seal was installed from the surface to a depth of 415 feet bgs. The aquifer material adjacent to the screen was reported on the Drillers Report to be fine brown sand from 375 to 455 feet bgs, brown clay from 455 to 476 feet bgs, fine brown sand with small clay from 476 to 580 feet bgs, hard shale from 580 to 581 feet bgs, and sand from 581 to 600 feet bgs. The District reports Pajaro Well No. 1 has a pumping capacity of 800 gpm. MNS and the District conducted an eight (8)-hour pump test on September 29, 2025 as described in **Appendix E**. The maximum drawdown during testing was approximately 20 feet (equivalent to a pumping water level of approximately 55 feet bgs), which is approximately 17.9 gpm per foot of drawdown.

***Pajaro Well No. 2*:** Pajaro Well No. 2 was drilled in April 1986, with construction completed in May 1986. The well borehole was drilled to a depth of 1,200 ft, and the well was constructed with a 14-inch diameter casing to a depth of 600 ft. The well has a screen interval from 450 to 595 feet bgs, and a sanitary seal from the surface to a depth of 420 feet bgs. The aquifer material reported in the Drillers Reports is brown sand from 290 to 600 feet bgs. Pajaro Well No. 2 is reported to have a pumping capacity of 1,600 gpm. MNS and the District conducted an eight (8)-hour pump test on October 2, 2025 as described in **Appendix E**. The maximum drawdown during testing was approximately 37.1 feet (equivalent to a pumping water level of approximately 73.6 feet bgs), which is approximately 37.7 gpm per foot of drawdown.

***Site Specific Aquifer Coefficients*:** MNS analyzed water-level data from both pumping tests using the AQuifer TEst SOLVer application ("AQTESOLV") using the Hantush–Jacob (1955) analytical solution for a leaky confined aquifer.[12] MNS subsequently verified and calibrated the site-specific aquifer coefficients derived from AQTESOLV using the FWD:SOLV program. FWD:SOLV is a predictive modeling tool used to simulate drawdown in confined and unconfined aquifers responding to one (1) or more pumping wells. The Theis (1935) forward-solution model was applied, assuming an isotropic, single-porosity, nonleaky aquifer. These assumptions tend to yield conservative results, with the Theis model typically predicting larger and deeper cones of depression than those observed in leaky systems such as the Aromas Formation.

MNS used FWD:SOLV to create predicted water level drawdown curves and cone of depression contour maps, illustrating the radius of the area with a hydrologic impact (water-level drawdown) based on the eight (8)-hour pumping test at each well. MNS compared the simulated results to observed drawdown data collected at the pumping and monitoring wells during field testing. The time duration for the cone of depression contour maps was set to coincide with the observed time during the pump test, where the water level in the monitoring well reached its lowest recorded value. A summary of the site-specific aquifer coefficients determined from these analyses is presented in **Table 17**.

[12] Accounts for partial penetration since neither Pajaro Well No. 1 or Pajaro Well No. 2 fully penetrate the Aromas Formation.

Table 17
Summary of the Site-Specific Aquifer Coefficients

Well	Transmissivity (T)	Storativity (S)	Aquifer Model	Solution
Pajaro Well No. 1	7,810 ft^2/day	0.00015	Leaky	Huntush-Jacob 1955
Pajaro Well No. 2	12,180 ft^2/day	0.00055	Leaky	Huntush-Jacob 1955

Source: MNS, 2025 (**Appendix E**)

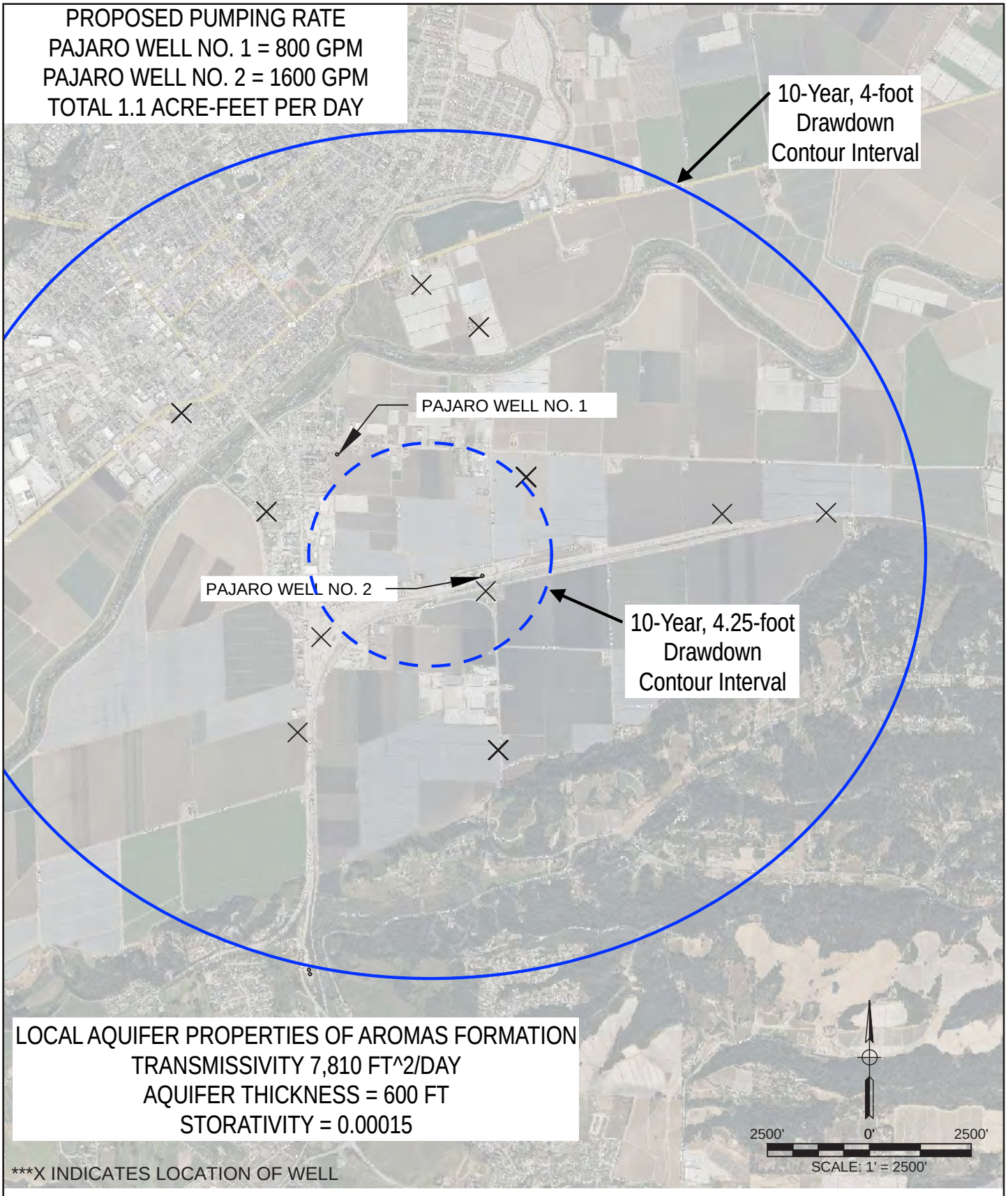
***Proposed Pumping Plan*:** The Proposed Project would primarily be supplied water from a total of three (3) sources, comprised of Pajaro Wells No. 1 and No. 2 and Springfield Well No. 2. Additionally, SMWS Wells No. 1 and No. 2 would be retained as standby sources of water for the Proposed Project, for an overall total of five (5) water sources. The Proposed Project's pumping plan is to split the total annual extraction of 400 ac-ft/yr currently supplied by SMWS Wells No. 1 and No. 2, small water systems, and private wells between Pajaro Wells No. 1 and No. 2. Pajaro Wells No. 1 and No. 2 would operate on alternating days, with each well operating only long enough to meet the average daily demand for the consolidated water system. Pajaro Well No. 1 and Pajaro Well No. 2 would each extract water every other day for approximately 7.5 hours and 3.7 hours, respectively, based on their respective maximum design flow rates of 800 and 1600 gpm.

***Impact of Proposed Pumping Plan*:** MNS created drawdown and recovery curves for a two (2)-day pump cycle for both wells using FWD:SOLV. MNS used FWD:SOLV to develop cone of depression contour maps to show the radius of the area with a hydrologic impact (water-level drawdown) based on the proposed pumping plan for one (1)-year and 10-year periods for both sets of aquifer coefficients (detailed results are included as Appendix D in **Appendix E**). The transmissivity value of 7,810 ft^2/day and the storativity value of 0.00015 resulted in a more conservative, deeper cone of depression[13]. **Figure 13** shows the contour lines from this cone of depression and the locations of nearby registered wells.

The pumping impact assessment indicates that after 10 years of the proposed pumping, the static water-level drawdown in the vicinity of Pajaro Well No. 1 and Pajaro Well No. 2, including nearby wells, is expected to be less than five (5) ft. Similar to Pajaro Well No. 1 and Pajaro Well No. 2, the neighboring wells are assumed to be screened in the Aromas Formation and likely have over 100 feet of available drawdown to the top of their casing perforations.

A private domestic well, WCR2019-012003, is located approximately 600 feet to the southeast of Pajaro Well No. 2, and is the closest well to either Pajaro Well No. 1 or Pajaro Well No. 2. While Pajaro Well No. 2 is pumping, the water level in this well is likely to be lowered by approximately 12 feet from its static water level. Once Pajaro Well No. 2 stops operating, the water level in this domestic well is expected to recover to approximately 95 percent of the maximum drawdown by the following day. The temporary impact on this private domestic well is similar for both the current operations and the proposed operations. The proposed pumping plan will reduce the frequency of this impact from daily under existing operations to every other day under Proposed Project conditions. After 10 years of the proposed pumping, the drawdown of the static water level in this domestic well is projected to be less than five (5) feet (**Appendix E**).

[13] ***Aquifer Coefficients*** The aquifer transmissivity (T) generally describes the ability of the penetrated aquifer to supply water to a pumping well. The T value is dependent on the hydraulic conductivity (K) and the aquifer thickness (b), and is defined by the relationship T = K × b. Transmissivity is expressed in terms of gallons per day per foot ("gpd/ft") or square feet per day ("ft^2/day"). Hydraulic conductivity is expressed in units of gallons per day per square foot ("gpd/ft^2") or feet per day ("ft/day").



Source: MNS Engineers, October 2025

Title: Well Impact Map	Date 10/15/2025 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341		Figure 13

Regulatory Environment

Federal

***National Flood Insurance Program*:** FEMA established the National Flood Insurance Program ("NFIP") based on the directives of Executive Order 11988 in May 1977. The NFIP is intended to reduce flooding on private and public properties. The program provides subsidized flood insurance to communities that comply with FEMA regulations protecting development in floodplains. As part of the program, FEMA publishes Flood Insurance Rate Maps ("FIRM") that identify Special Flood Hazard Areas ("SFHAs"). An SFHA is an area that would be inundated by the one (1) percent annual chance flood, which is also referred to as the base flood or 100-year flood.

***Porter-Cologne Water Quality Act*:** The Porter-Cologne Act delegates authority to the SWRCB to establish regional water quality control boards. The Central Coast Area RWQCB has authority to use planning, permitting, and enforcement to protect beneficial uses of water resources in the project region. Under the Porter-Cologne Water Quality Control Act (California Water Code Sections 13000-14290), the RWQCB is authorized to regulate the discharge of waste that could affect the quality of the state's waters, including projects that do not require a federal permit through the USACE. To meet RWQCB 401 Certification standards, all hydrologic issues related to a project must be addressed, including the following:

- Wetlands
- Watershed hydrograph modification
- Proposed creek or riverine related modifications
- Long-term post-construction water quality

Any construction or demolition activity that results in land disturbance equal to or greater than one (1) acre must comply with the Construction General Permit ("CGP"), administered by the SWRCB. The CGP requires the installation and maintenance of BMPs to protect water quality until the site is stabilized. The Proposed Project would disturb more than one (1) acre of soil and is required to obtain coverage under the RWQCB National Pollutant Discharge Elimination System ("NPDES") General Storm Water Permit.

***Safe Drinking Water Act*:** Congress passed the Safe Drinking Water Act in 1974 for the purpose of regulating drinking water and protecting public health. The Safe Drinking Water Act is enforced by the USEPA by setting national-health based standards for drinking water to protect against natural and human contaminants with the potential to be found in drinking water.

State

***Statewide Construction General Permit*:** The SWRCB has implemented an NPDES CGP for the State of California. For projects disturbing one (1) acre or more, a Notice of Intent ("NOI") and Stormwater Pollution Prevention Plan ("SWPPP") must be prepared by a qualified professional prior to commencement of construction. The CGP includes requirements for training, inspection, record keeping, and for projects of certain risk levels, monitoring. The general purpose of the requirements is to minimize the discharge of pollutants and to protect beneficial uses and receiving waters from the adverse effects of construction-related storm water discharges.

***California Code Regulation Title 23 and Section 2924*:** Title 23 and Section 2924 define the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment

Systems ("OWTSs") adopted by the SWRCB in 2012. This regulation sets standards for OWTS at all phases of the system's lifecycle from construction to demolition. Title 23 also applies to OWTS that pool or discharge waste across the ground, and that may make groundwater or surface water undrinkable. State regional control boards are responsible for incorporating OWTS Policy standards into their water quality control plans in 12 months of the effective date of the OWTS Policy. Additionally, implementation of said policy falls under the State Water Board, regional water quality boards, and local agencies (i.e., Monterey County).

Local

***2010 Monterey County General Plan*:** The following policies from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy S-2.3 All new development, including filling, grading, and construction, in designated 100-year floodplain areas shall conform to the guidelines of FEMA and the National Flood Insurance Program and ordinances established by the County Board of Supervisors. Except for the construction of structures, Routine and Ongoing Agricultural Activities shall be exempt from this policy.

Policy S-2.6 Drainage and flood control improvements needed to mitigate flood hazard impacts associated with potential development in the 100-year floodplain shall be determined prior to approval of new development and shall be constructed concurrently with the development.

Policy S-3.1 Post-development, off-site peak flow drainage from the area being developed shall not be greater than pre-development peak flow drainage. On-site improvements or other methods for storm water detention shall be required to maintain post-development, off-site, peak flows at no greater than predevelopment levels, where appropriate, as determined by the Monterey County Water Resources Agency.

Policy S-3.2 Best Management Practices to protect groundwater and surface water quality shall be incorporated into all development.

Policy S-3.5 Runoff Performance Standards that result in an array of site planning and design techniques to reduce storm flows plus capture and recharge runoff shall be developed and implemented, where appropriate, as determined by the Monterey County Water Resources Agency.

***North County Area Plan*:** The following policy provided in the North County Area Plan is applicable to the inland portions of the Proposed Project:

Policy NC-5.2 Water development projects that can offer a viable water supply to water-deficient areas in North County shall be a high priority.

***1982 Monterey County General Plan*:** The following policies from the 1982 Monterey County General Plan would be applicable to the coastal portions of the Proposed Project.

Policy 16.2.1 The County's primary means of minimizing risk from flood hazards shall be through land use planning and the avoidance of incompatible structural development in flood prone areas.

Policy 16.2.3 All new development for which a discretionary permit is required, including filling, grading, and construction, shall be prohibited within 200 feet of the riverbank or within the 100-year floodway except as permitted by ordinance. No new development,

including structural flood control projects, shall be allowed within the riparian corridor. However, improvements to existing dikes and levees shall be allowed if riparian vegetation damage can be minimized and at least an equivalent amount and quality of replacement is planted. In addition, exceptions may be made for carefully sited recreational trails.

Policy 16.2.4 All new development, including filling, grading, and construction, within designated 100-year floodplain areas shall conform to the guidelines of the National Flood Insurance Program and policies established by the County Board of Supervisors, with the advice of the Monterey County Flood Control and Water Conservation District.

Policy 16.2.5 All new development, including filling, grading, and construction, proposed within designated floodplains shall require submission of a written assessment prepared by a qualified hydrologist/engineer on whether the development will significantly contribute to the existing flood hazard. Development shall be conditioned on receiving approval of this assessment by the County Flood Control and Water Conservation District.

***North County LUP*:** The following hydrology and water quality policies provided in the North County LUP are applicable to the coastal portions of the Proposed Project:

2.5.3.A.1: The County's Policy shall be to protect groundwater supplies for coastal priority agricultural uses with emphasis on agricultural lands located in areas designated in the plan for exclusive agricultural use.

2.5.3.A.3: The County shall regulate construction of new wells or intensification of use of existing water supplies by permit. Applications shall be regulated to prevent adverse individual and cumulative impacts upon groundwater resources.

2.5.3.B.6: The problem of saltwater intrusion should be studied, and reasonable measures undertaken to retard or halt its advance.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) contains regulations for hydrology and water quality for areas inside the Coastal Zone. There are no regulations in Title 20 that would be relevant to the portions of the Proposed Project located inside of the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) contains regulations for hydrology and water quality for areas outside the Coastal Zone. There are no regulations in Title 21 that would be relevant to the portions of the Proposed Project located outside of the Coastal Zone.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	■	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site?	☐	☐	■	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	■	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	■	☐
iv) impede or redirect flood flows?	☐	☐	■	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	■	☐	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	■	☐	☐

Impact Discussion

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The Proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The Proposed Project would consolidate multiple water systems, construct water system infrastructure, and would address issues related to water quality, water supply reliability, and vulnerabilities to failure. The Proposed Project's potential to result in impacts related to compliance with local and state water quality control and groundwater management plans during construction and operation is discussed below.

Construction

Construction of the Proposed Project would consist of substantial grading and excavation, which could result in temporary water quality impacts. Additional water quality impacts could come from the use of hazardous materials (e.g., diesel fuel, gasoline, lubricants, oils, hydraulic fluids, etc.). To minimize construction generated water quality impacts the Proposed Project would implement standard construction BMPs (e.g., control/minimize grading, re-vegetate disturbed areas). Additionally, the Project would address potential water quality impacts associated with accidental spills through implementation of **Mitigation Measure HAZ-1** (spill prevention plan). Moreover, the Proposed Project would comply with the requirements of the NPDES General Construction Permit to manage construction and post construction runoff. As part of this process, the Proposed Project would submit a NOI with the

SWRCB and prepare a SWPPP. The Proposed Project would have a **less-than-significant impact** related to violating water quality standards or waste discharge requirements or degrading surface or groundwater quality during construction **with mitigation incorporated**.

Operation

The Proposed Project would address issues related to water quality, water supply reliability, and vulnerabilities to failure. The Proposed Project would produce potable water that meets state standards for pollutant MCLs and would not violate any water quality standards, including those set forth by the Safe Drinking Water Act.

The Proposed Project would result in an addition of approximately 12,150 sf of impervious surfaces compared to existing conditions, as the Iron and Manganese Treatment System, Transmission Booster Pump Station Site, and the Bluff/Jensen Tank and Pump Station site would include new paving. This increase in impervious surfaces could potentially generate additional stormwater runoff that would infiltrate groundwater and/or surface water in the area. The Proposed Project would also include improvements to the stormwater drainage system, including new storm drain cleanouts, storm drains, an access manhole, and connections to existing site and local drainage infrastructure at the Iron and Manganese Treatment site. Other Project components would also include drainage improvements to manage onsite stormwater flows. Therefore, water runoff generated at each of the Proposed Project sites would be transferred to existing drainage infrastructure and would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The Proposed Project would result in a **less-than-significant impact** related to violating water quality standards or waste discharge requirements or degrading surface or groundwater quality during operation.

b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The Proposed Project would not substantially decrease groundwater supplies or substantially interfere with groundwater recharge such that it would impede sustainable groundwater management of the basin. The Project area lies within the southern portion of the Pajaro Valley Groundwater Subbasin (Basin 3-002.01), managed by the PVWMA. The PVWMA serves as the GSA under the Sustainable Groundwater Management Act ("SGMA") and implements its approved AGSP, which was most recently updated in December 2021 and approved by the California DWR on June 27, 2024.

The Proposed Project would result in a minor increase in impervious surfaces of approximately 12,150 sf of impervious surfaces associated with the Transmission Booster Pump Station Site, Iron and Manganese Treatment System site, and the Bluff/Jensen Tank and Pump Station site. While this increase in impervious surfaces would slightly reduce localized groundwater infiltration, the Project includes stormwater drainage and retention features that would direct stormwater to pervious areas thereby mitigating potential groundwater recharge loss and minimizing any potential reduction in groundwater recharge from the minor increase in impervious surfaces as a result of the Project.

The Project would also not substantially interfere with groundwater recharge such that it would impede sustainable groundwater management of the basin. The Proposed Project consists of the consolidation of existing water systems and does not add new service connections for potable water. As a result, any groundwater pumped as a result of the Project would be offset by the reduction of pumping for the individual water systems and private wells as identified in **Section 1.5** of this document. As a result, the Proposed Project would not result in a net increase in basin-wide groundwater demand.

The Proposed Project would draw groundwater from the Pajaro Subbasin via three (3) sources, comprised of Pajaro Wells No. 1 and No. 2 and Springfield Well No. 2. The Proposed Project would have a peaking hour demand of approximately 872 gpm and a maximum pumping capacity of 2,500 gpm. The Proposed Project is a water system consolidation to serve existing connections and does not include additional water service connections.

The Proposed Project would shift the location of groundwater pumping to an inland area in the vicinity of the community of the Pajaro area. The daily inland pumping under the Proposed Project would be approximately 1.1 acre feet per day, drawn alternately each day from Pajaro Well No. 1 and Pajaro Well No. 2. The Proposed Project would replace existing water systems and wells; therefore, any groundwater pumped from the Pajaro Subbasin as part of the Project would be offset by shutting down the individual water systems and private wells. As a result, the Project would not substantially decrease area groundwater supplies in the Pajaro Subbasin. The potential for localized impact from increased intensity of groundwater pumping at the interconnected cone of depression between Pajaro Wells No. 1 and No. 2 was evaluated by MNS hydrologists and provided to the PVWMA. MNS performed hydrological monitoring to address potential impacts from the shift in groundwater pumping to this inland area as well as consider the localized impact on area wells (**Appendix E**).[14]

As discussed above, the pumping impact assessment reported on the static water-level drawdown in the vicinity of Pajaro Well No. 1 and Pajaro Well No. 2, including nearby wells, after 10 years of the pumping under Project conditions. One (1) private domestic well is located about 600 feet southeast of Pajaro Well No. 2 (**Figure 13**). Based on the modeling conducted in **Appendix E**, the water level at this nearby well is anticipated to lower by approximately 12 feet from its static water level when Pajaro Well No. 2 is operating. However, given that Pajaro Wells No. 1 and No. 2 would operate on a rotating basis (every other day), the water level at this well would recover to approximately 95 percent of the maximum drawdown by the following day. Given that Pajaro Well No. 2 operates on a daily basis under existing conditions, this impact on local groundwater levels would be roughly equivalent to existing operation. In addition, modeling shows that after 10 years of pumping under the Project, the drawdown of the static water level in this domestic well is projected to be less than five (5) feet in this inland area.

The Proposed Project would not substantially decrease groundwater supplies such that the Project would impede sustainable groundwater management of the basin. As noted, the Project relocates groundwater extraction inland—away from coastal areas most affected by seawater intrusion. PVWMA has an established Basin Management Plan ("BMP") and supplemental programs aimed at reducing long-term overdraft, halting seawater intrusion, improving managed recharge and implementing supplemental supply sources. The shift in pumping under the Proposed Project away from coastal areas subject to seawater intrusion is considered consistent with the basin's overall management regime and would not substantially decrease groundwater supplies based upon an increase in consumptive overall groundwater demand, nor does it substantially reduce groundwater recharge or impede sustainable groundwater management. This shift directly supports PVWMA's BMP (2014) and AGSP goals to halt seawater intrusion, reduce overdraft, and manage groundwater levels through inland redistribution and managed recharge.

As demonstrated above, and presented in **Appendix E**, modeling conducted for the Proposed Project indicates that groundwater level drawdown in the vicinity of Pajaro Wells No. 1 and No. 2 would be less than approximately five (5) feet after ten (10) years of operation, with short-term drawdown at the nearest domestic well (located 600 feet away) recovering to 95 percent of its static water level between

[14] Impacts from the shift in pumping due to Springfield Well No.2 replacing Springfield Well No. 1 were evaluated as part of the IS/MND for the Springfield Water System Improvements Project (District, 2020) and are not discussed in this analysis.

pumping cycles. Because the Proposed Project relocates groundwater extraction inland—away from coastal areas most affected by seawater intrusion—and does not increase overall groundwater demand, it would not substantially deplete groundwater supplies or interfere with groundwater recharge. The Project is also consistent with BMPs and Agricultural Groundwater Sustainability Plan policies, which promote inland redistribution of pumping and sustainable basin management. Therefore, the Proposed Project's impacts on groundwater supplies and recharge would be **less-than-significant** and the Project would not impede sustainable groundwater management of the Pajaro Valley Basin.

c. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) Result in substantial erosion or siltation on-or-off site, ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or-off site, iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, or iv) impede or redirect flood flows?*

The Proposed Project would require excavation and other ground disturbing activities to install and construct Project components. These ground disturbing activities for both the aboveground and underground components of the Project could result in erosion on-site, which could potentially alter the existing drainage patterns of the Project area. The Proposed Project would comply with the requirements of the SWPPP during construction as a requirement of the NPDES, which would ensure that construction impacts are less-than-significant. However, the Proposed Project includes restoration of all areas disturbed for installation of underground components to pre-project conditions. Restoration of all disturbed areas would ensure that these components would not result in substantial erosion or siltation, increase the rate of surface runoff and lead to flooding and/or exceed stormwater facilities, or impede or redirect flood flows once the Project is operational. The aboveground components of the Proposed Project would result in the addition of approximately 12,150 sf of impervious surfaces compared to existing conditions. This increase in impervious surfaces could result in increased surface water runoff or redirection of flood flows. A review of FEMA NFIP flood maps show that the aboveground components are located in Zone AE and Zone X (Transmission Booster Pump Station) and Zone X (Bluff/Jensen Tank and Pump Station site). The new facilities added as part of the Transmission Booster Pump Station would be elevated above the base flood level. While approximately 2,000 sf of new impervious surfaces would be installed at the Iron and Manganese Treatment System site, this site is located on a mostly developed site (the District's offices at 136 San Juan Road), includes drainage and floodproofing improvements, and would therefore not result in additional flood impact compared to existing conditions as it includes new stormwater infrastructure to manage changes in flood flows. For these reasons, the Proposed Project would have a **less-than-significant impact** concerning the alteration of drainage patterns, substantial erosion or siltation, or the contribution to stormwater runoff that would exceed existing or planned drainage systems.

d. *Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Portions of the Proposed Project are within the Coastal Zone. The portions of the Proposed Project in the Springfield area on Struve Road located near the Bennett Slough and on Springfield Road located near the McClusky Slough are within state tsunami hazard areas. In addition, although the Project is not mapped in a seiche zone, seiches could occur within the Proposed Project area due to bodies of surface water in nearby sloughs. The components of the Proposed Project within the tsunami hazard zones would be located underground once operational. Inundation of these areas due to a tsunami would not

involve the risk of pollutants. During construction, a tsunami event in active construction areas could potentially result in the release of hazardous materials, such as solvents, paints, fuels, and lubricants associated with construction activities. However, implementation of a spill plan consistent with **Mitigation Measure HAZ-1** would reduce potential impacts from tsunami inundation to a less than significant level. As a result, the Proposed Project would have a **less-than-significant impact** related to the risk or release of pollutants due to inundation from a tsunami or seiche **with incorporation of mitigation**.

The Proposed Project has components located within various flood hazard zones as depicted in **Table 16**. The pipeline components of the Proposed Project would be located belowground and would not be impacted by flood hazards. The Transmission Booster Pump Station is located within Zone AE and Zone X (unshaded). However, the Project components located on this site are sited to avoid Zone AE and are not subject to significant flood hazards (Monterey County, 2025). The Bluff/Jensen Tank and Pump Station site is located within Zone X (unshaded) and is not subject to significant flood hazards (Monterey County, 2025). The Iron and Manganese Treatment System at the existing Pajaro Well No. 1 site is located in in Zone AO where flood hazards could occur. As a result, the Proposed Project could result in the risk of pollutant release due to inundation from flooding. However, implementation of a spill plan consistent with **Mitigation Measure HAZ-1** would reduce potential impacts from flooding to a less than significant level. In addition, the Project would design the Iron and Manganese Treatment System to avoid impacts from flooding. Design features due to known flood hazards at this site would include increasing elevations of development areas, flood proofing of project components, and new stormwater infrastructure improvements. As a result, the Proposed Project would have a **less-than-significant impact** related to the risk or release of pollutants due to inundation from being located in a flood hazard zone **with incorporation of mitigation**.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

PVWMA is the agency responsible for overseeing groundwater sustainability and quality within the Pajaro Subbasin which underlies the Project area. The Proposed Project is located within an area that has been subject to increased seawater intrusion due to historic groundwater over drafting (PVWMA, 2021). Groundwater within the Project area has increased in salinity due to increased seawater intrusion, which has negatively impacted local groundwater quality. In addition, individual wells and water systems within the Project area have been issued citations and violations by the County due to concentrations of pollutants exceeding their respective maximum contaminant levels. The Proposed Project would consolidate potable water service in the Project area and includes the removal of wells that do not meet standards for drinking water quality. In addition, the Proposed Project would source water from locations located further inland, which would help to lessen the rate of seawater intrusion within coastal portions of the Proposed Project area. As noted above, the shift in groundwater pumping to an inland area would not substantially decrease groundwater supplies in the short-term or long-term (see *Impact b.*, above).

The Proposed Project would accommodate existing demand and does not propose adding additional water connections that would result in increased groundwater pumping that would be in conflict with PVWMA's 2022 Groundwater Sustainability Update. The shift of pumping inland from the Springfield Terrace, an area impacted by seawater intrusion, could provide a beneficial effect to regional groundwater quality. For example, PVWMA's Coastal Distribution System distributes supplemental water (recycled and other sources) to the Springfield Terrace and other coastal areas in the Pajaro Valley to reduce groundwater pumping. Reducing pumping in the coastal area aligns with PVWMA's efforts to develop and maintain a hydrostatic barrier to slow and eventually halt seawater intrusion through in-

lieu groundwater recharge in coastal areas of reduced pumping (PVWMA, 2022). While the Proposed Project represents a shift in pumping away from coastal areas rather than an outright reduction in groundwater pumping, the reduced pumping in coastal areas would likewise help to maintain a hydrostatic barrier to slow and eventually halt seawater intrusion.

The PVWMA noted a potential impact of concern with the Proposed Project if the individual property owners' domestic wells in the Springfield area fall into disrepair from lack of operation and maintenance if they are not abandoned upon implementation. PVWMA raised concerns that without proper well destruction, individual wells in the future that fall into disrepair could provide a conduit for contaminants from the ground surface to enter the well or for contaminants in groundwater to migrate elsewhere through intra-borehole flow. PWWMA recommends that any well that is not intended to be utilized following the consolidation should be properly destroyed to protect groundwater resources from the risk of contamination. As discussed above under **Section 1.6**, individual private wells would either be destroyed in accordance with the California Department of Water Resources ("DWR") Bulletin Nos. 74-81 and 74-90 and County Public Health Department requirements by a California State C-57 licensed contractor or retained on a case-by-case basis for irrigation. Well destruction is assumed to occur entirely within developed and disturbed areas. Well destruction typically includes removal of the top five (5) feet of well casing, requiring excavation. However, individual well destruction would be subject to the conditions of well destruction permits issued by the County Environmental Health Bureau, including verification that no sensitive resources would impacted during well destruction. Any wells to be retained for irrigation purposes would be at the discretion of the individual owners and would require improvements to ensure that well water does not enter the District's service system, including but not limited to, the installation of backflow devices and airgaps. Well owners shall be required to ensure that all water using equipment is installed in accordance with plumbing code requirements pursuant to Section 7584 of Title 17 of the California Code of Regulations and would be responsible for paying for an annual cross connection certification to demonstrate no connections exist between the potable and non-potable systems. In addition, any wells retained may require County permitting and/or approvals that are not included under the Proposed Project. However, cross contamination as a result of well retention could represent a potentially significant impact to the water quality objectives of PVWMA and the District. Therefore, the District would **implement the following mitigation measure** to ensure that water quality impacts from cross-contamination that would conflict with or obstruct an applicable water quality control plan from wells to be retained are **less-than-significant**.

> **Mitigation Measure HYD-1**: Prior to initiating District water service at any parcel that is utilizing locally pumped irrigation water from an on-site well, the parcel owner and/or occupant shall provide the District with documentation demonstrating that equipment has been installed to separate the non-potable irrigation use from District provided potable water pursuant to Section 7584 of Title 17 of the California Code of Regulations.
>
> On an ongoing basis throughout operation of the Proposed Project, the District shall perform water monitoring at service connections where wells have been retained for irrigation to ensure that equipment for separating potable and non-potable water is functioning correctly. Monitoring shall be included as part of regular system maintenance checks unless the District decides that more frequent monitoring is required. In the event that water monitoring shows that equipment may not be functioning correctly, the District shall take applicable steps to protect their water distribution system, including, but not limited to, suspending water service for service connections where non-potable water is suspected of infiltrating the potable water system. Water service to these service connections shall not be restored until the owner/occupant has made the necessary repairs and/or

replacements to the equipment and additional water monitoring shows that cross-contamination between the potable and non-potable water connections has ceased.

Consistency with PVWMA Groundwater Sustainability Planning

The PVWMA's approved AGSP and 2022 Groundwater Sustainability Update ("GSU22") identify basin sustainability indicators for groundwater levels, storage, seawater intrusion, and water quality. The overarching management goal is to achieve groundwater sustainability by 2040 through projects and programs that reduce coastal pumping, enhance inland recharge, and balance extractions with the basin's sustainable yield.

The Proposed Project's operational framework—consolidating existing water systems, decommissioning substandard coastal wells, and shifting limited groundwater production inland—is consistent with PVWMA management actions described in the GSU22, including Management Action MA-9: Redistribute groundwater production away from the coast and MA-11: Support water supply reliability through system interties and consolidation.

The Project does not increase total groundwater demand in the Basin and instead redistributes pumping to areas less susceptible to seawater intrusion, supporting PVWMA's objective to develop and maintain a hydrostatic barrier in the Coastal Zone. Temporary construction dewatering, if required, would be minimal and subject to PVWMA and Central Coast RWQCB permitting. Dewatering volumes would not measurably alter basin conditions.

Furthermore, implementation of **Mitigation Measure HYD-1** ensures that all unused or unmaintained private wells are either properly destroyed or equipped with cross-connection controls consistent with DWR Bulletin Nos. 74-81 and 74-90. These measures prevent the creation of vertical conduits that could allow contaminant migration or inter-aquifer flow, directly supporting PVWMA's water quality protection objectives (GSU22 § 5.3).

The Proposed Project would not create new groundwater demand (consistent with PVWMA AGSP § 5.1), would help to reduce coastal pumping and seawater intrusion risk (GSU22 § 4.2), would address protection of groundwater quality by requiring proper well destruction and backflow prevention (GSU22 § 5.3), and would serve to improve system reliability through consolidation and infrastructure upgrades (MA-11).

Therefore, with the implementation of **Mitigation Measure HYD-1** and State and local requirements for well destruction and abandonment and installation of backflow prevention devices to prevent cross-contamination, the Proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, the impact is **less-than-significant with mitigation incorporated**.

4.11. LAND USE AND PLANNING

Environmental Setting

The Proposed Project is located north of the community of Moss Landing and south of the community of Pajaro in unincorporated Monterey County. The 2010 Monterey County General Plan, the 1982 Monterey County General Plan, the North County Area Plan, and the North County LUP/LCP are applicable to the Proposed Project and regulate land use policies in the Proposed Project Area.

Portions of the Proposed Project are located within the North County LUP Area, which includes the unincorporated area of the Coastal Zone spanning from the City of Marina's municipal limits to the Santa Cruz County boundary at the Pajaro River, and inland nearly to U.S. Route 101 to include as much

as possible of the Elkhorn Slough watershed. The remaining portions of the Proposed Project are located within the North County Area Plan, which includes the unincorporated inland area from the City of Marina's city limits to the Santa Cruz County boundary. The majority of the Proposed Project is within the Coastal Zone as designated by the California Coastal Commission. Two (2) separate documents direct land use planning in North County: the North County Area Plan and the North County LUP segment of the LCP. The North County LUP/LCP cover land use activities within the Coastal Zone, which encompasses about half of the North County Planning Area, while the North County Area Plan has jurisdiction over the rest of the planning area. The Board of Supervisors adopted the North County LUP/LCP and certified by the California Coastal Commission in 1982 as part of the LCP for Monterey County.

The North County LUP/LCP identifies the quality of water as one of the most crucial issues facing the North County area of Monterey County. Water issues such as lack of developed infrastructure, significant groundwater overdraft, nitrate contamination and saltwater intrusion into the groundwater aquifer are serious problems faced by all of the communities of North County. Some individual water/sewer systems and failing municipal systems are increasingly unable to meet the current and rising demand for development and services. The Proposed Project would consolidate multiple water systems and water connections in the NOML area in North County in order to address issues with water quality, water supply reliability, and vulnerabilities to failure.

As described in **Table 3**, components of the Project are located in both the Coastal Zone and inland areas of Monterey County. The Iron and Manganese Treatment System, Sunny Mesa Tank Site, and Pajaro Tank site are located outside of the Coastal Zone. The Transmission Booster Pump Station, Bluff/Jensen Tank and Pump Station site, and proposed easement components of the Proposed Project are located within the Coastal Zone. The various pipeline components of the Proposed Project are located both inside and outside of the Coastal Zone as depicted in **Figure 3**.

The North County Area Plan designate the lands surrounding the Proposed Project area outside of the Coastal Zone as "Farmlands 40 – 160 Ac Min", "Resource Conservation", "Commercial", "Residential - Low Density 5 - 1 Acres/Unit", "Residential - Medium Density 1 - 5 Units/Acre", and Residential - High Density 5 - 20 Units/Acre." The North County LUP/LCP designates lands surrounding the Proposed Project area inside of the Coastal Zone as "Agricultural Preservation 40 Ac Min", "Residential - Rural Density 5 - 40 AC/U", "Residential - Medium Density 1 - 4 U/AC", "General Commercial", and "Wetlands & Coastal Strand" (see **Figure 3**).

The Proposed Project includes annexation of eight (8) parcels into the District's current service area as described in **Section 1.6** of this document. The Proposed Project requires approval from the Monterey County LAFCO for a Sphere of Influence Amendment and Service Area Annexation for the District to amend its service area to extend water supply infrastructure to these parcels to provide water service. The Proposed Project is subject to Monterey County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.). LAFCO's policies promote the efficient provision of public services, the orderly formation and expansion of local government agencies, and the discouragement of urban sprawl. Applicable LAFCO policies include, but are not limited to:

- **Encouragement of Service Consolidation:** LAFCO supports the consolidation or extension of public service systems where such actions improve service reliability, water quality, or cost-efficiency and address documented public health or safety concerns.

- **Sphere of Influence Amendments:** SOI boundaries should reflect the probable 20-year service area of an agency, consistent with its capacity to provide services and in coordination with adopted County land use plans.
- **Annexation Policy:** Annexations should result in logical and contiguous service areas, ensure adequate service delivery, and be consistent with adopted General Plan and Area Plan policies.
- **Public Health and Environmental Protection:** LAFCO may consider annexations or service extensions outside existing boundaries to correct documented water quality or quantity problems affecting public health or safety, provided that the extension does not induce growth or conflict with land use plans.

The Proposed Project's objective—to consolidate individual water systems experiencing water quality and quantity deficiencies and to extend potable water service from the District—aligns with these LAFCO policies promoting regional coordination, efficient service delivery, and protection of public health.

The District's existing service area is depicted in **Figure 14**.

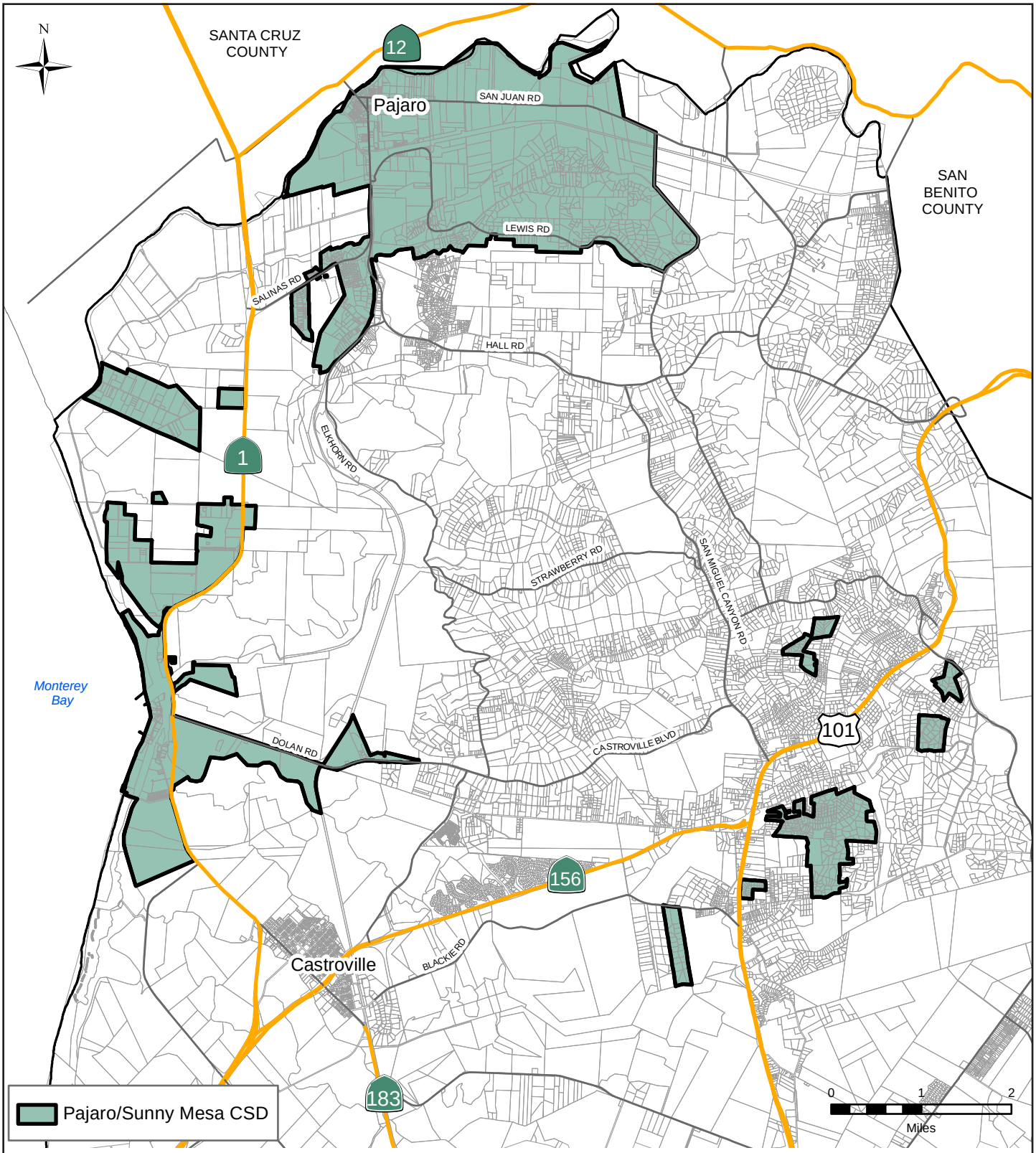
Regulatory Environment

Federal

***Coastal Zone Management Act*:** Congress passed the Coastal Zone Management Act in 1972 to regulated growth in coastal areas of the United States. The Coastal Zone Management Act is administered by NOAA to "preserve, protect, develop, and where possible, to restore or enhance the resources of the nation's coastal zone" through three (3) distinct programs, the National Coastal Zone Management Program, the National Estuarine Research Reserve System, and the Coastal and Estuarine Land Conservation Program. The Coastal Zone Management Act also encourages states to develop coastal management programs and implement federal consistency procedures. The federal government certified the California Coastal Management Program in 1977 and provides funding to implement programs to support management of the California Coast.

State

***California Coastal Management Program*:** As stated above, the federal government certified the California Coastal Management Program in 1977 and provides funding to implement programs to support management of the California Coast. The California Coastal Management Program is administered by three (3) state agencies, consisting of the CCC, California Coastal Conservancy, and the San Francisco Bay Conservation and Development Commission.



Source: LAFCO, 2015

Title: Existing District LAFCO Boundaries

Date 10/20/2025
Scale N/A
Project 2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure 14

California Coastal Act: The CCC was established by voter initiative in 1972 (Proposition 20) and later made permanent by the California State Legislature through adoption of the CCA of 1976. The CCC, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. California's coastal zone generally extends 1,000 yards inland from the mean high tide line. In significant coastal estuarine habitat and recreational areas, it extends inland to the first major ridgeline or five miles from the mean high tide line, whichever is less. In developed urban areas, the boundary is generally less than 1,000 yards. Development activities, which are broadly defined by the CCA to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a CDP from either the CCC or the local government if an LCP has been certified. After certification of an LCP, coastal development permit authority is delegated to the appropriate local government, but the CCC retains original permit jurisdiction over certain specified lands (such as tidelands and public trust lands). The Commission also has appellate authority over development approved by local governments in specified geographic areas as well as certain other developments. A CDP is required in addition to any other permit required from resource agencies.

Local

***2010 Monterey County General Plan*:** Relevant policies from the 2010 Monterey County General Plan applicable to the inland portions of the Proposed Project are identified throughout this IS/MND.

North County Area Plan: Relevant policies from the North County Area Plan applicable to the inland portions of the Proposed Project are identified throughout this IS/MND.

***1982 Monterey County General Plan*:** Relevant policies from the 1982 Monterey County General Plan applicable to the coastal portions of the Proposed Project are identified throughout this IS/MND.

***North County LUP*:** Relevant policies from the North County LUP are applicable to the coastal portions of the Proposed Project and are identified throughout this IS/MND.

Monterey County Code: Relevant regulations from Title 20 that are applicable to the coastal portions of the Proposed Project are identified throughout this IS/MND.

Relevant regulations from Title 21 that are applicable to portions of the Proposed Project located outside the Coastal Zone are identified throughout this IS/MND.

Monterey County Local Agency Formation Commission ("LAFCO") Policies

The Proposed Project is subject to Monterey County LAFCO policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 et seq.) and will require LAFCO approval for annexation of property into the District and amending the District's Sphere of Influence (SOI) to facilitate the water system consolidation. In addition to its statutory responsibilities under the Cortese–Knox–Hertzberg Local Government Reorganization Act of 2000, the LAFCO's mission includes preserving agricultural lands and open space while fostering orderly growth of local agencies. (Monterey County LAFCO website). The Proposed Project will be evaluated for consistency with LAFCO's policies for agricultural land protection, efficient provision of public services, orderly formation and expansion of local government agencies, and the discouragement of urban sprawl.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	■
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	■	☐

Impact Discussion

a. Would the project physically divide an established community?

The division or disruption of an established community would occur if a project created a physical barrier that separates, isolates, or divides portions of a built community. The physical division of a community is traditionally associated with the construction of large-scale transportation improvements such as a highway or the creation of a large university campus. The Proposed Project consists of the consolidation of smaller water systems and construction of water treatment and distribution system improvements to serve the Proposed Project area. The Project would install all pipeline components underground and would not physically divide an established community.

The Proposed Project includes a LAFCO Sphere of Influence Amendment and Service Area Annexation to add several parcels into the District's service area. The Proposed Project would amend the District's existing service area, however, this action would not physically divide an established community. **No impact** would occur.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The Proposed Project would not cause a significant environmental impact due to a conflict with any coastal or inland land use plan, policy, or regulations adopted for the purpose of avoiding or mitigation an environmental effect. The new distribution system pipeline alignments under each phase of construction would be located primarily in the public ROW on public roads. The consolidation of water systems and construction of water distribution system improvements are consistent with the land use designations within the Proposed Project area. The Proposed Project would address issues related to water quality, water supply reliability, and vulnerabilities related to the multiple water systems and individual wells in the Proposed Project area by providing reliable supply of water meeting state drinking water standards through the District as well as constructing water treatment and distribution system improvements.

The Proposed Project includes a LAFCO Sphere of Influence Amendment and Service Area Annexation to add several parcels into the District's service area. The District's ability to provide water to parcels outside of their existing boundaries under the Proposed Project would be contingent on these LAFCO approvals. The addition of these parcels to the District's would occur in compliance with all applicable LAFCO policies related to Sphere of Influence Amendments and Service Area Annexations as outlined in the LAFCO Policies and Procedures Manual (LAFCO, 2025) including, but not limited to, a LAFCO service review and a duly noticed public hearing. LAFCO's policies promote the efficient provision of public

services, the orderly formation and expansion of local government agencies, and the discouragement of urban sprawl. Applicable LAFCO policies include, but are not limited to:

- Encouragement of Service Consolidation: LAFCO supports the consolidation or extension of public service systems where such actions improve service reliability, water quality, or cost-efficiency and address documented public health or safety concerns.
- Sphere of Influence Amendments: SOI boundaries should reflect the probable 20-year service area of an agency, consistent with its capacity to provide services and in coordination with adopted County land use plans.
- Annexation Policy: Annexations should result in logical and contiguous service areas, ensure adequate service delivery, and be consistent with adopted General Plan and Area Plan policies.
- Public Health and Environmental Protection: LAFCO may consider annexations or service extensions outside existing boundaries to correct documented water quality or quantity problems affecting public health or safety, provided that the extension does not induce growth or conflict with land use plans.
- Provision of Municipal Services: The District must demonstrate the technical and financial capability to provide safe and reliable water service to the affected area in compliance with State Water Resources Control Board Division of Drinking Water standards.

While the Proposed Project would expand the District's service area, this water consolidation project is intended to address public health and water quality deficiencies rather than to stimulate or allow new growth or expansion. Therefore, the proposed Sphere of Influence Amendment and Service Area Annexation would not conflict with any land use plans, policies, or regulations adopted to avoid or mitigate a potential environmental effect.

For these reasons, the Proposed Project would have a net beneficial impact to water quality. Construction of the Proposed Project would be limited to areas that are currently developed and previously disturbed in connection with existing use. Where appropriate, this IS/MND has identified mitigation measures to further ensure impacts remain less than significant. As a result, the Proposed Project would not conflict with any policies adopted for the purpose of avoiding and/or substantially lessening an adverse impact. Therefore, impacts would be **less-than-significant**.

4.12. MINERAL RESOURCES

Environmental Setting

The Surface Mining and Reclamation Act ("SMARA") of 1975 and the California Geological Survey ("CGS") defines and maps regional significant mineral resources. The CGS delineates Mineral Resource Zones ("MRZs") based on their mineral resource potential. The Transmission Booster Pump Station and PWS to SMWS Transmission Main components are located in an area classified as MRZ-1. CGS defines MRZ-1 as "areas where available geologic information indicates that little likelihood exists for the presence of significant construction aggregate resources." However, no mineral resources are known to exist in the remainder of the Proposed Project area (DOC, 2024a). Additionally, the County does not designate the Proposed Project area as a mineral recovery site in the 1988 Monterey County North County Coastal Implementation Plan, 2010 Monterey County General Plan, North County LUP/LCP, or the North County Area Plan.

Regulatory Framework

State

Surface Mining and Reclamation Act: The SMARA of 1975 and the CGS define and prepare maps of regionally significant mineral resources. The CGS delineates MRZs based on their mineral resource potential.

Local

***2010 Monterey County General Plan*:** There are no relevant mineral resources policies in the 2010 Monterey County General Plan that would apply to the inland portions of the Proposed Project.

North County Area Plan: There are no relevant mineral resources policies in the North County Area Plan that would apply to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** There are no relevant mineral resources policies in the 1982 Monterey County General Plan that would apply to the inland portions of the Proposed Project.

***North County LUP*:** There are no mineral resources policies provided in the North County LUP relevant to the coastal portions of the Proposed Project:

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) includes regulations for mineral resource extraction for areas inside the Coastal Zone. There are no mineral resource extraction regulations identified in Title 20 applicable to the portions of the Proposed Project within the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) includes regulations for mineral resource extraction for areas outside the Coastal Zone. There are no mineral resource extraction regulations identified in Title 21 applicable to the portions of the Proposed Project outside of the Coastal Zone.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	■	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	■

Impact Discussion

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

The Transmission Booster Pump Station and PWS to SMWS Transmission Main components are located in an area classified as MRZ-1. CGS defines MRZ-1 as "areas where available geologic information indicates that little likelihood exists for the presence of significant construction aggregate resources." No

mineral resources are known to exist within the Proposed Project area (DOC, 2024a). This represents a **less-than-significant impact**.

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Neither the 1988 Monterey County North County Coastal Implementation Plan, 2010 Monterey County General Plan, North County LUP/LCP, or the North County Area Plan designate the Project area as a mineral recovery site. Therefore, the Proposed Project would not result in the loss of availability of a locally important mineral resource recovery site. **No impact** would occur.

4.13. NOISE

Environmental Setting

Noise is generally defined as sound that is loud, disagreeable, or unexpected. Sound is mechanical energy transmitted in the form of a wave because of a disturbance or vibration. Sound levels are described in terms of both amplitude and frequency. Noise is commonly defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels ("dBs") with 0 dB corresponding to the threshold of hearing. **Table 18 Definitions of Acoustical Terms Used** contains definitions of key technical terms. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound.

Table 18
Definitions of Acoustical Terms Used in this Report.

Term	Definitions
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro-Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micro-Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period. The hourly L_{eq} used for this report is denoted as dBA $L_{eq[h]}$.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels in the night between 10:00 pm and 7:00 am.

Term	Definitions
Day/Night Noise Level, Ldn or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Ln Values L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

The method commonly used to quantify environmental sounds consists of evaluating all the frequencies of a sound in accordance with a weighting that reflects the facts that human hearing is less sensitive at low frequencies and extreme high frequencies than in the frequency mid-range. This phenomenon is called "A" weighting, and the decibel level measured is called the A-weighted sound level ("dBA"). Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources, which creates a relatively steady background noise in which no particular source is identifiable. To describe the time-varying character of environmental noise, the statistical noise descriptors, L_{01}, L_{10}, L_{50}, and L_{90}, are commonly used. They are the A-weighted noise levels equaled or exceeded during one (1) percent, 10 percent, 50 percent, and 90 percent of a stated time period. A single number descriptor called the L_{eq} is also widely used and represents the average, or a weighted noise level during a stated period of time.

The Proposed Project is not located in the vicinity of a private airstrip or an airport LUP, or within two (2) miles of a public airport or public use airport.

Regulatory Environment

State

The State of California regulates vehicular and freeway noise affecting classrooms, sets standards for sound transmission and occupational noise control, and identifies noise insulation standards and airport noise/land-use compatibility criteria.

***California General Plan Guidelines*:** The State of California General Plan Guidelines, published by the Governor's Office of Land Use and Climate Innovation ("LCI") (formerly the Office of Planning and Research), also provides guidance for the acceptability of projects in specific CNEL/Ldn contours. The guidelines also present adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution. For multi-family land uses, the State of California General Plan Guidelines identify a "normally acceptable" exterior noise level of up to 65 dBA CNEL/Ldn. Multi-family land uses are considered "conditionally acceptable" in noise environments of 60 to 70 dBA CNEL/Ldn, "normally unacceptable" in exterior noise environments of 70 to 75 CNEL/Ldn, and "clearly unacceptable" in exterior noise environments exceeding 75 dBA CNEL/Ldn. Assuming a minimum exterior-to-interior noise reduction of 25 dB, an exterior noise environment of 70 dBA CNEL/Ldn would allow for a normally acceptable interior noise level of 45 dBA CNEL/Ldn.

***California Code of Regulations*:** The California Commission of Housing and Community Development officially adopted noise insulation standards in 1974. In November 1988, the BSC approved revisions to

these standards (Title 24, Part 2, CCR). Title 24 requires interior noise levels attributable to exterior sources must not exceed 45 dB in any habitable room. Additionally, the code specifies that multi-family residential buildings or structures that will be located in exterior CNEL (or Ldn) contours of 60 dBA, or greater, of sources such as a freeway, expressway, parkway, major street, thoroughfare, airport, rail line, rapid transit line or industrial noise source shall require an acoustical analysis showing that the building has been designed to limit intruding noise to an interior CNEL (or Ldn) of 45 dBA. Predictions must also be made for future noise levels for a period of at least 10 years from the time of building permit application.

Local

2010 Monterey County General Plan: The following policy from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy PS-8.3 Programs for the routine inspection of food, water systems, sewage disposal, public housing, institutions, labor camps, swimming pools, recreation facilities, locations of hazardous substances, and noise hazards shall be established or maintained.

Policy S-7.2 Proposed development shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.

Policy S-7.8 All discretionary projects that propose to use heavy construction equipment that has the potential to create vibrations that could cause structural damage to adjacent structures within 100 feet shall be required to submit a pre-construction vibration study prior to the approval of a building permit. Projects shall be required to incorporate specified measures and monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of equipment that could be subject to this policy.

Policy S-7.9 No construction activities pursuant to a County permit that exceed "acceptable" levels listed in Policy S-7.1 shall be allowed within 500 feet of a noise sensitive land use during the evening hours of Monday through Saturday, or anytime on Sunday or holidays, prior to completion of a noise mitigation study. Noise protection measures, in the event of any identified impact, may include but not be limited to:

- Constructing temporary barriers, or
- Using quieter equipment than normal.

Policy S-7.10 Construction projects shall include the following standard noise protection measures:

- Construction shall occur only during times allowed by ordinance/code unless such limits are waived for public convenience;
- All equipment shall have properly operating mufflers; and
- Lay-down yards and semi-stationary equipment such as pumps or generators shall be located as far from noise-sensitive land uses as practical.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

1982 Monterey County General Plan: There are no policies from the 1982 Monterey County General Plan that would apply to the coastal portions of the Proposed Project.

***North County LUP*:** There are no noise policies provided in the North County LUP relevant to the coastal portions of the Proposed Project.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) includes regulations for noise producing activities for areas inside the Coastal Zone. None of the noise regulations included in Title 20 would apply to the Proposed Project.

The County of Monterey Zoning Ordinance (Title 21) includes regulations for noise producing activities for areas outside the Coastal Zone. None of the noise regulations included in Title 21 would apply to the Proposed Project.

The County of Monterey Health and Safety Ordinance (Title 10, Chapter 10.60) includes regulations for noise producing activities in unincorporated areas of the County. The Ordinance applies to "any machine, mechanism, device, or contrivance" within 2,500 feet of any occupied dwelling unit and limits the noise generated to 85 dBA at a distance of 50 feet from the noise source. In addition, Title 10 prohibits making, assisting in making, allowing, continuing, creating, or causing any loud and unreasonable sound (any sound that is plainly audible at a distance of 50 feet or more in any direction from the source) any day of the week from 9:00 p.m. to 7:00 a.m. the following morning.

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	■	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	■	☐
c) For a project located in the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, in two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Impact Discussion

a. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The Proposed Project would construct water pipelines and infrastructure improvements within the Project area, which is predominantly characterized by residential and agricultural land uses. In addition, there are educational land uses (Ohlone Elementary School at 21 Bay Farms Road) and commercial land uses in the Proposed Project area. Residential and educational uses in proximity to the Proposed Project would constitute sensitive receptors. The Proposed Project would not generate a substantial permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the

local general plan or noise ordinance; or applicable standards of other agencies. The Proposed Project would, however, result in temporary construction-related noise and operational noise. The Project would implement mitigation measures necessary to ensure that temporary construction-related impacts would remain less-than-significant.

Construction

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g., land clearing, grading, construction). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. Although noise ranges were found to be similar for all construction phases, the initial site preparation phases, including grading and excavation activities, tend to involve most equipment and result in the highest average-hourly noise levels. **Table 19** summarizes noise levels commonly associated with construction equipment. As noted in **Table 19**, instantaneous noise levels (in dBA L_{max}) generated by individual pieces of construction equipment typically range from approximately 80 dBA to 85 dBA L_{max} at 50 feet. Typical operating cycles may involve two (2) minutes of full power, followed by three (3) or four (4) minutes at lower settings. Average-hourly noise levels for individual equipment range from 73 to 82 dBA L_{eq}. Based on typical off-road equipment usage rates and assuming multiple pieces of equipment operating simultaneously in a localized area, average-hourly noise levels could reach levels of approximately 80 dBA L_{eq} at roughly 100 feet.

Table 19
Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level (dBA) 50 feet from Source	Typical Noise Level (dBA) 100 feet from Source[1]	Typical Noise Level (dBA) 200 feet from Source[1]	Typical Noise Level (dBA) 400 feet from Source[1]
Air Compressor	81	75	69	63
Backhoe	80	74	68	62
Ballast Equalizer	82	76	70	64
Ballast Tamper	83	77	71	65
Compactor	82	76	70	64
Concrete Mixer	85	79	73	67
Concrete Pump	82	76	70	64
Concrete Vibrator	76	70	64	58
Dozer	85	79	73	67
Generator	81	75	69	63
Grader	85	79	73	67
Impact Wrench	85	79	73	67
Jack Hammer	88	82	76	70
Loader	85	79	73	67
Paver	89	83	77	71
Pneumatic Tool	85	79	73	67
Pump	76	70	64	58
Roller	74	68	62	56

Source: DOT, Transit Noise and Vibration Impact Assessment, 2006
Construction generated noise levels drop off at a rate of about six (6) dBA per doubling of distance between the source and receptor.

The nearest sensitive receptors adjacent to the Proposed Project are residences located along the road ROWs in the Proposed Project area, residences located adjacent to the existing Sunny Mesa Tank site, as well as educational receptors located at Ohlone Elementary School located approximately 792 feet from

the Transmission Main component. Typical hourly average construction-generated noise levels range from about 75 dBA to 89 dBA Leq, measured at a distance of 50 feet from the center of the site during busy construction periods, e.g., earth moving equipment, impact tools, etc. Construction activities for the pipeline alignments could occur within 25-feet of residences and based on the noise emissions illustrated in **Table 19**, would generate a temporary but potentially significant impact. In addition, construction activities would be located approximately 792 feet from educational receptors. Noise from the Proposed Project may also impact other groups including agricultural workers, and longer-term construction at the Bluff/Jensen Tank and Pump Station would occur within 100 feet of residential receptors. Noise emissions diminish with distance from equipment as depicted on the construction noise emission levels illustrated in **Table 19**. However, construction-generated noise levels could potentially exceed the County's noise standards identified in Title 10 for both daytime (70 dBA at 50 feet from source of noise) and nighttime construction (65 dBA at 50 feet from source of noise). For these reasons, mitigation is necessary to ensure that temporary noise related impacts do not exceed applicable County noise standards.

Mitigation Measure NOS-1: Contractor specifications shall include a requirement that construction equipment shall be equipped with noise reducing engine housings or other noise reducing technology. Prior to and during construction, portable acoustic barriers and/or shields shall be installed and maintained to reduce noise levels such that noise levels are no more than 75 dBA (or, A-Weighted Sound Level) at 25 feet to block noise from nearby sensitive receptors within 100 feet of the limits of construction. Prior to construction, the contractor shall submit to the County of Monterey, a "Construction Noise Control Plan" for review and approval. The plan shall identify all feasible noise control procedures that would be implemented during construction activities. At a minimum, the plan shall specify the noise control treatments to achieve the specified above noise performance standard.

Mitigation Measure NOS-2: Residences and other sensitive receptors in 250 feet of a construction area shall be notified of the construction location and schedule in writing, at least two (2) weeks prior to the commencement of construction activities associated with each phase of construction. The notice shall also be posted along road ROWs where construction activities are planned, as well as other project construction sites including the Iron and Manganese Treatment System site (136 San Juan Road), Transmission Booster Pump Station, and Bluff/Jensen Tank and Pump Station site. The contractor shall designate a noise disturbance coordinator who shall be responsible for responding to complaints regarding construction noise. The coordinator shall determine the cause of the complaint and ensure that reasonable measures are implemented to correct the problem. A contact number for the noise disturbance coordinator shall be conspicuously placed on construction site fences and included in the notification sent to nearby residences. The County of Monterey shall review and approve the construction notice prior to distribution.

The Proposed Project would have a **less-than-significant impact** from construction noise **with incorporation of mitigation**.

Operation

Operation of the Proposed Project would not substantially increase noise levels beyond existing baseline conditions. The Proposed Project consists of the construction of water distribution pipeline and infrastructure facilities. The pipelines of the Proposed Project would be located underground. Noise generated from operation of the Iron and Manganese Treatment System at Pajaro Well No. 1 would be consistent with the noise generated from the existing water infrastructure at the site. Noise generated during operation of the Transmission Booster Pump Station would be located approximately 400 feet

from the nearest residential sensitive receptor. In addition, noise producing components of this site would be contained in enclosures that would lessen operational noise. The Bluff/Jensen Tank and Pump Station site would be located adjacent to residential receptors. However, the noise producing components of this site would be contained in enclosures that would lessen noise at adjacent sensitive receptors. The Proposed Project would not result in significant sources of new noise during Proposed Project operation. Therefore, the Proposed Project would have a **less-than-significant impact** during operation.

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Construction of the Proposed Project would generate temporary groundborne vibration. A vibration impact could occur where noise-sensitive land uses are exposed to excessive vibration levels. The nearest residential sensitive receptors are located along the road ROWs and in the vicinity of the District's office at 136 San Juan Road and residences located adjacent to the existing Sunny Mesa Tank site. The nearest educational sensitive receptors are located approximately 792 feet from the Transmission Main component of the Proposed Project at Ohlone Elementary School located at 21 Bay Farms Road. People residing in these areas could be exposed to temporary groundborne vibration or groundborne noise levels. Vibratory compactors or rollers and pavement breakers can generate perceptible vibration. Heavy trucks can also generate groundborne vibration, which varies depending on vehicle type, weight, and pavement conditions. The Federal Transit Authority has published standard vibration levels and peak particle velocities for construction equipment. **Table 20** below summarizes these standards for construction equipment.

Table 20
Vibration Velocities for Construction Equipment

Equipment	Approximate Velocity Level at 25 Feet ("VdB")	Approximate Peak Particle Velocity at 25 Feet ("inches/second")	Approximate Peak Particle Velocity at 50 feet ("inches/second")	Approximate Peak Particle Velocity at 400 feet ("inches/second")
Pile Driving (sonic)	104	0.644	N/A[1]	0.006
Pile Driver (impact)	112	1.518	N/A[1]	0.015
Large Bulldozers	87	0.089	0.031	0.001
Small Bulldozer	58	0.003	0.001	0.000
Loaded Trucks	86	0.076	0.027	0.001
Jackhammer	79	0.035	N/A[1]	0.000

Note: Data reflects typical vibration level. Source: (DOT, May 2006)

For purposes of this analysis, excessive groundborne vibration would be 0.2 inches per second (as derived from the DOT, *Earthborne Vibrations Technical Advisory* equation for attenuation of vibration) which is the level at which vibration could cause damage to masonry and wood buildings. Vibration levels from construction equipment attenuate as they radiate from the source (DOT, May 2006). The nearest sensitive receptors adjacent to the pipeline components of the Proposed Project are residences located along the road ROWs, residences located adjacent to the existing Sunny Mesa Tank site, as well as educational receptors located at Ohlone Elementary School located approximately 792 feet from the

Transmission Main component of the Project. Construction activities could occur within approximately 20-feet of residences. The Project may expose sensitive receptors in the area to groundborne vibrations of varying magnitudes depending on the type of equipment and proximity to construction activities, as shown in **Table 20**. Ground disturbing activities associated with Project grading and excavation could involve the operation of large and small bulldozers and loaded trucks. These activities could impact sensitive receptors in the area. The vibration level associated with these types of equipment would attenuate to a maximum of approximately 0.089 inches per second at 25 feet, which would not exceed the groundborne vibration threshold of 0.2 inches per second. In addition, linear construction of pipelines in the ROW would occur near these residences. Given the nature of linear construction, noise emissions would not be concentrated in single locations for extended periods of time.

More extensive construction activities would occur at the Iron and Manganese Treatment System at the existing District office at 136 San Juan Road. The nearest sensitive receptor to the Iron and Manganese Treatment System site is located 75 feet to the west of construction activities. Vibration associated with construction of this component of the Proposed Project would be below levels that could cause damage to structures, would not result in prolonged interference for sensitive receptors, and would barely be perceptible. Construction activities at the Transmission Booster Pump Station would be located approximately 400 feet from nearby sensitive receptors and would not result in construction-period vibration impacts. Construction activities at the Bluff/Jensen Tank and Pump Station site would be located approximately 100 feet from nearby sensitive receptors and would not result in construction-period vibration impacts. Rehabilitation work would not require extensive groundborne vibration at the Pajaro Tank Site or the Sunny Mesa Tank Site. For these reasons, this impact would be **less-than-significant**.

c. *For a project located in the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

None of the components of the Proposed Project are located in the vicinity of a private airstrip or an airport LUP. There are no airports within two (2) miles of any components of the Proposed Project. **No impact** would occur.

4.14. POPULATION AND HOUSING

Environmental Setting

The Proposed Project is located north of the community of Moss Landing in northern unincorporated Monterey County. The community of Moss Landing is located 12 miles northwest of the City of Salinas, seven (7) miles south of the City of Watsonville, four (4) miles north of the community of Castroville, and eight (8) miles north of the City of Marina. The Iron and Manganese Treatment System component of the Proposed Project is located in the community of Pajaro, approximately 15 miles north of the City of Salinas and 0.5 miles south of the City of Watsonville. Portions of the Proposed Project area are within the vicinity of SR 1. The Proposed Project would serve an area that has an approximate population of 2,471 persons, with an estimated 864 residential connections. The average household size in unincorporated Monterey County is 2.86 persons per housing unit (DOF, 2024). The intent of the Proposed Project is to serve existing residences within the Proposed Project area, rather than new development. The Proposed Project would consolidate several smaller water systems and construct infrastructure improvements to improve water quality, water supply reliability, and vulnerabilities to failure.

Regulatory Setting

Local

***Monterey County General Plan*:** The 2010 Monterey County General Plan includes a Housing Element that identifies policies to address population and housing. The following policies from the 2010 Monterey County General Plan's Housing Element would be applicable to the inland portions of the Proposed Project.

Policy H-2.13 Assist in infrastructure and public facility improvements that support existing and new affordable housing.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** There are no policies from the 1982 Monterey County General Plan that would apply to the coastal portions of the Proposed Project.

***North County LUP*:** There are no population and housing policies provided in the North County LUP relevant to the coastal portions of the Proposed Project.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) identifies housing regulations for areas inside the Coastal Zone. There are no housing regulations in Title 20 that would apply to the portions of the Proposed Project inside the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) identifies housing regulations for areas outside the Coastal Zone. There are no housing regulations in Title 21 that would apply to the portions of the Proposed Project outside the Coastal Zone.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	■	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Impact Discussion

a. Would the project induce substantial unplanned population growth in the area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The Proposed Project involves the consolidation of the PWS, SMWS, and SWS, as well as the various water connections in the NOML area into a single water system that the District would own and operate. In addition, the Proposed Project includes additional infrastructure improvements to facilitate O&M of the new water system. The Proposed Project also includes annexation of these existing service

areas into the District's service boundary, and installation of new pipelines, meters, and associated infrastructure necessary for efficient and reliable operation of the consolidated system. The District has designed the Proposed Project to serve the existing connections only and does not involve the expansion or development of new residential or commercial development.

Although the Proposed Project would expand the District's service boundary through annexation, the purpose of this expansion is to replace and rehabilitate existing failing and unsafe private water systems currently serving existing homes and businesses. The areas proposed for annexation are already developed, and the Proposed Project does not propose, authorize, or facilitate new residential or commercial construction. The proposed infrastructure has been designed to meet current average day, maximum day, and fire flow demands of existing customers only, without additional capacity that could accommodate unplanned future growth.

The Proposed Project would not extend potable water service into undeveloped or agricultural areas, nor would it alter existing land use designations or zoning established under the Monterey County General Plan and North Monterey County LUP. The annexation and system improvements are therefore consistent with adopted local and regional land use and growth management policies. While not planned or contemplated, any future development or new service connections outside the current developed areas would be subject to subsequent project-level CEQA review, including analysis of land use policies, potential population growth and potential for impacts from increased water demand.

In accordance with CEQA Guidelines §15126.2(d), while the Proposed Project would expand the District's service area, this action would not be considered "growth-inducing" because it is intended to address public health and water quality deficiencies rather than to stimulate or allow new development.

Therefore, the Proposed Project would not induce (directly or indirectly) unplanned population growth. For these reasons, the Proposed Project would have a **less-than-significant impact** regarding the potential to induce substantial and unplanned population growth.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The Proposed Project consists of multiple water systems consolidation, and treatment and distribution improvements and would not displace substantial numbers of existing people or housing. The Proposed Project would not necessitate the construction of replacement housing elsewhere. **No impact** would occur.

4.15. PUBLIC SERVICES

Environmental Setting

The Proposed Project is a water system consolidation and improvements project located north of the community of Moss Landing in unincorporated Monterey County. The North County Fire Protection District ("NCFPD") serves the Proposed Project area, and the nearest fire station (Station #3) is located approximately one (1) mile to the south of the Proposed Project at 301 Elkhorn Road, on the corner of Elkhorn Road and Hall Road. The Monterey County Sheriff's Department ("MCSD") patrols the Proposed Project area, and the nearest patrol station (Central Patrol Station) is located 12 miles to the southeast of the Proposed Project area at 1414 Natividad Road in Salinas. The Proposed Project area is located within the Pajaro Valley Unified School District and the North Monterey County School District. The nearest active school to the Proposed Project is Ohlone Elementary School located at 21 Bay Farms

Road, approximately 0.15 miles to the south of the Transmission Main component of the Proposed Project.

Regulatory Setting

Local

***2010 Monterey County General Plan*:** The following policies from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy PS-2.1 Coordination among, and consolidation with, those public water service providers drawing from a common water table to prevent overdrawing the water table is encouraged.

***North County Area Plan*:** The following policy provided in the North County Area Plan is applicable to the inland portions of the Proposed Project.

NC-5.2 Water development projects that can offer a viable water supply to water-deficient areas in North County shall be a high priority.

***1982 Monterey County General Plan*:** The following policies from the 1982 Monterey County General Plan would be applicable to the coastal portions of the Proposed Project.

Policy 25.1.3 The County shall evaluate and respond to long-range infrastructure needs for existing and future residential, commercial, and industrial development.

Policy 31.1.2 The County shall designate adequate locations for future development of needed public services and facilities.

***North County LUP*:** There are no public services policies provided in the North County LUP relevant to the coastal portions of the Proposed Project:

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) includes regulations for public services for areas inside the Coastal Zone. None of the public services regulations included in Title 20 are applicable to the portions of the Proposed Project inside the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) includes regulations for public services for areas outside the Coastal Zone. None of the public services regulations included in Title 21 are applicable to the portions of the Proposed Project outside the Coastal Zone.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	■	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Police protection?	☐	☐	☐	■
c) Schools?	☐	☐	■	☐
d) Parks	☐	☐	■	☐
e) Other public facilities	☐	☐	■	☐

Impact Discussion

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection?

The Proposed Project is a water system consolidation and improvements project and would have no post-construction impacts on NCFPD. The Proposed Project would install fire hydrants at street intersections at intervals not exceeding 500 feet. Although unlikely, NCFPD could respond to potential construction-related emergencies. Construction of Phase 1 of the project would occur over a 24-30 month period and construction of Phase 2 is expected to be completed within approximately 18 months (including up to 12 months of overlapping construction activities between the two (2) phases). These construction activities would not significantly impact fire protection services or require the construction of new or remodeled facilities. The Proposed Project would serve existing potable water connections in the Proposed Project area and would not facilitate growth and that could result in indirect impacts on existing fire protection services once operational. This represents a **less-than-significant impact**.

b. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?

The Proposed Project is a water system consolidation and improvements project and would have no post-construction impacts on MCSD. Although unlikely, MCSD could respond to potential construction-related emergencies. Construction of Phase 1 of the project is expected to be completed within 24-30 months and construction of Phase 2 is expected to be completed within approximately 18 months (including up to 12 months of overlapping construction activities between the two (2) phases). These construction activities would not significantly impact police protection services or require the construction of new or remodeled facilities. The Proposed Project would serve existing potable water connections in the Proposed Project area and would not facilitate growth and that could result in indirect impacts on existing police protection services once operational. This represents a **less-than-significant impact**.

c. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental

facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

The Proposed Project is a water system consolidation and improvements project and would have no physical impact on schools, and would not require the construction of new or remodeled facilities. The Proposed Project would serve existing water connections in the Proposed Project area and would not facilitate new population growth and that could result in indirect impacts on schools. Because the Proposed Project would not result in an increase in housing units or population, there would be no change in demand for school services, and therefore no need for new or physically altered school facilities to maintain acceptable service ratios or performance standards. Therefore, **no impact** would occur.

d. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

The Proposed Project is a water system consolidation and improvements project and would have no physical impact on parks, and would not require the construction of new or remodeled facilities. The Proposed Project would serve existing the residences in the Proposed Project area and would not facilitate growth and that could result in indirect impacts on parks or other recreational facilities. Therefore, **no impact** would occur.

e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

The Proposed Project is a water system consolidation and improvements project and would have no physical impact on other public facilities, and would not require the construction of new or remodeled facilities. The Proposed Project would serve existing residences in the Proposed Project area and would not facilitate growth and that could result in indirect impacts on public facilities. Therefore, **no impact** would occur.

4.16 RECREATION

Environmental Setting

There are no parks within any of the Proposed Project sites, however, designated park and recreation areas are located in the vicinity to the Proposed Project. Zmudowski State Beach is located about 0.65 miles to the west of the Proposed Project area (the Bluff/Jensen Split Transmission Pipeline). Additionally, the Moss Landing State Wildlife Area is located about 600 feet south of the Proposed Project area.

Regulatory Setting

Local

2010 Monterey County General Plan: There are no recreation policies from the 2010 Monterey County General Plan that would be applicable to the inland portions of the Proposed Project.

***North County Area Plan*:** None of the recreation policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** There are no recreation policies provided in the 1982 Monterey County General Plan that would be applicable to the coastal portions of the Proposed Project.

***North County LUP*:** There are no recreation policies provided in the North County LUP that are relevant to the coastal portions of the Proposed Project.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) includes recreation regulations for areas inside the Coastal Zone. None of the recreation regulations included in Title 20 would apply to the portions of the Proposed Project within the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) includes recreation regulations for areas outside the Coastal Zone. None of the recreation regulations included in Title 21 would apply to the portions of the Proposed Project outside of the Coastal Zone.

Would the Project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	■

Impact Discussion

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

The Proposed Project is a water system project and would not increase the use of surrounding recreational facilities and would not directly contribute to the physical deterioration of park facilities or necessitate the construction of new recreational facilities. The Proposed Project would serve existing potable water connections and would not indirectly induce growth that could result in substantial deterioration to existing neighborhood and regional park facilities. **No impact** to existing neighborhood and regional parks, or other recreational facilities, would occur as a result of the Proposed Project.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The Proposed Project is a water system project and would not necessitate the construction of new recreational facilities. The Proposed Project would serve existing potable water connections and would not result in an increase in housing units or population that would require new or expanded recreational facilities. **No impact** related to new or expanded recreational facilities would occur as a result of the Proposed Project.

4.17. TRANSPORTATION

Environmental Setting

The Proposed Project is located north of the community of Moss Landing in northern unincorporated Monterey County and is primarily within existing road ROWs and previously disturbed sites. Salinas Road and SR 1 provide local and regional access to the Proposed Project area. Salinas Road is a two (2)-lane major collector road, and spans from the community of Pajaro to Hilltop Road and SR 1. SR 1 is a two (2)-lane highway that runs along the Pacific coastline of the state of California. The segment of SR 1 in the vicinity of the Proposed Project spans from the intersection of Hilltop Road and Salinas Road to the north, to Springfield Road in the south. SR 1 is a state-eligible scenic highway. Other local roads in the vicinity of the Proposed Project area include Hilltop Road, Jensen Road, Bluff Road, Springfield Road, Struve Road, and several unnamed farm roads.

The North County LUP/LCP recognizes the importance of SR 1 as the primary transportation link for the major Monterey Bay cities and access along the coastline. The capacity of the two (2)-lane highway is limited by slow-moving trucks and agricultural vehicles, the amount and proximity of intersections and commercial entrances accessed directly from SR 1 (especially in Moss Landing), restricted passing sight distances, and the lack of passing lanes (Monterey County, 1982). To reduce construction costs and traffic impacts, the Proposed Project would install pipelines outside the Caltrans ROWs to the maximum extent feasible.

The Proposed Project consists of excavation within the Monterey County ROWs and SR 1 ROW (which Caltrans owns and operates). As stated above, the Project would install pipelines outside the Caltrans ROWs to the maximum extent feasible to reduce construction costs and avoid challenges with long-term maintenance costs. In addition, the Project would install pipelines in road shoulders to the extent feasible to minimize traffic control requirements during future maintenance activities. The Proposed Project will require obtaining encroachment permits from the County of Monterey and Caltrans prior to the start of construction. The encroachment permits will require a Traffic Control Plan for each agency.

According to the 2023 Monterey County Bike Map published by the Transportation Agency for Monterey County ("TAMC"), Salinas Road in the vicinity of the Proposed Project contains a Bike Lane (separated lane on roadway) and is a designated Bike Route (bicyclist share roadway on lower traffic street). The portion of Salinas Road designated as a Bike Route connects to the Bike Route on Hilltop Road. TAMC designates the segment of SR 1 in the vicinity of the Proposed Project as a "Bikes on Highway Route" (high speed roadway, bikes allowed on highways) (TAMC, 2023).

Regulatory Environment

State

Senate Bill 743: SB 743 required that starting July 2020 transportation impact for projects per CEQA be based on a project's Vehicle Miles Traveled ("VMT"). CEQA Guidelines Section 15064.3, subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on VMT. CEQA uses the VMT metric to evaluate a project's transportation impacts. The publication *Technical Advisory on Evaluating Transportation Impacts in CEQA, State of* California *Governor's Office of Planning and Research*, December 2018, suggests that a significant environmental impact would occur if a project would generate more than 110 trips per day.

Local

***2010 Monterey County General Plan*:** The following policies from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy C-2.7 New development shall be located and designed with convenient access and efficient transportation for all intended users and, where possible, consider alternative transportation modes.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** There are no transportation policies from the 1982 Monterey County General Plan relevant to the coastal portions of the Proposed Project.

***North County LUP*:** There are no transportation policies provided in the North County LUP relevant to the coastal portions of the Proposed Project.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 14) regulates streets, sidewalks, and public places in unincorporated Monterey County. Title 14 includes provisions for acquiring an encroachment permit for any work within a County Highway. The Proposed Project would require a County-issued encroachment permit and, as a result, would require compliance with the provisions of Title 14, including, but not limited to, preparation of a Traffic Control Plan.

The County of Monterey Zoning Ordinance (Title 20) includes transportation regulations for areas inside the Coastal Zone. None of the transportation regulations provided in Title 20 would apply to the areas of the Proposed Project inside the Coastal Zone.

The County of Monterey Zoning Ordinance (Title 21) includes transportation regulations for areas outside the Coastal Zone. None of the transportation regulations provided in Title 21 would apply to the areas of the Proposed Project outside the Coastal Zone.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	■	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	■	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	■	☐
d) Result in inadequate emergency access?	☐	☐	■	☐

Impact Discussion

a. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

The Proposed Project would result in temporary construction related traffic and a nominal increase in operational traffic. In addition, the Proposed Project includes nighttime construction in the roadway ROW for pipeline installation. Construction-related vehicle trips would include workers traveling to and from the Project construction sites and staging area(s) and other trucks associated with equipment and material deliveries. Construction worker trips would be up to 12 large truck trips per day and 50 worker vehicle trips per day during Project construction. Truck trips for materials and hauling for the Proposed Project would vary depending on delivery of materials and construction vehicles in use at any given time during the construction process. Compared to the existing level of traffic traveling on SR 1 and local roadways, the temporary construction-related traffic would be minimal. Work within or adjacent to roadways, inclusive of daytime and nighttime work, would require one (1) way traffic controls with flaggers to construct the improvements. In the event of any type of closure, the Proposed Project must provide clear signage (e.g., closure and detour signs) to ensure vehicles, pedestrians and bicyclists are able to adequately reach their intended destinations safely. The construction contractor would prepare construction Traffic Control Plans as part of the permit conditions for encroachment permits issued by the County and Caltrans. The Traffic Control Plans would address the construction schedule, street closures and/or detours, construction staging areas and parking, and planned truck routes. The individual Traffic Control Plans would be specific to the requirements of each agency issuing an encroachment permit for the Proposed Project. Construction is a short-term, temporary activity and construction trips would account for a relatively small portion of existing traffic on area roadways. The Project would reduce construction-related traffic impacts through implementation of the required Traffic Control Plans. Additionally, these Traffic Control Plans would implement requirements to address potential disruption of local bike lanes and for bikers sharing the road with vehicular traffic during construction. Additionally, the Project would require approximately one (1) daily trip during operation and operation of the Proposed Project would not conflict with plans, programs, ordinances, or policies addressing the circulation system.

As stated above, the TAMC 2023 Monterey County Bike Map designates Salinas Road and Hilltop Road in the vicinity of the Proposed Project as a designated Bike Route. Bicycle traffic impacted by construction activities would be managed as part of the Traffic Control Plans prepared as a requirement of the encroachment permits issued by the County and Caltrans. While the Proposed Project may interfere with existing bicycle facilities during construction, all affected bicycle facilities would be restored to pre-project conditions following completion of construction. For these reasons, the Proposed Project would have a **less-than-significant impact** concerning conflict with a program, plan, ordinance, or policy addressing the circulation system.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

The Proposed Project would not be inconsistent with CEQA guidelines Section 15064.3(b). CEQA Guidelines Section 15064.2 subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on VMT. CEQA uses the VMT metric to evaluate a project's transportation impacts. The County has not adopted VMT thresholds. As a result, this analysis relies on the Office of Planning and Research's recommended small project screening threshold to determine whether the Proposed Projects VMT effects would be significant. For the IS/MND the Proposed Project would result in a significant traffic-related effect if the Proposed Project would exceed 110 daily trips.

Construction

The Proposed Project would result in temporary construction-related traffic. Construction would require 10 – 25 workers onsite at any given time during the duration of construction. Most of the equipment would be brought to the site at the beginning of work and remain within temporary staging areas (when not in use) until the completion of construction. As necessary, trucks would bring materials to the site. These deliveries would take place on an as-needed basis over the course of construction of the Proposed Project. Construction of the Proposed Project would occur over the course of 24-30 months between the hours of 8 AM to 5 PM, Monday through Friday. No construction would occur on weekends or holidays. Based on the construction schedule and the temporary nature of construction, it is unlikely that construction traffic would exceed the threshold of 110 daily trips. Due to the temporary nature of construction, and phased approach, this impact would be **less-than-significant**.

Operation

The Proposed Project would generate a nominal increase in operational traffic. These trips would occur in connection with maintenance related activities of the new system components. The Proposed Project would generate one (1) vehicle trip on a daily basis associated with system maintenance. As a result, anticipated operational traffic trips would be below the threshold of 110 daily trips. Therefore, the Project would have a **less-than-significant impact** during operation.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Construction

The Proposed Project would construct the distribution system component primarily in the County's and Caltrans' ROW. Construction of the pipeline components of the Proposed Project may require temporary road closures which could potentially result in temporary impacts related to geometric design features due to altered roadway operations. However, the Proposed Project would require approval of encroachment permits from both the County and Caltrans for work in their respective roadways. These permits would require preparation of construction Traffic Control Plans to satisfy the respective conditions of approval for each permitting agency, including any additional safety requirements for nighttime work in the roadway ROW. Adherence to these conditions of approval would ensure that temporary construction impacts from roadway closures would be **less-than-significant**.

Operation

Once operational, the pipeline components of the Proposed Project would not represent a geometric design feature or incompatible use that would substantially increase traffic hazards. The design and locations of the aboveground components of the Proposed Project (Iron and Manganese Treatment System, Transmission Booster Pump Station, Pajaro Tank Site, Sunny Mesa Tank Site, and Bluff/Jensen Tank and Pump Station site) are located outside of the public roadways. In addition, the County and Caltrans would review and approve these sites as part of the Project's permitting of various processes and would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersection) or incompatible uses. Therefore, the Proposed Project would have a **less-than-significant impact** during operation.

d. Would the project result in inadequate emergency access?

The Proposed Project would locate the distribution system component of the Proposed Project primarily in the County's and Caltrans' ROW. The Proposed Project may impact emergency access during construction. However, Proposed Project would require approval of encroachment permits from both the County and Caltrans for work in their respective roadways. These permits would require preparation of construction Traffic Control Plans to satisfy the respective conditions of approval for each permitting agency. Implementation of these Traffic Control Plans would ensure that potential impacts to emergency access during construction would remain less-than-significant.

Furthermore, these components of the Proposed Project would be located underground and would not result in inadequate emergency access. The aboveground components of the Proposed Project would be located within ROWs or on private property and have been sited to avoid impacting traffic on regional roadways. The aboveground components of the Proposed Project would not result in inadequate emergency access, resulting in a **less-than-significant impact**.

4.18. TRIBAL CULTURAL RESOURCES

To recognize California Native American tribal sovereignty and the unique relationship of California local governments and public agencies with California Native American tribal governments, and to respect the interests and roles of project proponents, the State Legislature enacted AB 52 (2014) *Native Americans: California Environmental Quality Act*. California AB 52, in effect since July 2015, provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA must, if formally requested by a culturally affiliated California Native American Tribe, consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Prior to the enactment of AB 52, the State of California found that current laws provided limited protection for sites, features, places, objects, and landscapes with cultural value to California Native American Tribes. Under California Public Resources Code §21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the California Register or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

Achasta prepared a Phase I Archaeological Assessment for the Proposed Project in July 2025. The Phase I Archaeological Assessment includes the results of background research and field reconnaissance of the Proposed Project's APE. Background research consisted of a records search from the NWIC at Sonoma State University and a Sacred Lands File search with the NAHC. Achasta conducted an initial field reconnaissance consisted of a Phase I pedestrian and windshield survey of the APE on October 13, 2023, for cultural and Tribal cultural resources. Achasta performed follow-up surveys to cover additional areas not covered in the initial survey area on various dates between 2024 and 2025.

Environmental Setting

Regional History

Refer to **Section 4.5 Cultural Resources** for discussion of the regional history of the Project area as it relates to tribal cultural resources.

Native American Consultation

The District sent letters containing a brief project description and maps of the APE to the following groups identified by the NAHC in June 2024: the Amah Mutsun Tribal Band, Costanoan Rumsen Carmel

Tribe, Amah Mutsun Tribal Band of Mission San Juan Bautista, Ohlone/Costanoan-Esselen Nation, Tribe of Monterey County, Indian Canyon Mutsun Band of Costanoan, Rumsen Am:a Tur:ataj Ohlone, and Wuksache Indian Tribe/Eshom Valley Band. Requests for consultation were received from the Esselen Tribe of Monterey County, Costanoan Rumsen Carmel Tribe, Indian Canyon Mutsun Band of Costanoan, and Amah Mutsun Tribal Band of Mission San Juan Bautista for consultation in July 2024. Consultations were held with members of the Esselen Tribe of Monterey County on September 5, 2024, the Amah Mutsun Tribal Band of Mission San Juan Bautista on September 12, 2024, the Indian Canyon Mutsun Band of Costanoan on September 17, 2024, and the Costanoan Rumsen Carmel Tribe on July 7, 2025.

The District received recommendations on the Proposed Project from each tribe during the consultation process. The Esselen Tribe of Monterey County requested maps for the Proposed Project to study and potentially provide site-specific recommendations. In addition, the Esselen Tribe of Monterey County requested to be appraised of any changes to the Proposed Project. The Indian Canyon Mutsun Band of Costanoan emphasized the need to indigenous led training and monitoring, recommended the retention of multiple monitoring teams at peak construction periods, and requested that the District not enter into any exclusivity agreements with any single Tribe for monitoring associated with the Proposed Project. The Amah Mutsun Tribal Band of Mission San Juan Bautista recommended the retention of multiple monitoring teams at peak construction periods and holding a pre-construction incidental discovery and sensitivity training for construction personnel involved in ground disturbing activities. In addition, Amah Mutsun Tribal Band of Mission San Juan Bautista requested notification of the Project start date to allow for preparation of monitors and/or training materials. The Costanoan Rumsen Carmel Tribe recommended tribal monitoring, pre-construction training, preparation of an accidental discovery plan, and feedback on survey efforts. The Costanoan Rumsen Carmel Tribe also expressed interest in being part of monitoring and determining monitoring schedules and responsibilities between interested tribes, as well as information on the age of trees to be removed to ensure that they are not old enough to have been culturally modified.

Regulatory Environment

Please refer to **Section 4.5** of this document for discussion of applicable the regulatory framework related to tribal cultural resources.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	■	☐	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	■	☐	☐

Impact Discussion

a.i. and a.ii, Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

The Cultural Resource Inventory included archival research, a background records search at NWIC, a Sacred Lands File search with the NAHC, a visual survey of the Proposed Project area, and a review of the area's geology and soil profiles. The District also completed AB 52 consultation with Native American Tribes. The Proposed Project area yielded positive results from the Sacred Lands site and background research and the survey of the Proposed Project area yielded positive results for Tribal cultural resources. The NWIC records search identified 20 archeological studies within the Proposed Project area and 39 total studies within a 750-foot radius of the Proposed Project APE. Visual surveys did not find evidence of any potential Tribal cultural resources (Achasta, 2025).

Consulting tribes requested preconstruction training for construction workers, presence of a Tribal monitor during ground disturbing construction activities (including multiple monitoring teams during periods where multiple work crews are engaged in ground disturbing activities), and preparation of an accidental discovery plan, and feedback on survey efforts. In accordance with these requests, the District will implement **Mitigation Measure CUL-1** through **CUL-4**, as discussed in **Section 4.5 Cultural Resources**. Additionally, the Proposed Project would implement **Mitigation Measures TCR-1** and **TCR-2**. **Implementation of these mitigation measures** would ensure the Project has a **less-than-significant impact** on Tribal cultural resources.

> **Mitigation Measure TCR-1:** Throughout ground disturbing activities, the District shall retain a Tribal Cultural monitor affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project to provide monitoring services for each construction crew actively engaged in ground disturbing activities. Tribal monitoring shall be required during all ground disturbing activities associated with the Proposed Project and shall be supplemental to monitoring by a qualified archaeologist. Tribal monitoring responsibilities and schedules shall be determined

between the Tribes and the District prior to the initiation of ground disturbing activities. Tribal Cultural monitors would have the authority to halt work within 50 feet of a potential find until they have evaluated the potential find to be a tribal cultural resource under CEQA.

Tribal monitoring may be reduced in scope and intensity (i.e. spot-checking) if the qualified archaeological monitor, the native American Monitor, and/or the District come to a written agreement that there is a low likelihood of finding tribal resources in specific work areas. All three (3) parties would need to agree to any reduction in the scope and intensity of tribal monitoring, otherwise, monitoring shall continue for all ground-disturbing Project activities.

If the Tribal Cultural monitor determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the District and other appropriate parties of the evaluation. Tribal Cultural monitors shall either review and provide edits to mitigation strategies proposed by the project archaeologist or suggest alternate mitigation measures to reduce impacts to tribal cultural resources to a less-than-significant level.

The Tribal Cultural monitor shall contribute to and review the Monitoring Closure Report prepared by the project archaeologist and submitted to the District at the conclusion of ground disturbing construction activities.

Mitigation Measure TCR-2: Prior to ground disturbing activities, the District shall retain a tribal cultural resource monitor affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project to prepare an *Accidental Discovery Plan*. Alternatively, the *Accidental Discovery Plan* can be prepared by a cultural resource specialist in consultation with Tribal representatives if authorized in writing by representatives of all Tribes who requested consultation with the District for the Proposed Project. The *Accidental Discovery Plan* shall include policies and procedures for implementation in the event of the inadvertent discovery of tribal resources during ground disturbing activities. Copies of the *Accidental Discovery Plan* shall be provided to all construction contractors prior to the initiation of ground disturbing activities. A copy of the *Accidental Discovery Plan* shall also be provided to the District to ensure compliance with this mitigation measure.

4.19. UTILITIES AND SERVICE SYSTEMS

Environmental Setting

Water Supply

The District is the primary water service purveyor to the Proposed Project area. Three (3) public water systems owned and operated by the District provide water service. These water systems include the PWS, the SMWS, and the SWS. Households in the NOML area also rely on two (2) state regulated water systems, nine (9) locally regulated small water systems, and individual private domestic wells. The Proposed Project consists of the consolidation of the PWS, SMWS, and SWS, as well as the various water connections in the NOML area into a single water system, which the District would own and operate.

Wastewater

The Pajaro County Sanitation District provides wastewater collection, treatment and disposal services to portions of the Proposed Project area. The Pajaro County Sanitation District is also responsible for the maintenance and operation of the sewer system within its wastewater management district borders.

For portions of the Project area outside of the Pajaro County Sanitation District's service area, parcels are largely served by individual septic systems.

Solid Waste

Waste Management, Inc. ("WM") provides solid waste and recycling collection services for the Proposed Project area in unincorporated Monterey County. Waste Management's jurisdictional boundaries include the unincorporated areas of Moss Landing. Solid waste is transported to and disposed of at the Monterey Peninsula Landfill located 14201 Del Monte Boulevard in unincorporated Monterey County, California. The Monterey Peninsula Landfill has a maximum permitted capacity of 49,700,000 cubic yards, a 3,500 Tons per Day capacity, and is estimated to have remaining capacity of 48,560,000 cubic yards (CalRecycle, 2024).

Electric/Gas/Power

PG&E provides electricity and natural gas throughout Monterey County, and thus would be the energy utility provider of the Proposed Project area. Energy from renewable sources would be procured by 3CE and distributed through PG&E.

Regulatory Environment

State

***Assembly Bill 939*:** California AB 939 established the California Integrated Waste Management Board ("CalRecycle"), which required all California counties to prepare Integrated Waste Management Plans. Additionally, AB 939 required all municipalities to divert 50 percent of their waste stream by the year 2000.

***California Green Building Standards Code*:** In 2022, California adopted the most recent version of CalGreen, which establishes mandatory green building standards for new and remodeled structures in California. These standards include a mandatory set of guidelines and more stringent voluntary measures for new construction projects, to achieve specific green building performance levels as follows:

- Reduce indoor water use by 20 percent;
- Reduce wastewater by 20 percent;
- Recycle and/or salvage 50 percent of nonhazardous construction and demolition debris; and
- Provide readily accessible areas for recycling by occupant.

Local

2010 Monterey County General Plan: The following policies from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy PS-5.3 Programs to facilitate recycling/diversion of waste materials at new construction sites, demolition projects, and remodeling projects shall be implemented.

Policy PS-5.4 The maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes, consistent with the protection of the public's health and safety, shall be promoted.

***North County Area Plan*:** The following policy provided in the North County Area Plan is applicable to the inland portions of the Proposed Project.

NC-5.2 Water development projects that can offer a viable water supply to water-deficient areas in North County shall be a high priority.

***1982 Monterey County General Plan*:** The following policies from the 1982 Monterey County General Plan would be applicable to the coastal portions of the Proposed Project.

Policy 53.1.5 Proliferation of wells, serving residential, commercial, and industrial uses, into common water tables shall be discouraged.

Policy 56.2.1 The County shall, in accordance with the Monterey County Subdivision Ordinance, require that all new utility lines be placed underground.

***North County LUP*:** The following utilities policies provided in the North County LUP are applicable to the coastal portions of the Proposed Project:

2.5.3.A.1: The County's Policy shall be to protect groundwater supplies for coastal priority agricultural uses with emphasis on agricultural lands located in areas designated in the plan for exclusive agricultural use.

2.5.3.A.3: The County shall regulate construction of new wells or intensification of use of existing water supplies by permit. Applications shall be regulated to prevent adverse individual and cumulative impacts upon groundwater resources.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 20) provides a mechanism for obtaining permits for public utility facilities within the Coastal Zone. In addition, Title 20 regulates placement of utilities and utility infrastructure for areas inside the Coastal Zone, including requiring utility infrastructure to be placed underground when feasible.

The County of Monterey Zoning Ordinance (Title 21) provides a mechanism for obtaining permits for public utility facilities outside of the Coastal Zone. In addition, Title 21 regulates placement of utilities and utility infrastructure for areas outside of the Coastal Zone, including requiring utility infrastructure to be placed underground when feasible.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?	☐	■	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	■	☐

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	☐
e) Comply with federal, state, and local management and reduction statuses and regulations related to solid waste?	☐	☐	■	☐

Impact Discussion

a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

The Proposed Project consists of water systems consolidation and construction of water distribution improvements and would extend water infrastructure within the Project area. The Proposed Project would to serve existing residences within the Proposed Project area and does not propose new residential or commercial development. The Project would not generate any additional wastewater or exceed or impact wastewater treatment requirements of the applicable RWQCB. The Project would not increase wastewater generation. The Project would not require additional construction or relocation of other types of utility facilities which would cause significant environmental effects. The potential adverse effects associated with the extension of water infrastructure included in the Proposed Project are evaluated in this IS/MND, and mitigation measures (**Mitigation Measures BIO-1** through **BIO-14, CUL-1** through **CUL-4**, **HAZ-1, HYD-1, NOS-1** and **NOS-2**, and **TCR-1** and **TCR-2**) are identified throughout this document to reduce impacts to a less-than-significant level. No additional impacts would occur from extension of water infrastructure beyond those described throughout this document. This represents a **less-than-significant impact with incorporation of mitigation**.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

The Proposed Project consists of water systems consolidation and construction of water system and treatment improvements. The existing water systems suffer system deficiencies related to water quality, supply, and reliability issues. The Proposed Project consists of the consolidation of the PWS, SMWS, and SWS, as well as the various water connections in the NOML area into a single water system that the District would own and operate. Water service in the Project area is served by three (3) public water systems owned and operated by the District, two (2) state regulated water systems, nine (9) locally regulated small water systems, and individual private domestic wells. The Proposed Project includes the destruction of the Springfield Mobile Home Park Well, SMWS Well No. 1, and SMWS Well No. 2.

The Proposed Project would ultimately provide service connections water from the following sources: 1) the existing Pajaro Well Site No. 1, treated by the new Iron and Manganese Treatment System, located at the District's offices at 136 San Juan Road, 2) Pajaro Well No. 2 located near the intersection of Railroad Avenue and Allison Road, and 3) Springfield Well No. 2. The Peak Hour Demand ("PHD") of the consolidated service area would be approximately 872 gpm. The combined pumping capacity of the consolidated system would be 2,500 gpm, which would allow for sufficient water supply to serve the consolidated service area.

The District has sufficient water supplies to serve the new connections added under each phase of the Proposed Project during normal, dry, and multiple dry years. Water elevations in the Pajaro Valley Subbasin have increased steadily since the 2017 water year (PVWMA, 2024). In addition, the Proposed Project includes improved storage tanks to further improve water reliability. The Proposed Project would reduce vulnerability to seawater intrusion by utilizing inland sources of supply as well as improve water supply reliability by consolidating multiple systems with established sources of supply and operational redundancies. For these reasons, the Proposed Project would have a net beneficial impact; this impact is **less-than-significant**.

c. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The Proposed Project would not result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the Proposed Project. The Proposed Project consists of multiple water systems consolidation, and treatment and distribution improvements. The primary goal of the Project is to address issues related to water quality, water supply reliability, and vulnerabilities to failure. While the operation of the Iron and Manganese Treatment System would generate wastewater discharges to wastewater infrastructure operated by the Pajaro County Sanitation District, these discharges would be accommodated by existing infrastructure and would be subject to the conditions of an approved Industrial Wastewater Discharge Permit from the Pajaro County Sanitation District. Therefore, Proposed Project would not require wastewater service or expansion. Due to the nature of the Proposed Project, this impact is **less-than-significant**.

d. and e. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Would the project comply with federal, state, and local management and reduction statuses and regulations related to solid waste?

The Proposed Project would not generate significant solid waste. The Proposed Project would comply with all federal, state, and local statues and solid waste regulations. All waste generated in connection with the Project would be managed in accordance with all applicable federal, state, and local statutes and regulations to the extent they are applicable to the Proposed Project. Solid waste generated from the Project would be disposed of offsite at the Monterey County Regional Waste Management District's Monterey Peninsula Landfill located at 14201 Del Monte Boulevard in unincorporated Monterey County. The Monterey Peninsula Landfill has a maximum permitted capacity of 49,700,000 cubic yards, a 3,500 Tons per Day capacity, and is estimated to have a remaining capacity of 48,560,000 cubic yards (CalRecycle, 2024). Since the project would require compliance with all local, state, and federal regulations and conditions, there would be no violation of the regulations concerning solid waste disposal as conditions for approval. Therefore, impacts regarding solid waste generation and disposal would be **less-than-significant**.

4.20. WILDFIRE

Environmental Setting

The California Department of Forestry and Fire Protection ("CALFIRE") defines FHSZs based on the presence of fire-prone vegetation, climate, topography, assets at risk (e.g., high population centers), and a fire protection agency's ability to provide service to the area (CALFIRE, 2024). CALFIRE designates FHSZs as "Very High," "High," or "Moderate." The Proposed Project is partially located within a Moderate FHSZ in an LRA. Specifically, the Sunny Mesa Tank Site, Transmission Booster Pump Station Site, and segments of the Transmission Main along Salinas Road and Elkhorn Road are in the Moderate FHSZ. Additionally, the Transmission Main component of the Proposed Project is located approximately 0.05 miles to the west of a Moderate and Very High FHSZ in an SRA, on the opposite side of Elkhorn Road (CALFIRE, 2025). While over half of the land area in Monterey County is mountainous and covered with highly combustible vegetation, the Proposed Project area consists of previously disturbed areas consisting of roadway ROWs surrounded by rural residential and agricultural land uses. (Monterey County, 2010).

Regulatory Setting

Local

***2010 Monterey County General Plan*:** The following policies from the 2010 Monterey County General Plan would be applicable to the inland portions of the Proposed Project.

Policy S-4.13 The County shall require all new development to have adequate water available for fire suppression. The water system shall comply with Monterey County Code Chapter 18.56, NFPA Standard 1142, or other nationally recognized standard. The fire authority having jurisdiction, the County Departments of Planning and Building Services, and all other regulatory agencies shall determine the adequacy and location of water supply and/or storage to be provided.

Policy S-4.22 Every building, structure, and/or development shall be constructed to meet the minimum requirements specified in the current adopted state building code, state fire code, Monterey County Code Chapter 18.56, and other nationally recognized standards.

Policy S-4.26 When public facilities and above-ground utilities are located in high or very high fire hazard areas, special precautions shall be taken to mitigate the risks from wildfire and to ensure uninterrupted operation.

***North County Area Plan*:** None of the policies provided in the North County Area Plan are applicable to the inland portions of the Proposed Project.

***1982 Monterey County General Plan*:** The following policies from the 1982 Monterey County General Plan would be applicable to the coastal portions of the Proposed Project.

Policy 17.3.4 The County shall require all new development to have adequate water available for fire suppression. Water availability can be provided from a conventional water system; from an approved alternative water system if within 300 feet of a habitable structure; by the firefighting equipment of the fire district within which the property is located; or by an individual water storage facility--water tank, swimming pool, etc.--on the property itself. The fire and planning departments shall determine the adequacy and location of individual water storage to be provided.

Policy 17.3.5 Water systems constructed, extended or modified to serve a new land use or a change in land use or an intensification of land use shall be designed to meet, in addition to the average daily demand, the standards shown in Table 2, subject only to changes authorized pursuant to Policy Number 17.4.2.

Policy 17.4.2 Every building, structure and/or development shall be constructed to meet, at minimum, the requirements specified in Volume I of the current edition of the Uniform Building Code, Fire Hazards Policy 17.3.5, and Table 2 of this general plan. The chief of the fire agency having jurisdiction may recommend to the appropriate decision-making authority a variation of the general plan fire hazard policies and Table 2 (but not U.B.C. standards) for such development where, in his opinion, the fire safety of the County and adjoining and nearby properties and improvements is not materially impaired by such variation.

***North County LUP*:** There are no wildfire policies provided in the North County LUP relevant to the coastal portions of the Proposed Project.

Monterey County Code: The County of Monterey Zoning Ordinance (Title 18) provides regulations for wildfire protection areas in unincorporated Monterey County. Title 18 includes requirements for setback in local and state fire severity areas, including emergency water standards and fuel modification standards.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	■	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	■
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	■	☐

Impact Discussion

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

The Proposed Project consists of the consolidation of several water systems and does not include any characteristics or features that would interfere with an adopted emergency response plan or emergency

evacuation plan. Impacts related to emergency response and/or evacuation plans during construction and operation are discussed below.

Construction

The Proposed Project would result in temporary construction related traffic. During construction, the Proposed Project would implement two (2) Traffic Control Plans, one (1) for Caltrans and one (1) for Monterey County, to ensure the safe passage of traffic, including emergency vehicles, through construction areas. In addition, due to the temporary duration of construction activity and existing capacity on local roadways, construction would not conflict with any applicable plan, policy or ordinance related to the transportation system that could result in a substantial adverse environmental effect. Therefore, the Proposed Project would have a **less-than-significant impact** during construction.

Operation

The majority of the Proposed Project components would primarily be located underground. The Proposed Project would require one (1) additional daily traffic trip compared to existing conditions related to regular maintenance and testing activities. This increase in traffic during operation would not generate substantial new vehicle traffic that would substantially impair an adopted emergency response plan or emergency evacuation plan. Once operational, the Proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The Proposed Project would place the distribution system pipelines underground and these components would not impair an adopted emergency response plan or emergency evacuation plan. The aboveground components of the Proposed Project would be located outside of the public roadways and would not interfere with an adopted emergency response plan or emergency evacuation plan. For these reasons, the Proposed Project would have a **less-than-significant impact** during operation.

b. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The Proposed Project area is located within existing roadway ROWs and within an area that is primarily residential development, within an agricultural area. The Proposed Project area is relatively flat and lacks physical and biological features that would be conducive to wildland fire. The Proposed Project area is located within an LRA, part of which CALFIRE designates as a Moderate FHSZ. The Sunny Mesa Tank Site, Transmission Booster Pump Station Site, and segments of the Transmission Main along Salinas Road and Elkhorn Road are located in the Moderate FHSZ. Additionally, the Transmission Main within Salinas Road and Elkhorn Road is located approximately 0.05 miles from an SRA FHSZ. While the Proposed Project is located in a Moderate FHSZ, the Project is sited in an LRA and outside of both an SRA and a Very High FHSZ. The Proposed Project is a water system consolidation and improvement project and would not exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, the Proposed Project would have a **less-than-significant impact** regarding exposing project occupants to pollutant concentrations from a wildfire or to the uncontrolled spread of a wildfire.

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Proposed Project is a water system consolidation and improvement project located within existing roadway ROWs and within an area that is primarily residential development, within an agricultural area. The Proposed Project would include the installation of emergency fire hydrants within the community, thereby allowing for more efficient firefighting in the unlikely event of a wildfire. The Proposed Project does not include infrastructure facilities that would exacerbate fire risk, and, therefore, **no impact** would occur.

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The Proposed Project area is relatively flat and is not located in the vicinity of slopes that would be susceptible to landslides or downstream flooding. The individual aboveground components of the Proposed Project would be located within flat areas. While the Proposed Project would introduce new impervious surfaces that could result in drainage changes under post-fire conditions, components of the Proposed Project located in flood hazard zones, including the Iron and Manganese Treatment system, would include drainage management features to capture and retain stormwater produced on the sites. The underground components of the Proposed Project would not result in the risk of wildfire and would not expose people or structures to significant risks under post-fire conditions. The Proposed Project is not located within an SRA or a Very High FHSZ. Therefore, the Proposed Project would have a **less-than-significant impact** regarding exposing people or structures to post-fire slope instability, landslides, flooding, or drainage changes.

4.21. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	■	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?	☐	☐	■	☐

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	■	☐

Impact Discussion

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The Proposed Project would not 1) degrade the quality of environment, 2) substantially reduce the habitat of a fish or wildlife species, 3) cause a fish or wildlife population to drop below self-sustaining levels, 4) threaten or eliminate a plant or animal community, 5) reduce the number or restrict the range of a rare or endangered plant or animal, 6) eliminate important examples of major periods of California history or precontact history. The Proposed Project would result in construction-related impacts that would be mitigated to a less than significant level through the incorporated of mitigation measures identified in this IS/MND. All operational impacts associated with the Proposed Project would also be reduced to less-than-significant though the incorporation and implementation of mitigation measures. This represents a **less-than-significant impact**. No additional mitigation is necessary beyond mitigation identified in each of the respective topical CEQA sections contained in this IS/MND.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?

To determine whether a cumulative effect requires an Environmental Impact Report, the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines Section 15064(h)(1)). This IS/MND contains mitigation to ensure that all potential Project-level impacts are minimized to a less than significant level. CEQA allows a lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the initial study will render those potential impacts less than considerable (CEQA Guidelines 15064(h)(2)). The Proposed Project would consolidate the SWS, SMWS, PWS, and various small water systems and individual residential connections into a single water system operated and maintained by the District. The Proposed Project would provide a centralized, high-quality source of potable water for the Project area. As discussed throughout this IS/MND, the District has designed the Proposed Project to serve only existing residential connections and not facilitate population growth. The Proposed Project would occur partially in the same area as the SWS Project being undertaken by the District. However, improvements associated with that project would be largely complete by the time that Phase 2 of the Proposed Project begins construction and would not result in cumulative impacts. Therefore, the Proposed Project would not cause a cumulative effect when considered with other future planned developments. Where this IS/MND identified

potential construction and operational impacts, mitigation measures were established to minimize impacts to a **less-than-significant** level.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The Proposed Project would not have a substantial adverse effect on human beings, either directly or indirectly. This IS/MND contains mitigation measures to ensure that the Proposed Project would minimize all potential impacts to a **less-than-significant** level. The Proposed Project would have a beneficial impact by providing a reliable and clean source of potable water to residential connections within the Project area.

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Chapter 5. References

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Appendix A
Land Evaluation Site Assessment

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Site Data:

Farmland Classification: Farmland of Statewide Importance

Site Acreage: 0.4 acres

Soil type: Elkhorn fine sandy loam

Soil Unit: EdC

Land capability classification (irrigated): 2e

Water availability: Irrigated

Surrounding farmland?: Yes

Surrounding land use types: Agricultural, rural residential.

Storie Index:

- Factor #1 – Soil Profile Group. Score: 100 Reasoning: Class II soils, with depth to bedrock listed as more than 80 in = 200+CMs = 100 score.
- Factor #2 – Surface Texture. Score: 100 Reasoning: Soils consist of Fine Sandy Loam
- Factor #3 – Slope. Score: 90 Reasoning: Slopes noted to be within 5 to 9%. GIS data shows gradual slope on site, so not completely flat. Figure 4 of the Storie Index update shows approximately 9 score at where the 9% slope mark should be.
- Factor #X – Dynamic Properties. Score: 100 Reasoning:100 for well drained. PH is in the middle range so also 100.

Storie Index Rating = [(Factor A/100) x (Factor B/100) x (Factor C/100) x (Factor X/100)] x 100

Storie Index Rating = [(100/100) x (100/100) x (90/100) x (100/100)] x 100 = 90

LESA Model Rating Factors

Land Evaluation Factors:

- Land Capability Classification (25%)
- Storie Index rating (25%)
    - **Land Evaluation Subtotal (50%)**

Site Assessment Factors:

- Project Size (15%)
- Water Resource Availability (15%)
- Surrounding Agricultural Lands (15%)
- Surrounding Protected Resource Lands (5%)
    - **Site Assessment Subtotal (50%)**

LESA Score: 0.637

60 to 79 Points Considered significant unless either LE or SA subscore is less than 20 points.

Conclusion: Less than Significant Impact. SA subscore is below 20 points.

NOTES

Calculation of the Land Evaluation (LE) Score

Part 1. Land Capability Classification (LCC) Score:

(1) Determine the total acreage of the project.
(2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.
(3) Calculate the total acres of each soil type and enter the amounts in **Column B**.
(4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.
(5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.
(6) From the LCC Scoring Table below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

LCC Class	I	IIe	IIs,w	IIIe	IIIs,w	IVe	IVs,w	V	VI	VII	VIII
Points	100	90	80	70	60	50	40	30	20	10	0

(7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.
(8) Sum the LCC scores in **Column F**.
(9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

Part 2. Storie Index Score:

(1) Determine the Storie Index rating for each soil type and enter it in **Column G**.
(2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.
(3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.
(4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

Land Evaluation Worksheet

Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
EdC	0.4	100%	2e	90	90		90
Totals		(Must Sum to 1.0)		***LCC Total Score***		***Storie Index Total Score***	

Site Assessment Worksheet 1.

Project Size Score

	I	J	K
	LCC Class I - II	LCC Class III	LCC Class IV - VIII
Total Acres			
Project Size Scores			

Highest Project Size Score ☐

NOTES

Calculation of the Site Assessment (SA) Score

Part 1. Project Size Score:.

(1) Using **Site Assessment Worksheet 1** provided on page 2-A, enter the acreage of each soil type from **Column B** in the **Column - I, J or K** - that corresponds to the LCC for that soil. (Note: While the Project Size Score is a component of the Site Assessment calculations, the score sheet is an extension of data collected in the Land Evaluation Worksheet, and is therefore displayed beside it).
(2) Sum **Column I** to determine the total amount of class I and II soils on the project site.
(3) Sum **Column J** to determine the total amount of class III soils on the project site.
(4) Sum **Column K** to determine the total amount of class IV and lower soils on the project site.
(5) Compare the total score for each LCC group in the Project Size Scoring Table below and determine which group receives the highest score.

Project Size Scoring Table

Class I or II		**Class III**		**Class IV or Lower**	
Acreage	Points	Acreage	Points	Acreage	Points
>80	100	>160	100	>320	100
60-79	90	120-159	90	240-319	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
10<	0	20-39	30	40<	0
		10-19	10		
		10<	0		

(6) Enter the **Project Size Score** (the highest score from the three LCC categories) in box <3> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Part 2. Water Resource Availability Score:

(1) Determine the type(s) of irrigation present on the project site, including a determination of whether there is dryland agricultural activity as well.

(2) Divide the site into portions according to the type or types of irrigation or dryland cropping that is available in each portion. Enter this information in **Column B** of **Site Assessment Worksheet 2. - Water Resources Availability**.

(3) Determine the proportion of the total site represented for each portion identified, and enter this information in **Column C**.

(4) Using the Water Resources Availability Scoring Table, identify the option that is most applicable for each portion, based upon the feasibility of irrigation in drought and non-drought years, and whether physical or economic restrictions are likely to exist. Enter the applicable Water Resource Availability Score into **Column D**.

(5) Multiply the Water Resource Availability Score for each portion by the proportion of the project area it represents to determine the weighted score for each portion in **Column E**.

(6) Sum the scores for all portions to determine the project's total Water Resources Availability Score

(7) Enter the Water Resource Availability Score in box <4> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 2. - Water Resources Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	Well	1.0	0.65	0.65
2				
3				
4				
5				
6				
		(Must Sum to 1.0)	***Total Water Resource Score***	

Updated 2011

Water Resource Availability Scoring Table

Option	Non-Drought Years			Drought Years			WATER RESOURCE SCORE
	RESTRICTIONS			RESTRICTIONS			
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	
1	YES	NO	NO	YES	NO	NO	100
2	YES	NO	NO	YES	NO	YES	95
3	YES	NO	YES	YES	NO	YES	90
4	YES	NO	NO	YES	YES	NO	85
5	YES	NO	NO	YES	YES	YES	80
6	YES	YES	NO	YES	YES	NO	75
7	YES	YES	YES	YES	YES	YES	65
8	YES	NO	NO	NO	-- --	-- --	50
9	YES	NO	YES	NO	-- --	-- --	45
10	YES	YES	NO	NO	-- --	-- --	35
11	YES	YES	YES	NO	-- --	-- --	30
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years						25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)						20
14	Neither irrigated nor dryland production feasible						0

NOTES

Part 3. Surrounding Agricultural Land Use Score:

(1) Calculate the project's Zone of Influence (ZOI) as follows:
(a) a rectangle is drawn around the project such that the rectangle is the smallest that can completely encompass the project area.
(b) a second rectangle is then drawn which extends one quarter mile on all sides beyond the first rectangle.
(c) The ZOI includes all parcels that are contained within or are intersected by the second rectangle, less the area of the project itself.
(2) Sum the area of all parcels to determine the total acreage of the ZOI.
(3) Determine which parcels are in agricultural use and sum the areas of these parcels
(4) Divide the area in agriculture found in step (3) by the total area of the ZOI found in step (2) to determine the percent of the ZOI that is in agricultural use.
(5) Determine the Surrounding Agricultural Land Score utilizing the Surrounding Agricultural Land Scoring Table below.

Surrounding Agricultural Land Scoring Table

Percent of ZOI in Agriculture	Surrounding Agricultural Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

(5) Enter the Surrounding Agricultural Land Score in box <5> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 3.
Surrounding Agricultural Land and Surrounding Protected Resource Land

A	B	C	D	E	F	G
Zone of Influence						
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)	Surrounding Agricultural Land Score (From Table)	Surrounding Protected Resource Land Score (From Table)
426	288	0	67%	0	60	0

NOTES

Part 4. Protected Resource Lands Score:

The Protected Resource Lands scoring relies upon the same Zone of Influence information gathered in Part 3, and figures are entered in Site Assessment Worksheet 3, which combines the surrounding agricultural and protected lands calculations.

(1) Use the total area of the ZOI calculated in Part 3. for the Surrounding Agricultural Land Use score.
(2) Sum the area of those parcels within the ZOI that are protected resource lands, as defined in the California Agricultural LESA Guidelines.
(3) Divide the area that is determined to be protected in Step (2) by the total acreage of the ZOI to determine the percentage of the surrounding area that is under resource protection.
(4) Determine the Surrounding Protected Resource Land Score utilizing the Surrounding Protected Resource Land Scoring Table below.

Surrounding Protected Resource Land Scoring Table

Percent of ZOI Protected	Protected Resource Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

(5) Enter the Protected Resource Land score in box <6> of the **Final LESA Score Sheet** on page 10-A.

LESA Worksheet (cont.)

NOTES

Final LESA Score Sheet

Calculation of the Final LESA Score:

(1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
(2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
(3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
(4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
Land Capability Classification	<1> 90	0.25	22.5
Storie Index	<2> 90	0.25	22.5
LE Subtotal		***0.50***	.45
SA Factors			
Project Size	<3> 0	0.15	0
Water Resource Availability	<4> 0.65	0.15	0.097
Surrounding Agricultural Land	<5> 0.6	0.15	0.09
Protected Resource Land	<6> 0	0.05	0
SA Subtotal		***0.50***	0.187
		Final LESA Score	63.7

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.

Appendix B
CalEEMod Air Quality Modeling

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Denise Duffy & Associates, Inc.
PLANNING AND ENVIRONMENTAL CONSULTING

MEMORANDUM

TO: Judith Vazquez-Varela, General Manager, Pajaro/Sunny Mesa Community Services District
Nick Panofsky, PE, Vice President - Water Resources, MNS Engineers, Inc.
Jordyn Arreola, PE, Senior Project Engineer, MNS Engineers, Inc.

CC: Denise Duffy, Principal, Denise Duffy & Associates
Robyn Simpson, Deputy Project Manager, Denise Duffy & Associates
Conor O'Toole, Deputy Project Manager, Denise Duffy & Associates

FROM: Luke Hiserman, Assistant Planner, Denise Duffy & Associates

DATE: June 18, 2025

SUBJECT: Pajaro/Sunny Mesa System Consolidation Project

I. Introduction

This memorandum presents the results of Denise Duffy & Associates' ("DD&A") Air Quality ("AQ") and Greenhouse Gas ("GHG") modeling for the Pajaro/Sunny Mesa System Consolidation Project ("proposed project") overseen by the Pajaro/Sunny Mesa Community Services District ("District"). This memorandum includes 1) a brief description of the proposed project and regulatory background, 2) the AQ and GHG modeling results, and 3) a conclusion. Additionally, the *Pajaro/Sunny Mesa System Consolidation Project Detailed Report* is attached to this memorandum and presents a detailed list of data inputs and estimated air quality and GHG emissions for the proposed project.

II. Proposed Project & Regulatory Background

The proposed project is a two (2)-phased project consisting of the consolidation of the Pajaro Water System ("PWS"), Sunny Mesa Water System ("SMWS"), Springfield Water System ("SWS"), and various water connections in the North of Moss Landing ("NOML") area into a single water system, which the District would own. Phase 1 of the proposed project would be funded by Community Change Grant funds from the U.S. Environmental Protection Agency ("EPA") and would consist of an Iron and Manganese Treatment System at the existing District offices, consolidation of pipelines, or Transmission Mains, connecting the PWS to the SMWS and the SMWS to the SWS, Transmission Booster Pump Station to convey water from PWS to SMWS, rehabilitation of the PWS Tank, destruction of the SMWS wells No. 1 and No. 2, radio meter upgrades, and installation of a System Controls and Supervisory Control and Data Acquisition ("SCADA") system. The California Safe Drinking Water State Revolving Fund ("CA SRF") from the State Water Resources Control Board ("SWRCB") would fund Phase 2 of the proposed project, which would consist of the Springfield Expansion Distribution Main, the Bluff/Jensen Distribution Main, and lateral service connections located on private property.

Once operational, the proposed project would serve approximately 981 total connections within the project area. The proposed project has been sized to accommodate existing connections within the area by transferring water service to the consolidated water system. The proposed project would be supplied water from a total of three (3) sources, comprised of Pajaro Wells No. 1 and No. 2 and Springfield Well No. 2. The proposed project is not intended to facilitate future residential or commercial development. Furthermore, the proposed project includes additional infrastructure improvements to facilitate Operations and Maintenance ("O&M") of the new water system.

Below is a synopsis of the AQ and GHG thresholds of significance used to determine the significance of a project's environmental effects.

Air Quality

The proposed project is in the North Central Coast Air Basin ("NCCAB"), which encompasses Santa Cruz, San Benito, and Monterey counties. The NCCAB is under the jurisdiction of the Monterey Bay Air Resources District ("MBARD"). MBARD is responsible for producing an Air Quality Management Plan ("AQMP") that reports air quality and regulates stationary air pollution sources throughout the NCCAB. MBARD is also responsible for measuring the concentration of pollutants and comparing those concentrations against the Ambient Air Quality Standards ("AAQS"). AAQS establish levels of air quality maintenance required to protect the public from the adverse effects of air pollution and are established for "criteria air pollutants," which include ozone, carbon monoxide, particulate matter less than 10 microns in diameter ("PM_{10}"), fine particulate matter less than 2.5 microns in diameter ("$PM_{2.5}$"), nitrogen dioxide, sulfur dioxide, and lead. MBARD is responsible for monitoring criteria pollutants to determine whether they are in attainment or not in attainment with the AQMP. **Table 1** illustrates the attainment status for criteria pollutants.

Table 1
Attainment Status for the NCCAB

Pollutants	State Designation	Federal Designation
Ozone (O_3)	Nonattainment – Transitional	Attainment
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Particulates ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey Co. – Attainment	Attainment
Carbon Monoxide (CO)	San Benito Co. – Unclassified	Attainment
Carbon Monoxide (CO)	Santa Cruz Co. – Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: Monterey Bay Air Resources District, 2017. 2012 – 2015 Air Quality Management Plan

MBARD has set air quality thresholds of significance for the evaluation of projects. **Table 2** illustrates the thresholds of significance used to determine if a project would have a significant air quality effect during construction.

Table 2
Thresholds of Significance Construction Emissions

Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NO_x)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

Table 3 illustrates the thresholds of significance used to determine if a project would have a significant air quality effect on the environment during operation.

Table 3
Thresholds of Significance Operational Emissions

Pollutant	Threshold of Significance (lb./day)
Nitrogen Oxides (NO_x)	137
Reactive Organic Gases (ROG)	137
Respirable Particular Matter (PM_{10})	82
Fine Particulate Matter ($PM_{2.5}$)	55
Carbon Monoxide (CO)	550

Source: Monterey Bay Unified Air Pollution Control District, 2016. Guidelines for Implementing the California Environmental Quality Act.

Greenhouse Gases

Both naturally occurring and anthropogenic-generated atmospheric gasses effect global temperatures. These gases include water vapor, carbon dioxide, methane, and nitrous oxide (Intergovernmental Panel on Climate Change, 2007). Gases that trap heat in the atmosphere are known as greenhouse gases ("GHGs"). Solar radiation enters the earth's atmosphere from space, and a portion of the radiation is absorbed at the surface. The earth emits this radiation back toward space as infrared radiation. Greenhouse gases, which are mostly transparent to incoming solar radiation, are effective in absorbing infrared radiation and redirecting some of this back to the earth's surface. As a result, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This process is known as the greenhouse effect. The greenhouse effect helps maintain a habitable climate. Emissions of GHGs from human activities, such as electricity production, motor vehicle use, and agriculture, are elevating the concentration of GHGs in the atmosphere. GHG emissions from Anthropogenic sources are causing a trend of unnatural warming of the earth's climate, known as global warming or global climate change.

Climate change has a cumulative impact; a project contributes to this impact through its incremental contribution of GHG emissions combined with the cumulative increase of all other sources of GHGs. MBARD defines their GHG threshold in terms of carbon dioxide equivalent ("CO2e"), a metric that accounts for emissions from various GHGs based on their global warming potential. If annual emissions of GHGs exceed these threshold levels, the proposed project would result in a cumulatively considerable contribution of GHG emissions and must implement

mitigation measures (MBARD, 2016). MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District ["SMAQMD"]). SMAQMD adopted an updated threshold based on the 2030 target year in April 2020. SMAQMD adopted the current GHG thresholds of significance, which include a construction threshold (1,100 metric tons of CO2e/year) and a land use operational threshold (1,100 metric tons of CO2e/year). Projects whose emissions are expected to meet or exceed the significance criteria will have a potentially significant adverse impact on global climate change (SMAQMD, 2020).

III. Air Quality & GHG Modeling Results

Project Assumptions & Model Inputs

The proposed project consists of consolidation of the PWS, SMWS, SWS, and other connections in the NOML area. Specifically, the project proposes to construction an Iron and Manganese Treatment System, consolidate pipelines, construct a Transmission Booster Pump Station, rehabilitate the PWS Tank, destroy the SMWS wells No. 1 and No. 2, install radio meter upgrades and a SCADA system, and expand the Springfield Expansion Distribution Main, the Bluff/Jensen Distribution Main, and lateral service connections located on private property.

To quantify air quality and GHG emissions for the proposed project, DD&A relied on information from the District and the project engineer, MNS Engineers, Inc. ("MNS"), as well as the California Emissions Estimator Model ("CalEEMod") project assumptions under the "General Light Industry" land use category.[1] The model incorporated a secondary land use category in "User Defined Linear" to accurately describe and model emissions from activities associated with pipeline installation. CalEEMod does not provide default data for "User Defined" land uses, so all input data for pipeline construction and operation derived from information provided by the District and MNS. The CalEEMod analysis relied on following project inputs to quantify air quality and GHG emissions: 1) a building area of approximately 43,560 square feet, or approximately one (1) acre, for all proposed structures; 2) linear construction of approximately 46,000 feet, or approximately 8.7 miles, encompassing approximately 2.6 acres, and 3) an approximately 20-month construction schedule.[2] CalEEMod also includes project assumptions for estimated trips generated by the proposed project and for the operation of the proposed project under the "General Light Industry" land use category used for this analysis. The attached *Pajaro/Sunny Mesa System Consolidation Project Detailed Report* includes a detailed list of project inputs and estimated air quality and GHG emissions for the proposed project.

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[1] CalEEMod land uses describe the types of actions for a given project as opposed to describing the official General Plan land use designations of a project site. While the proposed project site carries land use designations for Public/Quasi Public, Agricultural Conservation, Agricultural Preservation, Wetlands and Coastal Strands, and Resource Conservation, the land use of "General Light Industry" was selected to capture the anticipated emissions more accurately from the proposed water system consolidation project.

[2] The construction schedule assumes that all linear construction (i.e., trenching, pipeline installation, and paving) and vertical construction activities would occur simultaneously throughout construction of the project (i.e., treatment system, pump station, and water tanks). The maximum number of construction workers per day would be 25 workers, and these workers would participate in multiple overlapping construction phases. To accurately model the number of daily trips generated by construction of the project and to avoid double counting the same workers across overlapping construction phases, the maximum anticipated number of workers, being 25 workers, was incorporated only for the longest phase of construction (i.e., the pipeline installation phase). The pipeline installation phase would begin on the first day of construction and last for approximately 400 days, encompassing the entire construction schedule.

Air Quality Emissions

DD&A used CalEEMod to quantify air quality emissions during construction and operation of the proposed project. Additionally, DD&A incorporated measures for dust suppression, as recommended by MBARD, into the model. Specifically, these measure include watering of exposed areas twice daily, watering unpaved roads twice daily, and sweeping paved roads once per month. **Table 4** includes the emissions of criteria air pollutants during construction against the established MBARD thresholds.

Table 4
Construction Emissions of Criteria Air Pollutants
Emissions (lbs./day)

Criteria	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions:	2.11	18.7	15.6	0.05	73.3	8.57
MBARD Significance Threshold:	137	137	550	150	82	55
Exceeds Threshold/Significant Impact?	No	No	No	No	No	No

Source: CalEEMod 2025, Denise Duffy & Associates, Inc. 2025 CalEEMod.
See Appendix A for full CalEEMod Report.

1. To be conservative, maximum daily emissions are based on the highest daily emissions for summer or winter conditions.

Construction of the proposed project would result in minor emissions of criteria air pollutants and would not exceed applicable thresholds established by MBARD. Therefore, the proposed project's impacts related to air quality emissions would be less than significant during construction.

Table 5 shows the emissions of criteria air pollutants during operation against the established MBARD thresholds.

Table 5
Operational Emissions of Criteria Air Pollutants
Emissions (lbs./day)

Criteria	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions:	8.27	19.9	20.0	0.04	1.06	1.06
MBARD Significance Threshold:	137	137	550	150	82	55
Exceeds Threshold/Significant Impact?	No	No	No	No	No	No

Source: CalEEMod 2025, Denise Duffy & Associates, Inc. 2025 CalEEMod.
See Appendix A for full CalEEMod Report.

1. To be conservative, maximum daily emissions are based on the highest daily emissions for summer or winter conditions.

Operation of the proposed project would result in minor emissions of criteria air pollutants and would not exceed applicable thresholds established by MBARD. Therefore, the proposed project's impacts related to air quality emissions would be less than significant during operation.

Greenhouse Gas Emissions

DD&A also evaluated construction and operational GHG emissions using CalEEMod. As shown in **Table 6**, construction of the proposed project would generate 405 MTCO2e/year in 2026 and 180 MTCO2e/year in 2027. Amortized over a 30-year period, construction of the proposed project would generate 13.6 MTCO2e/year for construction occurring in 2026 and 6.0 MTCO2e/year for construction occurring in 2027.[3] These projected annual GHG emission totals would be well below SMAQMD's threshold of 1,100 MTCO2e/year.

Table 6
Construction Emissions of GHGs

Construction Phase	Annual Emissions ($MTCO_2e$/Year)
Site Preparation (2026)	0.93
Staging/Delivery (2026)	20.0
Grading (2026)	4.13
Building Construction (2026)	5.75
Pump Station Installation (2026)	0.35
Trenching (2026)	22.89
Trenching (2027)	12.15
Pipeline Installation (2026)	321.8
Pipeline Installation (2027)	168.34
Paving (2026)	29.37
Total Annual Construction Emissions (2026):	405
Total Annual Construction Emissions (2027):	180
Amortized Construction Emissions[1](2026):	13.6
Amortized Construction Emissions[1](2027):	6.0

Source: CalEEMod 2025, Denise Duffy & Associates, Inc. 2025 CalEEMod.
See Appendix A for full CalEEMod Report.

1. Amortized emissions are quantified based on an estimated 30-year project life.

As shown in **Table 7**, operation of the proposed project would generate 191 MTCO2e/year of GHG. When accounting for the amortized construction GHG emissions, the proposed project would generate 210.6 MTCO2e/year of GHG. Therefore, the projected annual emissions during operation of the proposed project would be below SMAQMD's threshold of 1,100 MTCO2e/year.

[3] Amortized construction emissions are calculated by dividing the total estimated emissions by the estimated lifetime of the project, about 30 years. Amortizing construction emissions allows projects to analyze a combined total of construction and operational emissions over the lifetime of the project against the chosen CEQA threshold, in this case the 1,1000 MTCO2/year as defined by SMAQMD. Construction GHG emissions, operational GHG emissions, and total GHG emissions (amortized construction emissions plus operational emissions) for the project are all below SMAQMD's GHG threshold.

Table 7
Operational Emissions of GHGs (Year 2027)

Source	Annual Emissions ($MTCO_2e$/Year)
Area	0.89
Energy Use (Electricity)	41.1
Energy Use (Natural Gas)	97.8
Mobile	0
Waste	16.9
Water	18.8
Refrigerants	1.88
Stationary Emissions (Emergency Generators)	13.4
Total:	191
Total with Amortized Construction Emissions:[1]	210.6
Significance Threshold:	1,100
Exceeds Significance Threshold?:	No

Source: CalEEMod 2025, Denise Duffy & Associates, Inc. 2025 CalEEMod.
See Appendix A for full CalEEMod Report.
1. GHG emissions quantified for buildout conditions.

The construction and operational GHG emissions are well below the established SMAQMD threshold of 1,100 MTCO2e/year of GHG. Therefore, the proposed project's impacts related to GHG emissions would be less than significant during both construction and operation.

IV. Conclusion

The proposed project would result in minor increases to air quality and GHG emissions during construction and operation. The emissions during both construction and operation would not, however, exceed MBARD's thresholds of significance for air quality and SMAQMD's thresholds of significance for GHG emissions. Therefore, impacts related to air quality and GHG would be less than significant as a result of the proposed project. Please request a copy of the *Pajaro/Sunny Mesa System Consolidation Project Detailed Report* from the Lead Agency (omitted due to not meeting accessibility requirements) for specific data inputs and estimated air quality and GHG emissions for the proposed project.

References

Denise Duffy & Associates. 2025. *Pajaro/Sunny Mesa System Consolidation Project Detailed Report – California Emission Estimator Model Results.* Dated June 2025.

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Appendix C
Biological Resource Report

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Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project

Biological Resources Report

NOVEMBER 2025

Prepared For:

PAJARO / SUNNY MESA
COMMUNITY SERVICES DISTRICT

Pajaro Sunny Mesa
Community Services District
136 San Juan Rd.
Royal Oaks, Ca 95076

Prepared By:

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INTRODUCTION

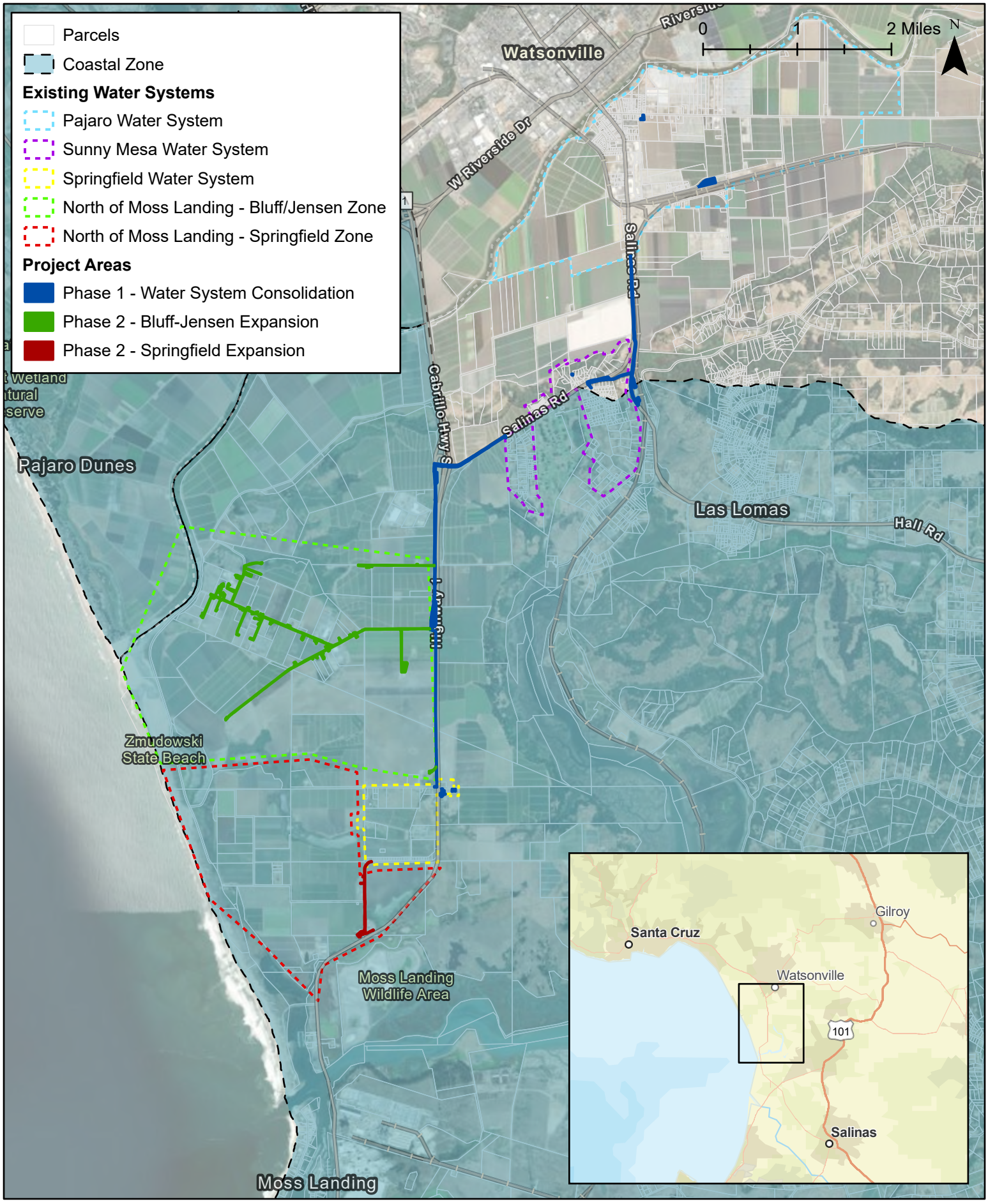
Denise Duffy & Associates, Inc. ("DD&A") was contracted by the Pajaro Sunny Mesa Community Services District ("District") to prepare a Biological Resources Report for the Pajaro – Sunny Mesa - Springfield ("PSMS") Area Regional Consolidation Project ("Project" or "Proposed Project"), located north of the community of Moss Landing in unincorporated Monterey County (**Figure 1**). The Project is two-phased, consisting of the consolidation of the three public water systems and various water connections in the North of Moss Landing ("NOML") Area into a single water system to be owned and operated by the District. This report describes the existing biological resources within and adjacent to the Proposed Project, including any special-status species or sensitive habitats known or with the potential to occur. This report also assesses the potential impacts to biological resources that may result from the Proposed Project, and recommends appropriate avoidance, minimization, and mitigation measures necessary to reduce impacts to a less-than-significant level in accordance with the California Environmental Quality Act ("CEQA").

Background

Water service in the Project area is provided by three public water systems owned and operated by the District (**Figure 1**). These systems are the Pajaro Water System "(PWS"), the Sunny Mesa Water System ("SMWS"), and the Springfield Water System ("SWS"). In addition, the NOML area contains 77 identified households, with 32 houses sourcing water from two state regulated small water systems and nine locally regulated small water systems, and 43 households reliant on private domestic wells. The NOML area includes the proposed Bluff-Jensen Expansion Area and the Springfield Expansion Area, as described in the Project Description below. All of the NOML water sources and wells face issues related to water quality, water supply reliability, and vulnerabilities to failure, as described in further detail below. The Proposed Project is needed to address long-standing contamination issues within the wells within the Project area.

Project Location

The Proposed Project is located north of the community of Moss Landing and south of the city of Watsonville in northern unincorporated Monterey County ("County") (**Figure 1**). Regional access to the Project area is provided primarily from State Route ("SR") 1 and Salinas Road. The Moss Landing and Pajaro communities are rural, low-density residential areas. Land use within the Project area consists mainly of agricultural parcels, rural residential parcels, State Highways, and County rights-of-way ("ROWs"). The Proposed Project area evaluated in this report consists of various pipeline, well, tank, pump station, and other improvement components, as well as expanded service areas within the NOML area (i.e., the Bluff-Jensen and Springfield Expansion areas), as shown below in **Table 1** and **Figure 2**. **Table 1** and **Figure 1** also identify whether the components are located within the coastal zone. **Table 2** provides the Assessor's Parcel Numbers ("APNs") to be served by the Proposed Project.



PSMS Area Regional Consolidation Project Vicinity

Date: 9/22/2025

Scale: 1 in = 1 mi

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

Figure 1

Path: C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

Project Components

- Transmission Main Pipeline (Phase 1)
- Transmission Booster Pump Station (Phase 1)
- SMWS Tank Site Electrical Upgrades (Phase 1)
- Iron & Maganese Treatment System, & Facility Flood Protection (Phase 1)
- PWS Tank Rehabilitation (Phase 1)
- Bluff-Jensen Expansion Distribution Pipeline (Phase 2)
- Bluff-Jensen Tank & Booster Pump Station (Phase 2)
- Bluff-Jensen Expansion Service Areas (Phase 2)
- Springfield Expansion Distribution Pipeline (Phase 2)
- Springfield Expansion Service Areas (Phase 2)
- Potential Staging Areas

Existing Water Systems

- Pajaro Water System
- Sunny Mesa Water System
- Springfield Water System
- North of Moss Landing - Bluff-Jensen Zone
- North of Moss Landing - Springfield Zone

0 0.25 0.5 1 mi

N

Connection with Existing PWS

Transmission Booster Pump Station Supply Pipeline

Trafton Rd

Salinas Rd

PWS to SMWS Transmission Main

Warner Lake

Tri-County Landscaping Water Meter Relocation

SMWS Tank Site Upgrades

Salinas Rd

Garin Rd

Salinas Rd

Fruitland Ave

Connection with Existing SMWS

Sunny Mesa Wells, Transmission Booster Pump Station, & Staging Area

Elkhorn Rd

Connection with Existing SMWS

Salinas Rd

Pajaro Valley Golf Club

Hillcrest Rd

Spring Rd

Spring Rd

Hudson Landing Rd

Bay Farms Rd

Wells Rd

Hall Rd

Elkhorn Rd

Hilltop Rd

Highway 1

Hilltop Rd

Highway 1

Bluff-Jensen Distribution Pipeline

SMWS to NOML Transmission Main Pipeline

Hwy 1

Hwy 1

Highway 1

Bluff Jensen Distribution Pipeline to be Installed in Tandem with Transmission Main Pipeline in this section

Potential Staging Area

Springfield Transmission Main Pipeline

0 0.1 0.2 0.4 mi

San Juan Rd

San Juan Rd

PWS Well #1 Site, Iron & Manganese Treatment System, Facility Flood Protection, & Staging Area

Waters Ln

Marinovich Ave

PWS Tank Rehabilitation & Staging Area

Railroad Ave

Southern Pacific Railroad

Railroad Ave

PSMS Area Regional Consolidation Project
Project Components

Date 9/22/2025

Scale 1 in = 0.24 mi

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Figure 2A

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SMWS to NOML Transmission Main Pipeline
Hilltop Rd
Hwy 1
Trafton Rd
Bluff-Jensen Expansion Distribution Pipeline
Bluff Jensen Distribution Pipeline to be Installed in Tandem with Transmission Main Pipeline in this section
Highway 1
Bluff Rd
Transmission Main Pipeline to be Installed in Tandem with Bluff Jensen Distribution Pipeline in this section
Potential Staging Area
Jensen Rd
Bluff-Jensen Tank & Booster Pump Station & Staging Area
Bluff-Jensen Expansion Distribution Pipeline
Springfield Transmission Main Pipeline
Springfield Rd
Potential Staging Areas
Moss Landing Middle School
Connection with SWS
McClusky Slough
Santa Cruz Long-Toed Salamander
Struve Rd
SWS Distribution System Expansion Pipeline
Giberson Rd

Project Components

- Transmission Main Pipeline (Phase 1)
- Transmission Booster Pump Station (Phase 1)
- SMWS Tank Site Electrical Upgrades (Phase 1)
- Iron & Maganese Treatment System, & Facility Flood Protection (Phase 1)
- PWS Tank Rehabilitation (Phase 1)
- Bluff-Jensen Expansion Distribution Pipeline (Phase 2)
- Bluff-Jensen Tank & Booster Pump Station (Phase 2)
- Bluff-Jensen Expansion Service Areas (Phase 2)
- Springfield Expansion Distribution Pipeline (Phase 2)
- Springfield Expansion Service Areas (Phase 2)
- Potential Staging Areas

Existing Water Systems

- Pajaro Water System
- Sunny Mesa Water System
- Springfield Water System
- North of Moss Landing - Bluff-Jensen Zone
- North of Moss Landing - Springfield Zone

0 0.25 0.5 1 mi

N

Springfield Area Regional Consolidation Project
Project Components

Date 9/22/2025

Scale 1 in = 0.24 mi

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Planning and Environmental Consulting

Figure 2B

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Table 1.
Project Components APNs and Relation to Coastal Zone

Proposed Project Component	Project APN	Located Within Coastal Zone
Pajaro Well #1 Site/ Iron & Manganese Treatment System	117-351-032-000	No[1]
Pajaro Tank Site	117-263-006-000	No[1]
Sunny Mesa Well Site/Transmission Booster Pump Station	117-121-003-000 117-121-004-000	Yes[2]
Sunny Mesa Tank Site Improvements	117-191-004-000	No[1]
Pipeline Easements	117-021-008-000 117-021-013-000 117-022-002-000 412-032-011-000	Yes[2]
Pipelines (within rights-of-way)	None	Partially
Bluff-Jensen Tank Site	117-033-005-000	Yes[2]
Service Area Connections	Various Parcels[3]	Yes[2]

Applicable Regulatory Plans
[1] 2010 Monterey County General Plan, North County Area Plan
[2] 1982 Monterey County General Plan, North County Land Use Plan/Local Coastal Program
[3] See Table 2 for APNs for Service Area Connections

Table 2.
Project APNs to be Served by Proposed Project

Project APNs	Project APNs	Project APNs
117-032-001-000	117-031-004-000	117-031-005-000
117-031-006-000	117-032-002-000	117-032-003-000
117-032-004-000	117-032-005-000	117-033-003-000
412-032-013-000	117-033-005-000	117-033-004-000
117-031-014-000	117-043-026-000	117-043-013-000
117-043-014-000	117-043-015-000	117-043-032-000
117-042-005-000	117-042-006-000	117-043-006-000
117-043-010-000	117-043-022-000	117-043-019-000
117-043-003-000	117-043-029-000	117-043-023-000
117-041-017-000	117-041-012-000	117-041-011-000
117-041-016-000	117-042-010-000	117-042-009-000
413-012-014-000	413-013-001-000	413-031-001-000
117-021-008-000	117-052-023-000	117-022-002-000
117-021-013-000	412-032-011-000	

This report evaluates the Proposed Project based on 30% design plans (**Appendix A**). However, this report includes an "Evaluation Area" that is larger than the actual footprint of the construction in order to include all areas that could potentially be impacted by project activities, such as access, parking, or staging (**Figure 1**). For the transmission and distribution pipelines, this includes the width of the roadways and road shoulders along the alignment. Exact service connection pipeline locations have not been determined. Therefore, the Evaluation Area includes all potential areas for the service connections are included; however, installation of the actual service connection pipelines will be significantly smaller. The Transmission Booster Pump Station would be located at the existing SMWS well site off of Elkhorn Road; the existing wells at this site would be converted to standby use only. The Iron and Manganese Treatment System, PWS Tank Rehabilitation, and SMWS Tank Site Improvements components would be located within existing facilities. The Evaluation Area includes most of the area within these existing facilities; however, actual work areas would be more limited. Staging is proposed within the existing PWS Tank facility, SMWS well facility, and Pajaro Well #1 facility/District office; within the proposed Bluff-Jensen Tank and Booster Pump Station; within a the California Department of Transportation ("Caltrans")-owned property near the intersection of Jensen Road with Hilltop Road and SR 1; and within the Moss Landing Middle School; however, all areas analyzed for staging may not be used. The Project has been designed to avoid impacts to known or potential sensitive habitat areas, and therefore the Evaluation Area has also been defined to exclude sensitive resources that were identified in the Constraints Analysis prepared by DD&A in 2023 or during surveys conducted for this report; however, immediately adjacent sensitive resources are discussed herein.

PROJECT DESCRIPTION

The Proposed Project is two-phased, consisting of the consolidation of the PWS, SMWS, and SWS, and various water connections in the NOML area into a single water system to be owned and operated by the District. Phase 1 of the Proposed Project is anticipated to be funded by the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant.

Phase 1 of the Proposed Project consists of the consolidation of the existing water systems and related improvements to existing District infrastructure. Specifically, Phase 1 of the Proposed Project would consist of the following components[1]:

- Construction of an Iron and Manganese Treatment System and a Transmission Booster Pump Station to convey water from the PWS to the SMWS;
- Installation of the Transmission Main;
- Rehabilitation of the PWS's existing 600,000 gallon welded steel water storage tank;
- Communication and control upgrades to the SMWS tank site;
- Conversion of SMWS wells No. 1 and No. 2 to standby use;
- Radio read water meter installation and upgrades; and
- Installation of a Supervisory Control and Data Acquisition ("SCADA") system.

Phase 2 of the Proposed Project is anticipated to be funded by the California Safe Drinking Water State Revolving Fund from the SWRCB. Phase 2 consists of the extension of District water service into the Project areas. Specifically, Phase 2 would consist of the following components:

- Installation of the Springfield Distribution Pipeline, Bluff/Jensen Distribution Pipeline, and the overlapping portion of the Transmission Main Pipeline;
- Construction of the Bluff-Jensen Tank and Booster Pump Station;
- Lateral service connections;
- Well destruction (except as retained for irrigation on a case-by-case basis); and
- Abandonment of existing NOML infrastructure.

Phase 1 of the Proposed Project would function as a standalone water system Project in the event Phase 2 is not funded or is otherwise delayed.

Once operational, the Proposed Project is anticipated to serve 967 total connections within the Project area. The Proposed Project would accommodate existing connections within the area by transferring water service to the consolidated water system. The Proposed Project would primarily be supplied water from three (3) sources, comprised of Pajaro Wells No. 1 and No. 2 and Springfield Well No. 2. Additionally,

[1] Phase 1 will also include annexation of parcels into the District's Service Area and land acquisition and easements; however, these administrative actions would not have any impact on biological resources and is therefore not discussed herein.

Sunny Mesa Wells No. 1 and No. 2 would be retained as standby sources of water for the Proposed Project, for an overall total of five (5) water sources. The Proposed Project is not intended to facilitate future residential or commercial development. In addition, the Proposed Project includes additional infrastructure improvements to facilitate Operations and Maintenance ("O&M") of the new water system. These components are explained in more detail below.

Project Components

Pipelines

The Proposed Project includes approximately 46,000 linear feet ("LF") of pipeline, as well as various other appurtenances, including, but not limited to, valves, fire hydrants, air release valves, blow-offs, and sampling stations, to consolidate the existing water systems. Transmission and distribution pipes would be a minimum of six (6)-inches and a maximum of 10-inches in diameter where service to fire hydrants is provided. Pipeline installation would primarily utilize open trench construction methods with an anticipated trench width of 24 to 30 inches and a minimum depth of cover of 36-inches within the public ROWs and private roadways, with greater depths potentially required within easements located within and adjacent to agricultural areas. Horizontal Directional Drilling ("HDD") would be utilized within the Transmission Main easement near the SWS connection to avoid impacts to sensitive riparian habitat. Main lines will be separated from existing sewage and storm drain lines according to California Code of Regulations Title 22, §64554. Within the County ROW, surfaces will be repaired in accordance with the County's requirement; depending on location, County requirements may include full road width resurfacing, resurfacing of one traveled lane, or only a trench width repair. Within Caltrans ROW (approximately 1,030 LF), pavement repair will include the trench and an additional 12 inches on either side. A total of approximately 12.5 acres of pavement will be replaced. Further details on pipeline improvements are provided below.

Transmission Booster Pump Station Supply Pipeline

An approximately 5,300 LF pipeline will connect the existing termination of the PWS distribution system (located at 560 Salinas Road) to the Transmission Booster Pump Station (**Figure 2**). The new transmission pipeline will run south within the paved ROW in Salinas Road before reaching the intersection of Salinas Road and Elkhorn Road and continuing south along Elkhorn Road and connecting to the new Transmission Booster Pump Station located at the existing SMWS well site.

PWS to SMWS Transmission Main

An approximately 2,780 LF pipeline will convey water south from the Transmission Booster Pump Station to the existing termination of the SMWS service pipeline in Fruitland Avenue (**Figure 2**). The new transmission pipeline would travel from the Transmission Booster Pump Station back north along Elkhorn Road, then turn west along Werner Road and Salinas Road, before turning south along Fruitland Avenue and reconnecting with the existing SMWS system.

SMWS to NOML Transmission Main and Bluff-Jensen Distribution

The Proposed Project would install an approximately 14,700 LF transmission main to convey water from the SMWS to the intersection of Hilltop Road and Jensen Road. The new transmission pipeline would tie into the existing SMWS distribution system at the intersection of Salinas Road and Bay Farms Road, then continue west to the intersection of Salinas Road and Hilltop Road (**Figure 2**). The pipeline would be located within the ROW of Salinas Road as well as the Caltrans ROW within SR 1, including the on- and off-ramps to Salinas Road. The crossing of SR 1 (approximately 212 LF) would be installed within an existing unused utility conduit within the bridge over SR 1. Vaults with expansion joints will be provided on either side of the bridge crossing. From the intersection of Salinas Road and Hilltop Road, the pipeline would proceed south in the paved ROW and/or unpaved shoulder of Hilltop Road to the intersection with Jensen Road, where it would split into two (2) segments, one (1) travelling west along Jensen road to connect to the Bluff-Jensen Tank and Booster Pump Station (see NOML Transmission and Bluff-Jensen Distribution Piping below), and the other continuing to the SWS (see Springfield Transmission Main below). Additionally, approximately 2,300 LF of the Bluff-Jensen distribution piping will be installed in tandem with the Transmission Main Pipeline in Hilltop Road and Jensen Road as part of Phase 1 of the Proposed Project.

Springfield Transmission Main

The Springfield Transmission Main will serve as a back-up water supply to the SWS. An approximately 5,140 LF pipeline will be located within an easement that runs parallel to SR 1 along an unnamed farm road and through a residential property at the northwestern corner of the intersection of Springfield Road and SR 1, before turning west along Springfield Road to connect with the SWS (**Figure 2**). Within this extent, approximately 400 LF of the transmission pipeline would be installed using HDD to avoid impacts to sensitive riparian habitat. The Proposed Project includes installation of a manual flushing point at the connection to the SWS distribution system to purge aged water prior to discharge into the SWS.

NOML Transmission Main and Bluff-Jensen Distribution Piping

The Proposed Project will provide water to the Bluff-Jensen area by installing approximately 14,175 LF of distribution pipeline within the Bluff-Jensen Expansion Area as part of Phase 2[2]. Approximately 5,225 LF of new distribution pipeline will extend southwest and northeast along Jensen Road from the Bluff-Jensen Tank and Booster Pump Station (**Figure 2**). Approximately 3,820 LF of transmission pipeline would be installed in tandem within the distribution piping in the northeast extent, between the Bluff-Jensen Tank and Booster Pump Station and the intersection of Jensen Road and Hilltop Road, as part of Phase 2 of the Proposed Project. The distribution piping would also branch off to the northwest along Bluff Road (4,800 LF), with an additional segment branching off and travelling to the north along Trafton Road (1,400 LF) and approximately 2,750 LF will also extend west from Hilltop Road along an unnamed dirt road (**Figure 2**). The pipelines installed within Jensen Road, Bluff Road, and Trafton Road would all have a dead-ends at the terminus of the pipeline that will require regular flushing to maintain water quality.

[2] This does not include the distribution piping that will be installed in tandem with the Transmission Main Pipeline as part of Phase 1; the Bluff-Jensen Distribution piping will total 16,455 LF.

SWS Distribution System Expansion Piping

The Proposed Project will expand the SWS by installing approximately 2,650 feet of pipeline to tie into the west end of the SWS at Struve Road (**Figure 2**). The new pipeline would be installed within Struve Road and would have a dead-end at the southern terminus of the pipeline that will require regular flushing to maintain water quality.

Site Improvements and New Facilities

PWS Tank Rehabilitation

The Proposed Project includes electrical and piping modifications at the District's existing Pajaro tank and booster pump station site located at Railroad Avenue (**Figure 2**). These modifications include the installation of a bypass valve vault; the replacement of the existing 10-inch electromagnetic flow meter; and the rehabilitation of the existing 600,000 gallon welded steel water tank by recoating interior and exterior surfaces, repairing the structure and pitted areas on the tank floor, replacing tank appurtenances, and various other improvements. These improvements would occur entirely within a developed site and are depicted on Sheets C-091 and C-092 of **Appendix A**.

Sunny Mesa Tank Site Upgrades

The Proposed Project includes improvements to the District's existing SMWS Tank site located off of Stone Ridge Drive. These improvements include instrumentation, controls, and communication system improvements to integrate site operation into the proposed SCADA system. These improvements would occur entirely within a developed site.

Iron and Manganese Treatment System & Facility Flood Protection

The Proposed Project includes an Iron and Manganese Treatment System that would be installed at the existing Pajaro Well No. 1 site (**Figure 2**). This treatment system would address water quality issues related to elevated iron and manganese concentrations and provide the consolidated water system with an additional source of supply. Some existing vegetation, well piping, and other site equipment would be removed to make way for the site improvements, while other equipment, including the existing hydropneumatic tank, would be protected in place. An existing storage shed would be relocated to make room for the site improvements, and the existing pump and motor would be tested to confirm operation and potentially replaced to meet revised hydraulic conditions. This component includes approximately 2,000 sf of new impervious surfaces at the southeastern corner of the site. In addition, some existing piping and infrastructure, a fence segment, and a light pole would be removed from the site. The treatment system consists of a pressure filter containing a combination of anthracite and greensand filtration media, as well as 15-foot diameter 10,000 gallon backwash tank. New eight (8) inch diameter pipelines would be installed within the adjacent parking lot to convey water from the existing Pajaro Well No. 1 to the treatment system and from the treatment system to the District's distribution system located within San Juan Road. The Iron and Manganese System also includes the construction of a new concrete masonry unit ("CMU") block building with two (2) separate rooms to house chemical equipment and

electrical equipment, and installation of retaining walls and an access ramp. The new facilities at this site would be elevated above the flood level and new drainage management features would be installed to manage on-site flood flows. The existing PWS Well No. 1 site facilities would also be hardened to protect against flooding, including installation of flood barriers at critical facilities. The proposed improvements are depicted on Sheets C-086 through C-090 of **Appendix A**.

Transmission Booster Pump Station

The Proposed Project includes the construction of a new Transmission Booster Pump Station located at the existing SMWS well site (**Figure 2**). The Transmission Booster Pump Station would convey water from the PWS to SMWS and then to the Bluff-Jensen area and SWS. The Transmission Booster Pump Station would include a bypass vault and security improvements (fencing, etc.). The existing back-up generator would be relocated to a new concrete pad and the existing concrete mounting pad would be demolished. In addition, the existing water meter and lateral for the adjacent property (Tri-County Landscaping) would be relocated to the north. The existing access driveway would be replaced, with elevations to match existing conditions. The Transmission Booster Pump Station would also include a back-up generator and security improvements (fencing, etc.). Approximately 150 sf of new impervious surfaces and 2,350 sf of replacement impervious surfaces would be installed at the Transmission Booster Pump Station site. Two (2) coast live oak trees would require removal as a result of construction of this Project component; all other trees on the site would be protected in place.

The Proposed Project would retain the existing SMWS Wells No. 1 and No. 2 located at the Transmission Booster Pump Station site to serve as standby water sources. The Proposed Project would also demolish and remove or relocate some above-grade infrastructure at the SMWS well site and remove or abandon in-place underground pipe components.

Bluff-Jensen Tank and Booster Pump Station

The Proposed Project includes construction of a new booster pump station and water storage tank on a 10,000 sf portion of an approximately 17,536 sf site located at the northwest corner of the intersection between Jensen Road and Bluff Road (**Figure 2**). The pump station would convey water from the transmission main into the Bluff-Jensen area and provide water flow for fire prevention. The pumping facility will consist of a 34-foot diameter 125,000 gallon bolted-steel potable water storage tank, a 14-foot by 17-foot pump station consisting of four (4) vertical turbine can pumps, a 30 foot by nine (9) foot hydropneumatic pressure tank, a back-up generator, and a 24.5 foot by 9.33 foot chemical and electrical building housing a tank mixing and chlorine residual control system (see Sheets C-096 through C-101 of **Appendix A**). Site access would be provided via a new 20-foot wide driveway and rolling gate accessed via Jensen Road. Other site improvements include eight (8) foot high security chain link fencing (with three (3) strand barb wire) and a six (6) foot by six (6) foot transformer. Approximately 10,000 sf of impervious surfaces would be installed at the Bluff-Jensen Tank and Booster Pump Facility site. Unimproved areas of the site will be hydroseeded or landscaped.

Additional Infrastructure Improvements

In addition to the pipeline and site improvements described above, the Proposed Project also includes various miscellaneous infrastructure improvements as described below.

Existing NOML Infrastructure

The existing private and state small water systems in the NOML area are considered unsuitable for consolidation into the Proposed Project. Existing water distribution infrastructure within the NOML area will either be abandoned or continue operation exclusively as non-potable water sources. In addition, the Proposed Project would destroy existing individual wells serving properties in the NOML area once these areas have been connected to the operational water distribution system component of the Proposed Project, unless wells are requested to be retained for irrigation. Well destruction is assumed to occur entirely within developed and disturbed areas. Well destruction typically includes removal of the top five (5) feet of well casing, requiring excavation. However, individual well destruction would be subject to the conditions of well destruction permits issued by the County Environmental Health Bureau, including verification that no sensitive resources would impacted during well destruction. Continued use of private wells for non-potable water would be at the discretion of the individual owners and may require County permitting and/or approvals that are not included under the Proposed Project. All well owners who opt to retain their wells for irrigation would be required to install a backflow prevention assembly and ensure that all water-using equipment is installed in accordance with plumbing code requirements pursuant to Section 7584 of Title 17 of the California Code of Regulations. In addition, well owners would be responsible for paying for an annual cross connection certification to demonstrate no connections exist between the potable and non-potable systems. Demolition waste from existing infrastructure would be disposed of in accordance with all applicable regulations at the Monterey Peninsula Landfill.

Radio Read Water Meter Installation and Replacement

The Proposed Project would install individual radio read water meters throughout the NOML area, and replace all existing water meters for the PWS (463 meters) and SMWS (268 meters) with new radio read meters. Use of these meters would reduce the District's operational workload by allowing remote access to meter data and eliminating the need to manually check meters and offsetting the need for additional or longer maintenance trips to serve the Proposed Project. Use of these meters would also allow for easier identification of leaks and maintenance needs, reducing water waste and streamlining maintenance operations.

Supervisory Control and Data Acquisition (SCADA)

The Proposed Project includes installation of a consolidated system-wide SCADA system, which would consist of a centralized base station computer, communication equipment, alarms, and other provisions. The SCADA system would allow the District to control the components of the Proposed Project via cloud-based remote access. These proposed improvements would require retrofitting existing sites and the installation of new infrastructure at new sites. No ground disturbing activities would be necessary for retrofits at existing District facilities. SCADA installation would begin in Phase 1 of the Proposed Project and would continue for applicable facilities under Phase 2 of the Proposed Project.

Local Programmable Logic Controllers ("PLCs") would control both the Transmission Booster Pump Station and the Bluff/Jensen Tank and Pump Station site. The improvements to the other facilities will rely on existing controls.

Service Connections

The Proposed Project includes the installation of private water service laterals for the individual residential connections in the Bluff-Jensen and Springfield expansion areas. Laterals would connect the new distribution mains to individual residences to provide water service. In addition, connection points would be installed to provide future connections to existing commercial properties. As noted above, the exact location of the service connections has not been determined and the Evaluation Area includes all areas within the parcel where connections could be made; however, installation of the actual service connection pipelines will likely be significantly smaller. Trenchless installation of service laterals would be used where feasible and convenient using a small diameter boring machine; where trenching is necessary, all surfaces would be restored to match existing conditions following completion of installation. Project personnel would coordinate with individual properties prior to installation of service laterals on private property.

PROJECT CONSTRUCTION

Staging Areas

Temporary staging areas would be required for construction staging and equipment storage. It is anticipated that the existing Pajaro Well No. 1 site (at the District offices), PWS Tank site, and SMWS well site, as well as the proposed Bluff-Jensen Tank and Booster Pump Station site would be used as staging areas for construction. Additional potential staging areas include an area east of Hilltop Road near the intersection with Jensen Road and SR 1 and at the Moss Landing Middle School (**Figure 2**). However, all areas analyzed for staging may not be used.

Demolition

The Proposed Project includes both well removal and demolition of existing structures on some of the Project Component sites. For the Iron and Manganese System installed at Pajaro Well No. 1 located at the District's office, some existing well piping and other site equipment would be removed to make way for the site improvements. For the Transmission Booster Pump Station at the existing SMWS well site, the Project would demolish the existing concrete pad underlying the generator, remove and replace the existing driveway, convert SMWS Wells No. 1 and No. 2 to standby operation, and destroy some above-grade infrastructure. Underground pipe components at this site will be removed or abandoned in place. Other demolition activities associated with the Proposed Project include destruction of wells in use by the various small and private water systems in the NOML area. Demolition waste would be disposed of in accordance with all applicable regulations at the Monterey Peninsula Landfill.

Grading and Trenching

The Proposed Project would generate 53,130 cubic yards of cut and 53,144 cubic yards of fill, resulting in overall balanced earthwork. All of the tank sites, well sites, and pumping sites would be paved. The Proposed Project would create approximately 12,150 sf (150 sf for the Transmission Booster Pump Station Site, 10,000 sf for Bluff-Jensen Tank and Pump Station site, and 2,000 sf for the Iron and Manganese Treatment Facility) of total new impervious surfaces compared to existing conditions. In addition, the Proposed Project would replace approximately 2,350 sf of impervious surface at the Transmission Booster Pump Station site.

Schedule

Construction would occur Monday through Friday between the hours of 8:00 AM and 5:00 PM. In addition, pipeline construction may occur within the public ROW Sunday through Thursday between the hours of 9:00 PM and 5:00 AM. Construction is anticipated to occur over the course of approximately 24-30 months. Construction of Phase 1 of the Proposed Project is expected to begin in 2026 and conclude by early 2028 over a course of 24 months. Construction for Phase 2 of the Proposed Project is expected to begin in 2027 and conclude by mid-2028 over a course of 18 months. The anticipated schedule of these construction activities is as follows (construction phases are anticipated to overlap):

- Site Construction – 750 days
- Pipeline construction – 750 days
- Well Demolition – 120 days

OPERATION AND MAINTENANCE

Once operational, the District would provide water service to 967 connections within the Project area via a new consolidated water system. The SWS, SMWS, PWS, and the two (2) state regulated small water systems and nine (9) locally regulated small water systems within the NOML area would cease to exist. In addition, the District would then serve 43 connections previously reliant on private wells. Private wells would be retained for irrigation or destroyed in accordance with County regulations on a case-by-case basis. The Proposed Project is anticipated to generate a maximum of one (1) daily vehicle trip to one or more Project components for regular maintenance and testing.

METHODS

Personnel and Survey Dates

DD&A Senior Environmental Scientist Jami Colley and Assistant Environmental Scientist Rikki Lougee conducted surveys of the Evaluation Area on May 20 and 23, and June 18, 2024, and June 11, 2025. Available reference materials were reviewed prior to conducting the field survey (see "Data Sources" below). The surveys included the Transmission and Distribution Pipeline alignments, the Transmission Booster Pump Station, the Bluff-Jensen Tank and Booster Pump Station, and the potential additional staging area along Hilltop Road. Except where within the transmission and distribution alignments, private properties (i.e., the Service Connections areas) were not accessed for the evaluation. Visual assessments of these areas were conducted from public roads and using aerial imagery and available reference materials.

The field surveys included a focused botanical survey, a reconnaissance-level survey to identify any special-status wildlife species or suitable habitat for these species, characterize vegetation types, and identify any sensitive habitats present within or adjacent the Evaluation Area, an assessment of potentially jurisdictional wetlands and other waters. Survey methods included walking the Evaluation Area using aerial maps and GPS to map biological resources. Botanical surveys followed the applicable guidelines outlined in the U.S. Fish and Wildlife Service ("USFWS") *Guidelines for Conducting and Reporting Botanical Inventories for Federally listed, Proposed and Candidate Plants* (USFWS, 2000), the California Department of Fish and Wildlife ("CDFW") *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (CDFW, 2021), and the California Native Plant Society ("CNPS") *Botanical Survey Guidelines* (CNPS, 2001). Data collected during the surveys were used to assess the environmental conditions of the Evaluation Area and its surroundings, evaluate environmental constraints at the site and within the local vicinity, and provide a basis for recommendations to minimize and avoid impacts.

Data Sources

The primary literature and data sources reviewed to determine the occurrence or potential for occurrence of special-status species within and adjacent to the Evaluation Area include:

- Current agency status information from the USFWS and CDFW for species listed, proposed for listing, or candidates for listing as Threatened or Endangered under the federal Endangered Species Act ("ESA") or the California Endangered Species Act ("CESA"), and those considered CDFW "species of special concern," including;
    - CDFW's California Natural Diversity Database ("CNDDB") occurrence reports for the Moss Landing quadrangle and the six surrounding quadrangles (Marina, Salinas, Prunedale, Watsonville East, Watsonville West, and Soquel) (CDFW, 2025b; **Appendix B**);
    - The USFWS's Information for Planning and Consulting ("IPaC") Resource List (USFWS, 2025a: **Appendix C**); and
- The CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS, 2025).

From these resources, a list of special-status plant and wildlife species known or with the potential to occur within and adjacent to the Evaluation Area was created (**Appendix D**). The list presents these species along with their legal status, habitat requirements, and a brief statement of the likelihood to occur.

In addition, the following literature and data sources were reviewed to determine the occurrence or potential for occurrence of other sensitive natural resources within the survey area:

- California Natural Communities List (CDFW, 2025b);
- The U.S. Department of Agriculture ("USDA") Natural Resources Conservation Service ("NRCS") Web Soil Survey (USDA-NRCS, 2025);
- The National Wetlands Inventory Wetlands Mapper (USFWS, 2025b); and
- The National Hydrography Dataset (U.S. Geologic Survey ["USGS"], 2023).

Botany

Vegetation types identified in *A Manual of California Vegetation* (Sawyer et al., 2009) were utilized to determine if vegetation types identified as sensitive on CDFW's *California Natural Communities List* (CDFW, 2025b) are present within the Evaluation Area. Information regarding the distribution and habitats of local and state vascular plants was also reviewed (Howitt and Howell, 1964 and 1973; Munz and Keck, 1973; Baldwin et al., 2012; Matthews and Mitchell, 2015; Jepson Flora Project, 2025). All plants observed within the Evaluation Area were identified to species or intraspecific taxon necessary to eliminate them as being special-status species using keys and descriptions in *The Jepson Manual: Vascular Plants of California, Edition 2* (Baldwin et al., 2012) and *The Plants of Monterey County an Illustrated Field Key* (Matthews and Mitchell, 2015). Scientific nomenclature for plant species identified within this document follows Baldwin, et. Al, (2012); common names follow Matthews and Mitchell (2015). All species observed during the surveys were recorded and the dominant species within each habitat were noted. Dominant plant species are those which are more numerous than their competitors in an ecological community or make up more of the biomass; generally, the species that are most abundant. Most ecological communities are defined by their dominant species.

Wildlife

The wildlife literature and data sources were reviewed include CDFW reports on special-status wildlife (Remsen, 1978; Williams, 1986; Jennings and Hayes, 1994; Thelander, 1994), California Wildlife Habitat Relationships Program species-habitat models (Zeiner et al., 1988; and Zeiner et al., 1990), and general wildlife references (Stebbins, 1972, 1985, and 2003).

Definitions

Special-Status Species

Special-status species are those plants and animals that have been formally listed or proposed for listing as endangered or threatened or are candidates for such listing under the ESA or CESA. Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of rare or endangered

under the CEQA Section 15380 are also considered special-status species. Animals identified as "species of special concern" (most of which are species whose breeding populations in California may face extirpation if current population trends continue) on CDFW's "Special Animals" list (CDFW, 2025c) meet this definition and are typically provided management consideration through the CEQA process, although they are not legally protected under the ESA or CESA. Additionally, the CDFW also includes some animal species that are not assigned any of the other status designations on their "Special Animals" list; however, these species have no legal or protection status and are not analyzed in this document.

Plants listed as rare under the California Native Plant Protection Act ("CNPPA") or included in CNPS California Rare Plant Ranks (CRPR) 1A, 1B, 2A, and 2B are also treated as special-status species as they meet the definitions of Sections 2062 and 2067 of the CESA and in accordance with CEQA Guidelines Section 15380. In general, the CDFW requires that plant species on CRPR 1A (Plants presumed extirpated in California and Either Rare or Extinct Elsewhere), CRPR 1B (Plants rare, threatened, or endangered in California and elsewhere), CRPR 2A (Plants presumed extirpated in California, but more common elsewhere); and CRPR 2B (Plants rare, threatened, or endangered in California, but more common elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2025) be fully considered during the preparation of environmental documents relating to CEQA. CRPR 3 (plants about which more information is needed) and CRPR 4 species (plants of limited distribution) may, but generally do not, meet the definitions of Sections 2062 and 2067 of the CESA and are not typically considered in environmental documents relating to CEQA, and are therefore not analyzed in this document.

Raptors (e.g., eagles, hawks, and owls) and their nests are protected in California under the federal Migratory Bird Treaty Act ("MBTA"), the California Migratory Bird Treaty Act ("CMBTA"), and California Fish and Game Code Section 3503.5. Section 3503.5 states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except otherwise provided by this code or any regulation adopted pursuant thereto." In addition, fully protected species under the Fish and Game Code Section 3511 (birds), Section 4700 (mammals), Section 5515 (fish), and Section 5050 (reptiles and amphibians) are also considered special-status animal species. Species with no formal special-status designation but thought by experts to be rare or in serious decline may also be considered special-status animal species in some cases, depending on project-specific analysis and relevant, localized conservation needs or precedence.

Sensitive Habitats

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species, areas of high biological diversity, areas supporting rare or special-status wildlife habitat, and unusual or regionally restricted vegetation types. Vegetation types considered sensitive include those listed on CDFW's *California Natural Communities List* (i.e., those habitats that are rare or endangered within the borders of California) (CDFW, 2025b), those that are occupied by species listed under the ESA or are critical habitat in accordance with the ESA, and those that are defined as Environmentally Sensitive Habitat Areas ("ESHA") under the California Coastal Act ("CCA"). Specific habitats may also be identified as sensitive in city or county general plans or ordinances. Sensitive habitats are regulated under federal regulations (such as the Clean Water Act and Executive Order 11990 – Protection of Wetlands), state regulations (such as

CEQA and the CDFW Streambed Alteration Program), or local ordinances or policies (such as city or county tree ordinances and general plan policies).

Regulatory Setting

The following regulatory discussion describes the laws that may be applicable to the Project.

Federal Regulations

Federal Endangered Species Act

Provisions of the ESA of 1973 (16 USC 1532 et seq., as amended) protect federally Listed Threatened or Endangered species and their habitats from unlawful take. Listed species include those for which proposed and final rules have been published in the Federal Register. The ESA is administered by the USFWS or National Marine Fisheries Service ("NMFS"). In general, NMFS is responsible for the protection of ESA-Listed marine species and anadromous fish, whereas other listed species are under USFWS jurisdiction.

Section 9 of ESA prohibits the take of any fish or wildlife species listed under ESA as endangered or threatened. Take, as defined by ESA, is "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Harm is defined as "any act that kills or injures the fish or wildlife…including significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife." In addition, Section 9 prohibits removing, digging up, and maliciously damaging or destroying federally listed plants on sites under federal jurisdiction. Section 9 does not prohibit take of federally listed plants on sites not under federal jurisdiction. If there is the potential for incidental take of a federally listed fish or wildlife species, take of listed species can be authorized through either the Section 7 consultation process for federal actions or a Section 10 incidental take permit (ITP) process for non-federal actions. Federal agency actions include activities that are on federal land, conducted by a federal agency, funded by a federal agency, or authorized by a federal agency (including issuance of federal permits).

The Clean Water Act

The U.S. Army Corps of Engineers ("ACOE") and EPA regulate discharge of dredged and fill material into "Waters of the United States" ("waters of the U.S.") under Section 404 of the Clean Water Act ("CWA"). Waters of the U.S. are defined broadly as waters susceptible to use in commerce (including waters subject to tides, interstate waters, and interstate wetlands) and other waters (such as interstate lakes, rivers, streams, mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds) (33 CFR 328.3). Potential wetland areas are identified as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions."

Under Section 401 of the CWA, any applicant receiving a Section 404 permit from the ACOE must also obtain a Section 401 Water Quality Certification from the Regional Water Quality Control Board

("RWQCB"). A Section 401 Water Quality Certification is issued when a project is demonstrated to comply with state water quality standards and other aquatic resource protection requirements.

Migratory Bird Treaty Act

The MBTA of 1918 prohibits killing, possessing, or trading migratory birds except in accordance with regulation prescribed by the Secretary of the Interior. Most actions that result in permanent or temporary possession of a protected species constitute violations of the MBTA. The USFWS is responsible for overseeing compliance with the MBTA and implements Conventions (treaties) between the United States and four countries—Canada, Mexico, Japan, and Russia—for the protection of migratory birds. The USFWS maintains a list of migratory bird species that are protected under the MBTA.

State Regulations

California Endangered Species Act

CESA was enacted in 1984. The California Code of Regulations (Title 14, §670.5) lists animal species considered Endangered or Threatened by the State. Section 2090 of CESA requires State agencies to comply with endangered species protection and recovery and to promote conservation of these species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the commission determines to be an Endangered species or a Threatened species. "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." A Section 2081 ITP from the CDFW may be obtained to authorize "take" of any State Listed species.

California Native Plant Protection Act

The CNPPA of 1977 directed the CDFW to carry out the legislature's intent to "preserve, protect and enhance rare and Endangered plants in the State." The CNPPA prohibits importing rare and Endangered plants into California, taking rare and Endangered plants, and selling rare and Endangered plants. The CESA and CNPPA authorized the Fish and Game Commission to designate endangered, threatened, and rare species and to regulate the taking of these species (§2050-2098, Fish and Game Code). Plants listed as rare under the CNPPA are not protected under CESA; however, these plants may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research.

California Fish and Game Code

Birds: Section 3503 of the Fish and Game Code states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds-of-prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 (i.e., the CMBTA) prohibits the take or possession of any migratory nongame birds designated under the federal MBTA. Section 3800 prohibits take of nongame birds.

Fully Protected Species: The classification of fully protected was the state's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction.

Lists were created for fish (§5515), mammals (§4700), amphibians and reptiles (§5050), and birds (§3511). Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations. Fully protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

Species of Special Concern: As noted above, the CDFW also maintains a list of wildlife "species of special concern." Although these species have no legal status, the CDFW recommends considering these species during analysis of project impacts to protect declining populations and avoid the need to list them as Endangered in the future.

Sensitive Habitats: CDFW has jurisdiction over the conservation, protection, and management of wildlife, native plants, and habitat necessary to maintain biologically sustainable populations (§1802). As a trustee agency under CEQA Guidelines Section 15386, CDFW provides expertise in reviewing and commenting on environmental documents and provides protocols regarding potential negative impacts to those resources held in trust for the people of California.

Lake or Streambed Alteration: Sections 1600-1607 of the Fish and Game Code require any agency that proposes a project that will substantially divert or obstruct the natural flow of or substantially change the bed or bank of a river, stream, or lake to notify CDFW before beginning construction. If CDFW determines that the project may substantially and adversely affect fish or wildlife resources, a Lake or Streambed Alteration Agreement will be required. CDFW's jurisdictional limits are usually defined by the tops of the stream or lake banks, or the outer edge of riparian vegetation, whichever is wider.

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1969 ("Porter-Cologne") is California's statutory authority for the protection of water quality and applies to surface waters, wetlands, and groundwater, and to both point and nonpoint sources. Under the Porter-Cologne, the SWRCB has the ultimate authority over State water rights and water quality policy. However, Porter-Cologne also establishes nine RWQCBs to oversee water quality on a day-to-day basis at the local/regional level. The Project Study Area is located within Region 3 – Central Coast RWQCB. Porter-Cologne incorporates many provisions of the federal CWA, such as delegation to the SWRCB and RWQCBs of the National Pollutant Discharge Elimination System ("NPDES") permitting program.

Under Porter-Cologne, the state must adopt water quality policies, plans, and objectives that protect the state's waters for the use and enjoyment of the people. Regional authority for planning, permitting, and enforcement is delegate to the nine RWQCBs. The regional boards are required to formulate and adopt water quality control plans for all areas in the region and establish water quality objectives in the plans. The Porter-Cologne sets forth the obligations of the SWRCB and RWQCBs to adopt and periodically update water quality control plans (basin plans). The act also requires waste dischargers to notify the RWQCBs of such activities through filing of Reports of Waste Discharge ("RWD") and authorizes the SWRCB and RWQCBs to issue and enforce waste discharge requirements ("WDRs"), NPDES permits, Section 401 water

quality certifications, or other approvals. The RWQCBs also have authority to issue waivers to RWD requirements and WDRs for broad categories of "low threat" discharge activities that have minimal potential for adverse water quality effects, when implemented according to prescribed terms and conditions.

The term "Waters of the State" is defined by Porter-Cologne as "any surface water or groundwater, including saline waters, within the boundaries of the state." The RWQCB protects all waters in its regulatory scope but has special responsibility for wetlands, riparian areas, and headwaters, including isolated wetlands, and waters that many not be regulated by the ACOE under Section 404 of the CWA. Waters of the State are regulated by RWQCB under the State Water Quality Certification Program, which regulates discharges of fill and dredged material under Section 401 of the CWA and the Porter-Cologne.

California Coastal Act

The California Coastal Commission ("CCC") was established by voter initiative in 1972 (Proposition 20) and later made permanent by the California State Legislature through adoption of the CCA of 1976. The CCC, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone. California's coastal zone generally extends 1,000 yards inland from the mean high tide line. In significant coastal estuarine habitat and recreational areas, it extends inland to the first major ridgeline or five miles from the mean high tide line, whichever is less. In developed urban areas, the boundary is generally less than 1,000 yards. Development activities, which are broadly defined by the CCA to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a Coastal Development Permit ("CDP") from either the CCC or the local government if a Local Coastal Program ("LCP") has been certified. After certification of an LCP, coastal development permit authority is delegated to the appropriate local government, but the CCC retains original permit jurisdiction over certain specified lands (such as tidelands and public trust lands). The Commission also has appellate authority over development approved by local governments in specified geographic areas as well as certain other developments. A CDP is required in addition to any other permit required from resource agencies.

The CCC or the local government may designate areas of rare or unique biological value, such as wetland and riparian habitat and habitats for special-status species, as ESHA. Section 30107.5 of the CCA defines an "environmentally sensitive area" as any area in which plant or animal life or their habitat are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. Development is restricted within the coastal zone and prohibited within designated ESHA, unless the development is coastal dependent and does not have a significant effect on the resources. Section 30240 of the CCA states that "environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas." This section also states that "development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas."

The majority of the Evaluation Area is located within the boundaries of the North Monterey County Land Use Plan ("LUP") (**Figure 1**). Additional information is provided in the Local Regulations section below.

Local Regulations

Monterey County Code

Section 16.16.050 (K) of the Monterey County Code identifies that the following standards of construction are required for areas within 200 feet of a river or within 50 feet of a watercourse:

- A setback of two hundred (200) feet from the top of the bank of a river and fifty (50) feet from the top of the bank of a watercourse will be established where encroachment will be prohibited unless it can be proven to the satisfaction of the Monterey County Water Resources Agency that:
    1. The proposed development will not significantly reduce the capacity of existing rivers or watercourses or otherwise adversely affect any other properties by increasing stream velocities or depths, or diverting the flow; and
    2. The proposed new development will be safe from flow related erosion and will not cause flow related erosion hazards or otherwise aggravate flow related erosion hazards.

Section 20.66.020 of the Monterey County Code requires:

- Any development within 100 feet of environmentally sensitive habitat requires the preparation of a biological report.
- Development is allowable if mitigation is provided that mitigates adverse impacts.
- Development on parcels containing or within one hundred (100) feet of environmentally sensitive habitats shall be permitted only if they will not have a significant adverse impact on the habitat's long-term maintenance, either on a development or cumulative basis. Development shall only be approved where conditions of approval are available which will mitigate adverse impacts to and allow for the long-term maintenance of the habitat, as determined through the biological survey.

North Monterey County Land Use Plan and Coastal Implementation Plan

The development and resource policies of the North Monterey County LUP guide landowners in assuring that development is compatible with protection of the area. The LUP identifies the land use categories of the Evaluation Area as Agricultural Preservation, Agricultural Conservation, Residential-Rural Density, and Wetlands and Coastal Strand. The portions of the Evaluation Area within the road rights-of-way are not given a land use designation. The North Monterey County LUP calls for the protection and preservation of known ESHA. The LUP identifies that "with the exception of resource dependent uses, all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be prohibited in the following [ESHA]: riparian corridors, wetlands, dunes, sites of known rare and endangered species of plants and animals, rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as [ESHA]." In addition, "land uses adjacent to locations of [EHSA] shall be compatible with the long-term maintenance of the resource." Specific ESHA identified on the North County LCP Environmentally Sensitive Areas Map in the vicinity of the Evaluation Area include

coastal strand, coastal wetlands, Santa Cruz long-toed salamander habitat, Pajaro River Riparian Woodland, and the following Natural Areas: Bennett Slough, McClusky Slough, Pajaro River Mouth, and Zmudowski State Beach. Although not specifically identified as ESHA, the LUP also provides policies for protection of oak woodland habitat.

The Monterey County Coastal Implementation Plan ("CIP") Part 2 establishes regulation, standards, and procedures to fully implement the policies of the North County LUP, including development standards for the protection, maintenance, and enhancement and restoration of North County ESHA.

Habitat Conservation Plans or NCCP

There are no adopted Habitat Conservation Plans ("HCP") or Natural Community Conservation Plans ("NCCP") associated with the Evaluation Area.

RESULTS

Vegetation Types

The survey results include mapping and quantification of the acreage of four vegetation types within the Evaluation Area (**Appendix E**). Additionally, the majority of the Evaluation Area is developed (e.g., paved roads and residential landscaping), denuded dirt roads (private and agricultural), or active agriculture. A brief description of each of these areas can be found below. A generalized nomenclature for habitat types is used within this document for ease of reference; however, each habitat type description also lists the *Manual of California Vegetation* (Sawyer et.al., 2009) vegetation type(s) in order to provide a crosswalk to the *Natural Communities List* (CDFW, 2025b). **Table 3** identifies the acreage of each habitat type within the Proposed Project components.

Developed

- *A Manual of California Vegetation* classification(s): N/A
- *California Natural Communities List*: N/A

The majority of the Evaluation Area is developed, including paved roads, agricultural and residential structures, the parking lot area at the Moss Landing Middle School that will be used for staging, and other regularly disturbed areas within the Service Area parcels (**Appendix E**). Areas of landscaping may be present within the developed areas; however, due to the limited vegetation and frequent disturbance these areas are considered to have little biological value. However, some common wildlife species that do well in urbanized areas may be found foraging within the developed areas, including American crow (*Corvus brachyrhynchos*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), California scrub jay (*Aphelocoma californica*), European starling (*Sturnus vulgaris*), western fence lizard (*Sceloporus occidentalis*), and rock dove (*Columba livia*).

Ruderal

- *A Manual of California Vegetation* classification(s): None
- *California Natural Communities List*: Not sensitive

Ruderal areas are those areas which have been subject to historic and ongoing disturbance by human activities and are devoid of vegetation or dominated by non-native and/or invasive weed species. Within the Evaluation Area, ruderal areas mainly consist of disturbed roadside vegetation, iceplant mats, and non-native trees (**Appendix E**). These areas are dominated by non-native weedy species and are regularly maintained. Roadsides within the Evaluation Area are mostly sparsely vegetated; however, dominant species include non-native species such as cheeseweed (*Malva parviflora*), bur clover (*Medicago polymorpha*), wild radish (*Raphanus sativus*), cutleaf plantain (*Plantago coronopus*), ripgut brome (*Bromus diandrus*), black mustard (*Brassica nigra*), prostrate knotweed (*Polygonum aviculare*), common groundsel (*Senecio vulgaris*), rattail sixweeks grass (*Festuca myuros*), and hare barley (*Hordeum murinum* ssp. *leporinum*). These species are also very likely to dominate the private residential yard areas where grass or landscaping plants aren't present. Areas mapped as iceplant mats consist almost purely of

Table 3.
Acreage of Habitat Types within Project Components

Component	Habitat Type							
	Developed	**Ruderal**	**Denuded Agricultural & Dirt Roads**	**Active Agriculture**	**Non-Native Annual Grassland**	**Oak Woodland**	**Riparian**	***Total***
Transmission Main Pipeline	17.7 ac	2.5 ac	1.7 ac	0.5 ac			0.1 ac	***22.5 ac***
SMWS Well Site, Transmission Booster Pump Station	0.9 ac	0.02 ac				0.1 ac		***1.0 ac***
SMWS Tank Site Improvements	0.1 ac							***0.1 ac***
PWS Well #1 Site, Fe & Mn Treatment System	0.3 ac	0.1 ac						***0.4 ac***
PWS Tank Rehabilitation	1.5 ac	0.8 ac						***2.3 ac***
Bluff-Jensen Expansion Distribution Pipeline	5.6 ac	2.9 ac	1.3 ac					***9.8 ac***
Bluff-Jensen Tank & Booster Pump Station		0.04 ac	0.03 ac	0.4 ac				***0.5 ac***
Bluff-Jensen Service Areas	8.3 ac	2.0 ac	3.1 ac	1.0 ac			(Present Adjacent)	***14.4 ac***
Springfield Distribution Pipeline	1.1 ac	0.6 ac	0.3 ac				(Present Adjacent)	***2.0 ac***
Springfield Service Areas	0.5 ac	0.5 ac						***1.0 ac***
Potential Additional Staging Areas	0.7		0.2		2.4 ac			***3.4 ac***
Total	***36.7 ac***	***9.5 ac***	***6.6 ac***	***1.9 ac***	***2.4 ac***	***0.1 ac***	***0.1 ac***	***57.3 ac***

hottentot fig (*Carpobrotus edulis*), while areas of non-native trees contain species such as Monterey cypress (*Cupressus macrocarpa* [planted]), and eucalyptus (*Eucalyptus globulus*).

Ruderal areas provide only low-quality habitat for plants and wildlife. Similar to developed areas, ruderal habitats have little biological value, but common wildlife species that do well in urbanized areas may be found foraging in these areas and various avian species may nest within trees.

Denuded Agricultural and Dirt Roads

- *A Manual of California Vegetation* classification(s): N/A
- *California Natural Communities List*: N/A

Denuded areas within the Evaluation Area consist of private and agricultural dirt roads (**Appendix E**). These areas are highly compacted, maintained free of vegetation, and are frequently used. In addition, a portion of the proposed staging area at the Moss Landing Middle School is denuded due to its current use as a staging area for another project. Similar to developed areas, these areas have little biological value, but common wildlife species that do well in urbanized areas may be found foraging along denuded dirt roads.

Active Agriculture

- *A Manual of California Vegetation* classification(s): N/A
- California Natural Communities List: N/A

Active agricultural areas within the Evaluation Area (**Appendix E**) are regularly disturbed and maintained, and provide only low-quality habitat for wildlife. However, many avian species may be found foraging, small mammal species may nest and forage, and various types of wildlife may disperse or migrate through agricultural areas. These areas may also be left fallow at certain time of year, which may provide additional habitat for wildlife species.

Non-native Annual Grassland

- *A Manual of California Vegetation* classification(s): Wild Oats Grassland (*Avena barbata*, *fatua* Semi-natural Herbaceous Alliance) and Annual Brome Grasslands (*Bromus diandrus, hordeaceus – Brachypodium distachyon* Semi-Natural Herbaceous Stands)
- *California Natural Communities List*: Not sensitive

Non-native annual grasslands are those areas which have been disturbed by human activities and by non-native grasses and forbs. Non-native annual grassland is present within the staging area along Hilltop Road (**Appendix E**). Dominant species present include ripgut brome, slender oat, and soft chess (*B. hordeaceus*). Common wildlife species that may occur within the non-native annual grasslands include California ground squirrel, house sparrow (*Passer domesticus*), scrub jay, northern Pacific rattlesnake (*Crotalus oreganus oreganus*), Pacific gophersnake (*Pituophis catenifer catenifer*), western fence lizard, northern alligator lizard (*Elgaria coerulea*), and rock dove.

Oak Woodland

- *A Manual of California Vegetation* classification(s): Coast live oak woodland (*Quercus agrifolia*/*Rubus spp./Pteridium aquilinum* association)
- *California Natural Communities List*: Not Sensitive

Oak woodland habitat within the Evaluation Area is present at the Transmission Booster Pump Station site (**Appendix E**). This area is a small remnant patch of habitat surrounded by development and is highly disturbed by the adjacent uses, including the existing SMWS wells. Within this area coast live oak (*Quercus agrifolia*) dominates the canopy while the understory is mostly maintained and contains leaf litter with only a few weedy herbaceous species. California blackberry (*Rubus ursinus*), poison hemlock (*Conium maculatum*), fennel (*Foeniculum vulgare*), and jubata grass (*Cortaderia jubata*) are also found along the margins in less-maintained areas.

Oaks provide nesting sites for many avian species and cover for a variety of mammals, including mourning dove, northern flicker (*Colaptes auratus*), American kestrel (*Falco sparverius*), California ground squirrel, and California pocket mouse (*Chaetodipus californicus*). Acorns provide an important food source for acorn woodpecker (*Melanerpes formicivorus*), California scrub jay, California quail (*Callipepla californica*), and black-tailed deer (*Odocoileus hemionus columbianus*).

Riparian

- *A Manual of California Vegetation* classification(s): Arroyo willow thickets (*Salix lasiolepis* shrubland alliance)
- *California Natural Communities List*: Sensitive

Riparian habitats are those plant communities supporting woody vegetation found along rivers, creeks, streams, canyon bottom drainages, and seeps. They can range from a dense thicket of shrubs to a closed canopy of large mature trees. The Project has been designed to avoid riparian habitat to the greatest extent feasible; however, a small riparian area is present within the Transmission Main component easement, just north of the intersection of SR 1 and Springfield Road. Riparian habitat in this area is associated with a drainage that conveys water under SR 1, daylights in the Evaluation Area, then runs southwest towards Springfield Road and ultimately McClusky Slough. Riparian habitat is also present immediately adjacent to the Evaluation Area in several locations, including areas surrounding Struve Pond and Werner Lake (see sensitive habitat discussion below).

Riparian areas provide habitat for many wildlife species, particularly birds and herpetofauna. Common species that may be found within the riparian habitat in the site includes Sierran treefrog (*Pseudacris sierra*), Monterey ensatina (*Ensatina eschscholtzii eschscholtzii*), and red-winged blackbird (*Agelaius phoeniceus*).

Sensitive Habitats

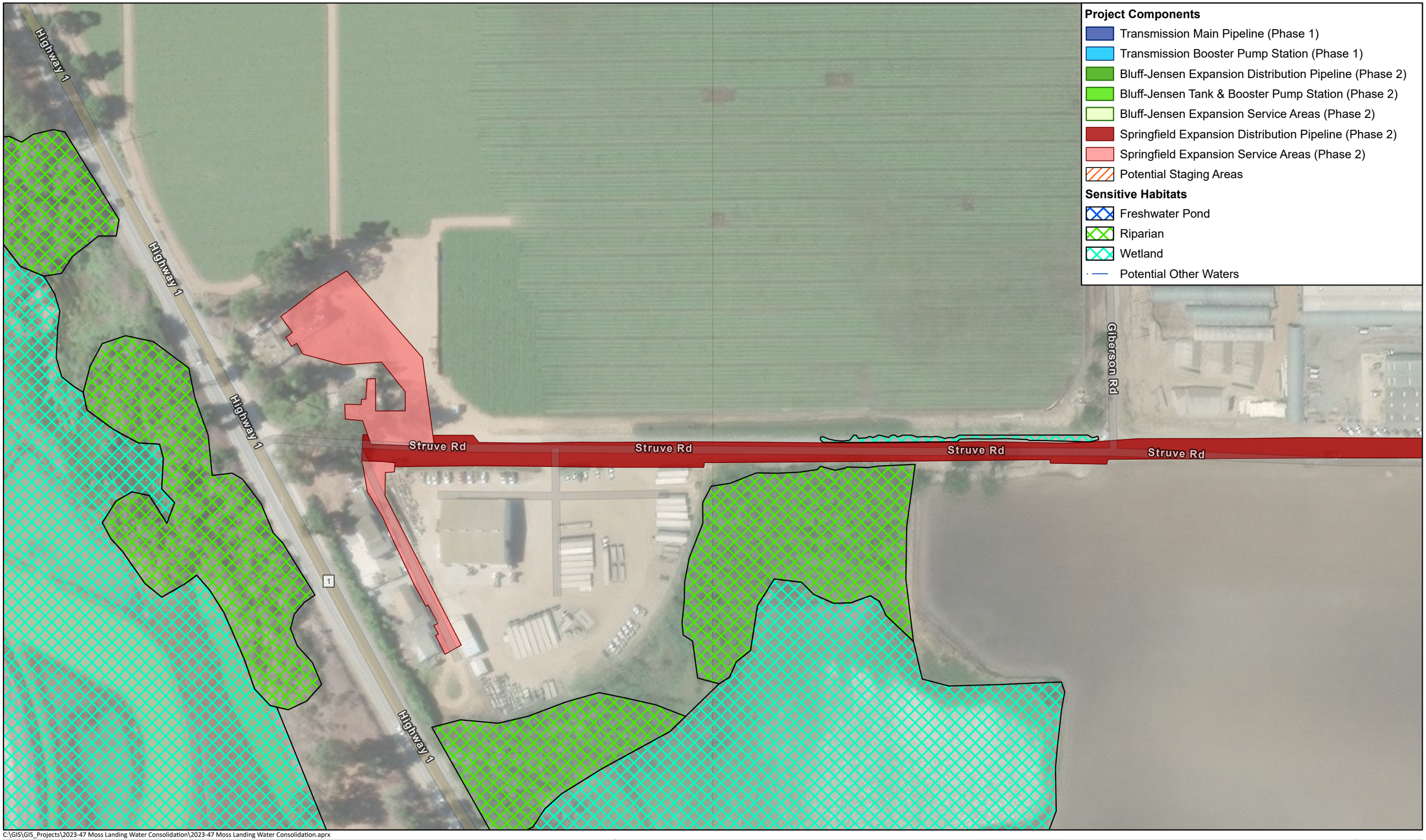
Riparian

The Arroyo willow floristic alliance Arroyo willow thickets [*Salix lasiolepis* shrubland alliance]) occurring within the riparian habitat is identified as sensitive on CDFW's *California Natural Communities List* (CDFW, 2025b). This sensitive habitat type is also present immediately adjacent to the Evaluation area in several locations (**Figure 3**). Adjacent to the Transmission Main component, riparian habitat is present 1) north and south of Werner Road; 2) west of Hilltop Road near the agricultural facilities; and 3) east and west of Elkhorn Road, associated with Werner Lake. Adjacent to the Bluff-Jensen Expansion Area, riparian habitat is present adjacent to the terminus of the distribution pipeline along Trafton Road and a nearby service area. Adjacent to the Springfield Expansion Area, riparian habitat is present east of Struve Road, associated with Struve Pond. Additionally, riparian areas are subject to the jurisdiction of CDFW under Section 1602 of the Fish and Game Code and are considered ESHA under the CCA.

Wetlands and Other Waters

Roadside ditches are present within and adjacent to the Evaluation Area; however, none of these ditches have a continuous surface connection to any traditional navigable waters (TNWs), and therefore these ditches do not meet the definition of waters of the U.S. as identified in CFR 328.3(a)(8). Most of these ditches are regularly maintained agricultural ditches that are devoid of vegetation or support only sparse ruderal vegetation or only upland plant species. Only one ditch, located on the west side of Struve Road across from the Bennett Slough riparian habitat (**Figure 3**), was observed to support wetland vegetation. The ditch is dominated by watercress (*Nasturtium officinale*), smartweed (*Persicaria* sp.), and cattail (*Typha* sp.). Other wetland species observed include duckweed (*Lemna* sp.), rabbitfoot grass, and brass buttons (*Cotula coronopifolia*), and some weedy species are also present including wild radish, poison hemlock, willowherb (*Polygonum* sp.), and cheeseweed. Shallow surface water was also observed within this ditch in May 2024. The source of hydrology appears to be agricultural runoff based on the presence of several pipes and culverts from adjacent agricultural fields.

Data to delineate wetlands within the ditch was not collected as set forth in *The Field Guide for Wetland Delineation: 1987 Corps of Engineers Manual* (Wetland Training Institute, 1995) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)* (ACOE, 2008). However, the boundaries of the wetland vegetation and observed hydrology were mapped and the Proposed Project has been designed to avoid impacts to the potentially jurisdictional wetland. This area would be considered ESHA under the CCA and may be considered a state wetland by the RWQCB.



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PSMS Area Regional Consolidation Project
Sensitive Habitats

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Date
9/22/2025

Scale
1in = 167 ft

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

Figure
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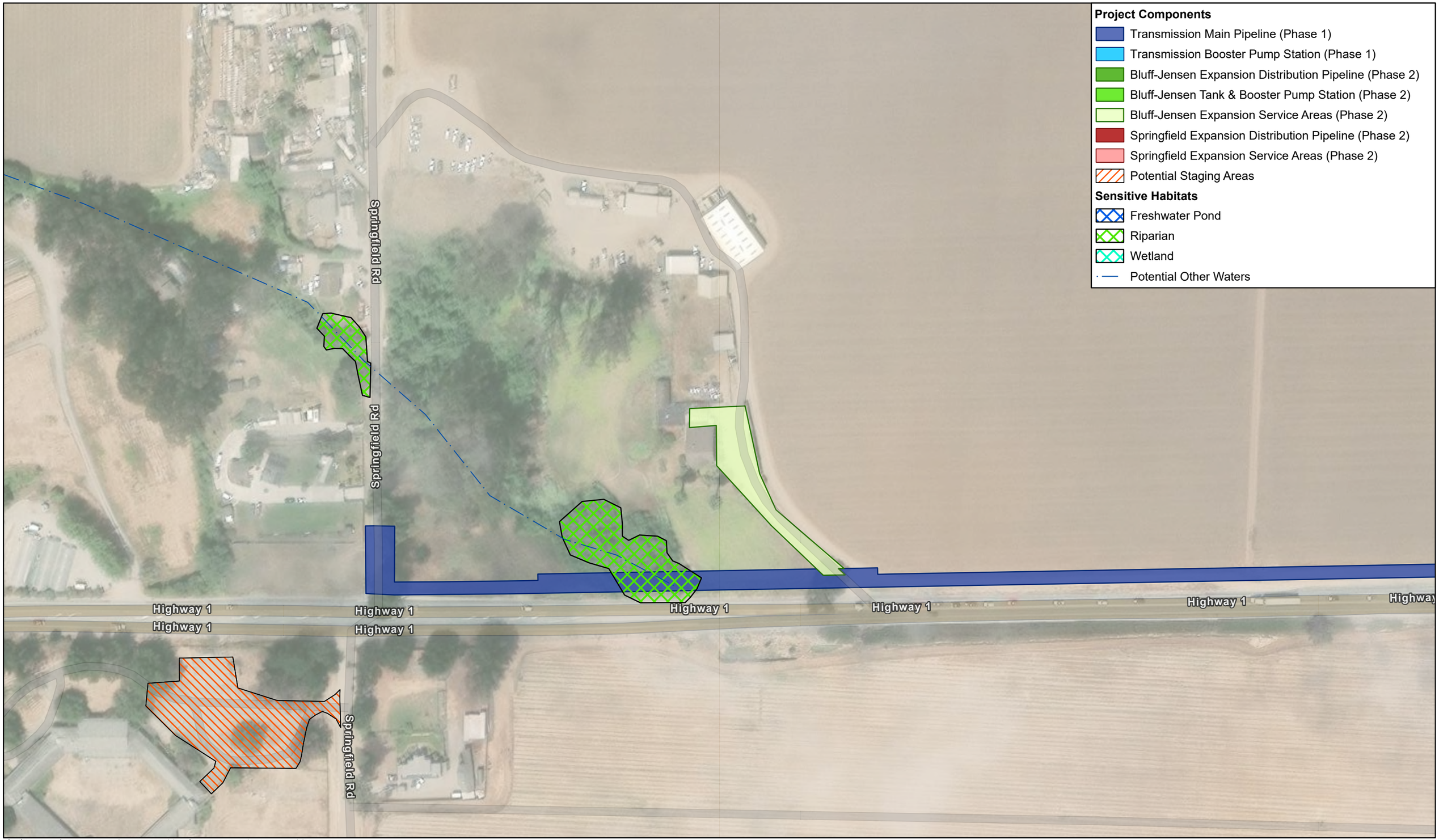

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PSMS Area Regional Consolidation Project
Sensitive Habitats

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Scale
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DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

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PSMS Area Regional Consolidation Project
Sensitive Habitats

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Scale
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DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

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PSMS Area Regional Consolidation Project
Sensitive Habitats

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DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

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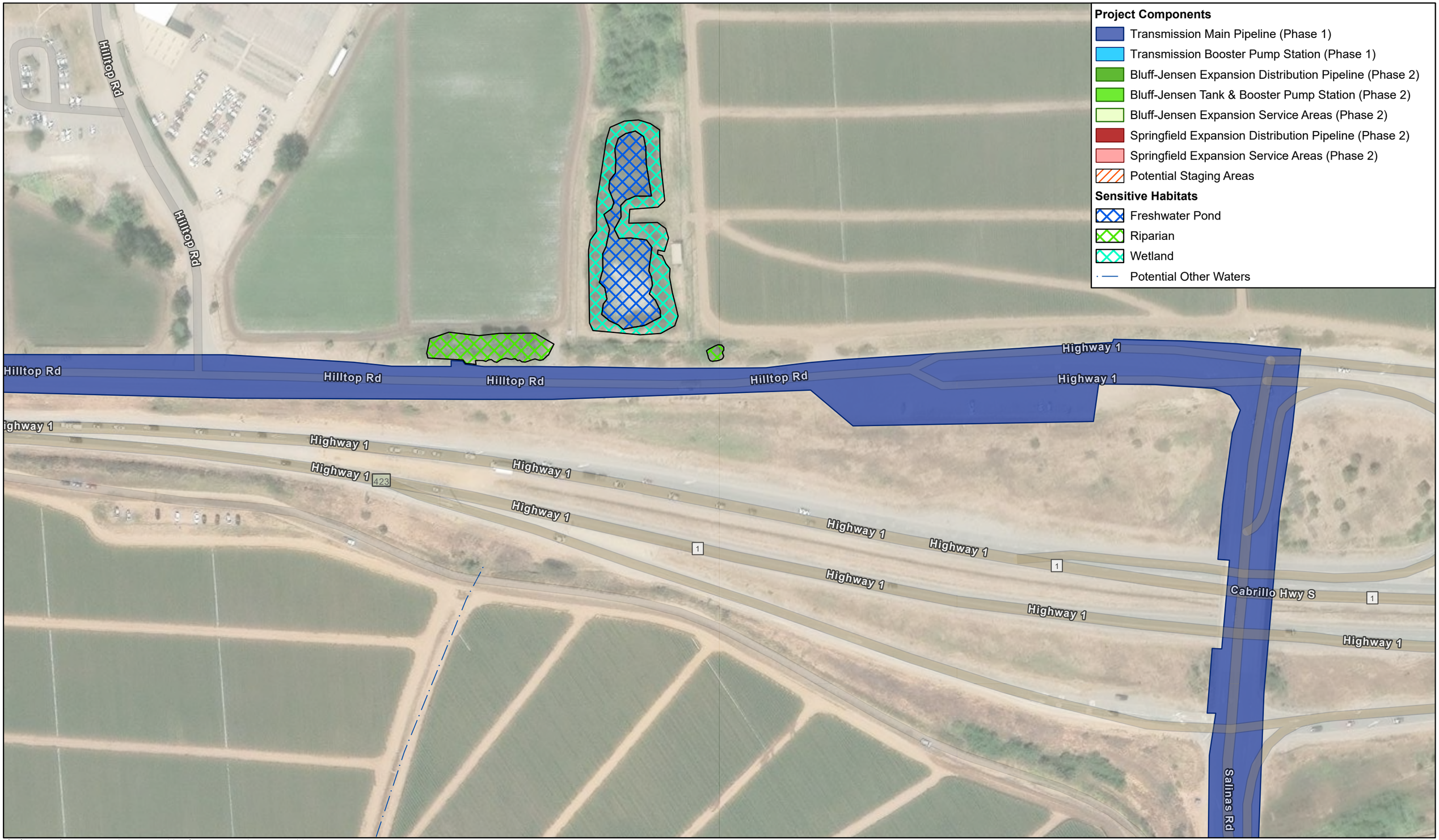

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PSMS Area Regional Consolidation Project
Sensitive Habitats

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Project Components

- Transmission Main Pipeline (Phases 1)
- Transmission Booster Pump Station (Phase 1)
- Bluff-Jensen Expansion Distribution Pipeline (Phase 2)
- Bluff-Jensen Tank & Booster Pump Station (Phase 2)
- Bluff-Jensen Expansion Service Areas (Phase 2)
- Springfield Expansion Distribution Pipeline (Phase 2)
- Springfield Expansion Service Areas (Phase 2)
- Potential Staging Areas

Sensitive Habitats

- Freshwater Pond
- Riparian
- Wetland
- Potential Other Waters

Meadow Way
Verde W
lo Way
Werner Rd
Salinas Rd
Salinas Rd
Salinas Rd
Werner Rd
Werner Rd
Salinas Rd
Salinas Rd
Elkhorn Rd
Elkhorn Rd
Elkhorn Rd
Elkhorn Rd
Elkhorn Rd
G12
Southern Pacific Railroad
Southern Pacific Railroad
Southern Pacific Railroad

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PSMS Area Regional Consolidation Project
Sensitive Habitats

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1in = 167 ft

DENISE DUFFY & ASSOCIATES, INC.
Planning and Environmental Consulting

Figure
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Special-Status Species

Published occurrence data within the Proposed Project areas and surrounding USGS quadrangles were evaluated to compile a table of special-status species known to occur in the vicinity of the Evaluation Area (**Appendix D**). Each of these species was evaluated for their likelihood to occur within and immediately adjacent to the Evaluation Area. The special-status species that are known to or have been determined to have a moderate to high potential to occur within or immediately adjacent the Evaluation Area are discussed below. All other species within the table were determined to be "not present" based on focused surveys and/or lack of specialized habitat features, are assumed "unlikely to occur" due to lack of suitable habitat, or have a low potential to occur for the species-specific reason presented in **Appendix D**. **Table 4** below provides a summary of the components where each species discussed below may occur.

Pallid Bat

The pallid bat (*Antrozous pallidus*) is CDFW species of special concern, and year-round resident in California. Pallid bat occurs in a wide variety of habitats including grasslands, shrublands, arid desert areas, oak savanna, coastal forested areas, and coniferous forests of the mountain regions of California and forests ranging from sea level up through species seems to prefer rocky outcrops, cliffs, and crevices with access to open habitats for foraging. Pallid bats make use of similar structures for night roosting and will use more open sites such as eaves, awnings, and open areas under bridges for feeding roosts. Copulation occurs in the fall, October through December. Females store the sperm and ovulation occurs in the following spring. Parturition timing is determined by local climate and embryonic development usually takes about 9 weeks with birth occurring in May or June. Maternity colonies range from 20 to 200 individual adult bats, while males roost in much smaller groupings (Hermanson and O'Shea, 1983).

The SR 1 overpass within the Transmission Main component and trees within adjacent to the components identified in **Table 4** may provide suitable night roost habitat for pallid bats; pallid bats may also use eaves and awnings of buildings within and adjacent to the Evaluation Area for night roosts. This species may also forage within the Evaluation Area. The CNDDB reports one occurrence of the pallid bat within the quadrangles reviewed; this is a non-specific occurrence from 1949 located approximately 15.5 miles northwest of the SR 1/Salinas Road overpass; however, an additional occurrence is present approximately 10.5 miles east in the San Juan Bautista quadrangle.

Monterey Dusky-Footed Woodrat

The Monterey dusky-footed woodrat (*Neotoma macrotis luciana;* "MDFW") is a CDFW species of special concern. This is a subspecies of the dusky-footed woodrat *(Neotoma macrotis)*, which is common to oak woodlands throughout California. MDFW are frequently found in forest habitats with moderate canopy cover and a moderate to dense understory; however, they may also be found in chaparral communities. Relatively large nests are constructed of grass, leaves, sticks, and feathers and are built in protected spots, such as rocky outcrops or dense brambles of blackberry and/or poison oak. Typical food sources for this

Table 4.
Special-Status Species Potential within Project Components

Component	Special-Status Species Presence/Potential Presence													
	Pallid Bat	Monterey Dusky-Footed Woodrat	Monterey Shrew	Tricolored Blackbird	Western Burrowing Owl	White-tailed Kite	Loggerhead Shrike	Nesting Birds	California Tiger Salamander	California Red-legged Frog	Santa Cruz Long-toed Salamander	Coast Range Newt	Crotch Bumble Bee	Western Bumble Bee
Transmission Main Pipeline	X	X	X	A[1]	A	X	X	X	X	X	X	A	X	X
SMWS Well Site, Transmission Booster Pump Station	X	X				X	X	X		X		X	X	X
SMWS Tank Site Improvements								A						
PWS Well #1 Site, Fe & Mn Treatment System								X						
PWS Tank Rehabilitation								X						
Bluff-Jensen Expansion Distribution Pipeline	X	A				X	X	X	X	X	A		X	X
Bluff-Jensen Tank & Booster Pump Station									X	X			X	X
Bluff-Jensen Service Areas	X	A	A			X	X	X	X	X	A		X	X
Springfield Distribution Pipeline	A	A	A	A		A	A	A	X	X	A	A	X	X
Springfield Service Areas	X					X	X	X	X	X			X	X
Potential Additional Staging Areas	A				X	A	A	A	X	X			X	X

[1] A = Present or Potentially Present Adjacent to Component

species include leaves, flowers, nuts, berries, and truffles. MDFW may be a significant food source for small- to medium-sized predators. Populations of this species may be limited by the availability of nest material. Within suitable habitat, nests are often found in close proximity to each other.

Suitable habitat for this species is present within the riparian habitat within the Transmission Main component and the oak woodland habitat within the Transmission Booster Pump Station site. Additional suitable habitat is present adjacent to these components, as well as the Bluff-Jensen Service Areas, and Springfield Distribution Pipeline. The CNDDB reports one occurrence of the MDFW within the quadrangles reviewed, located approximately 18 miles south of the Springfield Distribution Pipeline and Service Areas; however, this species is known to occur throughout the County.

Monterey Shrew

The Monterey shrew (*Sorex ornatus salarius*) is a CDFW species of special concern. In general, this shrew is common in the southern two-thirds of California west of the Sierra Nevada, from Mendocino to Butte counties, south to the Mexican border. It occupies a variety of mostly moist or riparian woodland habitats and also occurs within chaparral, grassland, and emergent wetland habitats where there is thick duff or downed logs. The breeding season is long; while most pregnancies occur in March and April, they may occur from February through October. The litter size is about six and females may have more than one litter per year. Most individuals do not live to breed a second year. Foraging occurs under logs rocks and leaf litter, and prey items are mostly insects and some other invertebrates.

Suitable habitat for this species is present in the riparian area within and adjacent to the Transmission Main component and the riparian and emergent wetland habitats adjacent to the Springfield Distribution Pipeline and Bluff-Jensen Service Areas. The CNDDB reports two occurrences of the Monterey shrew within the quadrangles reviewed, the nearest of which is located approximately 1.5 miles south of the suitable habitat within the Transmission Main component.

Tricolored Blackbird

The tricolored blackbird (*Agelaius tricolor*) is a state threatened species. This species is common locally throughout the Central Valley and in coastal districts from Sonoma County south. These birds are summer residents in northeastern California, occurring regularly only at Tule Lake, but found as far south as Honey Lake in some years. In winter, this species becomes more widespread along the central coast and San Francisco Bay area (Grinnell and Miller, 1944). Tricolored blackbirds breed near fresh water, preferably in emergent wetlands with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, and tall herbs, which also serve as their preferred nesting habitat. Nests are built of mud and plant materials over or near fresh water, especially in emergent wetlands. This species is highly colonial and the minimum nesting colony size is about 50 pairs (Grinnell and Miller 1944). Drinking water is probably required, at least when seeds and grains are the major foods.

Suitable habitat is present within the riparian habitat adjacent to the Transmission Main component near Werner Lake and the pond on Hilltop Road, and adjacent to the Springfield Distribution pipeline near Struve Pond. The riparian habitat within the Transmission Main component may provide only marginal

habitat for this species. The CNDDB reports nine occurrences of the tricolored blackbird within the quadrangles reviewed, the nearest of which are located at Werner Lake approximately 300 feet east of the Transmission Main component and at Elkhorn Slough, two miles northeast of the riparian habitat adjacent to the Springfield Distribution pipeline. Several eBird occurrences are reported in the vicinity; however, these occurrences are concentrated around the sloughs.

Western Burrowing Owl

The western burrowing owl (*Athene cunicularia;* "WBO") is a CDFW species of special concern. Burrowing owls are a year round resident of open, dry grassland and desert habitats, and grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. In general, WBO frequent open grasslands and shrublands with perches and burrows. WBO use rodent burrows (often California ground squirrel) for roosting and nesting cover. These burrows are lined with excrement, pellets, debris, grass, and feathers (occasionally are unlined). Pipes, culverts, and nest boxes may be substituted for burrows in areas where burrows are not available. Breeding occurs from March through August, with the peak occurring in April and May. This species is semicolonial and is probably the most gregarious owl in North America. WBO eat mostly insects, but small mammals, reptiles, birds, and carrion are also taken. This species usually hunts from a perch and hovers, hawks, dives, and hops after prey on the ground. Conversion of grassland to agriculture, poisoning of ground squirrels, and other forms of habitat destruction have led to the reduction in their numbers in the recent decades.

Marginal nesting habitat for this species is present in the non-native annual grassland within the potential staging area along Hilltop Road. In addition, fallow agricultural fields (if present at the time of construction) adjacent to all pipeline components may provide suitable habitat for this species. The CNDDB reports 13 occurrences of the WBO within the quadrangles reviewed, the nearest of which is located approximately 0.8 mile southeast of the suitable habitat adjacent to the Transmission Main component. Several eBird occurrences are also reported in the vicinity; however, these occurrences are concentrated around the sloughs and are absent from the agricultural areas.

White-Tailed Kite

The white-tailed kite is a CDFW fully protected species. This raptor species is a fairly common to uncommon, year-long resident in coastal and valley lowlands. This species generally utilizes herbaceous lowlands with variable tree growth and an associated high population density of voles. Nests are made of loosely piled sticks and twigs and lined with grass, straw, or rootlets. Nests are generally placed near the top of a dense oak, willow, or other tree stands (usually 6-20 meters [20-100 feet] above ground), and are often located near an open foraging area. Breeding occurs from February to October with peak activity occurring from May to August. Foraging occurs in undisturbed open grasslands, meadows, farmlands, and emergent wetlands.

Trees within and adjacent to most of the Project components (see **Table 4**) may provide suitable nesting habitat for white-tailed kite and this species may forage over all open areas of the Evaluation Area. The CNDDB reports one occurrence of the white-tailed kite within the quadrangles reviewed, the nearest of which is located approximately 2.8 miles east/southeast of the Springfield Distribution component. In

addition, several eBird occurrences are reported in the vicinity, including several along Hilltop Road, Bluff Road, Trafton Road, and Struve Road.

Loggerhead Shrike

The loggerhead shrike (*Lanius ludovicianus*) is a CDFW species of special concern. This species frequents open habitats with sparse shrubs and trees, suitable perches, and low or sparse herbaceous cover. This species occurs only rarely in heavily urbanized areas, but are often found in open agricultural areas with associated fencing. Nests are built upon a stable branch in densely-foliaged shrubs or trees, usually well-concealed. Nest height averages 0.4 to 15 meters (1.3 to 50 feet) above ground. Breeding occurs from March to May, with peak activity occurring in July or August. Loggerhead shrikes mainly eat large insects, but may also take small birds, mammals, amphibians, reptiles, fish, carrion, and various invertebrates. This species frequently skewers prey on a thorn, sharp twig, wire barb, or forces it into a tree crotch as a food cache for later consumption.

Trees within and adjacent to most of the Project components (see **Table 4**) may provide suitable nesting habitat for loggerhead shrike and this species may forage over all open areas of the Evaluation Area. The CNDDB does not report any occurrences of the loggerhead shrike within the quadrangles reviewed; however, several eBird occurrences are reported in the vicinity, including along Bluff Road and south of the Moss Landing Middle School.

Raptors and Other Protected Avian Species

Raptors, their nests, and other nesting birds are protected under California Fish and Game Code, the CMBTA, and the MBTA. While the life histories of these species vary, overlapping nesting and foraging similarities (approximately February through August) allow for their concurrent discussion. Most raptors are breeding residents throughout most of the wooded portions of the state. Stands of live oak, riparian deciduous, or other forest vegetation types, are used most frequently for nesting. Breeding occurs February through August, with peak activity May through July. Prey for these species includes small birds, small mammals, and some reptiles and amphibians. Many raptor species hunt in open woodland and habitat edges.

Various common raptor species, such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk, great horned owl (*Bubo virginianus*), American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), western screech owl (*Megascops kennicottii*), and turkey vulture (*Cathartes aura*), and other common avian species, such as tree swallow (*Tachycineta bicolor*), black phoebe (*Sayornis nigricans*), Anna's hummingbird (*Calypte anna*), and California flicker have a potential to nest within any of the trees present within and adjacent to the Evaluation Area. Other common avian species, such as red-winged blackbird (*Agelaius phoeniceus*), song sparrow (*Melospiza melodia*), and California quail may also nest within the ruderal and non-native annual grassland habitats.

California Tiger Salamander

The California tiger salamander (*Ambystoma californiense*; "CTS") is a federal and state threatened species. The CTS is a large, stocky salamander most commonly found in annual grassland habitat, but also

occurring in the grassy understory of valley-foothill hardwood and chaparral habitats, and uncommonly along stream courses in valley-foothill riparian habitats (USFWS, 2004). Adults spend most of their lives underground, typically in burrows of ground squirrels and other animals (USFWS, 2004). CTS have been eliminated from an estimated 55 percent of its documented historic breeding sites. Currently, about 150 known populations of California tiger salamanders remain. CTS persist in disjunct remnant vernal pool complexes in Sonoma County and Santa Barbara County, in vernal pool complexes and isolated stockponds scattered along a narrow strip of rangeland on the fringes of the Central Valley from southern Colusa County south to northern Kern County, and in sag ponds and human maintained stockponds in the coast ranges from the San Francisco Bay Area south to the Temblor Range.

Above-ground migratory and breeding activity may occur under suitable environmental conditions from mid-October through May. Adults may travel long distances between upland and breeding sites; adults have been found two kilometers (1.24 miles) from breeding sites (USFWS, 2004). Breeding occurs from November to February, following relatively warm rains (Stebbins, 2003). CTS breed and lays eggs primarily in vernal pools and other temporary rainwater ponds. Permanent human-made ponds are sometimes utilized if predatory fishes are absent; streams are rarely used for reproduction. Eggs are laid singly or in clumps on both submerged and emergent vegetation and on submerged debris in shallow water (Stebbins, 1972; Jennings and Hayes, 1994). Males typically spend 6-8 weeks at breeding ponds, while females typically spend only 1-2 weeks (Loredo et al., 1996). Eggs hatch within 10-14 days (USFWS, 2004) and a minimum of 10 weeks is required to complete development through metamorphosis (Jennings and Hayes, 1994), although the larval stage may last up to six months and some larvae in Contra Costa and Alameda Counties may remain in their breeding sites over the summer (USFWS, 2004).

No suitable breeding habitat is present within the Evaluation Area; however, the majority of the Evaluation Area is within the dispersal distance of known or potential CTS breeding resources (**Figure 4**). Suitable upland habitat for CTS is present within all undeveloped areas of the components identified in **Table 4**, particularly the non-native annual grassland and ruderal areas where small mammal burrows are present. Marginal habitat may also be present in active agricultural areas.

The CNDDB reports 37 occurrences of CTS within the seven quadrangles evaluated, including one occurrences from 1973 that overlaps the Springfield Expansion Area (**Figure 4**). The CNDDB occurrence notes that CTS were observed adjacent to Elkhorn Slough, 1.25 miles north of Moss Landing; based on this description, it is possible that the occurrence is within Bennett Slough/Struve Pond, which is located north of, but connected to Elkhorn Slough. The Bennett Slough/Struve Pond area is located approximately 230 feet (70 meters) east of the Springfield Distribution Pipeline along Struve Road. A specific occurrence is located approximately 330 feet (100 meters) from one of the Bluff-Jensen Service Areas, located south of Jensen Road (**Figure 4**), where adult CTS were observed in 2008 near a pond that may provide suitable breeding habitat; however, no breeding was documented for this occurrence. Access to the pond was not permitted by the property owner and conditions could not be evaluated from the Evaluation Area as it is completely surrounded by silt fencing, which may preclude current use of the pond by CTS. Data provided by the Rare Amphibian Detection in California ("RADICAL") team, which is made up of scientists from Elkhorn Slough Reserve, UC Santa Cruz, Santa Lucia Reserve, Service, and Washington State University,

Phase 1 - Water System Consolidation
Phase 2 - Bluff-Jensen Expansion
Phase 2 - Springfield Expansion
Potential Additional Staging Areas
2.2km Buffer of Evaluation Area
CTS CNDDB Occurrence

CTS RADICAL Data

CTS Occurrence
No Detections
No Data
380m Buffer of Known CTS Resources
630m Buffer of Known CTS Resources
1km Buffer of Known CTS Resources
2.2km Buffer of Known CTS Resources

Aquatic Features

Lake/Pond
Reservoir
Swamp/Marsh/Emergent Wetland
Stream/River
Stream/River
Canal/Ditch
Connector

0 0.25 0.5 1 mi
N

CNDDB #824
2008

RADICAL
"Fox Reservoir"
2021

CNDDB #256
1973
RADICAL
"Struve Pond"
1974

Watsonville
Seaview Ranch Park
Lee Rd
W Beach St
E Riverside Dr
W Riverside Dr
San Juan Rd
Allison Ln
Ingram Ct
Railroad Ave
Storm Rd
Hayes Rd
Lewis Rd
Salinas Rd
Judd Rd
129
Beach Rd
Trafton Rd
1
Garin Rd
Cabrillo Hwy N
Pajaro Valley Golf Club
Bay Farms Rd
Hudson Landing Rd
Miller Rd
Las Lomas
Pajaro Dunes
Rio Boca Rd
Hwy 1
Highway 1
Bluff Rd
Jensen Rd
Elkhorn Rd
Berry Rd
Pajaro River Mouth Natural Preserve
Zmudowski State Beach
Springfield Rd
Moss Landing Middle School
Santa Cruz Long-Toed Salamander Ecological Reserve
McClusky Slough
Struve Rd
Moss Landing Wildlife Area
Elkhorn Slough Visitor Center
Moss Landing State Beach
Dolan Rd
Moss Landing

PSMS Area Regional Consolidation Project
California Tiger Salamander Occurrence Map

Date 9/22/2025
Scale 1 in = 0.5 mi

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Figure 4

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also reports an occurrence of CTS within Fox Reservoir in 2021, located approximately 1.6 km east of the Springfield Distribution Pipeline, 1.4 km southeast of the terminus of the Transmission Main at the intersection of SR 1 and Springfield Road, and 1.2 km south of the potential staging area at the Moss Landing Middle School.

California Red-Legged Frog

The CRLF is listed as a federally Threatened and is also a CDFW species of special concern (USFWS, 1996). The CRLF is the largest native frog in California (44-131 mm snout-vent length) and was historically widely distributed in the central and southern portions of the state (Jennings and Hayes, 1994). Adults generally inhabit aquatic habitats with riparian vegetation, overhanging banks, or plunge pools for cover, especially during the breeding season (Jennings and Hayes, 1988). They may take refuge in small mammal burrows, leaf litter, or other moist areas during periods of inactivity or to avoid desiccation (Rathbun et al., 1993; Jennings and Hayes, 1994). Radiotelemetry data indicates that adults engage in straight-line breeding season movements irrespective of riparian corridors or topography and they may move up to two miles between non-breeding and breeding sites (Bulger et al., 2003). During the non-breeding season, a wider variety of aquatic habitats are used including small pools in coastal streams, springs, water traps, and other ephemeral water bodies (USFWS, 1996). CRLF may also move up to one mile (1.6 km) from aquatic and riparian habitats into surrounding upland habitats for shelter or to forage. These upland habitats include various vegetation types, such as grassland, woodland, forest, and wetlands that contain structural features such as boulders, rocks, organic debris (e.g., downed trees and logs), small mammal burrows, and moist leaf litter (USFWS, 2010).

This species requires still or slow-moving water during the breeding season where it can deposit large egg masses, which are most often attached to submergent or emergent vegetation. Breeding typically occurs between December and April depending on annual environmental conditions and locality. Eggs require 6 to 12 days to hatch and metamorphosis generally occurs after 3.5 to 7 months, although larvae are also capable of over-wintering. Following metamorphosis, generally between July and September, juveniles are 25-35 mm in size. Juvenile CRLF appear to have different habitat needs than adults. Jennings and Hayes (1988) recorded juvenile frogs mostly from sites with shallow water and limited shoreline or emergent vegetation. Additionally, it was important that there be small one-meter breaks in the vegetation or clearings in the dense riparian cover to allow juveniles to sun themselves and forage, but to also have close escape cover from predators. Jennings and Hayes also noted that tadpoles have different habitat needs and that in addition to vegetation cover, tadpoles use mud. It is speculated that CRLF larvae are algae grazers, however, foraging larval ecology remains unknown (Jennings, et al., 1993).

It has been shown that occurrences of CRLF are negatively correlated with presence of non-native bullfrogs (Moyle, 1973; Jennings and Hayes, 1986 and 1988), although both species are able to persist at certain locations, particularly in the coastal zone. It is estimated that CRLF has disappeared from approximately 75% of its former range and has been nearly extirpated from the Sierra Nevada, Central Valley, and much of southern California (USFWS, 1996).

The CNDDB includes 53 occurrences of CRLF within the quadrangles evaluated, including a non-specific occurrence that includes the entire Moss Landing quadrangle (the quadrangle that most of the Project is located within) (**Figure 5**) but notes that the habitat is marsh surrounding the nearby McClusky Slough. Several additional CNDDB occurrences are located within one mile of the Evaluation Area, including occurrences at the adjacent Struve Pond, Bennet Slough, the pond adjacent to Hilltop Road, and Werner Lake. Data provided by the RADICAL team also reports occurrences at these locations (**Figure 5**).

No suitable breeding habitat is present within the Evaluation Area; however the entire Evaluation Area is within one mile of known or potential breeding or non-breeding aquatic habitat, and undeveloped portions of the Evaluation Area may provide suitable upland and dispersal habitat (see **Table 4**), especially within the riparian habitat within and adjacent to the Transmission Main and adjacent to the Springfield Distribution Pipeline, and less-disturbed areas of the oak woodland and ruderal habitat within and surrounding the Transmission Booster Pump Station component. CRLF could also use the emergent wetland habitat adjacent to Struve Road within the Springfield Distribution Pipeline component for non-breeding aquatic habitat when sufficient surface water is present.

Santa Cruz Long-Toed Salamander

The Santa Cruz long-toed salamander (*Ambystoma macrodactylum;* "SCLTS") is listed as a federal and state Endangered species and is also a California fully protected species. The SCLTS is a subspecies of long-toed salamander that occurs in a small number of restricted localities in Santa Cruz and Monterey Counties. This subspecies is known to use several different plant community types for upland habitat, including riparian, willow thickets, coast live oak woodlands, dense coastal scrub, coastal chaparral, and Monterey pine forest (USFWS, 1999). Adults use upland areas immediately adjacent to their breeding site, as well as the surrounding areas up to 0.6 km; however, SCLTS has been recorded as far as 1.6 km (1.0 mi) from the nearest breeding site (Ruth and Tollestrup, 1973). For much of the year SCLTS find refuge in cool, moist places, such as small mammal burrows or under decayed wood piles, logs, or thick leaf litter. The upland habitat must also support an abundance of prey. Adult and sub-adult SCLTS eat a variety of invertebrates, including earthworms, slugs, isopods, beetles, and spiders.

Adult SCLTS migrate to breeding sites at night during rain events between November and March, with peak activity between December and February. During migration, the SCLTS may be found under surface objects such as rocks or logs near the breeding site. Ideal breeding locations appear to be shallow, temporary, freshwater ponds that lack fishes and hold water at least through the spring months; however, they may also breed in permanent waterbodies, such as sloughs. Males often arrive at breeding sites before females and may stay longer. Females lay approximately 300 eggs singly on submergent aquatic vegetation in shallow water, approximately five to eight cm (2-3.2 inches) below the surface. Eggs hatch within 15-30 days and the larvae metamorphose between 90 and 145 days after hatching, depending on water temperature and food availability (Howard, 1997). Terrestrial juveniles may spend the entire first summer of life in mammal burrows or under surface objects in the immediate vicinity of the breeding pond.

Phase 1 - Water System Consolidation
Phase 2 - Bluff-Jensen Expansion
Phase 2 - Springfield Expansion
Potential Additional Staging Areas
1mi Buffer of Evaluation Area
CRLF CNDDB Data
CRLF CNDDB Data (Quad)

CRLF RADICAL Data

CRLF Occurrence
No Detections
No Data

Aquatic Features

Lake/Pond
Reservoir
Swamp/Marsh/Emergent Wetland
Stream/River
Stream/River
Canal/Ditch
Connector

0 0.25 0.5 1 mi

N

Occ. #1285
2009

Occ. #1032
2005
RADICAL
"Werner Lake"
2006, 2016, & 2022

Occ. #1034
2000, 2010, 2011,
2013, & 2016

Occ. #942
(Prunedale Quad)
2007

Occ. #482
(Moss Landing Quad)
2001

Occ. #1472
2016-2017

RADICAL
"McClusky
Slough"
2002, 2006

RADICAL
"House Ponds"
2004-2007, 2017, 2021-2022

RADICAL
"Struve Pond"
1974

Occ. #1037
2019

Occ. #119
1994

RADICAL
"Zumdowski"
2006

RADICAL
"Bennett Slough"
1974

RADICAL
"Duck Decoy Pond"
2017

RADICAL
Redtail Canyon Ponds"
2005-2006, 2022

RADICAL
"Twin Ponds"
2004-2006, 2021-2022

RADICAL
"Spring Reservoir"
2004-2007, 2022

Railroad Ave
Lee Rd
Salinas Rd
Lewis Rd
Trafton Rd
Garin Rd
Cabrillo Hwy N
Pajaro Valley Golf Club
Bay Farms Rd
Hudson Landing Rd
Berry Rd
Elkhorn Rd
Hwy 1
Highway 1
Bluff Rd
Jensen Rd
Springfield Rd
Struve Rd
Pajaro River Mouth Natural Preserve
Zmudowski State Beach
Santa Cruz Long-Toed Salamander Ecological Reserve
McClusky Slough
Bennett Slough
Moss Landing State Beach
Elkhorn Slough Visitor Center

PSMS Area Regional Consolidation Project California Red-legged Frog Occurrence Map	Date 9/22/2025 Scale 1 in = 0.4 mi	DENISE DUFFY & ASSOCIATES, INC. Planning and Environmental Consulting	Figure 5

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The CNDDB reports 28 occurrences of SCLTS within the seven quadrangles reviewed, the nearest of which are located immediately adjacent to the Springfield Distribution pipeline, within Struve Pond/Bennett Slough; however, SCLTS may be extirpated from this resource (USFWS, 2019) (**Figure 6**). Data provided by the RADICAL team also reports occurrences at this locations. No suitable breeding habitat is present within the Evaluation Area; however, suitable upland habitat for SCLTS is present within the riparian habitat within and adjacent to the Transmission Main component and the riparian habitat adjacent to the Springfield Distribution pipeline and Bluff-Jensen Expansion components. This species is assumed present within these areas.

Coast Range Newt

The Coast Range newt (*Taricha torosa*) is a CDFW species of special concern within all portions of their range south of the Salinas River in Monterey County. This species was historically distributed in coastal drainages from the vicinity of Sherwoods (central Mendocino County) in the North Coast Ranges, south to Boulder Creek, in San Diego County. Populations in southern California appear to be highly fragmented, even historically. This species has been depleted by large-scale historical commercial exploitation coupled with the loss and degradation of stream habitats, particularly in Los Angeles, Orange, Riverside, and San Diego Counties. Breeding and egg-laying occur in intermittent streams, rivers, permanent and semi-permanent ponds, lakes and large reservoirs. Eggs are laid in small clusters on the submerged portion of emergent vegetation, on submerged vegetation, and on the underside of rocks off the bottom. In central California, breeding appears to occur in two waves, the first in January or February and the second in March or April (Stebbins, 1951; Miller and Robbins, 1954), although Coast Range newts may enter ponds as early as December. Larvae take approximately three to six months to reach metamorphosis.

Suitable habitat for coast range newt is present within the Transmission Booster Pump Station component. Riparian habitat adjacent to the Transmission Main component near Werner Lake and adjacent to the Springfield Distribution Pipeline component near Struve Pond may also provide suitable habitat. The CNDDB reports one occurrence of this species within the quadrangles evaluated, the nearest of which is located approximately 11 miles southeast of the Evaluation Area.

Western and Crotch Bumble Bee

The Crotch bumble bee (*Bombus crotchii;* "CBB") was historically common in the southern two-thirds of California, but now appears to be absent from most of it, especially in the center of its historic range (Xerces Society for Invertebrate Conservation [The Xerces Society] et, al., 2018). The western bumble bee (*B. occidentalis;* "WBB") was formerly common from the Pacific coast to the Colorado Rocky Mountains; however, populations from central California to southern British Columbia, Canada and west of the Sierra-Cascade Ranges have declined sharply since the late 1990s (Koch et. al., 2012; Williams et. al., 2014). On March 16, 2016, USFWS announced that a petition to list CBB and WBB under the ESA presented substantial scientific or commercial information indicating that the petitioned action may be warranted, and identified these species as "Under Review" (USFWS, 2016). Additionally, on June 28, 2019, the CDFW determined that the petition to list CBB and WBB under CESA provided sufficient scientific information to

- Transmission Main
- Bluff-Jensen Expansion
- Springfield Expansion
- Potential Additional Staging Areas
- 1.6 km Buffer of Evaluation Area
- SCLTS CNDDB Occurrence

SCLTS RADICAL Data

- SCLTS Occurrence
- SCLTS Not Detected
- No Data
- 0.6 km Buffer of SCLTS Occurrences
- 1.6 km Buffer of SCLTS Occurrences

Aquatic Features

- Lake/Pond
- Reservoir
- Swamp/Marsh/Emergent Wetland
- Stream/River
- Stream/River
- Canal/Ditch
- Connector

0 1 1 Miles

N

CNDDB #3
1974, 1977-1978, 1989, & 2001-2002
RADICAL
"McClusky Slough"
1974 & 2002

Riparian Habitat within Evaluation Area

CNDDB #2
1973-1974, 1977-1978, & 1989
RADICAL
"Struve Pond" & "Bennett Ditch"
1974

CNDDB #9
1994, 2001, & 2002
RADICAL
"Zumdowski"
2022

Watsonville
Las Lomas
Dunes
Struve Slough
Ramsay Park
Seaview Ranch Park
Pajaro Valley Golf Club
Pajaro River Mouth Natural Preserve
Zmudowski State Beach
Santa Cruz Long-Toed Salamander Ecological Reserve
McClusky Slough
Moss Landing Wildlife Area
Moss Landing State Beach
Elkhorn Slough Visitor Center
Main St
Harkins Slough Rd
E Lake Ave
E Riverside Dr
Riverside Rd
W Beach St
W Riverside Dr
Lee Rd
San Juan Rd
Allison Ln
Ingram Ct
Railroad Ave
Storm Rd
Hayes Rd
Lewis Rd
Salinas Rd
Judd Rd
Trafton Rd
Garin Rd
Cabrillo Hwy N
McGowan Rd
Beach Rd
Bay Farms Rd
Hudson Landing Rd
Miller Rd
Las Lomas Dr
Hwy 1
Highway 1
Bluff Rd
Jensen Rd
Springfield Rd
Struve Rd
Berry Rd
Elkhorn Rd
129

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PSMS Area Regional Consolidation Project Santa Cruz Long-Toed Salamander Occurrence Map

Date 9/22/2025

Scale 1 in = 0.5 mi

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Figure 6

indicate the petitioned action may be warranted, and identified these species as a "Candidate" for listing (CDFW, 2019).

Typical habitat types for CBB and WBB include open grassy areas, urban parks and gardens, chaparral and shrub areas, and mountain meadows where abundant floral resources are present (Williams et. al., 2014; The Xerces Society et, al., 2018). CBB and WBB require plants that bloom and provide adequate nectarand pollen throughout the colony's life cycle, which is from early February to late October or November, respectively. Both species are generalist foragers and has been reported to visit a wide variety of flowering plants; however, both have a very short tongue that is best suited to open flowers with short corollas. The plant families most commonly associated with CBB include Fabaceae, Apocynaceae, Asteraceae, Lamiaceae, and Boraginaceae. Select food genera for WBB include, but is not limited to, *Ceanothus, Geranium, Grindelia, Lupinus, Monardella, Rubus, Solidago, Melilotus, Cirsium, Trifolium, Centaurea, Chrysothamnus, Penstemon,* and *Eriogonum* (Koch et. al., 2012; Williams et. al., 2014; The Xerces Society et, al., 2018).

Like most other species of bumble bees, CBB and WBB typically nest underground. Most reports of nests are from underground cavities, such as old squirrel or other animal nests, and in open west-southwest slopes bordered by trees. A few nests have also been reported from above-ground locations such as in logs among railroad ties or under buildings (Hatfield et. al,, 2015; The Xerces Society et, al., 2018; Thorpe et. al., 1983). Very little is known about overwintering sites utilized by most bumble bees, including CBB and WBB; however, they generally overwinter in soft, disturbed soil or under leaf litter of other debris (Goulson, 2010; Williams et. al., 2014; The Xerces Society et, al., 2018). One report identified that hibernacula was two inches deep "in a steep west slope of the mound of earth" and a closely related European species, has been reported to hibernate beneath trees (Hatfield et. al., 2015; The Xerces Society et, al., 2018). Additionally, a recent study at the former Fort Ord on the Monterey Peninsula that studied potential overwintering habitat found individuals of two species (*B. melanopygus* and *B. vosnesenskii*) hibernating in the duff below Monterey cypress trees, while none were observed in areas where the groundcover consisted of pine needle duff, grassy meadow, or the invasive iceplant (*Carpobrotus* sp.) (Williams et. al., 2019).

The CNDDB reports 11 occurrences of WBB and two occurrences of CBB within the quadrangles reviewed. The nearest occurrences of CBB are located approximately 2.0 miles northeast of the Evaluation Area at Sunset State Beach from 1994 and approximately 3.5 miles northeast of the Evaluation Area at Watsonville Airport in 1995. WBB were also documented at these locations. The nearest CNDDB occurrence of WBB is a non-specific occurrence from 1959 centered on the City of Watsonville; however, most occurrences of WBB are located in the Watsonville vicinity from the 1990s. No occurrences of CBB or WBB are reported within the quadrangles reviewed in the Bumble Bee Watch database, a community science project facilitated by the Xerces Society to track and conserve North America's bumble bees (Xerces Society, 2025); however, the nearest occurrence of CBB was reported in the City of Santa Cruz near Pleasure Point in 2025 (this occurrence is also documented in the CNDDB). The next nearest CBB occurrence in the Bumble Bee Watch database is located approximately 22 miles northeast of the Evaluation Area at Coyote Lake. All occurrences of WBB in the CNDDB and the Bumble Bee Watch

database from the last 20 years are located 150 miles (241 km) or more north of the Proposed Project, and *A Petition to the State of California Fish and Game Commission to List the Crotch Bumble Bee, Franklins Bumble Bee, Suckley Cuckoo Bumble Bee, and Western Bumble bee as Endangered under the California Endangered Species Act* (Bumble Bee Petition; Xerces Society, et. al., 2018) notes that the currently known range of WBB is "largely confined to high elevation sites and a small handful of records on the northern California coast."

The Evaluation Area is located within the currently known range for CBB, but not WBB. However, the majority of the Evaluation Area is located within the historic range of both species. Suitable habitat for these species is present within all Project components (see **Table 4**) where flowering resources are present, including the ruderal, riparian, and non-native annual grassland habitats. Marginal habitat may also be present in the active agriculture and oak woodland areas.

IMPACTS AND MITIGATION

The following section describes potential impacts that may result from the Project. For the purposes of this analysis, an impact is significant and requires mitigation if it would result in any of the following:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS;

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS;

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means;

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites;

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Criterion "f" was not evaluated for conflicts with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because the Evaluation Area is not located within any such plan area.

Impact BIO-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.

No special-status plant species were observed during focused surveys in 2024 or 2025 and no special-status plant species are expected to occur within the Service Areas where surveys were not conducted based on the species-specific reasons presented in **Appendix D**. Therefore, the Proposed Project will have no impact on special-status plants.

Several special-status wildlife species are known or have the potential to occur within or adjacent to most of the Evaluation Area (please refer to **Table 4** above) and be impacted by the Proposed Project. In addition, nesting birds have the potential to occur within or adjacent to all Project components except the Bluff-Jensen Tank and Booster Pump Station, and may be impacted by the Proposed Project. Potential impacts to each species are discussed below. In addition to species-specific measures provided below, implementation of the **Mitigation Measures BIO-1 through BIO-6** are applicable to all special-status species to avoid or reduce impacts to a less-than significant level.

Mitigation Measure BIO-1: A qualified biologist will conduct an Employee Education Program for the construction crew prior to any construction activities. The qualified biologist will meet with the construction crew at the onset of construction at the Project site to educate the construction crew on the following: 1) the appropriate access route(s) in and out of the construction area and review Project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the identification of special-status species that may be present; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded; and 6) the proper procedures if a special-status species is encountered within the Project site to avoid impacts. Additional training events will be performed by a qualified biologist as new personnel join the Project construction team. All construction personnel will participate in a training event by a qualified biologist prior to performing any construction activities on the Project.

Mitigation Measure BIO-2: The following BMPs shall be implemented to avoid and reduce impacts to special-status wildlife species and their habitats:

- To prevent inadvertent entrapment of special-status wildlife during Project construction, all excavated, steep-walled holes (greater than 2:1 slope) or trenches more than two feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. For holes and trenches that are infeasible to cover, the sidewalls may be a sloped greater than 2:1, or ramps may be placed to allow animals to escape.
- Only tightly woven fiber netting or similar material may be used for erosion control at the Project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including special-status amphibians.
- Because dusk and dawn are often the times when special-status wildlife are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and should not begin prior to one half hour after sunrise in work areas located within 300 feet of riparian, wetland, or pond habitats. In other areas, night work shall only be conducted when necessary, and lighting shall be of the lowest illumination necessary for human safety, shielded, and selectively placed to be directed downward and at the active construction area and away from natural habitat areas.
- All trash that may attract predators shall be properly contained, removed from the construction site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas.
- No construction equipment shall be stored or serviced outside of designated staging areas.
- No pets or firearms shall be allowed on the Project site during construction.
- The qualified biologist and a construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the Project.

- Stationary equipment such as motors, generators, and welders located shall be stored overnight at a designated staging area greater than 100 feet from wetland or riparian habitat when feasible. If it is necessary to store stationary equipment overnight within 100 feet of wetland or riparian habitats, the equipment shall be positioned over drip pans of sufficient volume to prevent any leaks of toxic materials into sensitive habitats.
- Any hazardous or toxic materials deleterious to life that could be washed into adjacent wetland or riparian habitats shall be contained in watertight containers.
- Refueling of equipment shall take place within designated staging areas or at least 100 feet from wetland or riparian habitats and drainages.
- All construction debris and associated materials stored in staging area shall be removed from the work site upon completion of the Project.

Mitigation Measure BIO-3: Prior to construction, temporary construction fencing or flagging shall be placed to keep construction vehicles and personnel from impacting special-status wildlife habitat (e.g., nesting birds or MDFW nests), riparian and wetland habitat, and other special-status species habitat and vegetation (including trees) outside of work limits. A biological monitor shall supervise the installation and removal, and shall monitor at least one per week until construction is complete to ensure the protective exclusionary fencing remains intact.

Mitigation Measure BIO-4: A qualified biologist shall survey the work area and immediately adjacent areas 48 hours before and the morning of the onset of vegetation removal and/or ground-disturbing activities for the presence of special-status wildlife species. If non-listed special-status species are identified within the Project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If a federal or state-listed species (i.e., CTS, CRLF, or SCLTS) is observed and take authorization has been acquired, relocation measures as defined in applicable permits shall be followed (see Mitigation Measure BIO-12 below). If any life stage of a federal or state-listed species observed and take authorization has not been acquired, vegetation removal, grading and/or construction activities shall not commence until USFWS and/or CDFW are consulted, and appropriate actions are taken to allow Project activities to begin.

Mitigation Measure BIO-5: During vegetation removal and ground disturbing activities a qualified biologist shall survey appropriate areas of the construction site daily before the onset of work activities for the presence of special-status wildlife species. The qualified biologist shall remain on site until all initial ground disturbing activities are completed. If a non-listed special-status wildlife species is identified within the Project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If any federal or state-listed species (i.e., CTS, CRLF, or SCLTS) is observed and take authorization has been acquired, relocation measures as defined in applicable permits shall be followed (see **Mitigation Measure BIO-12** below). If a federal or state-listed species is found and these individuals are likely to be killed or injured by work activities and take authorization has not been acquired, work shall stop and

USFWS and/or CDFW shall be contacted. Work activities shall not resume until USFWS and/or CDFW is consulted and appropriate actions are taken to allow Project activities to continue.

Mitigation Measure BIO-6: After vegetation removal and initial ground disturbing activities are complete, or earlier if determined appropriate by the qualified biologist, the qualified biologist shall designate a construction monitor (a member of the construction crew) to oversee on-site compliance with all avoidance and minimization measures. The qualified biologist shall ensure that this construction monitor receives sufficient training in the identification of all special-status species with the potential to occur. Thereafter the qualified biologist shall monitor the site at least weekly for the duration of construction to ensure compliance with all protective measures. The construction monitor and the qualified biologist shall be authorized to stop work if the avoidance and/or minimization measures are not being followed. If work is stopped due to the presence of a federal or state-listed species and take authorization has not been acquired, USFWS and/or CDFW shall be notified, and activities will not resume until USFWS and/or CDFW are consulted and appropriate actions are taken to allow Project activities to continue.

Pallid Bat

Trees and the eves and awnings of buildings within and adjacent to several components (see **Table 3**) and the SR 1 overpass within the Transmission Main component may provide suitable day and night roost habitat for pallid bats. This species may forage over all open areas of the Evaluation Area. No suitable maternity roost habitat is present. Tree removal and limbing is proposed at the Transmission Booster Pump Station component; however, it is possible that the final Project design may require additional tree removal and/or limbing. This activity could result in disturbance or mortality of individual pallid bats if present at the time of tree removal/limbing. Although the transmission pipeline would be installed in an existing utility crossing within the SR 1 bridge that is covered and direct impacts to pallid bats are unlikely, construction may result in disturbance of pallid bats if roosting in other parts of the bridge. This would be considered a significant impact under CEQA. **Implementation of Mitigation Measures BIO-1, BIO- 2, and BIO-5 through BIO-8 would reduce potential impacts to a less-than-significant level.**

Mitigation Measure BIO-7: To avoid and reduce impacts to pallid bats, the Project proponent will retain a qualified bat specialist or wildlife biologist to conduct a site survey to characterize bat utilization of the SR 1 overpass (techniques utilized to be determined by the biologist) prior to any construction on or immediately adjacent to the overpass. Based on the results of this initial survey, one or more of the following will occur:

- If it is determined that pallid bats are not present at the site, no additional mitigation is required.
- If it is determined that pallid bats are utilizing the site and may be impacted by the Proposed Project, pre-construction surveys will be conducted no more than 30 days prior to construction on or in the vicinity of the overpass. If, according to the bat specialist, no pallid bats or pallid bat signs are observed in the course of the pre-construction surveys, construction may proceed. If pallid bats and/or bat signs are observed during the pre-

construction surveys, the biologist will determine if disturbance would jeopardize the roost (i.e., foraging or night).

- If pallid bats are roosting, construction may proceed after the bats have been safely excluded from the roost. Exclusion techniques shall be determined by the biologist and depend on the roost type; the biologist shall prepare a mitigation plan to be approved by CDFW.

Mitigation Measure BIO-8: To the extent practical any limbing/tree removal operations should occur between September 15 and November 1 to avoid impacts to pallid bat roosts. If tree limbing/tree removal operations must occur outside the period of September 15 through November 1, a survey for bats shall be conducted by a qualified biologist.

Prior to tree trimming/removal, a qualified biologist shall conduct a pre-construction survey for pallid bats as follows:

- The biologist shall determine if bats are utilizing the site for roosting. For any trees/snags that could provide roosting space for cavity-roosting bats, potential bat roost features shall be thoroughly evaluated to determine if bats are present. Visual inspection and/or acoustic surveys shall be utilized as initial techniques.
- If roosting bats are found, the biologist shall develop and implement acceptable passive exclusion methods in coordination with or based on CDFW recommendations. If feasible, exclusion shall take place during the appropriate windows (September 15 and November 1) to avoid harming winter hibernacula. (Authorization from CDFW is required to evict winter hibernacula for bats).
- Although unlikely, if established maternity colonies are found, in coordination with CDFW, a buffer shall be established around the colony to protect pre-volant young from construction disturbances until the young can fly; or implement other measures acceptable to CDFW.
- If a tree is determined not to be an active roost site for roosting bats, it may be immediately limbed or removed as follows: If foliage roosting bats are determined to be present, limbs shall be lowered, inspected for bats by a bat biologist, and chipped immediately or moved to a dump site. Alternately, limbs may be lowered and left on the ground until the following day, when they can be chipped or moved to a dump site. No logs or tree sections shall be dropped on downed limbs or limb piles that have not been in place since the previous day.

Monterey Dusky-Footed Woodrat

Suitable habitat for MDFW is present within and adjacent to the Evaluation Area in oak woodland and riparian habitats (see **Table 4**). Nests of this species were not observed within the Evaluation Area during the 2024 or 2025 field surveys; however, this species may move into the site prior to construction. Construction activities, including vegetation removal, grading, and trenching, could result in direct mortality of adults or young, if present. Additionally, MDFW could be alarmed by the presence of heavy equipment and personnel, which could result in nest abandonment, and potential mortality of young. MDFW use their middens year-round; thus, potential adverse effects on this species would not be limited

to the breeding season. **These are considered potentially significant impacts that can be reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6 and BIO-9**.

> ***Mitigation Measure BIO-9:*** To avoid or minimize impacts to MDFW, the Project applicant shall retain a qualified biologist to conduct pre-construction surveys within areas proposed for construction and a 25-foot buffer where suitable habitat is present and accessible. Surveys for MDFW nests shall be conducted within seven (7) days prior to construction within the Project site. All MDFW nests identified shall be flagged for avoidance. Nests that cannot be avoided shall be manually deconstructed in coordination with a qualified biologist prior to land clearing activities to allow animals to escape harm. To the extent feasible, dismantling shall occur outside of the typical breeding season. If a litter of young is found or suspected, nest material will be replaced, and the nest shall be left alone for two (2) to three (3) weeks before a re-check to verify that young are capable of independent survival before proceeding with nest dismantling.

Coast Range Newt and Monterey Shrew

Coast range newt and Monterey shrew have the potential to occur within the riparian habitat within and adjacent to the Evaluation Area (see **Table 4**). The Project would not result in loss of habitat for these species; however, construction activities, including vegetation removal and trenching, could result in mortality or disturbance of these species if present at the time of construction. **These are considered significant impacts that would be reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6**.

Raptors, Special-Status Birds and Other Protected Avian Species

Tree removal and limbing is proposed at the Transmission Booster Pump Station component; however, it is possible that the final Project design may require additional tree removal and/or limbing. Tree removal and limbing may result in direct impacts to nesting raptors and other birds, including the following special-status avian species: tricolored blackbird, loggerhead shrike, and white-tailed kite. In addition, construction activities (e.g., noise, vibrations) may result in indirect impacts to these species if present within or adjacent to the Project site during construction. Impacts may include injury, mortality, and/or nest abandonment. **These are potentially significant impacts that can be minimized to less-than-significant with implementation of Mitigation Measures BIO-1, BIO-2, BIO-5, BIO-6, and BIO-10**.

> ***Mitigation Measure BIO-10:*** To avoid impacts to nesting birds, vegetation removal, demolition activities, and construction shall commence prior to the nesting season (February 1 through September 15). If this is not possible, a pre-construction survey for nesting birds shall be conducted by a qualified biologist within 15 days prior to the commencement of these activities in all accessible areas that may provide suitable nesting habitat within 300 feet of the Project boundary. Surveys for White-tailed kite shall include all accessible areas within 500 feet of the Project boundary. If nesting birds are identified during the pre-construction survey, an appropriate buffer, as identified by the qualified biologist, shall be imposed within which no construction activities or disturbance will take place, in accordance with the Exclusionary Fencing Plan prepared as part of **Mitigation Measure BIO-3**. A qualified biologist shall be on-site during

work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 15 (when young are assumed fledged). If construction is halted for more than two weeks during the nesting season, a qualified biologist shall re-survey the Project site prior to reinitiation of construction.

Western Burrowing Owl

Surveys conducted in 2024 and 2025 did not identify any active WBO burrows or burrows of sufficient size to support this species. However, WBO has the potential to nest and overwinter within the non-native annual grassland within the potential staging area along Hilltop Road, although the quality of the habitat is low due to the limited size of the area and the presence of highly trafficked roads on either side. Agricultural fields adjacent to the Evaluation Area that are left to fallow may also provide suitable habitat for this species. The Project would not result in loss of potential habitat for this species; however, direct mortality or nest destruction may occur as a result of construction activities such as vegetation removal or trenching. In addition, indirect impacts from construction activities (e.g., noise, vibrations) could result in injury, nest abandonment, and/or mortality of WBO, if nesting or overwintering within or directly adjacent to the Evaluation Area during construction activities. **These are potentially significant impacts that can be minimized to less-than-significant with implementation of Mitigation Measures BIO-1, BIO-2, BIO-5, BIO-6, and BIO-11.**

> ***Mitigation Measure BIO-11:*** To avoid or minimize impacts to active WBO nests, a qualified biologist shall conduct pre-construction surveys in suitable habitat within the construction footprint and within 250 feet of the footprint no more than 14 days prior to the start of construction. If ground disturbing activities are delayed or suspended for more than 14 days after the pre-construction survey, the site shall be resurveyed again within 14 days of the initiation of construction. If no WBO are found, no further mitigation is required. If it is determined that WBO occupy the site, the Applicant shall comply with CESA and contact CDFW to solicit concurrence that the Proposed Project will not result in take or to acquire take authorization in accordance with **Mitigation Measure BIO-12**.

Federal and State-Listed Amphibians

Portions of the Project are located within the known dispersal range of several known and potential breeding resources for CTS. No suitable breeding habitat is present within the Evaluation Area; however, immediately adjacent aquatic resources, including Bennett Slough and agricultural ponds, may provide suitable breeding habitat. In addition, potential upland habitat for this species is present within the non-native annual grassland and ruderal habitats where small mammal burrows occur. Marginal upland habitat may also be present within the active agriculture areas.

Installation of the pipelines and the associated access around these components would result in temporary disturbances to CTS upland habitat where non-native annual grassland and ruderal habitats and active agriculture are present. Permanent Project features would be constructed at three locations: the Transmission Booster Pump Station, the Iron and Manganese Treatment Plant at the PWS Well #1

site, and the Bluff-Jensen Tank and Booster Pump Station. The Transmission Booster Pump Station and Iron and Manganese Treatment Plant locations do not contain any suitable habitat for CTS, and the Bluff-Jensen Tank and Booster Pump Station may only provide very marginal upland habitat for CTS given the ongoing active agricultural activities (i.e., row crops). In addition, the existing PWS and SMWS Tank sites do not provide suitable habitat for this species and activities within these sites are limited to upgrades to the existing facilities. As, such, the Proposed Project would result in loss of a small amount of low-quality upland habitat for CTS at the Bluff-Jensen Tank and Booster Pump Station site. Indirect impacts to nearby CTS breeding resources (i.e., Struve Pond adjacent to the Springfield Distribution Pipeline) could occur if construction activities result in erosion and sedimentation to adjacent habitats, or if an accident during construction were to result in the release of hazardous materials into the environment. In addition, construction activities, including vegetation removal and trenching, within the Evaluation Area may result in direct mortality of individuals, if present at the time of construction. Vehicle strikes from construction equipment and vehicles may also occur if CTS disperse through the Evaluation Area. **This would be considered take of a listed species under ESA and CESA, and a significant impact under CEQA. Take of this species can be avoided and/or impacts reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6, and BIO-12.**

The Project is located within the known dispersal range of CRLF. Aquatic breeding habitat for CRLF is not present within the Evaluation Area; however, upland and dispersal habitat for this species are present within undeveloped portions of the Evaluation Area, with the exception of the ruderal habitat within the Iron and Manganese Treatment Plant and PWS Tank Rehabilitation components. Potential non-breeding aquatic habitat (i.e., emergent wetland) is also present immediately adjacent to the Springfield Distribution Pipeline component. The Project would not result in direct impacts to CRLF aquatic breeding or non-breeding habitat or a loss of upland habitat, and the Project has been designed to avoid impacts to riparian habitat, including using HDD under the riparian habitat within the Project site. Temporary impacts to CRLF upland and dispersal habitat may occur as a result of vegetation removal and trenching, and indirect impacts could occur if construction activities result in erosion and sedimentation to adjacent habitats, or if an accident during construction were to result in the release of hazardous materials into the environment. The only new above-ground permanent components of the Project that may permanently impact CRLF upland and dispersal habitat are the Transmission Booster Pump Station and Bluff-Jensen Tank and Booster Pump Station components; however, these components are currently actively disturbed associated with the existing SMWS wells facility and active row cropping, respectively, and therefore the habitat is degraded. Construction activities, including vegetation removal and trenching, within the Evaluation Area may result in direct mortality of individuals, if present at the time of construction. Vehicle strikes from construction equipment and vehicles may also occur if CRLF disperse through the Project site. **This would be considered take of a listed species under ESA, and a significant impact under CEQA. Take of this species can be avoided and/or impacts reduced to a less-than-significant level with implementation of Mitigation Measures BIO-1 through BIO-6, and BIO-12.**

The Springfield Expansion Area and a portion of the Bluff-Jensen Expansion Area are located within the known dispersal range of SCLTS. Riparian habitat located immediately adjacent to the Evaluation Area within these areas may provide habitat for this species. The Project has been designed to avoid all impacts

to SCLTS habitat, including using HDD under the riparian habitat within the Project site. However, direct impacts could occur if work were conducted outside of Project limits within the riparian habitats, and indirect impacts could occur if construction activities result in erosion and sedimentation to adjacent habitats or if an accident during construction were to result in the release of hazardous materials into the environment. **These would be considered take of a listed species under ESA and CESA, and a significant impact under CEQA. Implementation of Mitigation Measures BIO-1 through BIO-6 would ensure avoidance of take of SCLTS that may be present outside of Project work areas during construction and would reduce impacts to a less-than-significant level under CEQA.** Acquisition of regulatory permits from the USFWS and CDFW for SCLTS is not required as potential impacts would be avoided with implementation of the mitigation.

> ***Mitigation Measure BIO-12:*** Prior to construction, the Project Applicant shall comply with the ESA and CESA and contact the agencies to solicit concurrence that the Project would not result in take or to acquire take authorization. Take authorization may require the Applicant to retain a qualified biologist to prepare a mitigation plan, which would include, but is not limited to, identifying avoidance and minimization measures, a mitigation strategy, and funding assurances. The Project Applicant would be required to implement the approved plan and any additional permit requirements.

Crotch and Western Bumble Bee

The special-status CBB and WBB have the potential to forage and nest within the Evaluation Area (see **Table 4** for specific Project components). Vegetation removal activities have the potential to directly impact these species through mortality of individuals, destruction or disturbance of nests, and/or disturbance of habitat if present within the Project site. **Mortality of CBB and/or WBB would be considered take of a listed species under CESA and would require approval from CDFW. These are potentially significant impacts that can be minimized to less-than-significant with implementation of Mitigation Measures BIO-1 through BIO-6, BIO-13, and (as applicable) BIO-12.**

> ***Mitigation Measure BIO-13:*** A qualified biologist shall conduct surveys for CBB and WBB individuals and active colonies in accordance with CDFW's *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* or the most current CDFW survey guidelines. The surveys shall be conducted within areas of appropriate habitat (foraging, nesting, and overwintering) that will be impacted by the Proposed Project and, where feasible, an approximate 50-foot buffer of those areas. Surveys shall occur during the CBB and WBB life cycle when floral resources are present (ideally during peak bloom), on sunny days with wind speeds below eight miles per hour, and at least two hours after sunrise and three hours before sunset. The surveys shall be conducted no more than one year (i.e., active season) prior to initiation of construction. If no CBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed during the surveys, then no additional mitigation is necessary. If CBB or WBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed, the Applicant shall comply with CESA and contact CDFW to solicit concurrence that the

Proposed Project will not result in take or to acquire take authorization in accordance with **Mitigation Measure BIO-12**.

Impact BIO-2 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS, or on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling hydrological interruption, or other means.

Riparian and Wetland Habitat

Approximately 0.1 acre of riparian habitat is present within the Evaluation Area within the Transmission Main easement near the Springfield Road and SR 1 intersection. In addition, riparian and emergent wetland habitats are present immediately adjacent to the Evaluation Area, including associated with the adjacent Struve Pond, Werner Lake, the pond along Hilltop Road, and a roadside ditch along Struve Road. The floristic alliances occurring within riparian habitat are identified as sensitive on CDFW's *California Natural Communities List* (CDFW, 2025a). In addition, riparian areas are subject to the jurisdiction of CDFW under Section 1602 of the Fish and Game Code, meet the definition of ESHA under the CCA, and some areas may meet the definition of a state wetland. Wetland areas adjacent to the Evaluation Area also meet the definition of ESHA and some areas may meet the definition of a state wetland. A wetland delineation was not conducted as it was determined that these adjacent areas could be completely avoided and protected during construction.

County Code permits development on parcels containing or within 100 feet of sensitive habitats (including riparian habitat) only if the development would not have a significant adverse impact on the habitat's long-term maintenance. The Monterey County CIP identifies that all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, is prohibited within ESHA, and development within 100 feet of ESHA that adversely impacts the habitat's long-term maintenance is not permitted. Further, the CIP requires protection of riparian habitat by establishing setback requirements of 150 feet on each side of the bank of perennial streams and 50 feet on each side of the bank or intermittent streams, or the extent of the riparian vegetation, whichever is greater, and protection of coastal wetlands by establishing setbacks of 100 feet from the landward edge of vegetation associated with the wetland. However, the LUP and LCP allow for exceptions to development in and adjacent to ESHA (such as activities for maintenance of existing structures and roads, activities associated with fish and wildlife habitat improvements, watershed restoration, or installation of utility lines) and to setback requirements if it is determined through a biological survey that impacts of such activities would not harm the habitat's long-term maintenance or cause significant degradation of the habitat.

The Project would not result in loss of riparian habitat, as HDD will be used where riparian habitat is present within the Project area; however, direct impacts to riparian and wetland habitats could occur if work were to occur outside of Project boundaries within adjacent habitat. Additionally, indirect impacts to riparian and wetland could occur if construction activities result in erosion and sedimentation to adjacent habitats, or if an accident during construction were to result in the release of hazardous materials

into the environment. **These are potentially significant impacts that can be minimized to less-than-significant with implementation of Mitigation Measures BIO-1 through BIO-3.** Acquisition of regulatory permits from the ACOE and RWQCB would not be required; however, CDFW would require a Streambed Alteration Agreement for the HDD under the riparian area, and a CDP is required for development within the coastal zone.

Portions of the Evaluation Area are within 100 feet of riparian and wetland habitat and within 50 feet of an intermittent drainage. However, the Proposed Project has been designed to construct new permanent Project features outside of these buffer zones and align pipelines within existing roads where feasible, with the exception of the easement between Jensen Road and Springfield Road which is predominantly active agriculture and denuded agricultural roads. Development within the Project site would not alter the water source for the riparian habitat (i.e., groundwater or river flooding). In addition, the Project is subject to standard stormwater requirements and therefore would not result in contamination of the sensitive habitats or drainages. Additionally, implementation of **Mitigation Measures BIO-1 through BIO-3 and BIO-6** and would ensure that riparian and wetland habitats are protected during construction. Therefore, the proposed development would not have a significant adverse impact of the long-term maintenance or cause significant degradation of the riparian or wetland habitats within or adjacent to the Proposed Project.

Oak Woodland Habitat

Although not specifically identified as ESHA, the LUP identifies that oak woodland on 25% slopes should be left in its native state and development within oak woodland on 25% slopes or less shall be cited to minimize disruption of vegetation and habitat loss. Approximately 0.1 acre of oak woodland is present within the Evaluation Area within the Transmission Booster Pump Station component; however, this habitat is isolated and very disturbed as a result of the existing operations. The Project would remove two coast live oak trees within this area; however, because the Project components have been sited as close to and within existing disturbed areas, the Project will not result in oak woodland habitat loss and **this is a less-than-significant impact**.

Impact BIO-3: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites.

The Proposed Project has been designed to construct permanent Project features within existing facilities or already disturbed areas and align pipelines within existing roads and disturbed shoulders. In addition, the Proposed Project has been designed to avoid direct impacts to riparian habitats and other adjacent potential wildlife habitat areas. Therefore, the Proposed Project would not interfere with the movement of any native resident or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native nursery sites. This impact is less than significant, and no mitigation is required.

Impact BIO-4: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The Proposed Project may result in the removal of coast live oak trees, which are protected under Monterey County Code. **This is a potentially significant impact that can be reduced to a less than significant level with implementation of the Mitigation Measure BIO-14.**

> ***Mitigation Measure BIO-14:*** Prior to the issuance of a grading permit, the District shall obtain a tree removal permit from the County if impacts to coast live oak trees are proposed. If the Project is to remove three or more trees, a Forest Management Plan will be prepared and submitted to the County for review and approval. The District shall implement any additional mitigation measures required by the tree removal permit.

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APPENDIX A

30% PROJECT PLANS

(attached separately due to file size)

APPENDIX B

CALIFORNIA NATURAL DIVERSITY DATABASE REPORT

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Marina (3612167) OR Salinas (3612166) OR Prunedale (3612176) OR Watsonville East (3612186) OR Watsonville West (3612187) OR Soquel (3612188) OR Moss Landing (3612177))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects OR Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes OR Fungi)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Accipiter cooperii Cooper's hawk	ABNKC12040	None	None	G5	S4	WL
Actinemys marmorata northwestern pond turtle	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
Actinemys pallida southwestern pond turtle	ARAAD02032	Proposed Threatened	None	G2G3	SNR	SSC
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Threatened	G1G2	S2	SSC
Agrostis lacuna-vernalis vernal pool bent grass	PMPOA041N0	None	None	G1	S1	1B.1
Allium hickmanii Hickman's onion	PMLIL02140	None	None	G2	S2	1B.2
Ambystoma californiense pop. 1 California tiger salamander - central California DPS	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Ambystoma macrodactylum croceum Santa Cruz long-toed salamander	AAAAA01082	Endangered	Endangered	G5T1T2	S2	FP
Aneides niger Santa Cruz black salamander	AAAAD01070	None	None	G3	S3	SSC
Anniella pulchra Northern California legless lizard	ARACC01020	None	None	G3	S2S3	SSC
Antrozous pallidus pallid bat	AMACC10010	None	None	G4	S3	SSC
Arctostaphylos andersonii Anderson's manzanita	PDERI04030	None	None	G2	S2	1B.2
Arctostaphylos hookeri ssp. hookeri Hooker's manzanita	PDERI040J1	None	None	G3T2	S2	1B.2
Arctostaphylos montereyensis Toro manzanita	PDERI040R0	None	None	G2?	S2?	1B.2
Arctostaphylos pajaroensis Pajaro manzanita	PDERI04100	None	None	G1	S1	1B.1
Arctostaphylos pumila sandmat manzanita	PDERI04180	None	None	G1	S1	1B.2
Asio flammeus short-eared owl	ABNSB13040	None	None	G5	S2	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Astragalus tener var. tener alkali milk-vetch	PDFAB0F8R1	None	None	G2T1	S1	1B.2
Athene cunicularia burrowing owl	ABNSB10010	None	Candidate Endangered	G4	S2	SSC
Bombus caliginosus obscure bumble bee	IIHYM24380	None	None	G2G3	S1S2	
Bombus crotchii Crotch's bumble bee	IIHYM24480	None	Candidate Endangered	G2	S2	
Bombus occidentalis western bumble bee	IIHYM24252	None	Candidate Endangered	G3	S1	
Bombus pensylvanicus American bumble bee	IIHYM24260	None	None	G3G4	S2	
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Castilleja ambigua var. insalutata pink Johnny-nip	PDSCR0D403	None	None	G5T2	S2	1B.1
Centromadia parryi ssp. congdonii Congdon's tarplant	PDAST4R0P1	None	None	G3T2	S2	1B.1
Charadrius nivosus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S3	SSC
Chorizanthe minutiflora Fort Ord spineflower	PDPGN04100	None	None	G1	S1	1B.2
Chorizanthe pungens var. pungens Monterey spineflower	PDPGN040M2	Threatened	None	G2T2	S2	1B.2
Chorizanthe robusta var. robusta robust spineflower	PDPGN040Q2	Endangered	None	G2T1	S1	1B.1
Cicindela ohlone Ohlone tiger beetle	IICOL026L0	Endangered	None	G1	S1	
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Cordylanthus rigidus ssp. littoralis seaside bird's-beak	PDSCR0J0P2	None	Endangered	G5T2	S2	1B.1
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G4	S2	SSC
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S2	SSC
Danaus plexippus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	Proposed Threatened	None	G4T1T2Q	S2	
Dicamptodon ensatus California giant salamander	AAAAH01020	None	None	G2G3	S2S3	SSC
Dipodomys heermanni goldmani Salinas kangaroo rat	AMAFD03065	None	None	G4T2T3	S2S3	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Dipodomys venustus venustus Santa Cruz kangaroo rat	AMAFD03042	None	None	G4T1	S1	
Elanus leucurus white-tailed kite	ABNKC06010	None	None	G5	S3S4	FP
Eremophila alpestris actia California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
Ericameria fasciculata Eastwood's goldenbush	PDAST3L080	None	None	G2	S2	1B.1
Eryngium montereyense Fort Ord button-celery	PDAPI0Z150	None	None	G1	S1	1B.1
Erysimum ammophilum sand-loving wallflower	PDBRA16010	None	None	G2	S2	1B.2
Erysimum menziesii Menzies' wallflower	PDBRA160R0	Endangered	Endangered	G1	S1	1B.1
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
Euphilotes enoptes smithi Smith's blue butterfly	IILEPG2026	Endangered	None	G5T2	S2	
Falco peregrinus anatum American peregrine falcon	ABNKD06071	Delisted	Delisted	G4T4	S3S4	
Fritillaria liliacea fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
Gilia tenuiflora ssp. arenaria Monterey gilia	PDPLM041P2	Endangered	Threatened	G3G4T2	S2	1B.2
Gonidea angulata western ridged mussel	IMBIV19010	None	None	G3	S2	
Holocarpha macradenia Santa Cruz tarplant	PDAST4X020	Threatened	Endangered	G1	S1	1B.1
Horkelia cuneata var. sericea Kellogg's horkelia	PDROS0W043	None	None	G4T1?	S1?	1B.1
Horkelia marinensis Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2	1B.2
Lasthenia californica ssp. macrantha perennial goldfields	PDAST5L0C5	None	None	G3T2	S2	1B.2
Lasthenia conjugens Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1
Lavinia exilicauda harengus Monterey hitch	AFCJB19013	None	None	G4T3	S3	SSC
Legenere limosa legenere	PDCAM0C010	None	None	G2	S2	1B.1
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Microseris paludosa marsh microseris	PDAST6E0D0	None	None	G2	S2	1B.2
Microtus californicus halophilus Monterey vole	AMAFF11036	None	None	G5T1	S2	
Monardella sinuata ssp. nigrescens northern curly-leaved monardella	PDLAM18162	None	None	G3T2	S2	1B.2
Monolopia gracilens woodland woollythreads	PDAST6G010	None	None	G3	S3	1B.2
Neotoma macrotis luciana Monterey dusky-footed woodrat	AMAFF08083	None	None	G5T3	S3	SSC
Oncorhynchus mykiss irideus pop. 8 steelhead - central California coast DPS	AFCHA0209G	Threatened	None	G5T3Q	S3	SSC
Oncorhynchus mykiss irideus pop. 9 steelhead - south-central California coast DPS	AFCHA0209H	Threatened	None	G5T2Q	S2	SSC
Pedicularis dudleyi Dudley's lousewort	PDSCR1K180	None	Rare	G2	S2	1B.2
Pentachaeta bellidiflora white-rayed pentachaeta	PDAST6X030	Endangered	Endangered	G1	S1	1B.1
Phrynosoma blainvillii coast horned lizard	ARACF12100	None	None	G4	S4	SSC
Piperia yadonii Yadon's rein orchid	PMORC1X070	Endangered	None	G1	S1	1B.1
Plagiobothrys chorisianus var. chorisianus Choris' popcornflower	PDBOR0V061	None	None	G3T1Q	S1	1B.2
Plagiobothrys diffusus San Francisco popcornflower	PDBOR0V080	None	Endangered	G1Q	S1	1B.1
Rallus obsoletus obsoletus California Ridgway's rail	ABNME05011	Endangered	Endangered	G3T1	S2	FP
Rana boylii pop. 4 foothill yellow-legged frog - central coast DPS	AAABH01054	Threatened	Endangered	G3T2	S2	
Rana draytonii California red-legged frog	AAABH01022	Threatened	None	G2G3	S2S3	SSC
Reithrodontomys megalotis distichlis Salinas harvest mouse	AMAFF02032	None	None	G5T1	S2	
Riparia riparia bank swallow	ABPAU08010	None	Threatened	G5	S3	
Rosa pinetorum pine rose	PDROS1J0W0	None	None	G1Q	S1	1B.2
Scaphinotus behrensi Behrens' snail-eating beetle	IICOL4L070	None	None	G2G4	S2S4	
Sorex ornatus salarius Monterey shrew	AMABA01105	None	None	G5T1T2	S1S2	SSC

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Sorex vagrans paludivagus Monterey vagrant shrew	AMABA01072	None	None	G5T1	S2	
Spea hammondii western spadefoot	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
Spirinchus thaleichthys longfin smelt	AFCHB03010	None	Threatened	G5	S1	
Taricha torosa Coast Range newt	AAAAF02032	None	None	G4	S4	SSC
Taxidea taxus American badger	AMAJF04010	None	None	G5	S3	SSC
Thaleichthys pacificus eulachon	AFCHB04010	Threatened	None	G4	S1	SSC
Trifolium buckwestiorum Santa Cruz clover	PDFAB402W0	None	None	G2	S2	1B.1
Trifolium hydrophilum saline clover	PDFAB400R5	None	None	G2	S2	1B.2
Trimerotropis infantilis Zayante band-winged grasshopper	IIORT36030	Endangered	None	G1	S1	
Tryonia imitator mimic tryonia (=California brackishwater snail)	IMGASJ7040	None	None	G2	S2	

Record Count: 90

APPENDIX C

INFORMATION FOR PLANNING AND CONSULTING (IPaC)
RESOURCE LIST

Not included due to accessibility issues. Please contact lead agency for a copy of the IPaC List.

APPENDIX D

SPECIAL-STATUS SPECIES TABLE

Special-Status Species Table

Marina, Moss Landing, Prunedale, Salinas, Soquel, Watsonville East, and Watsonville West Quadrangles

	CDFW/CNPS)		Transmission Main	SMWS Well Destruction & Transmission Booster Pump Station	Potential Additional Staging Areas	Bluff-Jensen Distribution & Service Areas	Bluff-Jensen Tank & Booster Pump Station	Springfield Distribution & Service Areas
Mammals								
Antrozous pallidus Pallid bat	-- / CSC / --	Occurs in a wide variety of habitats including grasslands, shrublands, arid desert areas, oak savanna, coastal forested areas, & coniferous forests of the mountain regions of California. Most common in open, dry habitats with rocky areas for roosting. Day roosts include caves, crevices, mines, and occasionally hollow trees and buildings. Seems to prefer rocky outcrops, cliffs, and crevices with access to open habitats for foraging. Similar structures are used for night roosting and will also use more open sites such as eaves, awnings, and open areas under bridges for feeding roosts.	**Moderate** Foraging habitat is present. Trees and the SR 1 overpass may provide suitable day or night roost habitat. The nearest CNDDB occurrence is from 1949 and is located approx. 10.5 mi east of the SR 1/ Salinas Rd. overpass.	**Moderate** Foraging habitat is present. Trees may provide day or night roost habitat; however, no suitable maternity roost habitat is present. The nearest CNDDB occurrence is from 1949 and is located approx. 9 mi east of component.	**Moderate Adjacent** Foraging habitat is present. Trees adjacent to the potential staging area at Moss Landing Middle School may provide day or night roost habitat; however, no suitable maternity roost habitat is present. The nearest CNDDB occurrence is from 1949 and is located approx. 11 mi east of this area.	**Moderate** Foraging habitat is present. Trees may provide day or night roost habitat; however, no suitable maternity roost habitat is present. The nearest CNDDB occurrence is from 1949 and is located approx. 11 mi east of component.	**Unlikely** Foraging habitat is present; however, no suitable night, day, or maternity roost habitat is present.	**Moderate** Foraging habitat is present. Trees may provide day or night roost habitat; however, no suitable maternity roost habitat is present. The nearest CNDDB occurrence is from 1949 and is located approx. 12 mi northeast of component.
Corynorhinus townsendii Townsend's big-eared bat	-- / CSC / --	Primarily rural settings from inland deserts to coastal redwoods, oak woodland of the inner Coast Ranges and Sierra foothills, and low to mid-elevation mixed coniferous-deciduous forests. Day roosts are in limestone caves, lava tubes, and mines, but can roost in buildings that offer suitable conditions. Night roosts are in more open settings and include bridges, rock crevices, and trees.	**Low** Foraging habitat is present and trees within and adjacent to component may provide marginal night roost habitat; however, no suitable day or maternity roost habitat is present.	**Low** Foraging habitat is present and trees within and adjacent to component may provide marginal night roost habitat; however, no suitable day or maternity roost habitat is present.	**Low** Foraging habitat is present and trees adjacent to the potential staging area at Moss Landing Middle School may provide marginal night roost habitat; however, no suitable day or maternity roost habitat is present.	**Low** Foraging habitat is present and trees within and adjacent to component may provide marginal night roost habitat; however, no suitable day or maternity roost habitat is present.	**Unlikely** Foraging habitat is present; however, no suitable night, day, or maternity roost habitat is present.	**Low** Foraging habitat is present and trees within and adjacent to component may provide marginal night roost habitat; however, no suitable day or maternity roost habitat is present.
Neotoma macrotis luciana Monterey dusky-footed woodrat	-- / CSC / --	Forest and oak woodland habitats of moderate canopy with moderate to dense understory. Also occurs in chaparral habitats.	**Moderate** Suitable habitat is present in the riparian areas within and adjacent to component. The nearest CNDDB occurrence is approx. 19 mi south of component; however, this species is known to occur throughout Monterey County.	**Moderate** Suitable habitat is present within and adjacent to component. The nearest CNDDB occurrence is approx. 22 mi south of component; however, this species is known to occur throughout Monterey County.	**Not Present** Component lacks the specialized habitat features to support this species.	**Moderate Adjacent** Suitable habitat is present adjacent to component along Trafton Rd. The nearest CNDDB occurrence is approx. 20 mi south of component; however, this species is known to occur throughout Monterey County.	**Not Present** Component lacks the specialized habitat features to support this species.	**Moderate Adjacent** Riparian habitat adjacent to component provides suitable habitat. The nearest CNDDB occurrence is approx. 18 mi south of component; however, this species is known to occur throughout Monterey County.
Puma concolor Mountain Lion (Southern California/Central Coast ESU)	-- / SC / --	Typically found in pine forest, riparian and oak woodlands, streams, chaparral, and grasslands; however, also use desert habitats. Require large areas of relatively undisturbed habitat with adequate connectivity to allow for dispersal and gene flow. Generally avoids areas with human disturbance.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.

Sorex ornatus salarius Monterey shrew	-- / CSC / --	Mostly moist or riparian woodland habitats, and within chaparral, grassland, and emergent wetland habitats where there is a thick duff or downed logs.	**Moderate** Suitable habitat is present in the riparian areas within and adjacent to component. The nearest CNDDB occurrence is approx. 1.5 mi south of the riparian habitat within this component.	**Low** Marginal habitat is present within component; however, component may be outside of the current distribution range for this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Moderate Adjacent** Suitable habitat is present within the adjacent riparian habitat. The nearest CNDDB occurrence is approx. 3.5 mi south of this area.	**Not Present** Component lacks the specialized habitat features to support this species.	**Moderate Adjacent** Suitable habitat is present within the adjacent riparian and emergent wetland habitats. The nearest CNDDB occurrence is approx. 0.3 mi south of these areas.
Taxidea taxus American badger	-- / CSC / --	Dry, open grasslands, fields, pastures savannas, and mountain meadows near timberline are preferred. The principal requirements seem to be sufficient food, friable soils, and relatively open, uncultivated grounds.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Birds								
Agelaius tricolor Tricolored blackbird (nesting colony)	-- / ST / --	Nest in colonies in dense riparian vegetation, along rivers, lagoons, lakes, and ponds. Forages over grassland or aquatic habitats.	**Moderate Adjacent** Suitable habitat may be present in the riparian areas adjacent to component. Riparian habitat within component has only a low potential to provide marginal habitat. The nearest CNDDB occurrence is approx. 300 feet east of component at Werner Lake. Several eBird occurrences are reported in the vicinity including at McClusky Slough.	**Low** Marginal habitat is present adjacent to component.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Moderate Adjacent** Suitable nesting habitat may be present within the adjacent riparian habitat. The nearest CNDDB occurrences is approx. 2 mi northeast of the potential habitat, at Elkhorn Slough. Several eBird occurrences are reported in the vicinity including at McClusky Slough.
Asio flammeus Short-eared owl (nesting)	-- / CSC / --	Open areas with few trees, such as annual and perennial grasslands, prairies, meadows, dunes, irrigated lands, and saline and freshwater emergent marshes. Dense vegetation is required for roosting and nesting cover. Treeless areas containing elevated sites for perching, such as fence posts or small mounds, are also needed. Some individuals breed in northern California.	**Low** Suitable foraging habitat may be present adjacent at the pond along Hilltop Rd. and within the non-native grassland adjacent to the pond; however, this species is unlikely to breed within the vicinity.	**Not Present** Component lacks the specialized habitat features to support this species.	**Low** Marginal foraging habitat may be present within the non-native annual grassland habitat within the potential staging area along Hilltop Rd.; however, this species is unlikely to breed within the vicinity.	**Low Adjacent** Suitable nesting habitat may be present at the adjacent Pajaro River near the end of Bluff Rd.; however, this species is unlikely to breed within the vicinity.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.

								Springfield Distribution & Service Areas
Athene cunicularia Burrowing owl (burrow sites & some wintering sites)	-- / SC / --	Year-round resident of open, dry grassland and desert habitats, and in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Frequent open grasslands and shrublands with perches and burrows. Use rodent burrows for roosting and nesting cover. Pipes, culverts, and nest boxes may also be used.	**Moderate Adjacent** Marginal nesting habitat is present within non-native annual grassland habitat within and adjacent to component. Adjacent agricultural areas may provide marginal habitat. The nearest CNDDB occurrence is approx. 0.8 mi southeast of this habitat. Several eBird occurrences are reported in the vicinity.	**Not Present** Component lacks the specialized habitat features to support this species.	**Moderate** Suitable nesting habitat is present within non-native grassland habitat within and adjacent to the potential staging area along Hilltop Rd. The nearest CNDDB occurrence is approx. 2 mi south of this area. Several eBird occurrences are reported in the vicinity.	**Low Adjacent** Adjacent agricultural areas may provide marginal habitat. The nearest CNDDB occurrence is approx. 1.8 mi southeast of this area. Several eBird occurrences are reported in the vicinity.	**Low** Only marginal habitat is present within component due to active agriculture.	**Low Adjacent** Adjacent agricultural areas may provide marginal habitat. The nearest CNDDB occurrence is approx. 1 mi east of this area. Several eBird occurrences are reported in the vicinity.
Brachyramphus marmoratus Marbled Murrelet	FT / SE / --	Occur year-round in marine subtidal and pelagic habitats from the Oregon border to Point Sal. Partial to coastlines with stands of mature redwood and Douglas-fir. Requires dense mature forests of redwood and/or Douglas-fir for breeding and nesting.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Charadrius nivosus nivosus Western snowy plover (nesting)	FT / CSC / --	Sandy beaches on marine and estuarine shores, also salt pond levees and the shores of large alkali lakes. Requires sandy, gravelly or friable soil substrate for nesting.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** The CNDDB reports a non-specific occurrence of this species that overlaps within component. However, the occurrence is associated with Moss Landing and Zumdowski State Beaches and component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Coccyzus americanus Yellow-billed cuckoo	FT / SE / --	Inhabits extensive deciduous riparian thickets or forests with dense, low-level or understory foliage, slow-moving watercourses, backwaters, or seeps. Willow almost always a dominant component of the vegetation.	**Unlikely** Riparian habitat within and adjacent to component may provide only very marginal habitat for this species. The CNDDB does not document any occurrences of this species within the quads evaluated and the Project is likely outside of the current range for this species.	**Unlikely** Riparian habitat adjacent to component may provide only very marginal habitat for this species. The CNDDB does not document any occurrences of this species within the quads evaluated and the Project is likely outside of the current range for this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Unlikely** Riparian habitat adjacent to component may provide only very marginal habitat for this species. The CNDDB does not document any occurrences of this species within the quads evaluated and the Project is likely outside of the current range for this species.
Coturnicops noveboracensis Yellow rail	-- / CSC / --	Wet meadows and coastal tidal marshes. Occurs year round in California, but in two primary seasonal roles: as a very local breeder in the northeastern interior and as a winter visitor (early Oct to mid-Apr) on the coast and in the Suisun Marsh region	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Low Adjacent** Suitable nesting and foraging habitat is present within the adjacent Struve Pond; however, this species is not known to breed in the vicinity.

								Springfield Distribution & Service Areas
Elanus leucurus White-tailed kite (nesting)	-- / CFP / --	Open groves, river valleys, marshes, and grasslands. Prefer such an area with low roosts (fences etc.). Nest in shrubs and trees adjacent to grasslands.	**High** Suitable nesting and foraging habitat is present. The nearest CNDDB occurrence is located approx. 2.8 mi southeast of component. Several eBird occurrences are reported within the vicinity, including multiple sightings along Hilltop Rd. and SR 1.	**Moderate** Suitable nesting and foraging habitat is present. The nearest CNDDB occurrence is located approx. 5 mi south of component. Several eBird occurrences are reported within the vicinity.	**Moderate Adjacent** Only foraging habitat is present within component; however, suitable nesting habitat is present immediately adjacent to the potential staging area at the Moss Landing Middle School. The nearest CNDDB occurrence is located approx. 3 mi southeast of component. Several eBird occurrences are reported within the vicinity, including multiple sightings along Hilltop Rd. and SR 1.	**Moderate** Suitable nesting and foraging habitat is present. The nearest CNDDB occurrence is located approx. 3.7 mi southeast of component. Several eBird occurrences are reported within the vicinity, including along Bluff Rd.	**Low** Only foraging habitat is present within component.	**Moderate** Suitable nesting and foraging habitat is present. The nearest CNDDB occurrence is located approx. 2.8 mi east of component. Several eBird occurrences are reported within the vicinity, including along Struve Rd.
Empidonax trailii extimus Southwestern willow flycatcher	FE / SE / --	Breeds in riparian habitat in areas ranging in elevation from sea level to over 2,600 m. Builds nest in trees in densely vegetated areas. This species establishes nesting territories and builds, and forages in mosaics of relatively dense and expansive areas of trees and shrubs, near or adjacent to surface water or underlain by saturated soils. Not typically found nesting in areas without willows (*Salix sp.*), tamarisk (*Tamarix ramosissima),* or both.	**Low** Suitable habitat is present within the riparian habitat; however, component is outside of the currently known range for this species. No CNDDB occurrences of this species are reported in the quadrangles reviewed or in the vicinity in Ebird.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range. No CNDDB occurrences of this species are reported in the quadrangles reviewed or in the vicinity in Ebird.	**Low Adjacent** Suitable habitat is present within the adjacent riparian habitat; however, component is outside of the currently known range for this species. No occurrences of this species are reported in the CNDDB quadrangles reviewed or in the vicinity in Ebird.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range. No CNDDB occurrences of this species are reported in the quadrangles reviewed or in the vicinity in Ebird.	**Low Adjacent** Suitable habitat is present within the adjacent riparian habitat; however, component is outside of the currently known range for this species. No occurrences of this species are reported in the CNDDB quadrangles reviewed or in the vicinity in Ebird.
Gymnogyps californianus California condor	FE / SE / --	Roosting sites in isolated rocky cliffs, rugged chaparral, and pine covered mountains 2000-6000 feet above sea level. Foraging area removed from nesting/roosting site (includes rangeland and coastal area - up to 19 mile commute one way). Nest sites in cliffs, crevices, potholes.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.

								Springfield Distribution & Service Areas
Lanius ludovicianus Loggerhead shrike	-- / CSC / --	Resident in dry open grasslands and agricultural areas. Scattered shrubs or trees, particularly thick or thorny species, serve as nesting substrates and hunting perches. Fences, utility wires, grasses, and forbs also may be used as perches.	**Moderate** Suitable nesting and foraging habitat is present. No CNDDB occurrences of this species are reported in the quadrangles reviewed; however, several eBird occurrences are reported in the vicinity.	**Moderate** Suitable nesting and foraging habitat is present. No CNDDB occurrences of this species are reported in the quadrangles reviewed; however, several eBird occurrences are reported in the vicinity.	**Moderate Adjacent** Only foraging habitat is present within the potential staging area on Hilltop Rd. Suitable nesting habitat is present immediately adjacent to the potential staging area at Moss Landing Middle School. No CNDDB occurrences of this species are reported in the quadrangles reviewed; however, several eBird occurrences are reported in the vicinity, including several approx. 0.5 mi. south of Moss Landing Middle School.	**Moderate** Suitable nesting and foraging habitat is present. No CNDDB occurrences of this species are reported in the quadrangles reviewed; however, several eBird occurrences are reported in the vicinity, including along Bluff Rd.	**Low** Only marginal foraging habitat is present within component.	**Moderate** Suitable nesting and foraging habitat is present. No CNDDB occurrences of this species are reported in the quadrangles reviewed; however, several eBird occurrences are reported in the vicinity.
Rallus obsoletus obsoletus California Ridgeway's rail	FE / SE&CFP /--	Salt and brackish marshes.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Riparia riparia Bank swallow (nesting)	-- / ST / --	Nest colonially in sand banks. Found near water; fields, marshes, streams, and lakes.	**Not Present** Component lacks the specialized nesting habitat features to support this species.	**Not Present** Component lacks the specialized nesting habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized nesting habitat features to support this species.
Sterna antillarum browni California least tern	FE / SE / --	Prefers undisturbed nest sites on open, sandy/gravelly shores near shallow-water feeding areas in estuaries. Sea beaches, bays, large rivers, bars.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Vireo bellii pusillus Least Bell's vireo	FE / SE / --	Riparian areas and drainages. Breed in willow riparian forest supporting a dense, shrubby understory. Oak woodland with a willow riparian understory is also used in some areas, and individuals sometimes enter adjacent chaparral, coastal sage scrub, or desert scrub habitats to forage.	**Low Adjacent** Adjacent riparian areas may provide suitable habitat; however, this species is a rare occurrence in the vicinity. The CNDDB does not report any occurrences of this species in the quadrangles reviewed; however, two eBird occurrences of this species were reported at the Pajaro River in 1996.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Low Adjacent** Adjacent riparian areas may provide suitable habitat; however, this species is a rare occurrence in the vicinity. The CNDDB does not report any occurrences of this species in the quadrangles reviewed; however, two eBird occurrences of this species were reported at the Pajaro River in 1996.

	CDFW/CNPS)		Transmission Main	SMWS Well Destruction & Transmission Booster	Potential Additional Staging Areas	Bluff-Jensen Distribution & Service Areas	Bluff-Jensen Tank & Booster Pump Station	Springfield Distribution & Service Areas
Reptiles and Amphibians								
Actinemys marmorata Northwestern pond turtle	FC / CSC / --	Associated with permanent or nearly permanent water in a wide variety of habitats including streams, lakes, ponds, irrigation ditches, etc. Require basking sites such as partially submerged logs, rocks, mats of vegetation, or open banks. The range for this species is from Washington south to approx. Castroville, continuing into the foothills of the Salinas Valley from Salinas to Soledad, and south into the central valley and eastern foothills to Lancaster, California.	**Low Adjacent** The pond along Hilltop Road adjacent to component may provide marginal habitat.	**Not Present** Component lacks the specialized habitat features to support this species**.**	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Actinemys pallida Southwestern pond turtle	FC / CSC / --	Associated with permanent or nearly permanent water in a wide variety of habitats including streams, lakes, ponds, irrigation ditches, etc. Require basking sites such as partially submerged logs, rocks, mats of vegetation, or open banks. The range for this species is along the coast from Castroville to Baja California in Mexico, including the Salinas Valley to Soledad, the foothills west of the Central Valley to Lancaster, and the southern California mountain ranges.	**Not Present** Component is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species. Component is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species. Component is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species. Component is outside of the currently known range for this species..	**Not Present** Component lacks the specialized habitat features to support this species. Component is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species. Component is outside of the currently known range for this species.
Ambystoma californiense California tiger salamander	FT / ST / --	Annual grassland and grassy understory of valley-foothill hardwood habitats in central and northern California. Need underground refuges and vernal pools or other seasonal water sources.	**Assumed Present** Marginal upland habitat is present. Component is within 380 m of an occurrence near an assumed breeding pond located just south of Jensen Rd. Two other occurrences are known from the CNDDB & RADICAL data within 2.2km.	**Not Present** Component lacks the specialized habitat features to support this species**.** Component is not within 2.2 km of known or assumed breeding ponds. Component is within 380 m of Werner Lake; however, RADICAL data indicates that surveys conducted at this resource have not detected this species.	**Assumed Present** Marginal upland habitat is present. The potential staging area along Hilltop Rd. is within 310 m of an occurrence near an assumed breeding pond. The potential staging area at the Moss Landing Middle School is approx. 1.2 km from a known occurrence at the Fox Reservoir. Several other agricultural ponds that could provide breeding habitat are present within the immediate vicinity with no known occurrence data.	**Assumed Present** Marginal upland habitat is present. Nearly the entire component (except the end of Bluff Rd) is within 2.2 km of a known occurrence near an assumed breeding pond. A portion of this component is within 100 m of this pond. Several other agricultural ponds that could provide breeding habitat are present within the immediate vicinity with no known occurrence data.	**Assumed Present** Marginal upland habitat is present. Component is within 1000 m of an occurrence near an assumed breeding pond. Several other agricultural ponds that could provide breeding habitat are present within the immediate vicinity with no known occurrence data.	**Assumed Present** Marginal upland habitat is present. No suitable breeding habitat is present. The entire component is within 2.2 km of known or assumed breeding ponds. Portions of this component are within 380 m of Struve Pond. Several other agricultural ponds that could provide breeding habitat are present within the immediate vicinity with no known occurrence data.

								Springfield Distribution & Service Areas
Ambystoma macrodactylum croceum Santa Cruz long-toed salamander	FE / SE&CFP / --	Preferred habitats include ponderosa pine, montane hardwood-conifer, mixed conifer, montane riparian, red fir and wet meadows. Occurs in a small number of localities in Santa Cruz and Monterey Counties. Adults spend the majority of the time in underground burrows and beneath objects. Larvae prefer shallow water with clumps of vegetation.	**Assumed Present** No breeding habitat present. Riparian habitat within component may provide suitable upland habitat. A portion of this component is within 1.6 km of known occurrences within McClusky Slough and Struve Pond.	**Unlikely** The oak woodland could provide marginal habitat for this species; however, component is outside of the known dispersal range for this species. Component is within 0.6 km of Werner Lake; however, RADICAL data indicates that surveys conducted at this resource have not detected this species.	**Not Present** Component lacks the specialized habitat features to support this species and the staging area along Hilltop Rd. is outside of the dispersal range from known occurrences.	**Assumed Present Adjacent** The majority of this component is within 1.6 km of a breeding occurrence at McClusky Slough and one Service Area is within 0.6 km of this occurrence. Suitable habitat may be present within riparian habitat adjacent to component.	**Unlikely** Component is within 1.6 km of a breeding occurrence at McClusky Slough; however, no suitable habitat is present within or immediately adjacent to component.	**Assumed Present Adjacent** This species has been documented to breed at the immediately adjacent Struve Pond/Bennett Slough; however, this population may be extirpated (USFWS, 2019). This entire component is within 0.6 km of this occurrences. Riparian habitat adjacent to this component may provide suitable upland habitat.
Aneides niger Santa Cruz black salamander	-- / CSC / --	Occurs in the fog belt of the outer Coastal Range in mesic forests. This species occurs in moist streamside microhabitats. This species is often found in shallow standing water or seeps. Small geographical range consisting of woodland habitat within the Santa Cruz Mountains in western Santa Clara, northern Santa Cruz, and southernmost San Mateo Counties.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.
Anniella pulchra Northern California legless lizard	-- / CSC / --	Requires moist, warm habitats with loose soil for burrowing and prostrate plant cover, often forages in leaf litter at plant bases; may be found on beaches, sandy washes, and in woodland, chaparral, and riparian areas.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Not Present** Component lacks the specialized habitat features to support this species.	**Unlikely** No suitable habitat present.
Dicamptodon ensatus California giant salamander	-- / CSC / --	Occurs within the Coast Range from just north of the southern border of Mendocino County to southern Santa Cruz County. Found in wet coastal forests in or around clear, cold permanent and semi-permanent streams and seepages. Typically within elevations ranging from sea level to approx. 3000 feet.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.
Phrynosoma blainvillii Coast horned lizard	-- / CSC / --	Associated with open patches of sandy soils in washes, chaparral, scrub, and grasslands.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Rana boylii Foothill yellow-legged frog (central coast DPS)	FT / SE / --	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats, including hardwood, pine, and riparian forests, scrub, chaparral, and wet meadows. Rarely encountered far from permanent water.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.

Rana draytonii California red-legged frog	FT / CSC / --	Lowlands and foothills in or near permanent or late-season sources of deep water with dense, shrubby, or emergent riparian vegetation. During late summer or fall adults are known to utilize a variety of upland habitats with leaf litter or mammal burrows.	**Assumed Present** No breeding habitat present. Potential upland habitat is present in undeveloped areas surrounding the pond adjacent to Hilltop Rd. and in the adjacent riparian habitat near Werner Lake. Several occurrences are known from the CNDDB & RADICAL data within the vicinity, including an occurrence at the Hilltop Rd. pond and at Werner Lake near Salinas Rd.	**Moderate** No breeding or upland habitat is present; however, suitable dispersal habitat is present. Several occurrences are known from the CNDDB & RADICAL data within the vicinity, the nearest of which is located approx. 0.2-mi northeast of component at Werner Lake.	**Moderate** No breeding or upland habitat is present; however, suitable dispersal habitat is present. Several occurrences are known from the CNDDB & RADICAL data within the vicinity, the nearest of which is located at the Hilltop Rd. Pond approx. 0.9-mi north of the staging area along Hilltop Rd.	**Moderate** No breeding or upland habitat present. Suitable dispersal habitat is present throughout component. Several occurrences are known from the CNDDB & RADICAL data within the vicinity, including an occurrence at the Hilltop Rd. pond, located approx. 0.6 mi north of component.	**Moderate** No breeding or upland habitat present. Suitable dispersal habitat is present within component. Several occurrences are known from the CNDDB & RADICAL data within the vicinity, including an occurrence at the Hilltop Rd. pond, located approx. 1.5 mi northeast of component.	**High** This species is known to breed at the immediately adjacent Struve Pond. Emergent wetland and riparian habitat adjacent to this component may provide suitable upland habitat. Suitable dispersal habitat is present throughout component.
Spea hammondii Western spadefoot	FC / CSC / --	Grasslands with shallow temporary pools are optimal habitats for the western spadefoot. Occur primarily in grassland habitats, but can be found in valley and foothill woodlands. Vernal pools are essential for breeding and egg laying.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Taricha torosa Coast range newt	-- / CSC / --	Occurs mainly in valley-foothill hardwood, valley-foothill hardwood-conifer, coastal scrub, and mixed chaparral but is known to occur in grasslands and mixed conifer types. Seek cover under rocks and logs, in mammal burrows, rock fissures, or man-made structures such as wells. Breed in intermittent ponds, streams, lakes, and reservoirs.	**Moderate Adjacent** Adjacent riparian areas may provide suitable habitat. The nearest CNDDB occurrence is approximately 11 mi southeast of component.	**Moderate** Suitable habitat is present. The nearest CNDDB occurrence is approximately 11 mi southeast of component.	**Unlikely** No suitable habitat present.	**Unlikely** No suitable habitat present.	**Not Present** Component lacks the specialized habitat features to support this species.	**Moderate Adjacent** Adjacent riparian areas may provide suitable habitat. The nearest CNDDB occurrence is approximately 11.5 mi east of component.
Fish								
Eucyclogobius newberryi Tidewater goby	FE / CSC / --	Brackish water habitats, found in shallow lagoons and lower stream reaches. Tidewater gobies appear to be naturally absent (now and historically) from three large stretches of coastline where lagoons or estuaries are absent and steep topography or swift currents may prevent tidewater gobies from dispersing between adjacent localities. The southernmost large, natural gap occurs between the Salinas River in Monterey County and Arroyo del Oso in San Luis Obispo County.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.

								Springfield Distribution & Service Areas
Lavinia exilicauda harengus Monterey hitch (Pajaro/Salinas hitch)	-- / CSC / --	Found only within the Pajaro and Salinas River systems. Can occupy a wide variety of habitats, however, they are most abundant in lowland areas with large pools or small reservoirs that mimic such conditions. May be found in brackish water conditions within the Salinas River lagoon during the early summer months when the sandbar forms at the mouth of the river.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Oncorhynchus mykiss irideus Steelhead (central California coast DPS)	FT / -- / --	Coastal perennial and near perennial streams, with suitable spawning and rearing habitat and no major barriers. Found from the Russian River to and including Aptos Creek, and all drainages of San Francisco and San Pablo Bays eastward to Chipps Island at the confluence of the Sacramento and San Joaquin Rivers.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Oncorhynchus mykiss irideus Steelhead (south/central California coast DPS)	FT / -- / --	Cold headwaters, creeks, and small to large rivers and lakes; anadromous in coastal streams. Found in streams and rivers from the Pajaro River in Santa Cruz County to (but not including) the Santa Maria River in San Luis Obispo County.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Spirinchus thaleichthys Longfin smelt	-- / ST / --	Euryhaline, nektonic & anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefers salinities of 15-30 PPT, but can be found in completely freshwater to almost pure seawater. Found in coastal estuaries north of the Russian River (primarily in Humbolt Bay) and south of Pillar Point in Half Moon Bay.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Thaleichthys pacificus Eulachon	FT / -- / --	Small, anadromous fish from the eastern Pacific Ocean, commonly called smelt. Typically spend 3-5 years in saltwater before returning to freshwater to spawn from late-winter through mid-spring. Occur in nearshore ocean waters and to 1,000 feet (300 m) in depth, except for the brief spawning runs into their natal streams. Spawning grounds are typically in the lower reaches of larger snowmelt-fed rivers with water temperatures ranging from 39-50°F. Spawning occurs over sand or coarse gravel substrates.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.

	CDFW/CNPS)		Transmission Main	SMWS Well Destruction & Transmission Booster	Potential Additional Staging Areas	Bluff-Jensen Distribution & Service Areas	Bluff-Jensen Tank & Booster Pump Station	Springfield Distribution & Service Areas
Invertebrates								
Bombus crotchii Crotch bumble bee	-- / SC / --	Occurs in open grassland and scrub at relatively warm and dry sites. Requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late October. Generally nests underground, often in abandoned mammal burrows. Within California this species is known to occur in the Mediterranean, Pacific Coast, Western Desert, as well as Great Valley and adjacent foothill regions.	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Suitable habitat may be present at the potential staging area along Hilltop Rd.; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Component has the potential to provide flowering resources; however, these resources are highly variable based on agricultural uses	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.
Bombus occidentalis Western bumble bee	-- / SC / --	Occurs in open grassy areas, urban parks, urban gardens, chaparral, and meadows. Requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late November. Typically nests underground, often in abandoned mammal burrows. Populations are currently largely restricted to high elevation sites in the Sierra Nevada; however, the historic range includes the northern California coast.	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Suitable habitat may be present at the potential staging area along Hilltop Rd.; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.	**Moderate** Component has the potential to provide flowering resources; however, these resources are highly variable based on agricultural uses.	**Moderate** Suitable habitat may be present in undeveloped areas; however, surveys would be necessary to determine if sufficient flowering resources or nesting habitat are present.
Branchinecta lynchi Vernal pool fairy shrimp	FT / -- / --	Require ephemeral pools with no flow. Associated with vernal pool/grasslands from near Red Bluff (Shasta County), through the central valley, and into the South Coast Mountains Region. Require ephemeral pools with no flow.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Cicindela ohlone Ohlone tiger beetle	FE / -- / --	Coastal terraces with remnant stands of open native grassland with clay or sandy soils. Hunt, breed, and dig small vertical burrows along sunny single-track trails and dirt roads (maintained by cattle, hikers, etc.) in coast terrace meadows that still support native grasses. Current range from the City of Scotts Valley to the eastern edge of the City of Santa Cruz.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.

	CDFW/CNPS)		Potential Occurrence within Components					
			Transmission Main	**SMWS Well Destruction & Transmission Booster**	**Staging Areas**	**Bluff-Jensen Distribution & Service Areas**	**Bluff-Jensen Tank & Booster Pump Station**	**Springfield Distribution & Service Areas**
Danaus plexippus Monarch butterfly	FC / -- / --	Overwinters in coastal California, typically from mid-October to late February. Colonial roosts are generally found in Eucalyptus, pine, and acacia trees, often in canyons and drainages. Overwintering groves generally have more stable temperatures (i.e., less variation between day and night temperatures), less direct sunlight, less wind, and more moisture in the air than groves not used by monarch butterflies.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. The CNDDB reports a 1993/ 1994 occurrence within the Monterey pine trees at the Moss Landing Middle School; however, this species was not identified in follow-up surveys in 1995, 1998, and 2000 and the density of the Monterey pine trees likely no longer provide suitable wintering habitat for this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.
Euphilotes enoptes smithi Smith's blue butterfly	FE / -- / --	Most commonly associated with coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz Counties. Plant hosts are *Eriogonum latifolium* and *E. parvifolium*.	**Not Present** Component lacks the specialized habitat features and host plant to support this species.	**Not Present** Component lacks the specialized habitat features and host plant to support this species.	**Not Present** Component lacks the specialized habitat features and host plant to support this species.	**Not Present** Component lacks the specialized habitat features and host plant to support this species.	**Not Present** Component lacks the specialized habitat features and host plant to support this species.	**Not Present** Component lacks the specialized habitat features and host plant to support this species.
Trimerotropis infantilis Zayante band-winged grasshopper	FE / -- / --	Open sandy areas with sparse, low annual and perennial herbs on high ridges with sparse ponderosa pine. Often occurs with Ben Lomond wallflower. Restricted to sand parkland habitat found on ridges and hills within the Zayante sandhills habitat in Santa Cruz County. Flight season extends from late May through August.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.
Agrostis lacuna-vernalis Vernal pool bent grass	-- / -- / 1B	Vernal pool mima mounds at elevations of 115-145 m. Annual herb in the Poaceae family; blooms April-May. Known only from Butterfly Valley and Machine Gun Flats of Ft. Ord National Monument.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.
Allium hickmanii Hickman's onion	-- / -- / 1B	Closed-cone coniferous forests, maritime chaparral, coastal prairie, coastal scrub, and valley and foothill grasslands at elevations of 5-200 m. Bulbiferous perennial herb in the Alliaceae family; blooms March-May.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species.
Arctostaphylos andersonii Anderson's manzanita	-- / -- / 1B	Openings and edges of broadleaved upland forest, chaparral, and north coast coniferous forest at elevations of 60-760 m. Evergreen shrub in the Ericaceae family; blooms November-May.	**Not Present** Component lacks the specialized habitat features to support this species. This species was not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed in areas surveyed in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.

								Springfield Distribution & Service Areas
Arctostaphylos hookeri ssp. *hookeri* Hooker's manzanita	-- / -- / 1B	Closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 85-536 m. Evergreen shrub in the Ericaceae family; blooms January-June.	**Not Present** Marginal habitat is present within the oak woodland; however, component is below the known elevation range. Not observed in areas surveyed in 2024.	**Not Present** Marginal habitat is present within the oak woodland; however, component is below the known elevation range. Not observed in areas surveyed in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range Not observed during surveys in 2024.
Arctostaphylos montereyensis Toro manzanita	-- / -- / 1B	Maritime chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 30-730 m. Evergreen shrub in the Ericaceae family; blooms February-March.	**Not Present** Marginal habitat is present within the oak woodland; however, this species was not observed during surveys in 2024.	**Not Present** Marginal habitat is present within the oak woodland; however, this species was not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species Not observed during surveys in 2024.
Arctostaphylos pajaroensis Pajaro manzanita	-- / -- / 1B	Chaparral on sandy soils at elevations of 30-760 m. Evergreen shrub in the Ericaceae family; blooms December-March.	**Not Present** Marginal habitat is present within the oak woodland; however, this species was not observed during surveys in 2024.	**Not Present** Marginal habitat is present within the oak woodland; however, this species was not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species Not observed during surveys in 2024.
Arctostaphylos pumila Sandmat manzanita	-- / -- / 1B	Openings of closed-cone coniferous forests, maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 3-205 m. Evergreen shrub in the Ericaceae family; blooms February-May.	**Not Present** Marginal habitat is present within the oak woodland; however, this species was not observed during surveys in 2024.	**Not Present** Marginal habitat is present within the oak woodland; however, this species was not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. This species was not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Arenaria paludicola Marsh sandwort	FE / SE / 1B	Known from only two natural occurrences in Black Lake Canyon and at Oso Flaco Lake. Sandy openings of freshwater of brackish marshes and swamps at elevations of 3-170 m. Stoloniferous perennial herb in the Caryophyllaceae family; blooms May-August.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.
Astragalus tener var. *tener* Alkali milk-vetch	-- / -- / 1B	Playas, valley and foothill grassland on adobe clay, and vernal pools on alkaline soils at elevations of 1-60 m. Annual herb in the Fabaceae family; blooms March-June.	**Not Present** No suitable habitat. This species was not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. This species was not observed during surveys in 2025.	**Unlikely** No suitable habitat.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Castilleja ambigua var. insalutata Pink Johnny-nip	-- / -- / 1B	Coastal prairie and coastal scrub at elevations of 0-100 m. Annual herb in the Orobanchaceae family; blooms May-August.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.

								Springfield Distribution & Service Areas
Centromadia parryi ssp. *congdonii* Congdon's tarplant	-- / -- / 1B	Valley and foothill grassland on heavy clay, saline, or alkaline soils at elevations of 0-230 m. Annual herb in the Asteraceae family; blooms May-November.	**Not Present** Marginal habitat is present; however, this species was not observed during surveys in 2024.	**Not Present** Marginal habitat is present; however, this species was not observed during surveys in 2025.	**Not Present** This species was not observed within the potential staging area along Hilltop Rd. during survey in 2025. No suitable habitat is present within the potential staging area at the Moss Landing Middle School.	**Low** This species was not observed during surveys in 2024. Marginal habitat may be present within Service Areas on private property that were not accessible; however, the majority of these areas are developed or very disturbed and the potential for this species to occur is low.	**Not Present** Component is under active cultivation.	**Low** This species was not observed during surveys in 2024. Marginal habitat may be present within Service Areas on private property that were not accessible; however, the majority of these areas are developed or very disturbed and the potential for this species to occur is low.
Chorizanthe minutiflora Fort Ord spineflower	-- / -- / 1B	Sandy openings of maritime chaparral and coastal scrub at elevations of 55-150 m. Only known occurrences on Fort Ord National Monument. Annual herb in the Polygonaceae family; blooms April-July.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.
Chorizanthe pungens var. *pungens* Monterey spineflower	FT / -- / 1B	Maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland on sandy soils at elevations of 3-450 m. Annual herb in the Polygonaceae family; blooms April-July.	**Not Present** An occurrence of this species overlaps with this component along SR 1; however, only marginal habitat is present and this species was not observed during surveys in 2024.	**Not Present** No suitable habitat. Not observed during surveys in 2025.	**Not Present** Marginal habitat is present within the potential staging area at Hilltop Rd; however, this species was not observed during surveys in 2025.	**Unlikely** An occurrence of this species overlaps with this component on Trafton Rd.; however, only marginal habitat is present and this species was not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Unlikely** Only marginal habitat is present and this species was not observed during surveys in 2024.
Chorizanthe robusta var. *robusta* Robust spineflower	FE / -- / 1B	Openings in cismontane woodland, coastal dunes, maritime chaparral, and coastal scrub on sandy or gravelly soils at elevations of 3-300 m. Annual herb in the Polygonaceae family; blooms April-September.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Cordylanthus rigidus ssp. *littoralis* Seaside bird's-beak	-- / SE / 1B	Closed-cone coniferous forests, maritime chaparral, cismontane woodlands, coastal dunes, and coastal scrub on sandy soils, often on disturbed sites, at elevations of 0-425 m. Annual hemi-parasitic herb in the Orobanchaceae family; blooms April-October.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** No suitable habitat. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Ericameria fasciculata Eastwood's goldenbush	-- / -- / 1B	Openings in closed-cone coniferous forest, maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 30-275 m. Evergreen shrub in the Asteraceae family; blooms July-October.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.

								Springfield Distribution & Service Areas
Eryngium montereyense Fort Ord button-celery	-- / -- / 1B	Vernally moist swales and vernal pools in valley and foothill grassland surrounded by maritime chaparral and coast live oak woodland on marine sedimentary substrate at elevations or 120-180 m. Perennial herb in the Apiaceae family; blooms March-May.	**Not Present** Component lacks the specialized habitat features to support this species, is outside of the currently known range, and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species, is outside of the currently known range, and is below the known elevation range. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species, is outside of the currently known range, and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species, is outside of the currently known range, and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation, is outside of the currently known range, and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species, is outside of the currently known range, and is below the known elevation range. Not observed during surveys in 2024.
Erysimum ammophilum Sand-loving wallflower	-- / -- / 1B	Openings in maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 0-60 m. Perennial herb in the Brassicaceae family; blooms February-June.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Erysimum menziesii Menzies' wallflower	FE / SE / 1B	Coastal dunes at elevations of 0-35 m. Perennial herb in the Brassicaceae family; blooms March-September.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is outside of the currently known range for this species.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.
Fritillaria liliacea Fragrant fritillary	-- / -- / 1B	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland, often serpentinite or heavy soils, at elevations of 3-410m. Bulbiferous perennial herb in the Liliaceae family; blooms February-April.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species.
Gilia tenuiflora ssp. *arenaria* Monterey gilia	FE / ST / 1B	Openings in maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 0-45 m. Annual herb in the Polemoniaceae family; blooms April-June.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Holocarpha macradenia Santa Cruz tarplant	FE / SE / 1B	Coastal prairies and valley foothill grasslands, often clay or sandy soils, at elevations of 10-220m. Annual herb in the Asteraceae family; blooms June-October.	**Not Present** Marginal habitat is present; however, this species was not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species.
Horkelia cuneata var. *sericea* Kellogg's horkelia	-- / -- / 1B	Openings of closed-cone coniferous forests, maritime chaparral, coastal dunes, and coastal scrub on sandy or gravelly soils at elevations of 10-200 m. Perennial herb in the Rosaceae family; blooms April-September.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.

								Springfield Distribution & Service Areas
Horkelia marinensis Point Reyes horkelia	-- / -- / 1B	Coastal dunes, coastal prairie, and coastal scrub on sandy soils at elevations of 5-350 m. Perennial herb in the Rosaceae family; blooms May-September.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Lasthenia californica ssp. *macrantha* Perennial goldfields	-- / -- / 1B	Coastal bluff scrub, coastal dunes, and coastal scrub at an elevation of 5-520 m. Perennial herb in the Asteraceae family. Blooms January–November.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Lasthenia conjugens Contra Costa goldfields	FE / -- / 1B	Mesic areas of valley and foothill grassland, alkaline playas, cismontane woodland, and vernal pools at elevations of 0-470 m. Annual herb in the Asteraceae family; blooms March-June.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Legenere limosa Legenere	-- / -- / 1B	Vernal pools and wetlands at elevations of 1-880 m. Annual herb in the Campanulaceae family; blooms April-June.	**Not Present** Component lacks the specialized habitat features to support this species and is outside of the currently known range for this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Microseris paludosa Marsh microseris	-- / -- / 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland at elevations of 5-300m. Perennial herb in the Asteraceae family; blooms April-July.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Marginal habitat is present within component; however, this species was not observed during surveys in 2025.	**Unlikely** Not observed during surveys of potential staging area along Hilltop Rd. No suitable habitat within potential staging area along Salinas Rd.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Marginal habitat is present within the adjacent emergent wetlands; however, this species was not observed during surveys in 2024.
Monardella sinuata ssp. *nigrescens* Northern curly-leaved monardella	-- / -- /1B	Chaparral, coastal dunes, coastal scrub, and lower montane coniferous forest (ponderosa pine sandhills) on sandy soils at elevations of 0-300 m. Annual herb in the Lamiaceae family; blooms April-September.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Monolopia gracilens Woodland wollythreads	-- / -- / 1B	Openings of broadleaved upland forest, chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland on serpentinite soils at elevations of 100-1200m. Annual herb in the Asteraceae family; blooms February-July.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.

								Springfield Distribution & Service Areas
Pedicularis dudleyi Dudley's lousewort	-- / SR / 1B	Maritime chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland at elevations of 60-900 m. Perennial herb in the Orbanchaceae family; blooms April-June.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.
Pentachaeta bellidiflora White-rayed pentachaeta	FE / SE / 1B	Cismontane woodland and valley and foothill grasslands, often on serpentinite soils, at elevations of 35-620 m. Annual herb in the Asteraceae family; blooms March-May.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Piperia yadonii Yadon's rein orchid	FE / -- / 1B	Sandy soils in coastal bluff scrub, closed-cone coniferous forest, and maritime chaparral at elevations of 10-510 m. Annual herb in the Orchidaceae family; blooms February-August.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Plagiobothrys chorisianus var. *chorisianus* Choris' popcorn-flower	-- / -- / 1B	Mesic areas of chaparral, coastal prairie, and coastal scrub at elevations of 15-160 m. Annual herb in the Boraginaceae family; blooms March-June.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Plagiobothrys diffusus San Francisco popcorn-flower	-- / SE / 1B	Seeps and mesic areas of coastal prairie and valley and foothill grassland at elevations of 60-360 m. Annual herb in the Boraginaceae family; blooms March-June.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.		**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.
Rosa pinetorum Pine rose	-- / -- / 1B	Closed-cone coniferous forest at elevations of 2-300 m. Perennial shrub in the Rosaceae family; blooms May-July. Possible hybrid of *R. spithamea*, *R. gymnocarpa*, or others; further study needed.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.

								Springfield Distribution & Service Areas
Trifolium buckwestiorum Santa Cruz clover	-- / -- / 1B	Gravelly margins of broadleaved upland forest, cismontane woodland, and coastal prairie at elevations of 105-610m. Annual herb in the Fabaceae family; blooms April-October.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Marginal habitat is present; however, Component is below the known elevation range. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation and is below the known elevation range.	**Not Present** Component lacks the specialized habitat features to support this species and is below the known elevation range. Not observed during surveys in 2024.
Trifolium hydrophilum Saline clover	-- / -- / 1B	Marshes and swamps, mesic and alkaline valley and foothill grassland, and vernal pools at elevations of 0-300 m. Annual herb in the Fabaceae family; blooms April-June.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2025.	**Not Present** Component lacks the specialized habitat features to support this species.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.	**Not Present** Component is under active cultivation.	**Not Present** Component lacks the specialized habitat features to support this species. Not observed during surveys in 2024.

STATUS DEFINITIONS

Federal

FE = listed as Endangered under the federal Endangered Species Act
FT = listed as Threatened under the federal Endangered Species Act
FC = Candidate for listing under the federal Endangered Species Act
-- = no listing

State

SE = listed as Endangered under the California Endangered Species Act
ST = listed as Threatened under the California Endangered Species Act
SC = Candidate for listing under the California Endangered Species Act
SR = listed as Rare under the California Endangered Species Act
CSC = California Department of Fish and Wildlife Species of Concern
CFP = California Fully Protected Animal
-- = no listing

CALIFORNIA NATIVE PLANT SOCIETY

1B = California Rare Plant Rank 1B species; plants rare, threatened, or endangered in California and elsewhere
2B = California Rare Plant Rank 2B species; plants rare, threatened, or endangered in California, but more common elsewhere
-- = no listing

POTENTIAL TO OCCUR

Present = known occurrence of species within the site; presence of suitable habitat conditions; or observed during field surveys
High = known occurrence of species in the immediate vicinity; presence of suitable habitat conditions
Moderate = known occurrence of species in the vicinity; presence of suitable habitat conditions
Low = species known to occur in the vicinity; presence of marginal habitat conditions
Unlikely = species not known to occur in the vicinity, no suitable habitat conditions
Not Present = species was not observed during surveys; or site lacks specialized habitat features to support the species

APPENDIX E

HABITAT MAP

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project Habitats

N

0 0.5 1 2 Miles

Date 9/22/2025

Scale 1 in = 0.6 mi

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Planning and Environmental Consulting

Appendix E-Key 1037

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N 0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_01
1038

Phase 1 - Water System Consolidation
Phase 2 - Bluff Jensen Expansion
Phase 2 - Springfield Expansion
Additional Staging Areas

Habitat

Developed
Ruderal
Ruderal - Iceplant
Ruderal - Non-native Trees
Denuded - Agricultural Road
Denuded - Dirt Road
Active Agricultural
Non-Native Annual Grassland
Oak Woodland
Riparian

Highway 1
Moss Landing Middle School
Springfield Rd

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project Habitats

N 0 100 200 400 Feet

Date 8/28/2025

Scale 1 in = 175 ft

DENISE DUFFY & ASSOCIATES, INC.
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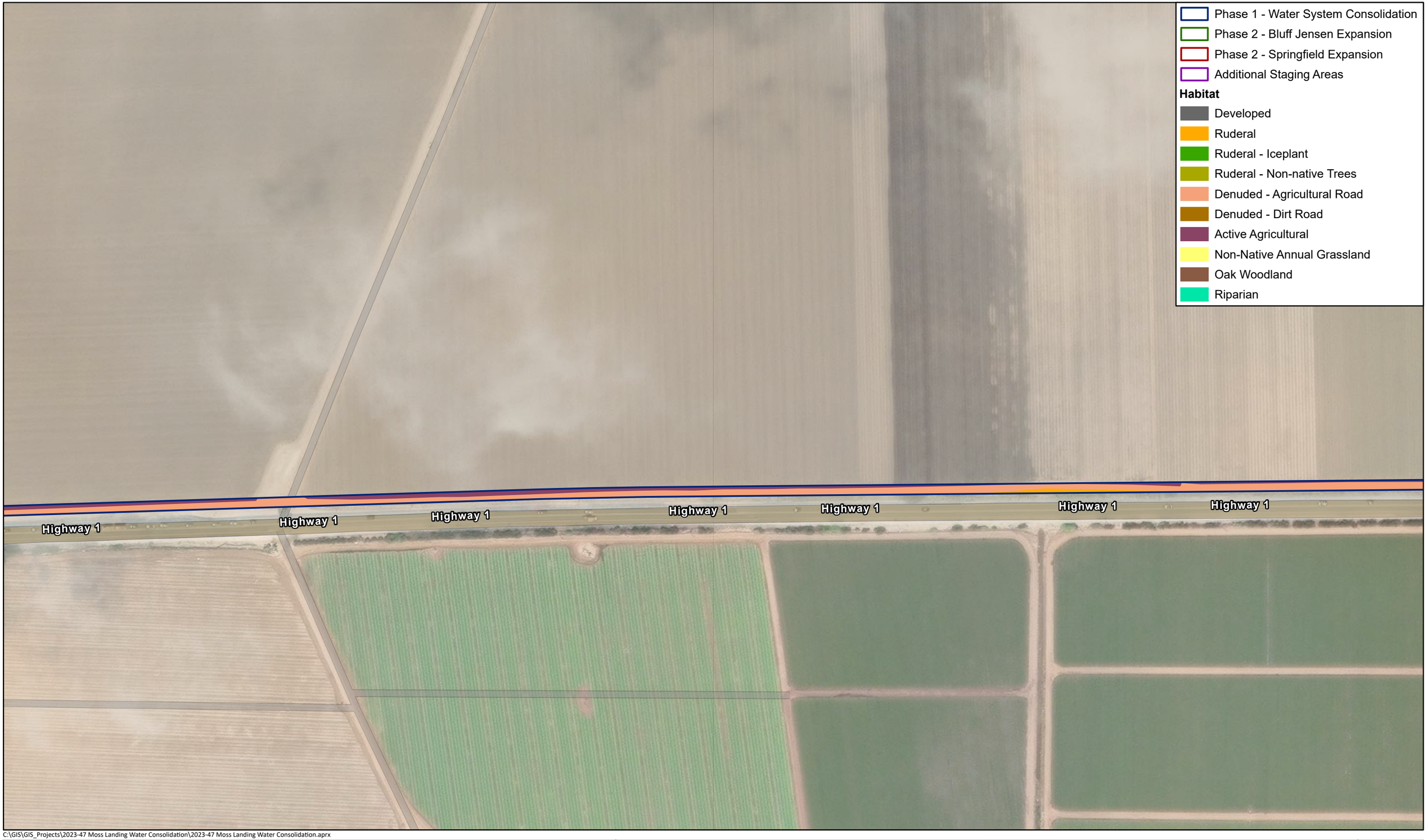
Appendix E-02
1039



C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_03
1040

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
9/22/2025

Scale
1 in = 175 ft

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Planning and Environmental Consulting

Appendix
E-04
1041

Phase 1 - Water System Consolidation
Phase 2 - Bluff Jensen Expansion
Phase 2 - Springfield Expansion
Additional Staging Areas

Habitat

Developed
Ruderal
Ruderal - Iceplant
Ruderal - Non-native Trees
Denuded - Agricultural Road
Denuded - Dirt Road
Active Agricultural
Non-Native Annual Grassland
Oak Woodland
Riparian

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
9/22/2025

Scale
1 in = 175 ft

DENISE DUFFY & ASSOCIATES, INC.
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Appendix
E-05
1042

Phase 1 - Water System Consolidation
Phase 2 - Bluff Jensen Expansion
Phase 2 - Springfield Expansion
Additional Staging Areas

Habitat

Developed
Ruderal
Ruderal - Iceplant
Ruderal - Non-native Trees
Denuded - Agricultural Road
Denuded - Dirt Road
Active Agricultural
Non-Native Annual Grassland
Oak Woodland
Riparian

Jensen Rd
Jensen Rd

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
9/22/2025

Scale
1 in = 175 ft

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Appendix
E_06
1043

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project Habitats

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_07
1044

Phase 1 - Water System Consolidation
Phase 2 - Bluff Jensen Expansion
Phase 2 - Springfield Expansion
Additional Staging Areas

Habitat

Developed
Ruderal
Ruderal - Iceplant
Ruderal - Non-native Trees
Denuded - Agricultural Road
Denuded - Dirt Road
Active Agricultural
Non-Native Annual Grassland
Oak Woodland
Riparian

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_08
1045

Phase 1 - Water System Consolidation
Phase 2 - Bluff Jensen Expansion
Phase 2 - Springfield Expansion
Additional Staging Areas

Habitat

Developed
Ruderal
Ruderal - Iceplant
Ruderal - Non-native Trees
Denuded - Agricultural Road
Denuded - Dirt Road
Active Agricultural
Non-Native Annual Grassland
Oak Woodland
Riparian

Bluff
Trafton Rd

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_00
1046

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_10
1047

Phase 1 - Water System Consolidation
Phase 2 - Bluff Jensen Expansion
Phase 2 - Springfield Expansion
Additional Staging Areas

Habitat

Developed
Ruderal
Ruderal - Iceplant
Ruderal - Non-native Trees
Denuded - Agricultural Road
Denuded - Dirt Road
Active Agricultural
Non-Native Annual Grassland
Oak Woodland
Riparian

wy 1

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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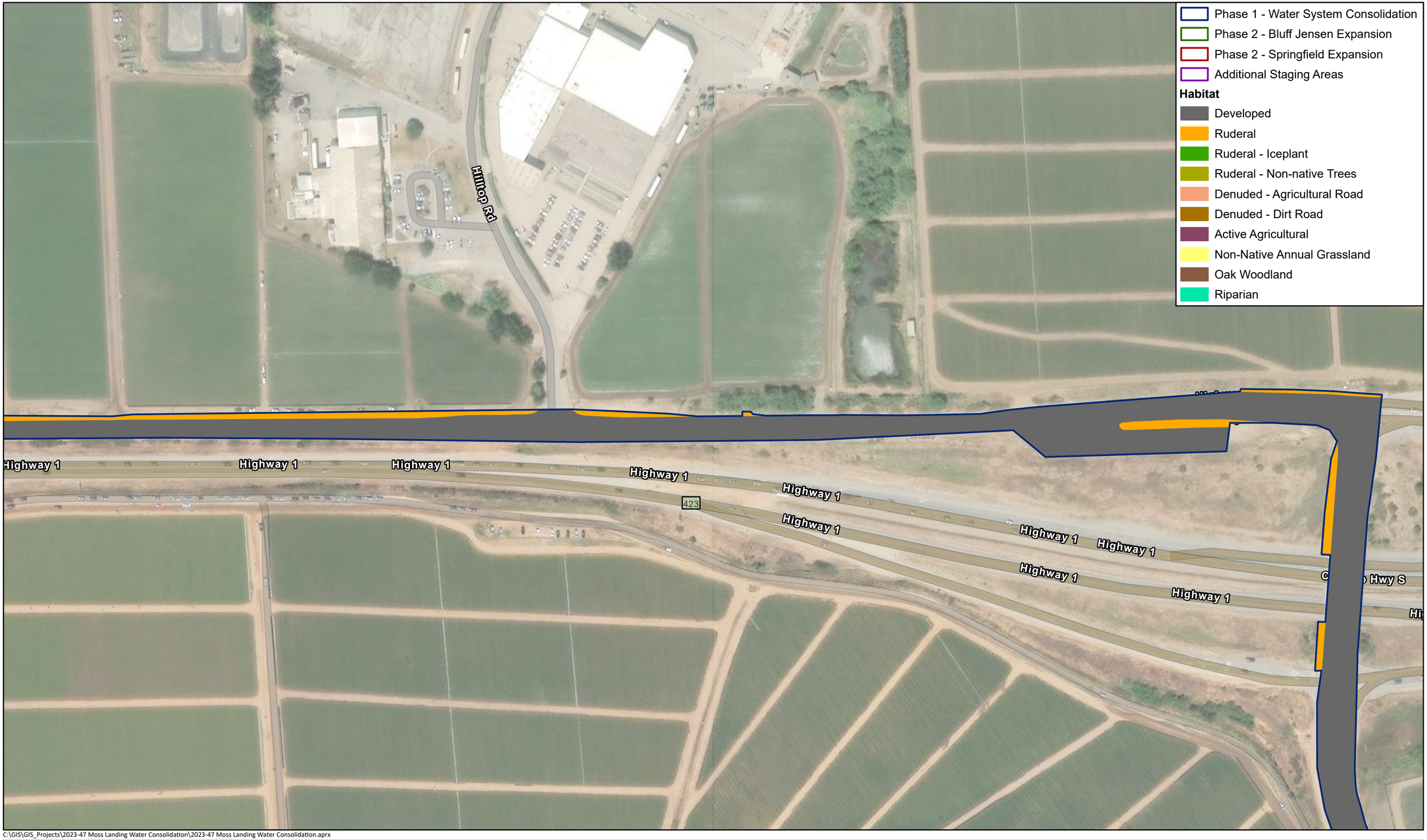
Appendix
E_11
1048



C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_12
1049

Phase 1 - Water System Consolidation
Phase 2 - Bluff Jensen Expansion
Phase 2 - Springfield Expansion
Additional Staging Areas

Habitat

Developed
Ruderal
Ruderal - Iceplant
Ruderal - Non-native Trees
Denuded - Agricultural Road
Denuded - Dirt Road
Active Agricultural
Non-Native Annual Grassland
Oak Woodland
Riparian

Gabrillo Hwy S
Highway 1
1

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E-13
1050

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E-14
1051

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PSMS Area Regional Consolidation Project
Habitats

N 0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_15
1052

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project
Habitats

N 0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E-16
1053

C:\GIS\GIS_Projects\2023-47 Moss Landing Water Consolidation\2023-47 Moss Landing Water Consolidation.aprx

PSMS Area Regional Consolidation Project Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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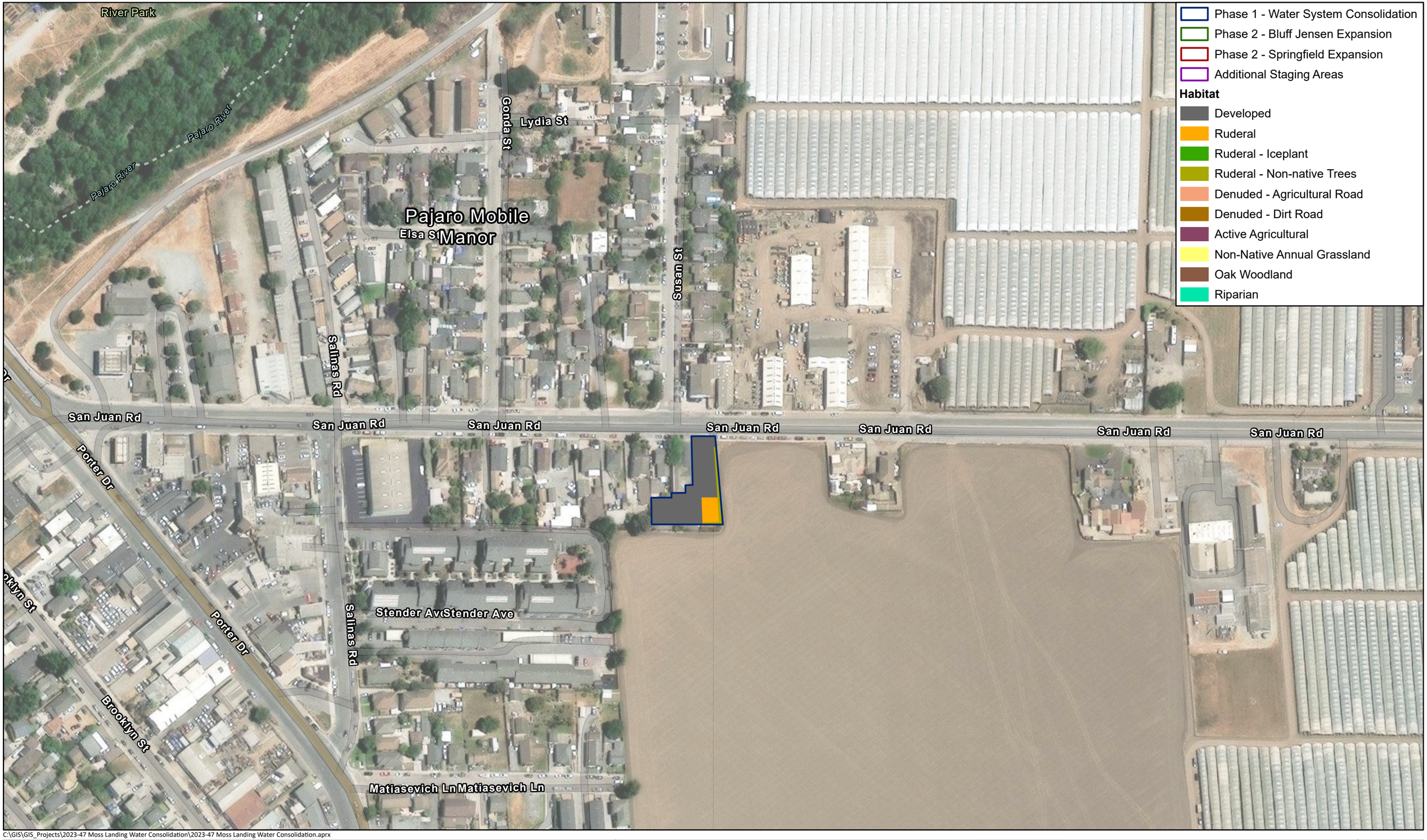
Appendix
E-17
1054



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PSMS Area Regional Consolidation Project
Habitats

N

0 100 200 400 Feet

Date
8/28/2025

Scale
1 in = 175 ft

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Appendix
E_12
1055

Appendix D
Phase I Archaeological Report

This report has been omitted from publicly distributed copies of the IS/MND due to the potential confidential nature of findings related to cultural resource locations. Qualified personnel may request a copy of the Phase I Archaeological Report from the Pajaro/Sunny Mesa Community Services District for review.

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Appendix E
Well Impact Study

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Technical Memorandum

TO	**Robyn Chaconas** Community Water Center	FROM	**Nicholas Panofsky, PE** **Mike Busby, PG** MNS Engineers, Inc.
DATE	October 20, 2025		
SUBJECT	**Pajaro Well No. 1 and Well No. 2 Well Impact Study** **Pajaro – Sunny Mesa – Springfield Area Regional Consolidation Project**		

The purpose of this Technical Memorandum (TM) is to provide a hydrogeologic evaluation to determine if proposed changes in the pumping operations for Pajaro Well No. 1 (PW-1) and Pajaro Well No. 2 (PW-2) will interfere with the production and functionality of existing nearby wells. The proposed pumping changes are part of the Pajaro – Sunny Mesa – Springfield Area Regional Consolidation Project (PSMS Project) for the Pajaro/Sunny Mesa Community Services District (District or PSMCSD).

Background

The PSMS Project will consolidate the Pajaro Water System, the Sunny Mesa Water System, and the Springfield Water System, as well as additional private residences in the North of Moss Landing Area. As part of the Project, Sunny Mesa Well No. 1 and Well No. 2 will be converted from active to standby, and approximately 76 additional homes north of Moss Landing, currently served by private wells, will be integrated into the new consolidated system.

The water supply required to meet the demands of the Sunny Mesa Water System and the additional residences located north of Moss Landing is anticipated to transition from existing groundwater wells to the supply provided by existing wells within the Pajaro Water System. Based on pumping data from 2015 to 2022, provided in the PSMS Project Preliminary Engineering Report (PER) (MNS, April 2024), the existing Pajaro Water System produced an average of 281 acre-feet of groundwater per year. The proposed increase in extraction from the Pajaro Water System is estimated to be 116 acre-feet per year, for a total annual extraction of approximately 400 acre-feet per year (ac-ft/yr) or 1.1 acre-feet per day (ac-ft/day). The net groundwater extraction in the region is not anticipated to change with the transition of pumping from the Sunny Mesa Wells and the private well to the Pajaro Wells.

The Project proposes to split the total annual extraction between PW-1 and PW-2. Pajaro Well No. 1 is currently in standby status and will be converted to an active well. Pajaro Well No. 2 is active and providing water to the Pajaro Water System. These two wells are located approximately 3,370 feet apart and are shown on Figure 1. Other wells in the vicinity, registered in the California Department of Water Resources (DWR) database and likely constructed in the same geologic formation, are also shown on Figure 1. A well inventory table with information on these nearby registered wells is provided in Appendix A.

Scope

This hydrological study projects the local groundwater level decline that could result from proposed increases in pumping from PW-1 and PW-2. The potential impact of groundwater drawdown to existing nearby wells is assessed.

Hydrogeologic Setting

The hydrogeologic framework and regional aquifer characteristics described herein are based on the U.S. Geological Survey's Integrated Hydrologic Model for the Pajaro Valley Groundwater Basin (Hanson et al., 2014). The characteristics of the local aquifer are based on two 8-hour aquifer tests conducted at PW-1 and PW-2 by the District in September and October 2025. The projected pumping impact areas are based on calculations completed using AQTESOLV (version 4.50 - Standard) and FWD:SOLV (version 3.0), both developed by HydroSolve, Inc.

The aquifer system in the study area is characterized by Quaternary alluvial deposits overlying the Pleistocene Aromas Formation, which in turn rests on the Pliocene Purisima Formation. The alluvial deposits are heterogeneous, consisting of interbedded sands, silts, and gravels, with a fine-grained basal confining layer present locally (15–55 ft thick). These alluvial deposits range up to 380 ft thick and play a secondary role in local groundwater supply, mainly transmitting recharge to the underlying Aromas Formation (Hanson et al., 2014).

The Aromas Formation constitutes the principal water-bearing unit tapped by Pajaro Valley municipal wells, including Pajaro Wells No. 1 and No. 2. Hydrostratigraphically, the Aromas Formation is subdivided into an upper sandy aquifer, a discontinuous confining clay/silty clay unit, and a lower sandy aquifer. The formation consists of friable, quartzose, reddish-brown sands with fluvial and eolian facies; gravel lenses are common in fluvial sections. Thickness ranges from ~100 ft along the basin margins to 600 to 800 ft in the center of the Valley and near the Pajaro River mouth (Allen, 1946; Hanson et al., 2014). Textural heterogeneity results in locally high transmissivity zones, though semi-confining interbeds create vertical anisotropy. The Pajaro Valley Water Basin Management Plan Update (2014) describes the Aromas Formation as semi-confined to confined in the lower basin and unconfined in recharge areas.

Beneath the Aromas Formation, the Purisima Formation comprises marine mudstone, siltstone, and fine-grained sandstone. It has relatively low permeability and typically acts as a semi-confining unit.

Flow within the basin is predominantly downward from the alluvium to the upper Aromas, and then to the lower Aromas, with some leakage to the Purisima. A generalized geologic map and cross sections of the Pajaro Valley are provided in Figures 2 and 3.

Aquifer Coefficients

The aquifer transmissivity (T) generally describes the ability of the penetrated aquifer to supply water to a pumping well. The T value is dependent on the hydraulic conductivity (K) and the aquifer thickness (b), and is defined by the relationship $T = K \times b$. Transmissivity is expressed in terms of gallons per day per foot (gpd/ft) or square feet per day (ft^2/day). Hydraulic conductivity is expressed in units of gallons per day per square foot (gpd/ft^2) or feet per day (ft/day).

The Integrated Hydrologic Model provides hydraulic properties for the Upper Aromas, the Aromas confining unit, and the Lower Aromas. Based on the Drillers Reports, included in Appendix B, it is assumed the screened intervals for PW-1 and PW-2 are in the Aromas Formation, but the specified geology sub-unit of the Aromas Formation cannot be conclusively determined. As such, the full range of aquifer properties for the Aromas Formation was taken into consideration for this assessment.

The Integrated Hydrologic Model lists lateral K values for the Aromas Formation of 0.6 to 167.4 ft/day (4.5 to 1,255 gpd/ft^2), and T values ranging from 6,500 to 13,000 ft^2/day (48,623 to 124,370 gpd/ft).

Storativity (S) is a dimensionless hydrogeologic property that describes how much water an aquifer releases or stores per unit surface area per unit change in hydraulic head. Storativity can be determined by multiplying the Specific Storage (Ss), with units ft^{-1}, by the aquifer thickness $S = Ss \times b$. The Integrated Hydrologic Model provides Ss values for the Aromas Formation ranging from 1.0×10^{-6} to 2.1×10^{-3} ft^{-1}. Using an assumed Aromas Formation thickness of 600 ft, the Storativity range is 6.0×10^{-4} to 1.68.

Site-specific aquifer coefficients were developed using these aquifer coefficients in conjunction with data collected during the two pumping tests and the computer application AQTESOLV. The site-specific coefficients and the computer application FWD:SOLV were then used to project the drawdown and cone of depression due to the proposed pumping plan.

Pajaro Wells

The Drillers Reports for both the Pajaro Well No. 1 and Well No. 2 are labeled Well #1 Pajaro Dunes, and are included in Appendix B.

Pajaro Well No. 1

Pajaro Well No. 1 was drilled and constructed in May 1986 and is located at the District office at 136 San Juan Road. This well has the Legacy Log Number 191850 and the DWR Well Completion Report (WCR) number WCR0122739. The well borehole was drilled to a depth of 600 feet, and the well was constructed with a 14-inch diameter casing to a depth of 600 feet, with screen intervals from 430 to 455 ft below ground surface (bgs) and 470 to 595 feet bgs. A sanitary seal was installed from the surface to a depth of 415 ft bgs. The aquifer material adjacent to the screen was reported on the Drillers Report to be fine brown sand from 375 to 455 ft bgs, brown clay from 455 to 476 ft bgs, fine brown sand with small clay from 476 to 580 ft bgs, hard shale from 580 to 581 ft bgs, and sand from 581 to 600 ft bgs. The District reports PW-1 has a pumping capacity of 800 gallons per minute (gpm).

Prior to conducting an 8-hour pump test on September 29, 2025, the static water level in PW-1 was 35 ft bgs, with an available drawdown of 395 ft to the top of the casing perforations. The pump test began at 450 gpm; however, an issue with the discharge lines occurred, and after approximately 20 minutes, the pumping rate was reduced to 350 gpm. After pumping at a constant rate of 350 gpm for almost 8 hours, the maximum drawdown recorded was 20 feet, equivalent to a pumping water level of approximately 55 feet bgs. This equates to a specific capacity of approximately 17.9 gallons per minute per foot of drawdown (gpm/ft). After the test, the water level was monitored until it had recovered to more than 90% of the maximum drawdown recorded. The water level in PW-2 was periodically measured during the pumping of PW-1; the water level in PW-2 dropped 1 foot during the PW-1 8-hour pump test. Data collected during the pumping test is provided in Appendix C.

Pajaro Well #2

Pajaro Well No. 2 was drilled in April 1986, with construction completed in May 1986. This well has the Legacy Log Number 173250 and the DWR WCR number WCR0122739. The well is located at a District-owned facility, along Railroad Avenue near the intersection with Allison Road. The well borehole was drilled to a depth of 1,200 feet, and the well was constructed with a 14-inch diameter casing to a depth of 600 feet. The well has a screen interval from 450 to 595 ft bgs, and a sanitary seal from the surface to a depth of 420 ft bgs. The aquifer material reported in the Drillers Reports is brown sand from 290 to 600 ft bgs. Pajaro Well No. 2 is reported to have a pumping capacity of 1,600 gpm.

Prior to conducting an 8-hour pump test on October 2nd, 2025, the static water level in PW-2 was 36.5 ft bgs, with an available drawdown of 413 ft to the top of the perforations. The pump test began at 1525 gpm; however, the flow rate incrementally decreased to a final pumping rate of 1400 gpm. After pumping for 8 hours, the maximum drawdown recorded was 37.1 feet, equivalent to a pumping water level of approximately 73.6 feet bgs. This equates to a specific capacity of approximately 37.7 gpm/ft. After the test, the water level was monitored until it had recovered to more than 90% of the maximum drawdown recorded. The water level in PW-1 was periodically measured as a monitoring well during the pumping of PW-2. The water level in PW-1 dropped 1 foot during the PW-2 8-hour pump test. Data collected during the pumping test is provided in Appendix C.

Site Specific Aquifer Coefficients

Water-level data from both pumping tests were analyzed using the computer application AQTESOLV. The data were evaluated using the Hantush–Jacob (1955) analytical solution for a leaky confined aquifer, which accounts for partial penetration since neither well fully penetrates the Aromas Formation.

The site-specific aquifer coefficients derived from AQTESOLV were subsequently verified and calibrated using the FWD:SOLV program. FWD:SOLV is a predictive modeling tool used to simulate drawdown in confined and unconfined aquifers responding to one or more pumping wells. The Theis (1935) forward-solution model was applied, assuming an isotropic, single-porosity, nonleaky aquifer. These assumptions tend to yield conservative results, with the Theis model typically predicting larger and deeper cones of depression than those observed in leaky systems such as the Aromas Formation.

FWD:SOLV was used to create predicted water level drawdown curves and cone of depression contour maps, illustrating the radius of the area with a hydrologic impact (water-level drawdown) based on the 8-hour pumping test at each well. The simulated results were then compared to observed drawdown data collected at the pumping and monitoring wells during field testing. The time duration for the cone of depression contour maps was set to coincide with the observed time during the pump test, where the water level in the monitoring well reached its lowest recorded value. The AQTESOLV and FWD:SOLV results are provided in Appendix D, and a summary of the site-specific aquifer coefficients determined from these analyses is presented in Table 1.

Table 1: Summary of the Site-Specific Aquifer Coefficients

	Transmissivity (T)	Storativity (S)	Aquifer Model	Solution
Pajaro Well No. 1	7,810 ft^2/day	0.00015	Leaky	Huntush-Jacob 1955
Pajaro Well No. 2	12,180 ft^2/day	0.00055	Leaky	Huntush-Jacob 1955

The difference in transmissivity values between the two wells is likely due to differences in the stratigraphy near each well.

Proposed Pumping Plan

The proposed pumping plan for the Project is to split the total annual extraction of 400 ac-ft/yr or 1.1 ac-ft/day between PW-1 and PW-2. For the impact assessment, it was assumed the wells would operate at their maximum design flow rates of 800 and 1600 gpm. Additionally, it was assumed that only one well would operate each day, with the operating well switching daily, and that each well would only operate for a sufficient period to meet the average daily demand.

Based on these assumptions, PW-1 and PW-2 would each extract water every other day for approximately 7.5 hours and 3.7 hours, respectively. In comparison to the current Pajaro Water System operations, to meet the average daily demand, PW-2 pumps water for 2.6 hours per day at 1600 gpm.

Impact of Proposed Pumping Plan

The drawdown and recovery curves for a 2-day pump cycle for both wells for the proposed pumping plan were created in FWD:SOLV and are provided in Appendix D. The drawdown curves show the water level in each well recovers to more than 95% of the maximum drawdown before the next well starts pumping.

FWD: SOLV was used to develop cone of depression contour maps to show the radius of the area with a hydrologic impact (water-level drawdown) based on the proposed pumping plan for 1-year and 10-year periods for both sets of aquifer coefficients. The results are provided in Appendix D. The transmissivity value of 7,810 ft^2/day and the

storativity value of 0.00015 resulted in a more conservative, deeper cone of depression. The contour lines from this cone of depression were superimposed on the well location map and presented in Figure 4. The locations of nearby registered wells whose casing is potentially screened in the Aromas Formation are also shown on Figures 1 and 4. A summary table of these wells is provided in Appendix A.

The pumping impact assessment indicates that after 10 years of the proposed pumping, the static water-level drawdown in the vicinity of PW-1 and PW-2, including nearby wells, is expected to be less than 5 feet. Similar to PW-1 and PW-2, the neighboring wells are assumed to be screened in the Aromas Formation and likely have over 100 feet of available drawdown to the top of their casing perforations.

A private domestic well, WCR2019-012003, is located approximately 600 feet to the southeast of PW-2, and is the closest well to either PW-1 or PW-2. While PW-2 is pumping, the water level in this well is likely to be lowered by approximately 12 feet from its static water level. Once PW-2 stops operating, the water level in this domestic well is expected to recover to approximately 95% of the maximum drawdown by the following day. The temporary impact on this private domestic well is similar for both the current operations and the proposed operations. The proposed pumping plan will reduce the frequency of this impact from the current daily operations, to every other day. After 10 years of the proposed pumping, the drawdown of the static water level in this domestic well is projected to be less than 5 feet.

The relatively minor change in the static water level in the area due to the proposed pumping plan is unlikely to interfere with the production and operation of existing nearby wells. The analysis does not consider regional groundwater level variations resulting from external influences, long-term regional trends, changes in groundwater extraction, or recharge events.

Summary and Conclusions

The analyses presented herein indicate that the proposed groundwater extraction of approximately 400 ac-ft/yr (1.1 ac-ft/day) from Pajaro Well No. 1 and Well No. 2 is not expected to adversely impact existing wells of record. Based on the drawdown modeling results and the locations of neighboring wells identified from the DWR Well Completion Report database, no existing wells extracting water from the regional aquifer are projected to experience more than 5 feet of static water drawdown after 10 years of operation under the proposed pumping plan. The net groundwater extraction in the region is not anticipated to change with the transition of pumping from the Sunny Mesa Wells and the private well to the Pajaro Wells.

Respectfully Submitted,

Michael W. Busby
Professional Geologist, PG #9180
MNS Engineers, Inc.

References

Allen, J.E., 1946, *Geology of the Aromas area, Monterey County, California.*

Hanson, R.T., et al., 2014, *Integrated Hydrologic Model of Pajaro Valley, Santa Cruz and Monterey Counties, California,* USGS SIR 2014–5111.

Pajaro Valley Water Management Agency (PV Water), 2014, *Basin Management Plan Update*: Prepared by Pajaro Valley Water Management Agency, Watsonville, California, 185 p. Available at: https://www.pvwater.org/bmp-update

Figures

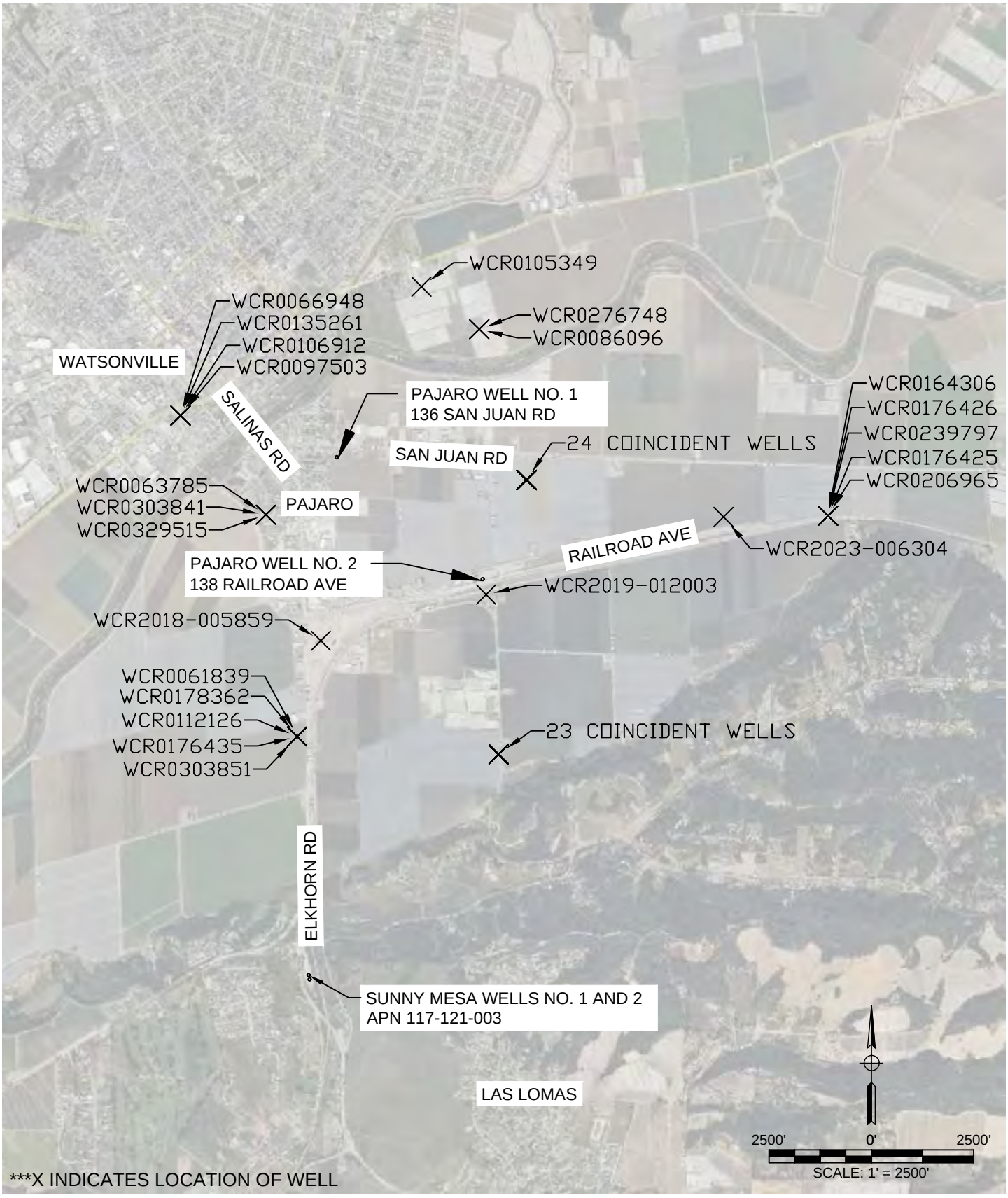

FIGURE 1: WELL LOCATION MAP
WELL IMPACT STUDY

PAJARO-SUNNY MESA-SPRINGFIELD AREA REGIONAL CONSOLIDATION

MNS

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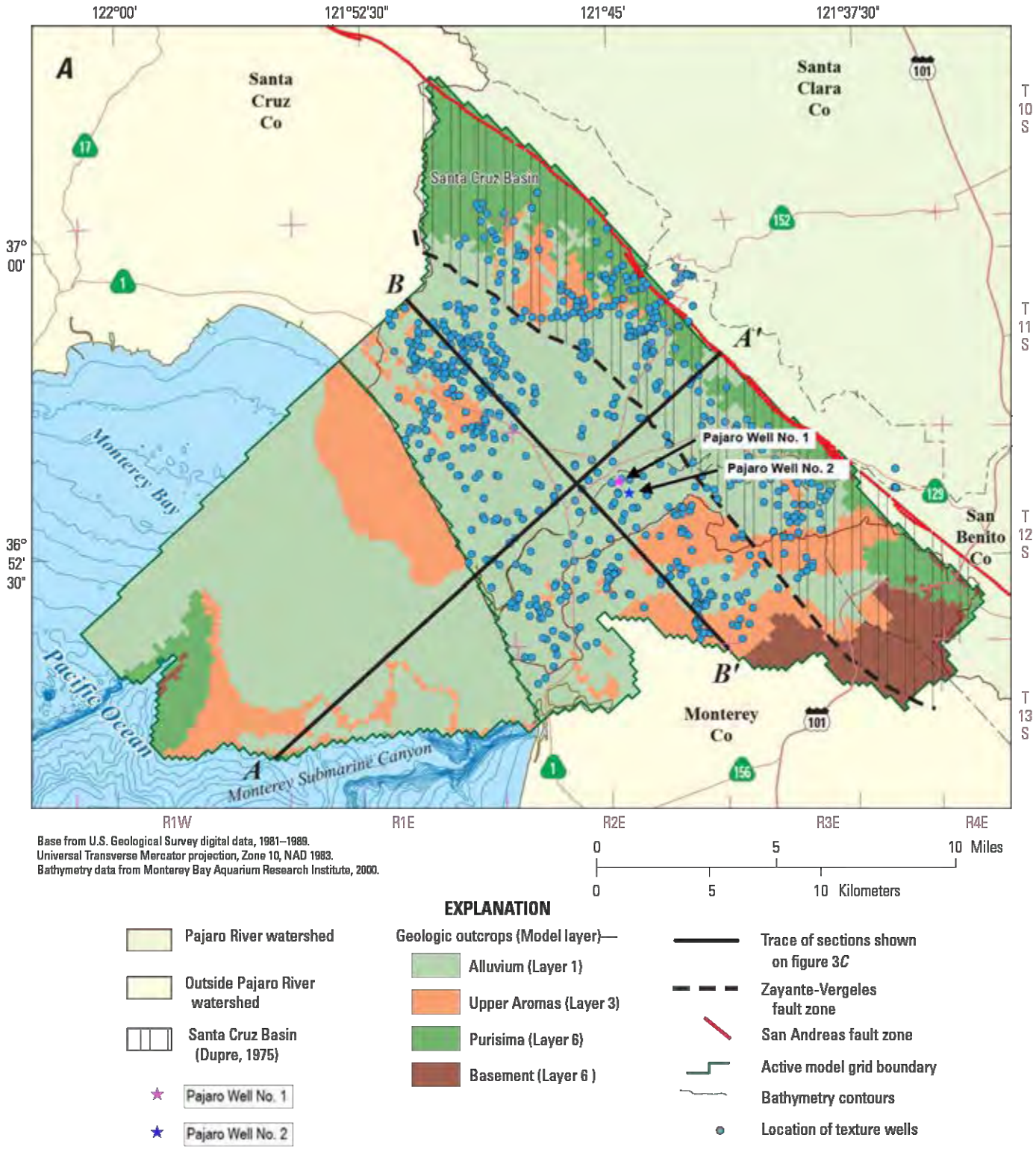

Hanson, R.T., et al., 2014, Integrated Hydrologic Model of Pajaro Valley, Santa Cruz and Monterey Counties,

FIGURE 2: GENERALIZED GEOLOGIC MAP OF PAJARO VALLEY

WELL IMPACT STUDY

PAJARO-SUNNY MESA-SPRINGFIELD AREA REGIONAL CONSOLIDATION

MNS

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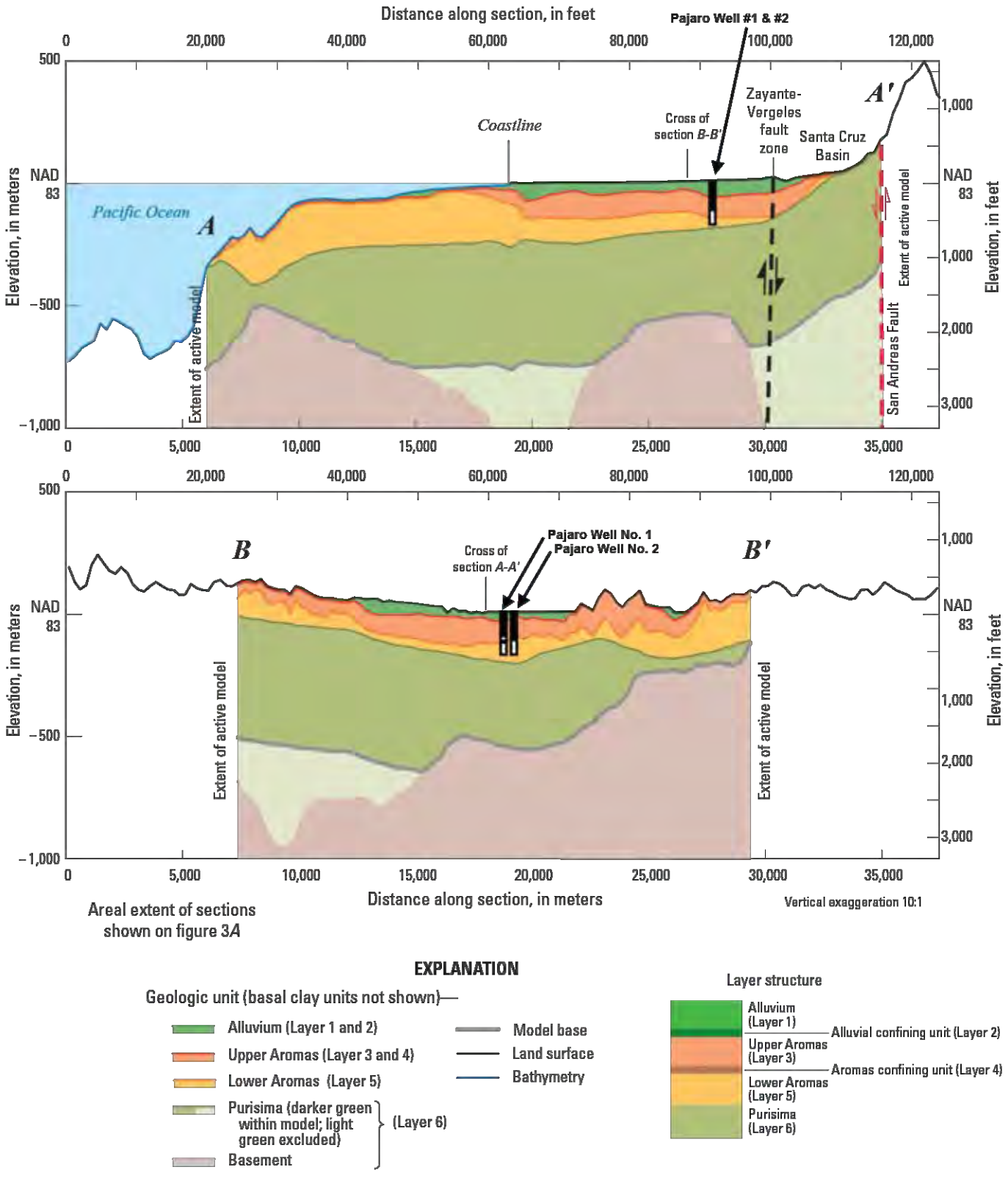

Hanson, R.T., et al., 2014, Integrated Hydrologic Model of Pajaro Valley, Santa Cruz and Monterey Counties,

FIGURE 3: GENERALIZED GEOLOGIC CROSS SECTION OF PAJARO VALLEY WELL IMPACT STUDY

PAJARO-SUNNY MESA-SPRINGFIELD AREA REGIONAL CONSOLIDATION

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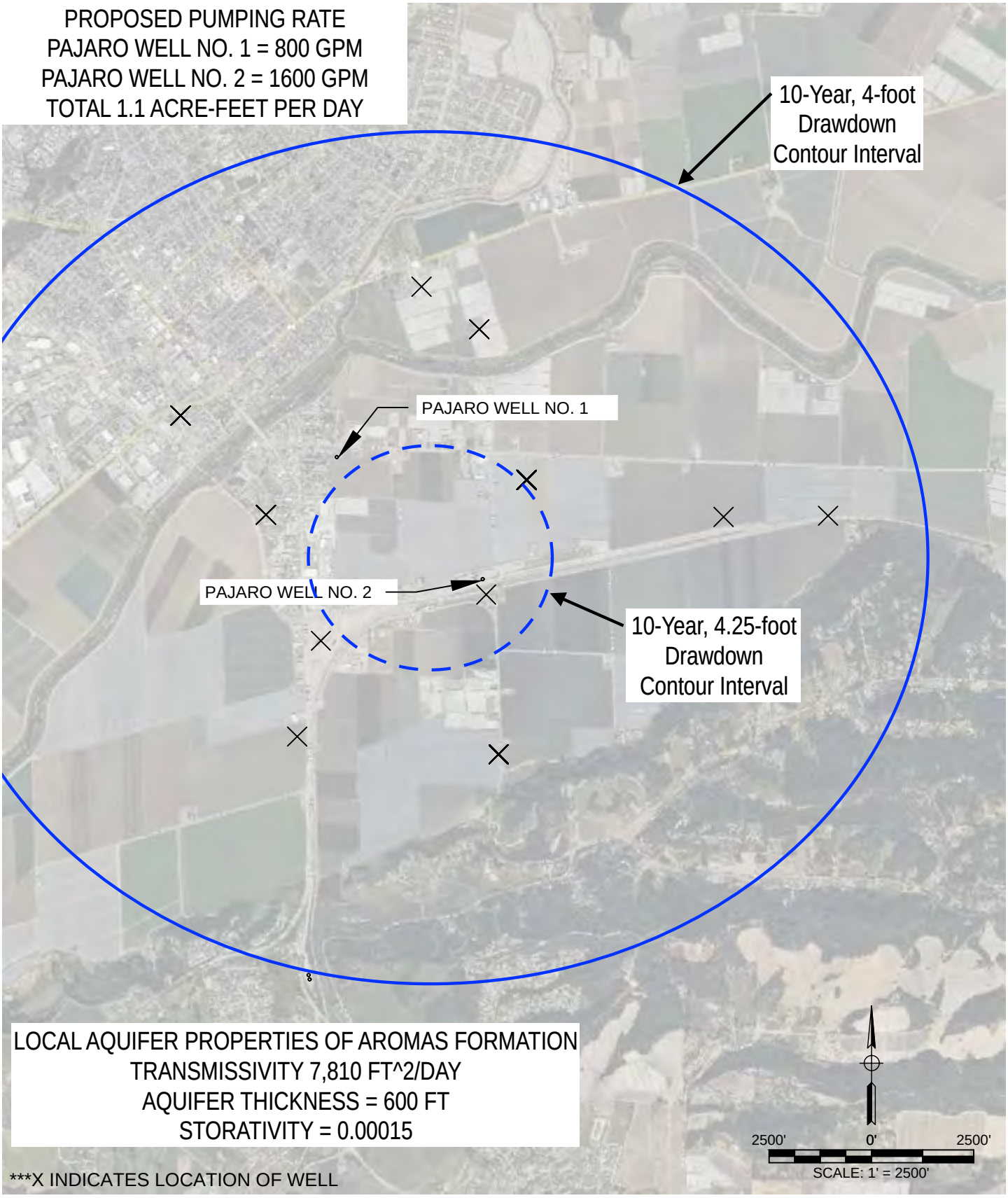

FIGURE 4: WELL IMPACT MAP
WELL IMPACT STUDY
PAJARO-SUNNY MESA-SPRINGFIELD AREA REGIONAL CONSOLIDATION

MNS

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Appendix A: Nearby Well Info

Table
Well Inventory Near Pajaro Well No. 1 and Well No. 2
Well Impact Study
PSMS Project

WCR Number	Decimal Latitude	Decimal Longitude	Date Work Ended	Total Completed Depth	Top Of Perforated Interval	Bottom of Perforated Interval	Casing Diameter	B118WellUse
WCR0016963	36.88907	-121.73572	6/9/86	460	320	460	10	Irrigation
WCR0017200	36.88907	-121.73572	8/9/66	172	144	164	8	Domestic
WCR0024113	36.90284	-121.73537	9/18/69	184	152	184	6	Domestic
WCR0025782	36.88907	-121.73572	2/7/63	140	92	132	8	Domestic
WCR0055952	36.88907	-121.73572	1/15/78	218	170	210	8	Domestic
WCR0061839	36.8888	-121.7531	2/22/12	600				Irrigation
WCR0063785	36.90083	-121.75022	12/25/00	460	450	460		Industrial
WCR0066514	36.90284	-121.73537	10/7/78	380	320	370	8	Irrigation
WCR0066518	**36.90284**	**-121.73537**	**5/1/86**	**600**	**450**	**595**	**14**	**Public Supply**
WCR0066948	36.90579	-121.75592	11/28/83	600	380	600	16	Industrial
WCR0078005	36.88907	-121.73572	10/20/81	280	220	260	30	Irrigation
WCR0080889	36.88907	-121.73572	3/15/81	320	220	320	5	Domestic
WCR0085699	36.90284	-121.73537	6/24/74	250	210	250	26	Irrigation
WCR0085704	36.88907	-121.73572	9/28/97	670	640	670	30	Irrigation
WCR0086096	36.90994	-121.73804	4/10/72	92	83	88	18	Irrigation
WCR0088579	36.90284	-121.73537	4/11/66	212	144	204	14	Industrial
WCR0097503	36.90579	-121.75592	7/17/75	155	85	150	26	Public Supply
WCR0101962	36.90284	-121.73537	7/6/00	300				Irrigation
WCR0105349	36.9131	-121.7415032	6/25/99	260				Domestic
WCR0106912	36.90579	-121.75592	9/9/70	156	128	153	8	Irrigation
WCR0112126	36.8888	-121.7531	5/12/75	164	116	156	10	Irrigation
WCR0115291	36.90284	-121.73537	4/8/12	200				Irrigation
WCR0122739	**36.90284**	**-121.73537**	**5/8/86**	**600**	**470**	**595**	**32**	**Public Supply**
WCR0134211	36.90284	-121.73537	5/31/89	670	550	620	16	Irrigation
WCR0135261	36.90579	-121.75592	1/17/90	500	180	480	5	Domestic
WCR0146652	36.88907	-121.73572	6/8/61	248	200	240	10	Domestic

Table
Well Inventory Near Pajaro Well No. 1 and Well No. 2
Well Impact Study
PSMS Project

WCR Number	Decimal Latitude	Decimal Longitude	Date Work Ended	Total Completed Depth	Top Of Perforated Interval	Bottom of Perforated Interval	Casing Diameter	B118WellUse
WCR0148778	36.90284	-121.73537	9/2/82	164	116	156	10	Irrigation
WCR0150201	36.90284	-121.73537	6/7/66	284	90	284	14	Irrigation
WCR0161768	36.88907	-121.73572	9/11/01	99				Unknown
WCR0164300	36.90284	-121.73537	7/10/77	654	204	624	14	Irrigation
WCR0164305	36.90284	-121.73537	3/27/88	270	160	260	16	Irrigation
WCR0164306	36.90345	-121.71788	4/8/90		500	560	16	Irrigation
WCR0167797	36.90284	-121.73537	3/14/96	220	200	220	6	Domestic
WCR0167800	36.88907	-121.73572	5/21/76	136	114	134	12	Domestic
WCR0176425	36.90345	-121.71788	8/8/86	365	310	350	8	Domestic
WCR0176426	36.90345	-121.71788	11/9/86	440	330	430	16	Irrigation
WCR0176433	36.88907	-121.73572	10/7/72	200	160	200	6.625	Industrial
WCR0176435	36.8888	-121.7531	8/24/97	600	300	600	16	Irrigation
WCR0178362	36.8888	-121.7531	5/5/75	315	300	310	20	Industrial
WCR0180721	36.88907	-121.73572	4/25/91	200	160	200	5	Domestic
WCR0192266	36.90284	-121.73537	2/23/01	560	400	560		Irrigation
WCR0195252	36.90284	-121.73537	8/2/84	600	480	580	16	Domestic
WCR0202646	36.88907	-121.73572	9/11/01	200				Unknown
WCR0206965	36.90345	-121.71788		168			14	Unknown
WCR0221018	36.88907	-121.73572	3/17/76	170	138	170	6.625	Domestic
WCR0232689	36.88907	-121.73572	11/5/87	200	160	200	6	Domestic
WCR0232690	36.88907	-121.73572	12/21/78	192	144	184	8	Domestic
WCR0235761	36.90284	-121.73537	10/8/78	210	140	200	8	Domestic
WCR0235762	36.90284	-121.73537	7/14/77	435	400	430	26	Irrigation
WCR0239797	36.90345	-121.71788	4/11/89	380	220	360	16	Irrigation
WCR0251205	36.88907	-121.73572	11/2/81	170	100	150	30	Irrigation
WCR0260871	36.88907	-121.73572	9/28/14	260				Irrigation

Table
Well Inventory Near Pajaro Well No. 1 and Well No. 2
Well Impact Study
PSMS Project

WCR Number	Decimal Latitude	Decimal Longitude	Date Work Ended	Total Completed Depth	Top Of Perforated Interval	Bottom of Perforated Interval	Casing Diameter	B118WellUse
WCR0263397	36.90284	-121.73537	9/11/03	280	120	280		Irrigation
WCR0265966	36.88907	-121.73572	11/3/87	240	200	240	6	Domestic
WCR0276611	36.90284	-121.73537	7/19/77	340	305	335	20	Irrigation
WCR0276613	36.88907	-121.73572	3/14/83	180	120	160	5	Domestic
WCR0276748	36.90994	-121.73804	6/19/78	200	160	190	20	Irrigation
WCR0293405	36.90284	-121.73537	2/19/77	247	215	247	6.625	Domestic
WCR0303841	36.90083	-121.75022	8/1/78	220	170	210	20	Irrigation
WCR0303846	36.88907	-121.73572	5/4/89	240	200	240	5	Domestic
WCR0303851	36.8888	-121.7531	4/10/96	600	300	600	16	Irrigation
WCR0314443	36.90284	-121.73537	7/23/69	164	116	156	8	Domestic
WCR0314445	36.88907	-121.73572	8/30/89	260	140	240	6	Domestic
WCR0316419	36.90284	-121.73537	1/19/53	424	120	150	36	Irrigation
WCR0316420	36.88907	-121.73572	5/24/65	368	316	356	8	Domestic
WCR0329515	36.90083	-121.75022	1/29/75	163	136	156	12	Irrigation
WCR0329516	36.90284	-121.73537	4/20/80	349			14	Irrigation
WCR2018-005859	36.894496	-121.746589	6/21/18	124				Industrial
WCR2019-012003	36.8971702	-121.7357752	8/13/19	460	400	460		Domestic
WCR2023-006304	36.901526	-121.721214	5/25/23	490	330	490		Irrigation
WCR2024-004878	36.891	-121.74697	11/15/23	400	300	400		Domestic
WCR2024-005587			8/13/87	175	110	170	6	Domestic
WCR2024-007631			11/7/95	162				Unknown

Appendix B: Drillers Report

Well #1

Pajaro Dunes

ORIGINAL

File with DWR

Notice of Intent No.

Local Permit No. or Date

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

WATER WELL DRILLERS REPORT

Do not fill in

No. 191850

State Well No. 12/02-10

Other Well No.

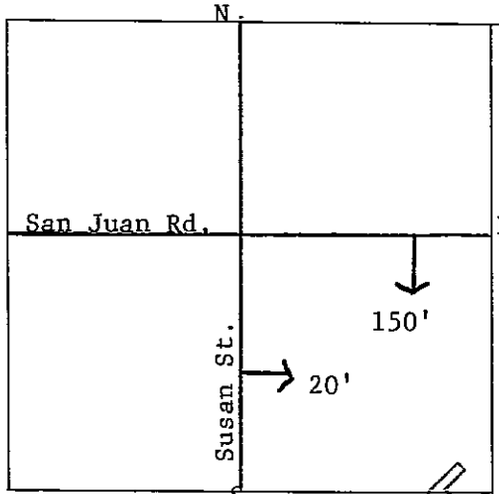
(2) LOCATION OF WELL (See instructions):

County Monterey Owner's Well Number

Well address if different from above

Township Range Section

Distance from cities, roads, railroads, fences, etc. 150' south of San Juan Rd, 20' east of Susan St.



WELL LOCATION SKETCH

(3) TYPE OF WORK:

New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐
Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic ☐
Irrigation ☐
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☒
Other ☐

(5) EQUIPMENT:

Rotary ☒ Reverse ☒
Cable ☐ Air ☐
Other ☐ Bucket ☐

(6) GRAVEL PACK: Yes ☒ No ☐ Size Monterey Sand 8X16

Diameter of bore 28"

Packed from 0 to 600 ft.

(7) CASING INSTALLED: Steel ☒ Plastic ☐ Concrete ☐

(8) PERFORATIONS: extra heavy screen

Type of perforation or size of screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	30	32	¼	conductor		
0	430	140D	5/16	430	455	.045
455	470	140D	5/16	470	595	.045
595	600	140D	5/16 with bullhose			

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 415 ft.

Were strata sealed against pollution? Yes ☒ No ☐ Interval 415 ft.

Method of sealing Grout

(10) WATER LEVELS:

Depth of first water, if known 25 ft.

Standing level after well completion 25 ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? Zim Irri.

Type of test Pump ☒ Bailer ☐ Air lift ☐

Depth to water at start of test ft. At end of test ft

Discharge gal/min after hours Water temperature

Chemical analysis made? Yes ☐ No ☒ If yes, by whom?

Was electric log made? Yes ☒ No ☐ If yes, attach copy to this report

(12) WELL LOG: Total depth 600 ft. Depth of completed well 600 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	5	Heavy Top Soil
5	30	Clay
30	40	Sand
40	65	Clay
65	74	Sand
74	138	Sandy Blue Clay
138	180	Sand & Gravel
180	345	Fine Brown Sand
345	365	Clay "Grey"
365	375	Sticky Brown Clay
375	455	Fine Brown Sand
455	476	Brown Clay
476	580	Fine Brown Sand With Small Clay Stratas
580	581	Hard Shale
581	600	Sand

Work started 5-5-86 19 Completed 5-9 19 86

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED (Well Driller)

NAME Arthur & Orum Well Drilling Co., Inc. (Person, firm, or corporation) (Typed or printed)

Address 3262 E. Conejo AVe.

City Fresno, Ca. Zip 93725

License No. Date of this report May 9, 1986

CONFIDENTIAL NOT FOR PUBLIC USE WATER CODE SEC. 13752

DWR 188 (REV. 7-76) IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

Well #1
Pajaro Dunes

ORIGINAL

File with DWR

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES

WATER WELL DRILLERS REPORT

Do not fill in

No. 173250

State Well No. 12/02-16

Other Well No.

Notice of Intent No.

Local Permit No. or Date

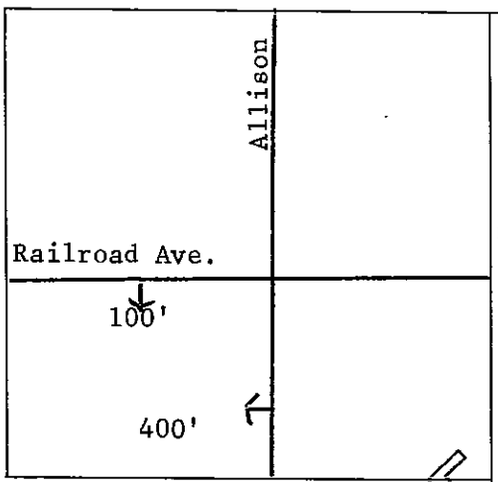
(2) LOCATION OF WELL (See instructions):

County Monterey Owner's Well Number

Well address if different from above

Township Range Section

Distance from cities, roads, railroads, fences, etc. One hundred feet south fo Railroad Ave., four hundred feet west of Allison



WELL LOCATION SKETCH

(3) TYPE OF WORK:

New Well ☒ Deepening ☐
Reconstruction ☐
Reconditioning ☐
Horizontal Well ☐
Destruction ☐ (Describe destruction materials and procedures in Item 12)

(4) PROPOSED USE:

Domestic ☐
Irrigation ☐
Industrial ☐
Test Well ☐
Stock ☐
Municipal ☐
Other ☐

(5) EQUIPMENT:

Rotary ☒ Reverse ☒
Cable ☐ Air ☐
Other ☐ Bucket ☐

(6) GRAVEL PACK:

Yes ☒ No ☐ Size Monterey Sand 8x16
Diameter of bore 28"
Packed from 0 to 460 ft.

(7) CASING INSTALLED:

Steel ☒ Plastic ☐ Concrete ☐

(8) PERFORATIONS:

Type of perforation or size of screen: extra heavy screen

From ft.	To ft.	Dia. in.	Gage or Wall	From ft.	To ft.	Slot size
0	100	14	5/16			
100	450	14	3/8	450	595	45,000
595	600	14	5/16			

(9) WELL SEAL:

Was surface sanitary seal provided? Yes ☒ No ☐ If yes, to depth 420 ft.
Were strata sealed against pollution? Yes ☒ No ☐ Interval 420 ft.
Method of sealing

(10) WATER LEVELS:

Depth of first water, if known ft.
Standing level after well completion ft.

(11) WELL TESTS:

Was well test made? Yes ☒ No ☐ If yes, by whom? Zimm
test Pump ☒ Bailer ☐ Air lift ☐
ater at start of test ft. At end of test ft
gal/min after hours Water temperature
made? Yes ☐ No ☒ If yes, by whom?
ade? Yes ☒ No ☐ If yes, attach copy to this report

(12) WELL LOG:

Total depth 1200 ft. Depth of completed well 600 ft.

from ft.	to ft.	Formation (Describe by color, character, size or material)
0	3	Heavy top soil
3	25	Clay
25	45	Sand
45	75	Clay
75	105	Sand
105	150	Clay
150	162	Coarse sand & gravel
162	290	Silty brown sand
290	600	Brown sand
600	692	Silty brown sand
692	1200	Silty brown shales

Work started 4-28 19 86 Completed 5-2 1986

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

SIGNED (Well Driller)

NAME Arthur & Orum Well Drilling, Inc. (Person, firm, or corporation) (Typed or printed)

Address 3262 E. Conejo Ave.

City Fresno, Ca. Zip 93725

License No. 361319 Date of this report 5-2-86

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

NOT FOR PUBLIC USE
WATER CODE SEC. 13752

Appendix C: Pump Test Data

Pajaro/Sunny Mesa Community Services District

Water System: Pajaro
Well ID: 2710020_001
Case Diameter: 18 inch
Sounding Tube Diameter: 1/2 inch
Pump Depth: 200 Feet
Offset: 3 Feet

Date: September 27, 2025 **Static Water Level:** 35 feet

Time	Water Level/Feet	Flow/gpm	Monitor Well 2
8:05 AM	46	450	36.5
8:10 AM	47		36.5
8:15 AM	47		36.5
8:20 AM	47	350	36.5
8:25 AM	47		36.5
8:30 AM	47		36.5
8:45 AM	55	350	36.5
9:00 AM	55	350	36.5
9:15 AM	54	350	36.5
9:30 AM	55	350	36.5
9:45 AM	54	350	36.5
10:00 AM	54	350	36.5
10:15 AM	54	350	36.5
10:30 AM	54	350	36.5
10:45 AM	54	350	36.5
11:00 AM	55	350	36.5
11:15 AM	55	350	36.5
11:30 AM	55	350	36.5
11:45 AM	55	350	36.5
12:00 PM	55	350	36.5
12:15 PM	55	350	36.5
12:30 PM	55	350	36.5
12:45 PM	55	350	36.58
1:00 PM	55	350	36.58
1:15 PM	55	350	36.58
1:30 PM	55	350	36.9
1:45 PM	55	350	37.15
2:00 PM	55	350	37.32
2:15 PM	55	350	37.32
2:30 PM	55	350	37.4
2:45 PM	55	350	
3:00 PM	55	350	
3:15 PM	55	350	
3:30 PM	55	350	
3:45 PM	55	350	
Completed test 4:00:00 PM	55	350	

4:15 PM	37
4:30 PM	36.5
4:45 PM	36.4

Pajaro/Sunny Mesa Community Services District

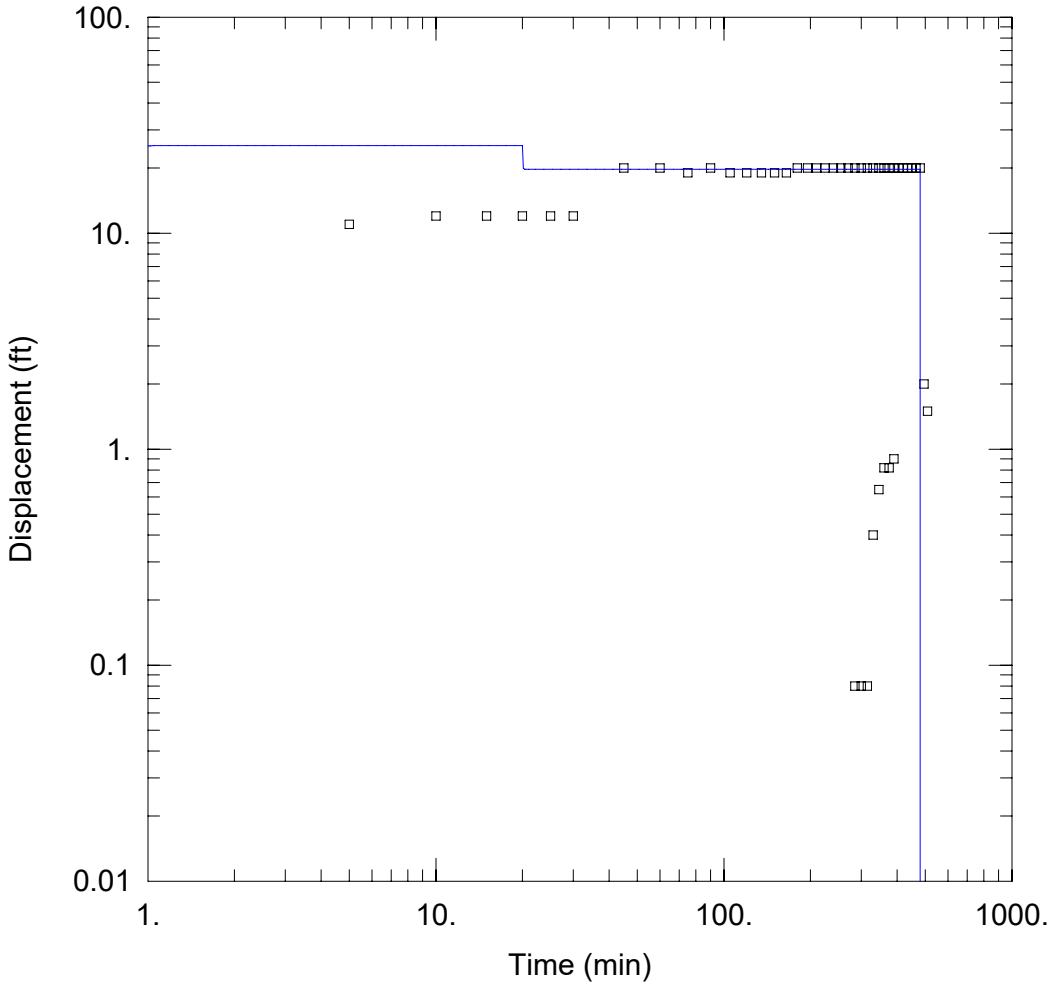
Water System: Pajaro
Well ID: 2710020_002
Case Diameter: 16 inches
Sounding Tube Diameter: 3 inches
Pump Depth:
Offset: 3.6 Feet

Date: October 2, 2025 **Static Water Level:** 36.5 feet

Time	Water Level/Feet	Flow/gpm	Monitor Well 1
7:10 AM	62.5	1525	
7:20 AM	63.5	1500	35 feet
7:25 AM	66.5	1500	
7:30 AM	73.5	1500	35 feet
7:35 AM	73.5	1500	
7:40 AM	73.5	1500	
7:45 AM	73.9	1480	35 feet
8:00 AM	73.9	1480	35 feet
8:15 AM	73.9	1480	35 feet
8:30 AM	74	1480	35 feet
8:45 AM	74	1480	35 feet
9:00 AM	74	1480	35 feet
9:15 AM	74	1450	35 feet
9:30 AM	74.6	1450	35 feet
9:45 AM	74.6	1450	35 feet
10:00 AM	74.6	1450	35 feet
10:15 AM	74.6	1450	35 feet
10:30 AM	74.6	1450	35 feet
10:45 AM	74.6	1425	35 feet
11:00 AM	74.6	1425	35 feet
11:15 AM	74.6	1425	35.9 feet
11:30 AM	74.6	1425	35.9 feet
11:45 AM	74.4	1425	35.9 feet
12:00 PM	74.4	1425	35.9 feet
12:15 PM	74.4	1425	35.9 feet
12:30 PM	74.4	1400	35.9 feet
12:45 PM	74	1400	35.9 feet
1:00 PM	74.4	1400	36 feet
1:15 PM	74.4	1400	36 feet
1:30 PM	74	1400	36 feet
1:45 PM	74	1400	36 feet
2:00 PM	73.6	1400	36 feet
2:15 PM	73.6	1400	36 feet
2:30 PM	73.6	1400	36 feet
2:45 PM	73.6	1400	36 feet
Completed test 3:00:00 PM	73.6	1400	36 feet

3:01 PM	40.6
3:02 PM	39.6
3:03 PM	40.6
3:04 PM	40.2
3:05 PM	38.6
3:06 PM	39.6
3:07 PM	39.6
3:08 PM	39.6
3:09 PM	39.6
3:10 PM	39.6
3:11 PM	40
3:12 PM	39.6
3:13 PM	39.6
3:14 PM	39.6
3:15 PM	39.6
3:20 PM	39.6
3:25 PM	37.6
3:30 PM	37.6
3:35 PM	37.6
3:40 PM	37.5
3:45 PM	37.5
3:50 PM	37.2
3:55 PM	37
4:00 PM	35.1
4:05 PM	37
4:10 PM	36.6

Appendix D: Model Data



PUMPING IMPACT STUDY

Data Set: C:\...\Pajaro_Well_1_T=7810.aqt
Date: 10/07/25 Time: 21:40:37

PROJECT INFORMATION

Company: MNS Engineers
Client: CWC
Project: PSMS
Location: Pajaro, CA
Test Well: Pajaro Well 1
Test Date: 9/29/25

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Pajaro Well 1	0	0

Observation Wells

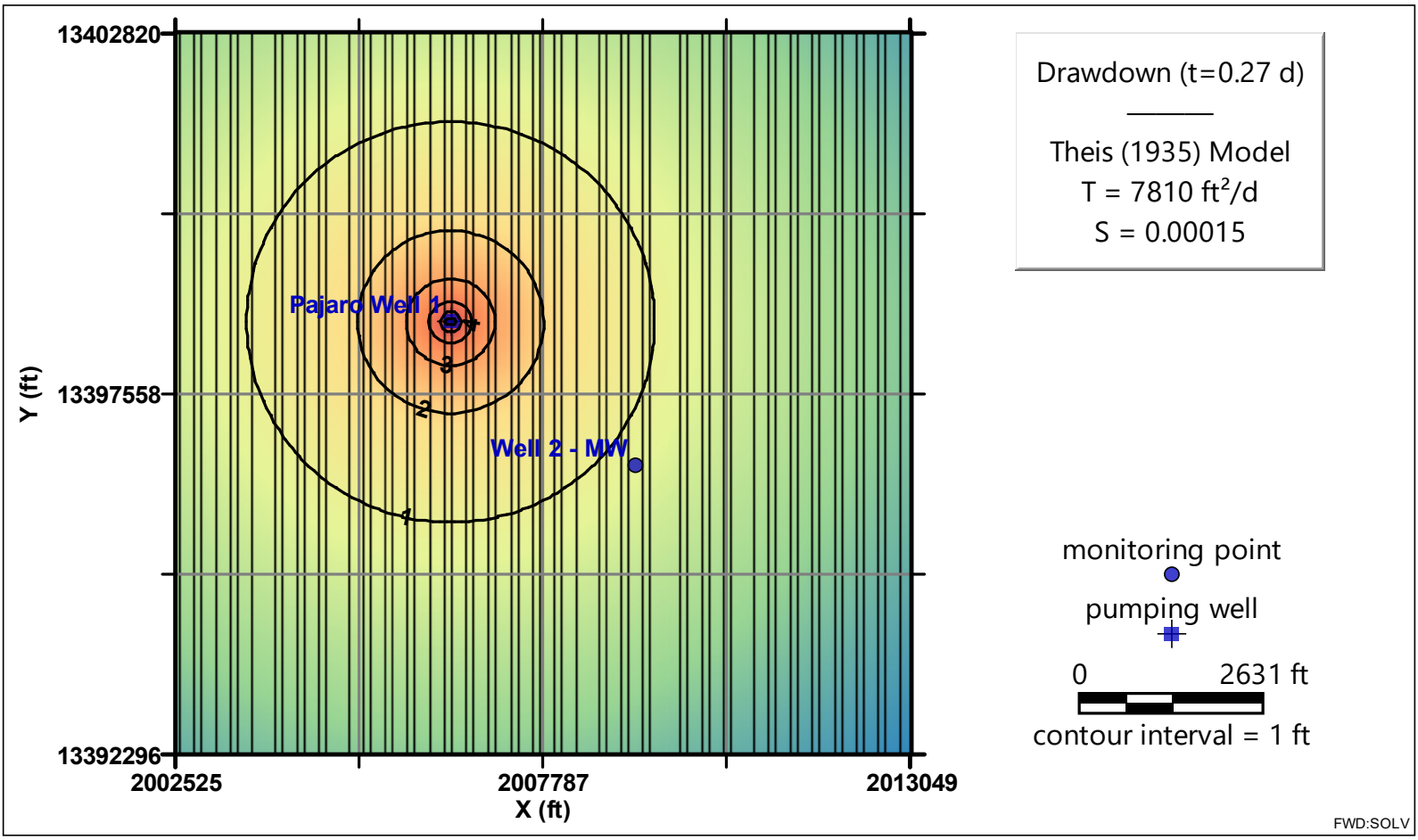
Well Name	X (ft)	Y (ft)
▫ Pajaro Well 1	0	0
▫ Pajaro Well 2	0	3370

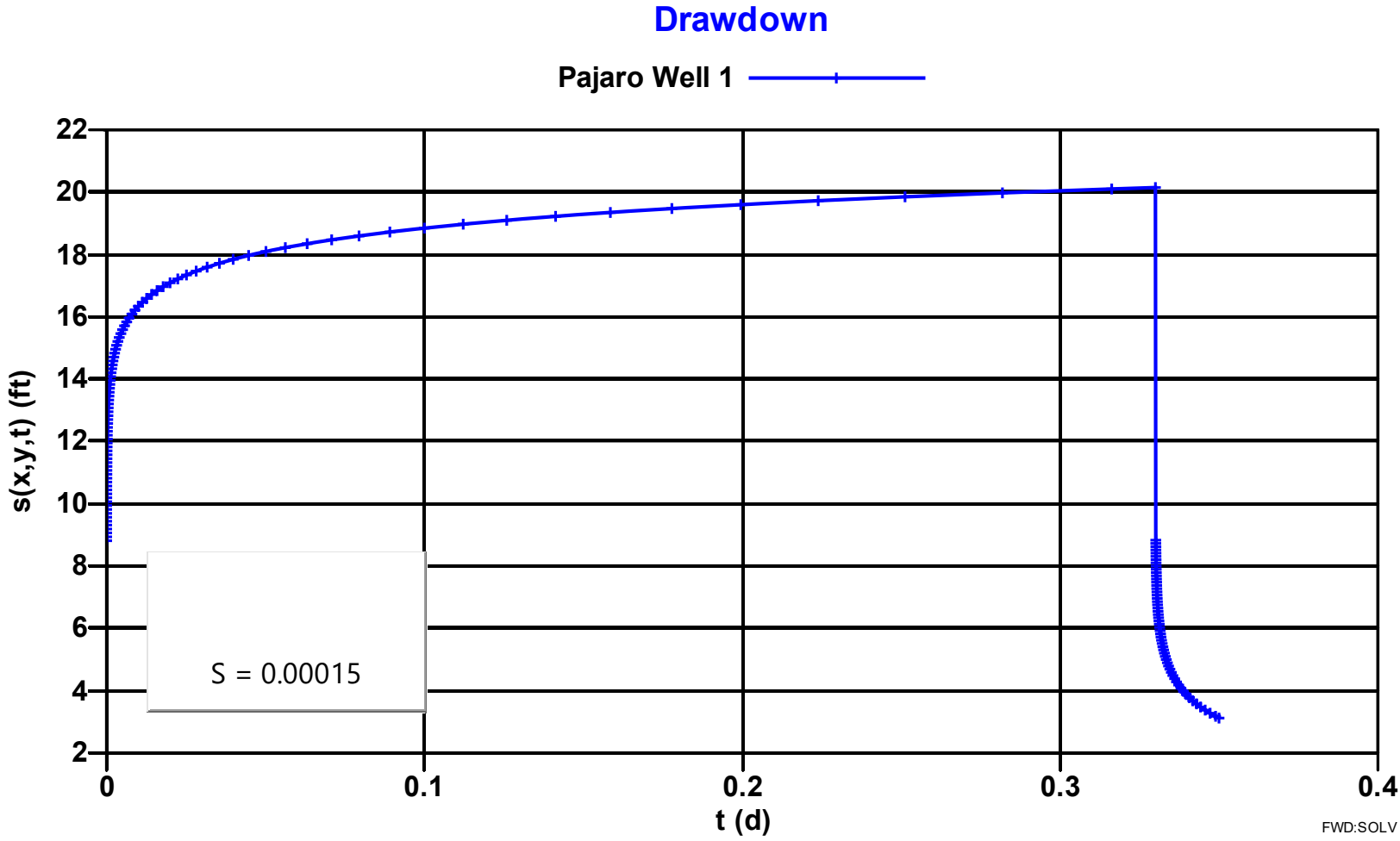
SOLUTION

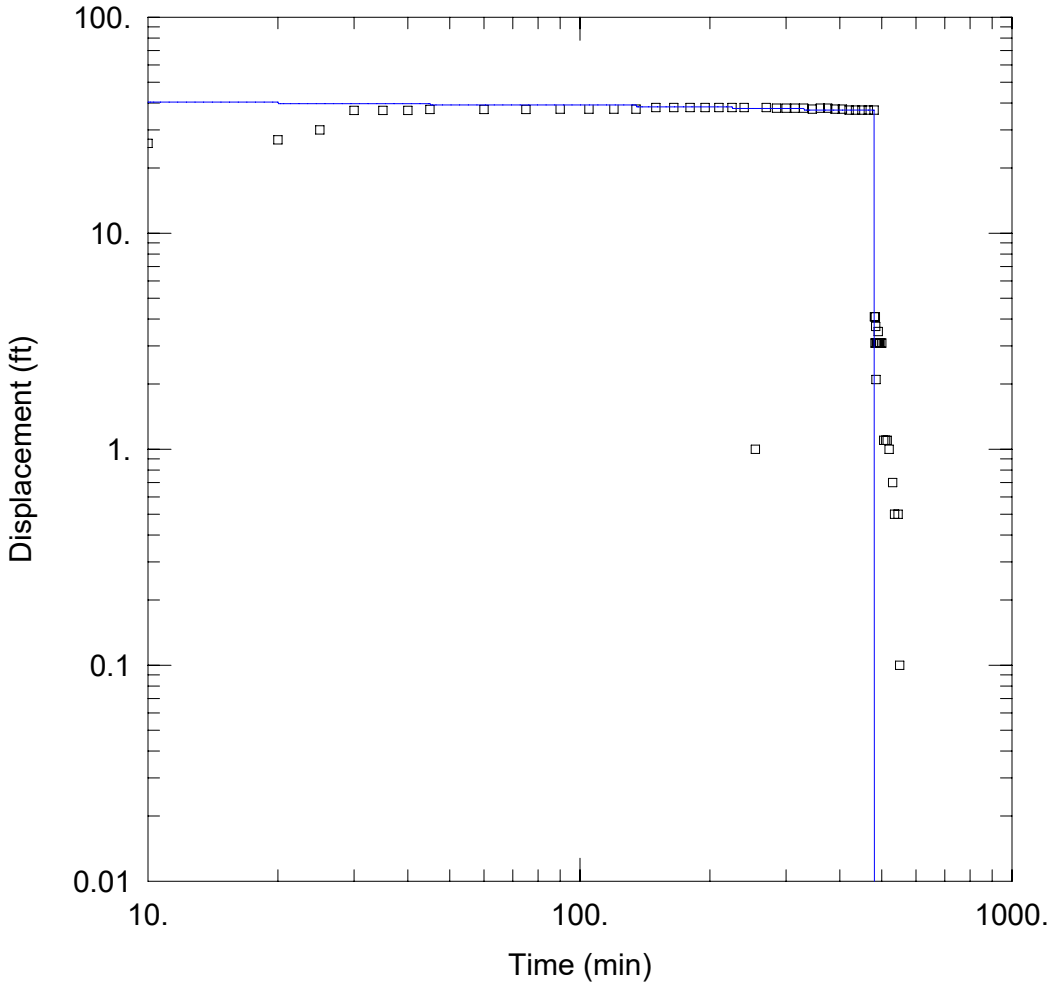
Aquifer Model: Leaky
Solution Method: Hantush-Jacob

T = 7809.7 ft^2/day
1/B = 0.01096 ft^{-1}
b = 600. ft

S = 0.00015
Kz/Kr = 0.5223


13402820
13397558
13392296
Y (ft)
2002525
2007787
2013049
X (ft)
Pajaro Well 1
Well 2 - MW
1
2
3
Drawdown (t=0.27 d)
Theis (1935) Model
T = 7810 ft²/d
S = 0.00015
monitoring point
pumping well
0
2631 ft
contour interval = 1 ft
FWD:SOLV


Drawdown
Pajaro Well 1
s(x,y,t) (ft)
22
20
18
16
14
12
10
8
6
4
2
0
0.1
0.2
0.3
0.4
t (d)
S = 0.00015
FWD:SOLV



PUMPING IMPACT STUDY

Data Set: C:\...\Pajaro_Well_2 Pumping Test - no MW T= 12180.aqt
Date: 10/07/25 Time: 23:00:40

PROJECT INFORMATION

Company: MNS Engineers
Client: CWC
Project: PSMS
Location: Pajaro, CA
Test Well: Pajaro Well 1
Test Date: 9/29/25

WELL DATA

Pumping Wells

Well Name	X (ft)	Y (ft)
Pajaro Well 2	0	3370

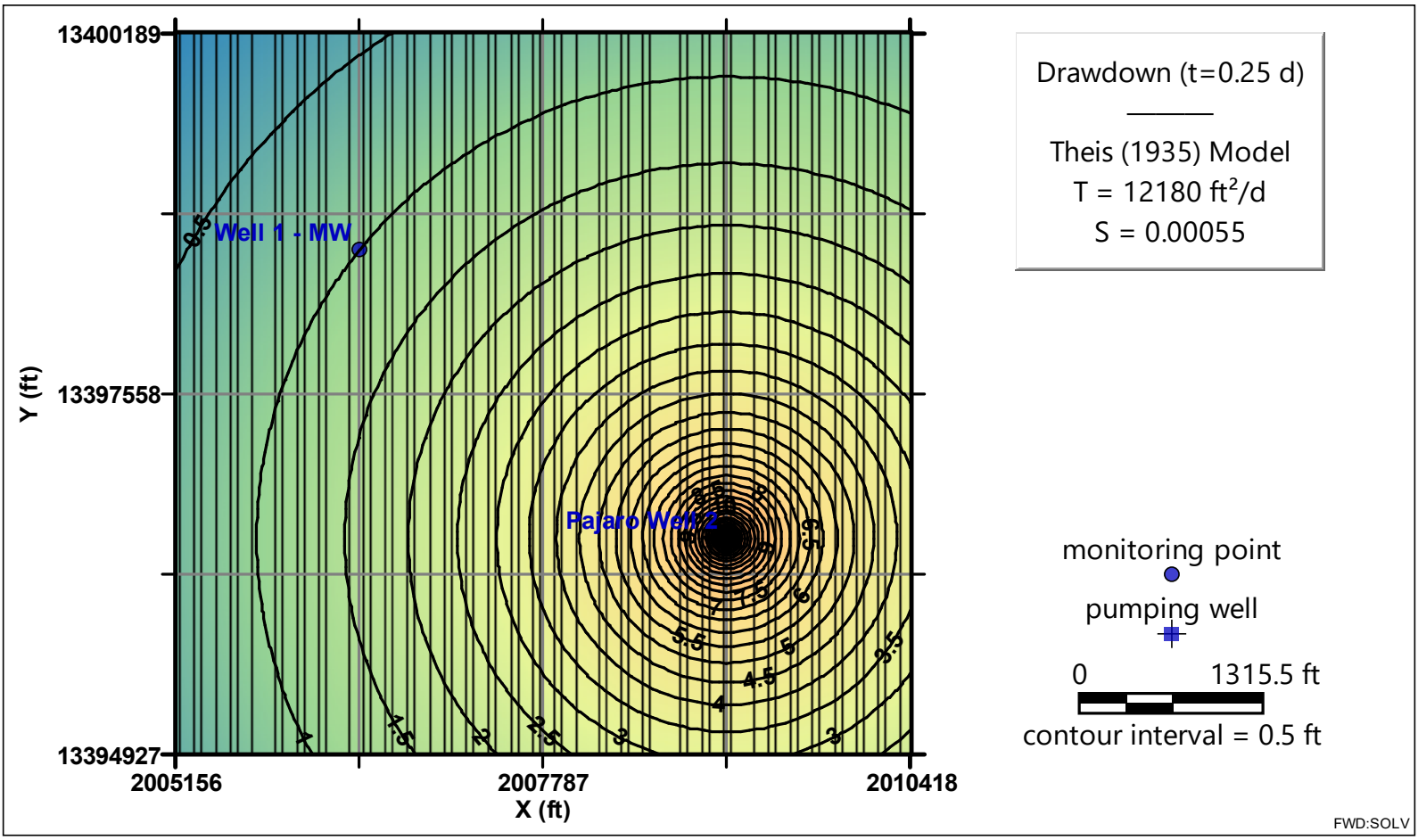
Observation Wells

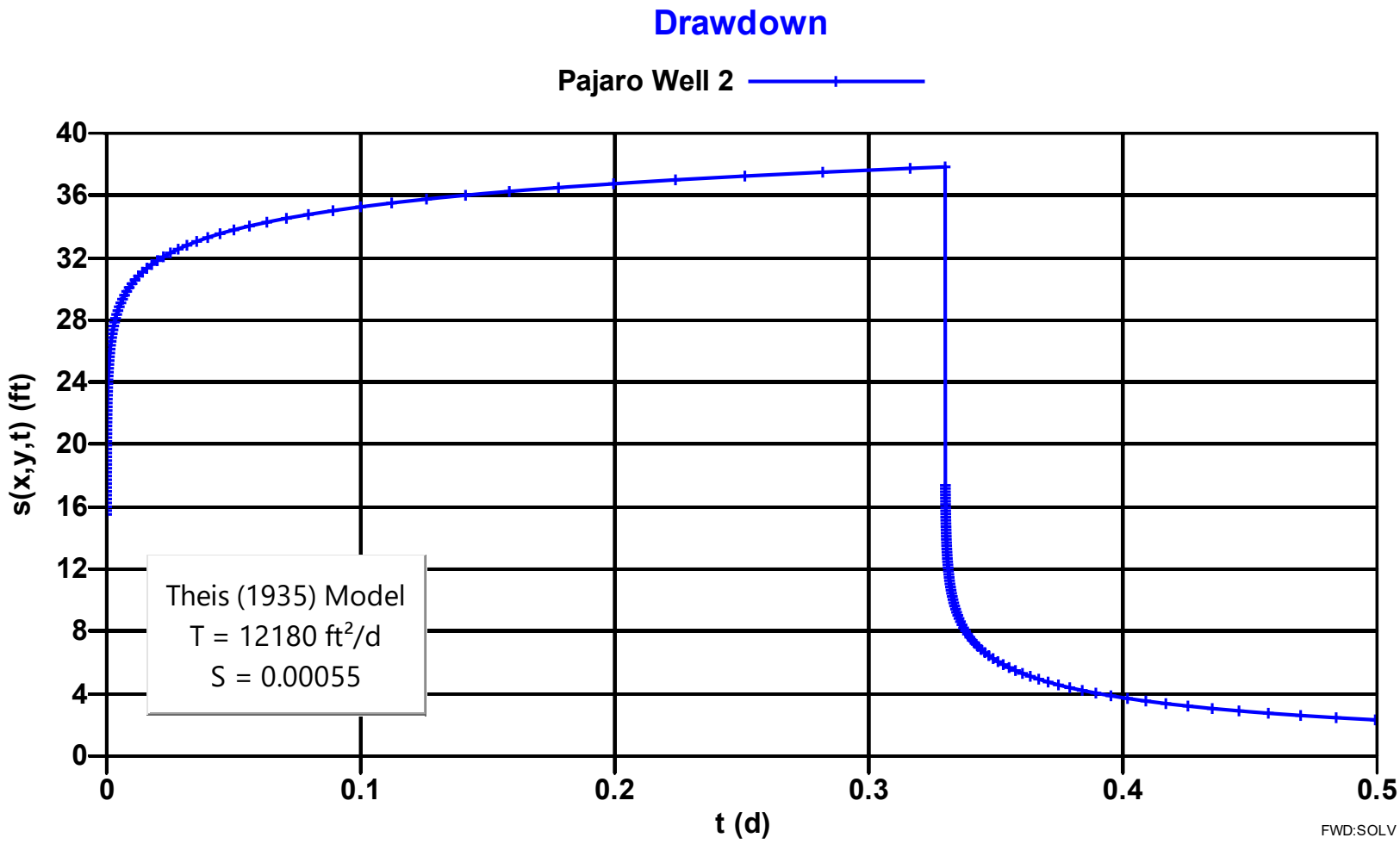
Well Name	X (ft)	Y (ft)
▫ Pajaro Well 2	0	3370

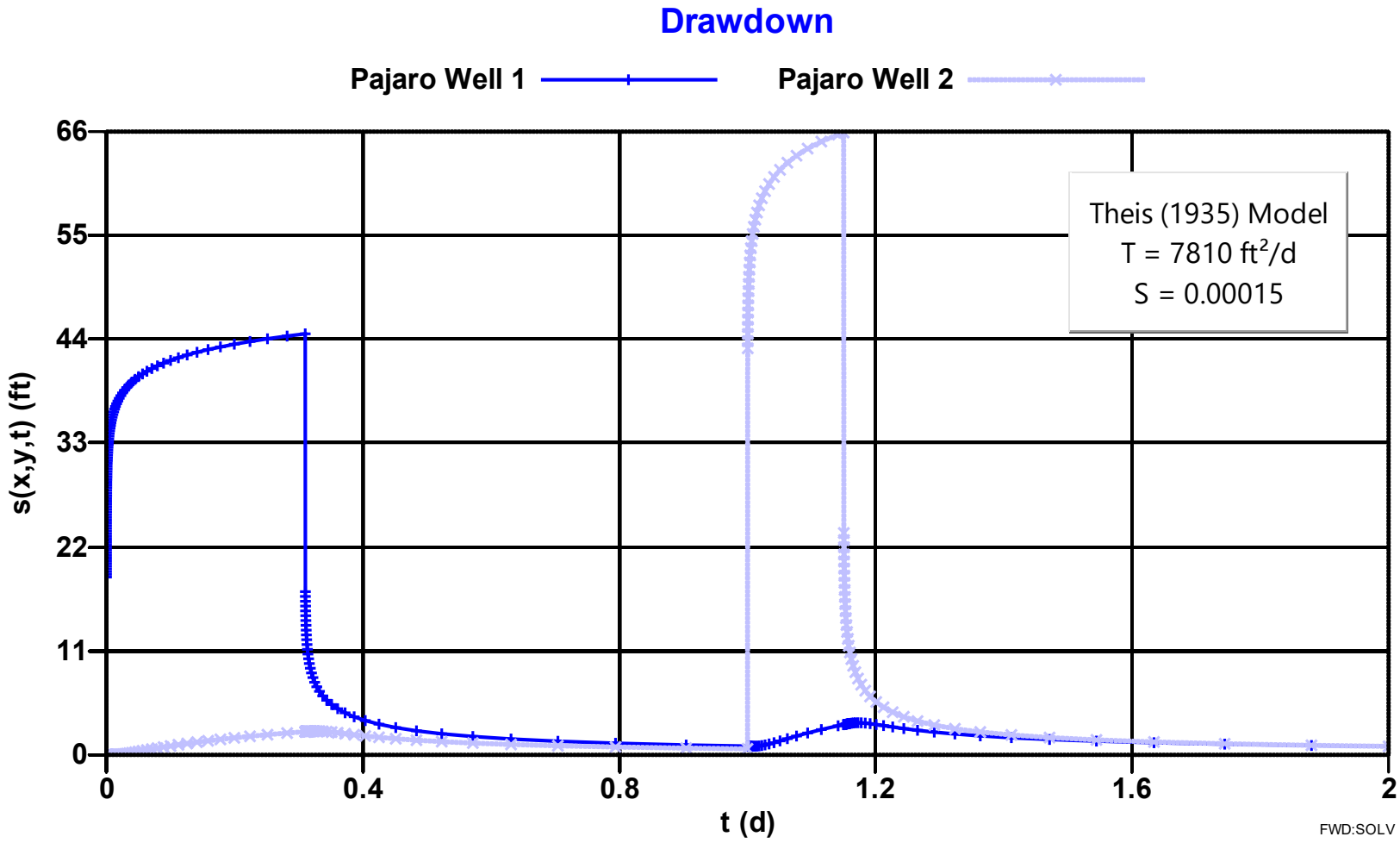
SOLUTION

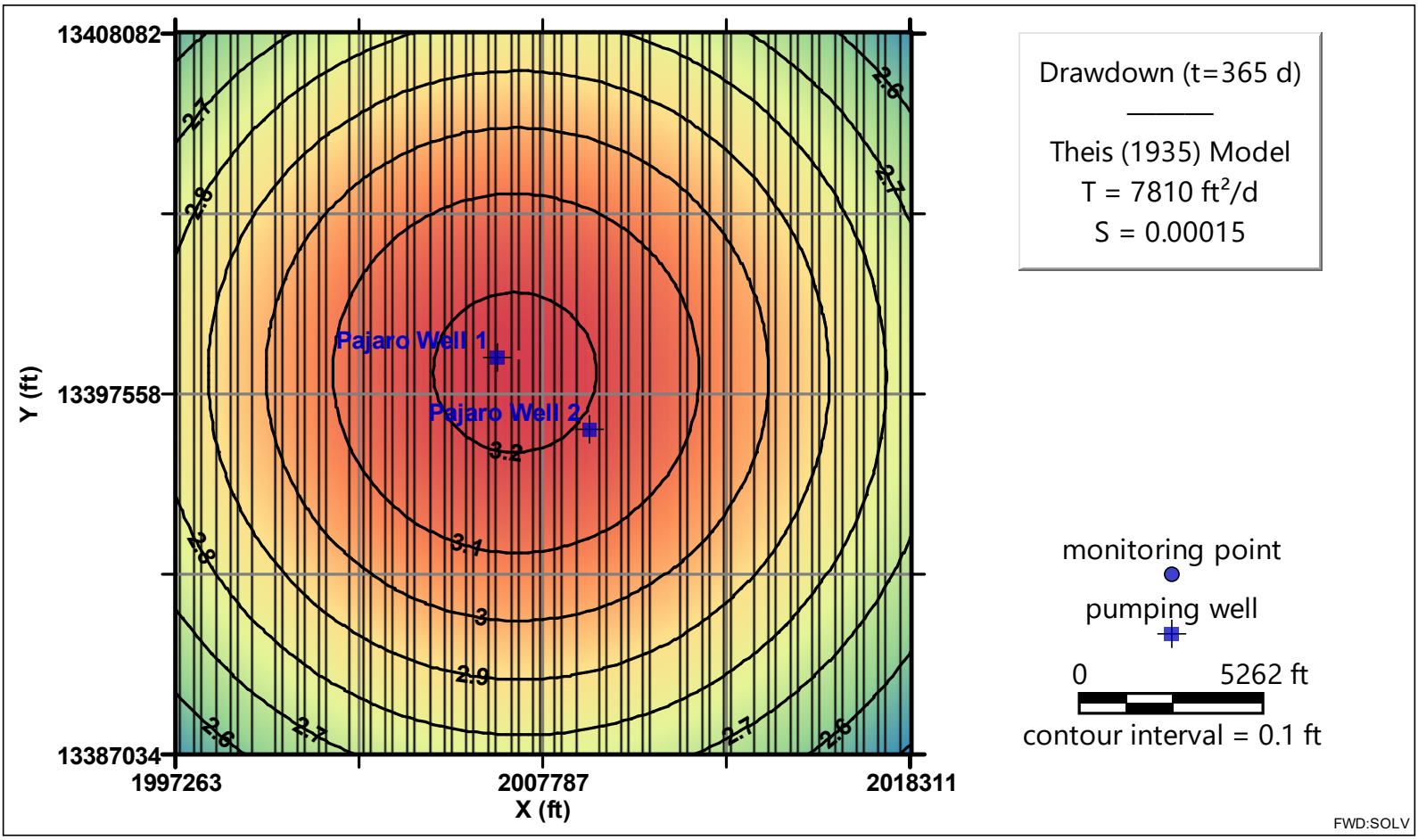
Aquifer Model: Leaky
Solution Method: Hantush-Jacob

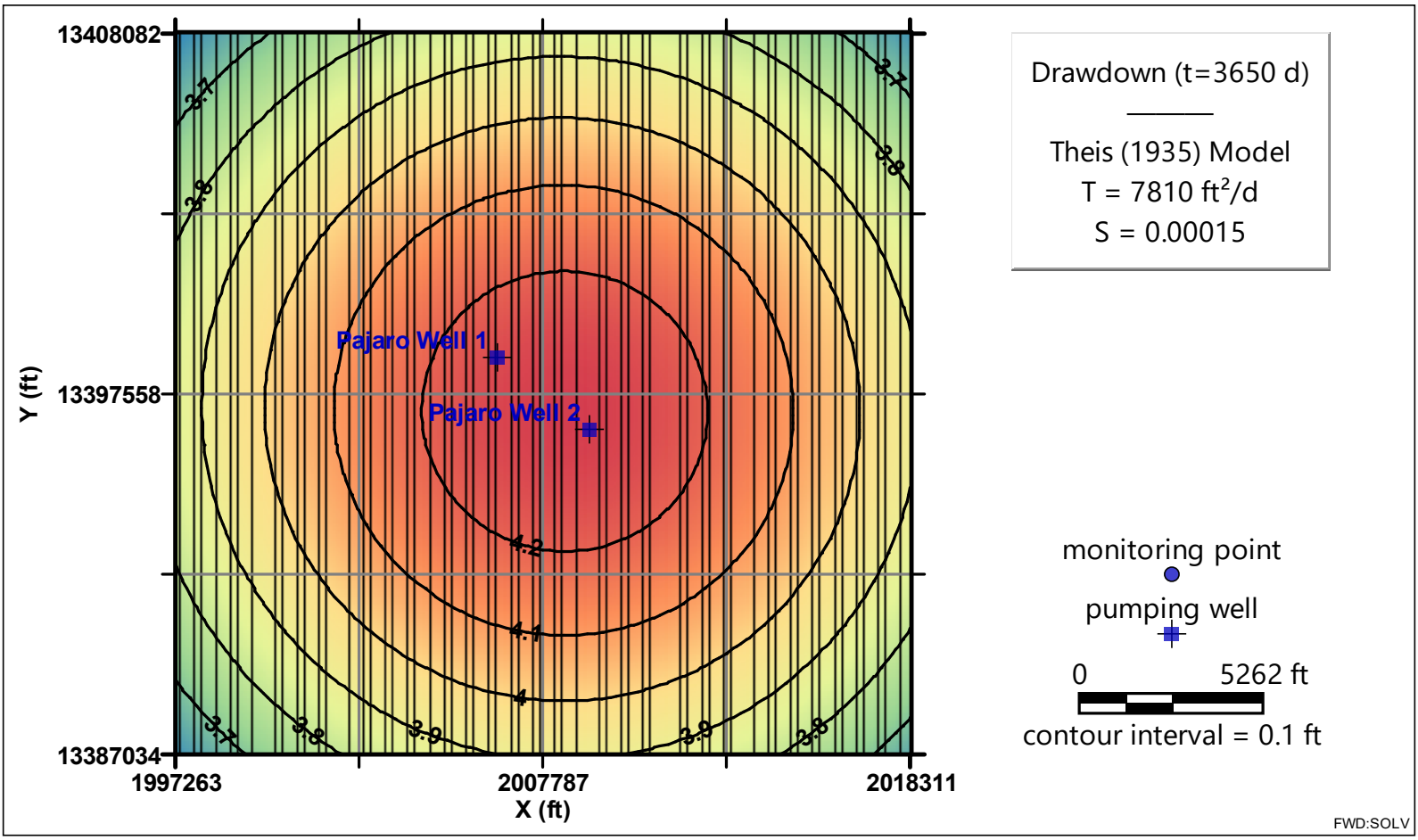
T = 1.218E+4 ft^2/day
S = 0.00055
r/B = 0.08091
Kz/Kr = 0.25
b = 600. ft

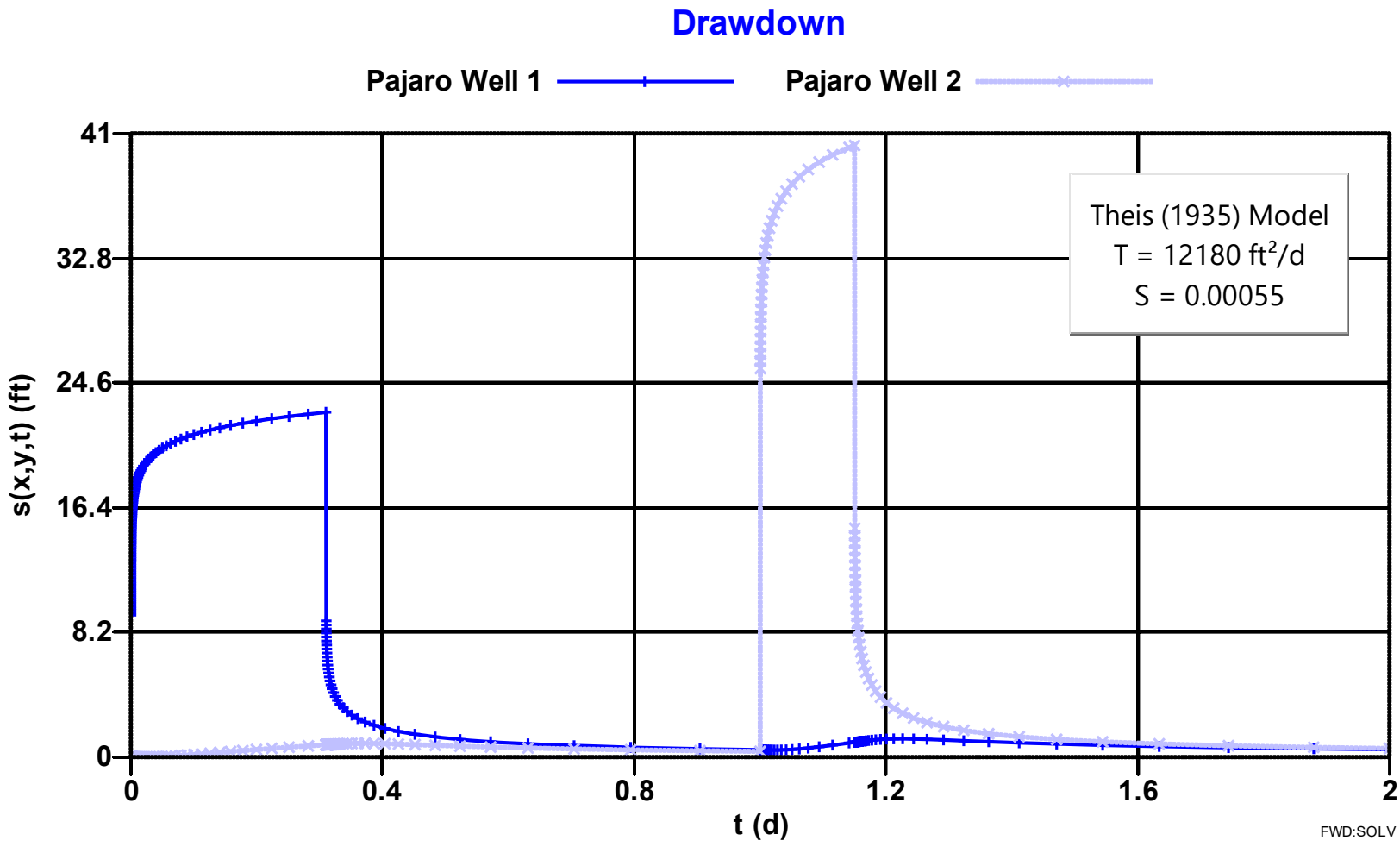

13400189
13397558
13394927
Y (ft)
2005156
2007787
2010418
X (ft)
Well 1 - MW
Pajaro Well 2
Drawdown (t=0.25 d)
Theis (1935) Model
T = 12180 ft²/d
S = 0.00055
monitoring point
pumping well
0
1315.5 ft
contour interval = 0.5 ft
FWD:SOLV

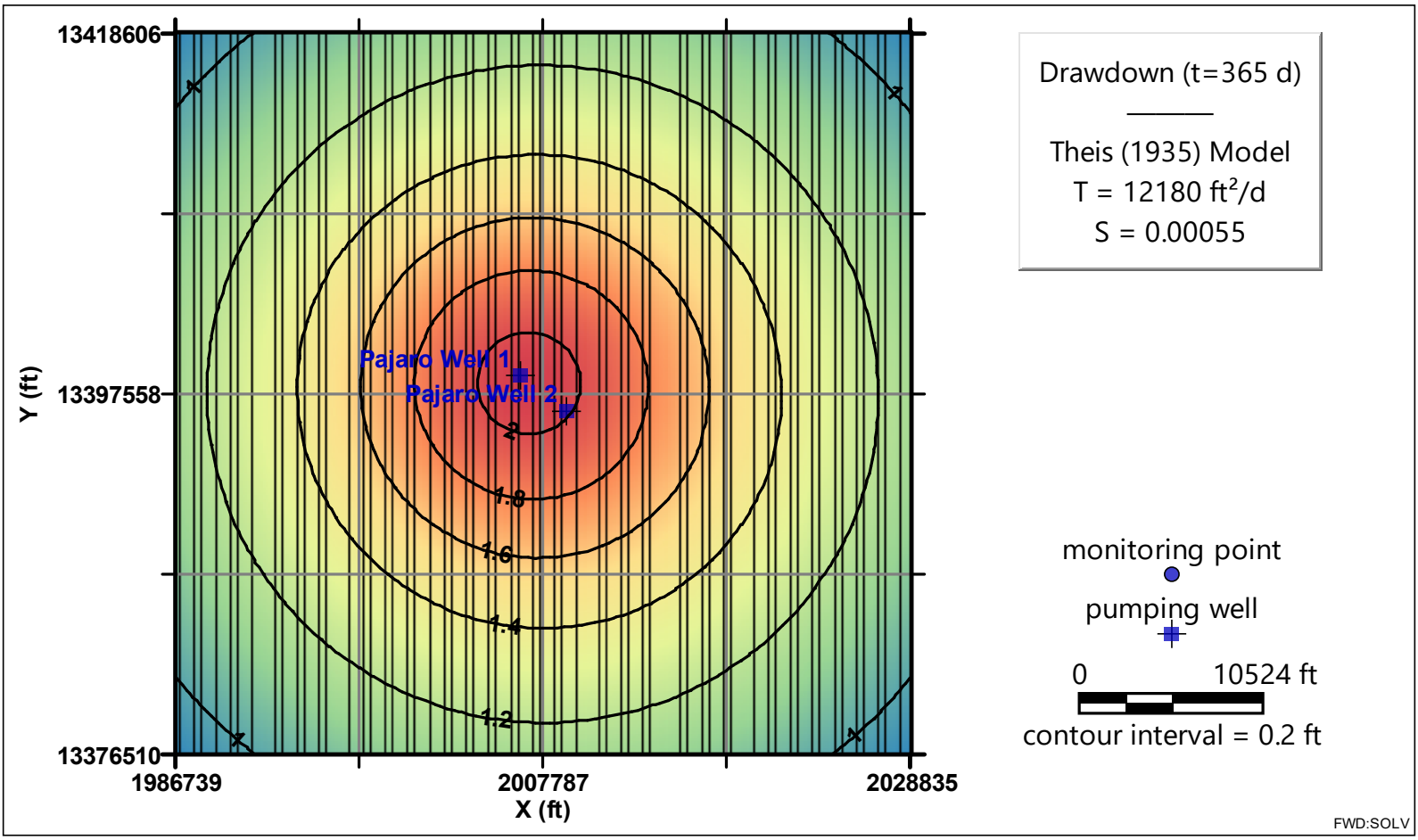

Drawdown
Pajaro Well 2
s(x,y,t) (ft)
t (d)
0
4
8
12
16
20
24
28
32
36
40
0
0.1
0.2
0.3
0.4
0.5
Theis (1935) Model
T = 12180 ft²/d
S = 0.00055
FWD:SOLV


Drawdown
Pajaro Well 1
Pajaro Well 2
Theis (1935) Model
T = 7810 ft²/d
S = 0.00015
s(x,y,t) (ft)
66
55
44
33
22
11
0
0
0.4
0.8
1.2
1.6
2
t (d)
FWD:SOLV


13408082
13397558
13387034
Y (ft)
1997263
2007787
2018311
X (ft)
Pajaro Well 1
Pajaro Well 2
3.2
3.1
3
2.9
2.8
2.7
2.6
Drawdown (t=365 d)
Theis (1935) Model
T = 7810 ft²/d
S = 0.00015
monitoring point
pumping well
0
5262 ft
contour interval = 0.1 ft
FWD:SOLV


13408082
13397558
13387034
Y (ft)
1997263
2007787
2018311
X (ft)
Pajaro Well 1
Pajaro Well 2
4.2
4.1
4
3.9
3.8
3.7
Drawdown (t=3650 d)
Theis (1935) Model
T = 7810 ft²/d
S = 0.00015
monitoring point
pumping well
0
5262 ft
contour interval = 0.1 ft
FWD:SOLV


Drawdown
Pajaro Well 1
Pajaro Well 2
41
32.8
24.6
16.4
8.2
0
s(x,y,t) (ft)
0
0.4
0.8
1.2
1.6
2
t (d)
Theis (1935) Model
T = 12180 ft²/d
S = 0.00055
FWD:SOLV


13418606
13397558
13376510
Y (ft)
1986739
2007787
2028835
X (ft)
Pajaro Well 1
Pajaro Well 2
2
1.8
1.6
1.4
1.2
Drawdown (t=365 d)
Theis (1935) Model
T = 12180 ft²/d
S = 0.00055
monitoring point
pumping well
0
10524 ft
contour interval = 0.2 ft
FWD:SOLV

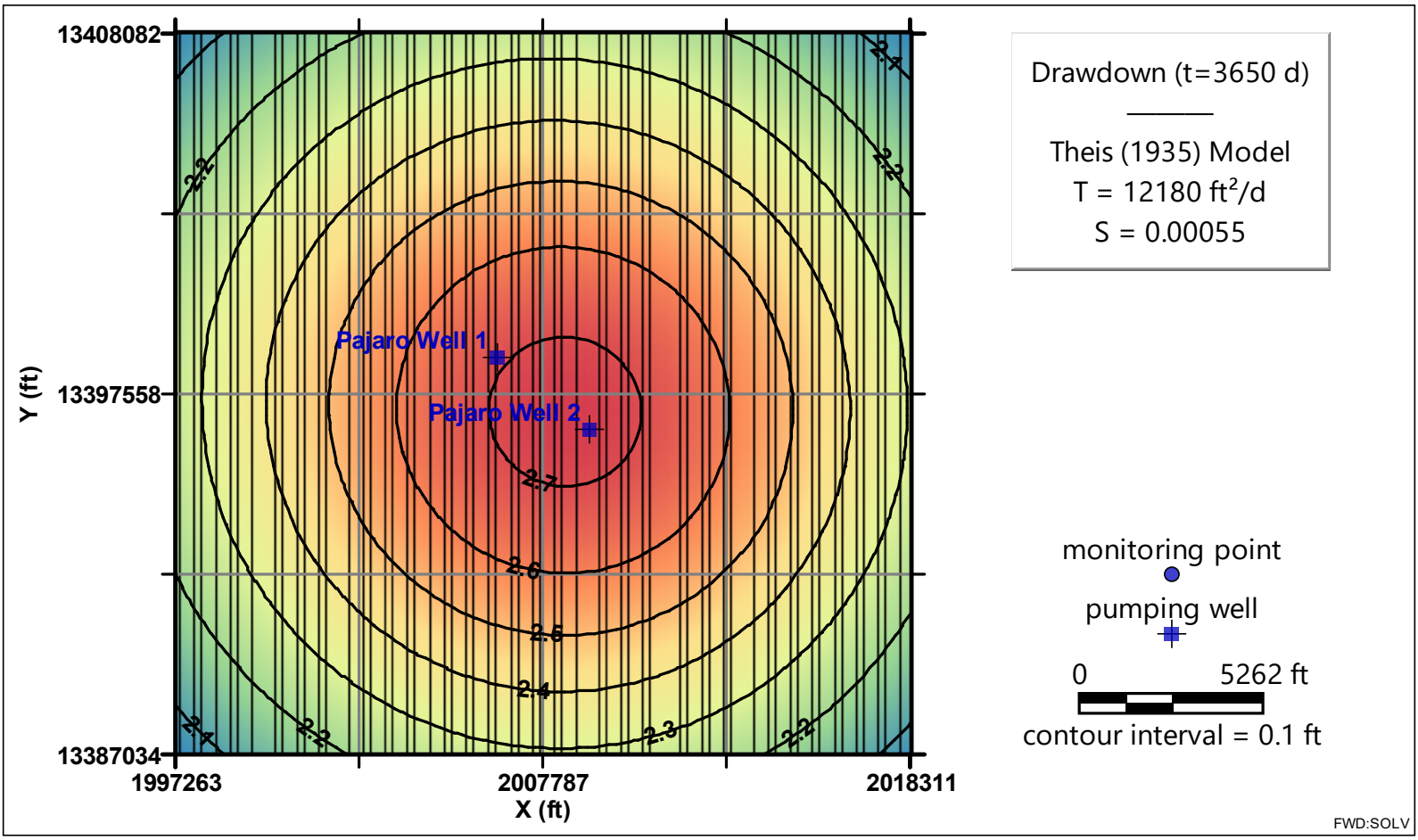

13408082
13397558
13387034
Y (ft)
1997263
2007787
2018311
X (ft)
Pajaro Well 1
Pajaro Well 2
2.7
2.6
2.5
2.4
2.3
2.2
2.1
Drawdown (t=3650 d)
Theis (1935) Model
T = 12180 ft²/d
S = 0.00055
monitoring point
pumping well
0
5262 ft
contour interval = 0.1 ft
FWD:SOLV

Exhibit F

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MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE
PAJARO SUNNY MESA SPRINGFIELD AREA
REGIONAL CONSOLIDATION PROJECT

February 2026

The Mitigation Monitoring and Reporting Program ("MMRP") is a CEQA required component of the Mitigated Negative Declaration ("MND") process for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project ("Project" or "Proposed Project") (CEQA Guidelines §15074). Specifically, CEQA requires that lead agencies adopting MNDs take affirmative steps to determine that a project implements the approved mitigation measures subsequent to project approval (CEQA Guidelines §15074(d)).

As part of the CEQA environmental review procedures, Public Resources Code §21081.6 requires a public agency to adopt an MMRP to ensure efficacy and enforceability of any mitigation measures applied to a proposed project. The lead agency must adopt an MMRP for mitigation measures incorporated into the project or proposed as conditions of approval. The MMRP must be designed to ensure compliance during project implementation. As stated in §21081.6(a)(1):

> "The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program."

The final MMRP matrix is provided on the following pages. The MMRP lists each of the mitigation measures proposed in the Initial Study/Mitigated Negative Declaration and specifies the agency responsible for implementation of the mitigation measure, the time period for the mitigation measure, and the party responsible for verifying compliance with the mitigation measure.

I, the undersigned, on behalf of the Pajaro/Sunny Mesa Community Services District, hereby agree to implement mitigation measures described below which have been developed in conjunction with the preparation of an Initial Study/Mitigated Negative Declaration for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project.

Signature

3/2/26
Date

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Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Biological Resources: Special-Status Wildlife Species – General	**Mitigation Measure BIO-1:** A qualified biologist shall conduct an Employee Education Program for the construction crew prior to any construction activities. The qualified biologist will meet with the construction crew at the onset of construction at the Project site to educate the construction crew on the following: 1) the appropriate access route(s) in and out of the construction area and review Project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the identification of special-status species that may be present; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded; and 6) the proper procedures if a special-status species is encountered within the Project site to avoid impacts. Additional training events shall be performed by a qualified biologist as new personnel join the Project construction team. All construction personnel shall participate in a training event by a qualified biologist prior to performing any construction activities on the Project.	Qualified Biologist.	Prior to any construction activities.	District.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Biological Resources: Special-Status Wildlife Species – General	**Mitigation Measure BIO-2:** The following BMPs shall be implemented to avoid and reduce impacts to special-status wildlife species and their habitats: ▪ To prevent inadvertent entrapment of special-status wildlife during Project construction, all excavated, steep-walled holes (greater than 2:1 slope) or trenches more than two feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals. For holes and trenches that are infeasible to cover, the sidewalls may be a slope greater than 2:1, or ramps may be placed to allow animals to escape. ▪ Only tightly woven fiber netting or similar material may be used for erosion control at the Project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including special-status amphibians. ▪ Because dusk and dawn are often the times when special-status wildlife are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and should not begin prior to one half hour after sunrise in work areas located within 300 feet of riparian, wetland, or pond habitats. In other areas, night work shall only be conducted when necessary, and lighting shall be of the lowest illumination necessary for human safety, shielded, and selectively placed to be directed downward and at the active construction area and away from natural habitat areas. ▪ All trash that may attract predators shall be properly contained, removed from the construction site, and disposed of regularly. Following construction, all trash and construction debris shall be removed from work areas. ▪ No construction equipment shall be stored or serviced outside of designated staging areas. ▪ No pets or firearms shall be allowed on the Project site during construction. ▪ The qualified biologist and a construction monitor shall complete a daily log summarizing activities and environmental compliance throughout the duration of the Project. ▪ Stationary equipment such as motors, generators, and welders located shall be stored overnight at a designated staging area greater than 100 feet from wetland or riparian habitat when feasible. If it is necessary to store stationary equipment overnight within 100 feet of wetland or riparian habitats, the equipment shall be positioned over drip pans of sufficient volume to prevent any leaks of toxic materials into sensitive habitats. ▪ Any hazardous or toxic materials deleterious to life that could be washed into adjacent wetland or riparian habitats shall be contained in watertight containers. ▪ Refueling of equipment shall take place within designated staging areas or at least 100 feet from wetland or riparian habitats and drainages. ▪ All construction debris and associated materials stored in staging area shall be removed from the work site upon completion of the Project.	Contractor, Qualified Biologist.	During construction.	Qualified Biologist, District.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Biological Resources: Special-Status Wildlife Species – General	**Mitigation Measure BIO-3:** Prior to construction temporary construction fencing or flagging shall be placed to keep construction vehicles and personnel from impacting special-status wildlife habitat (e.g., nesting birds or MDFW nests), riparian and wetland habitat, and other special-status species habitat and vegetation (including trees) outside of work limits. A biological monitor shall supervise the installation and removal, and shall monitor at least once per week until construction is complete to ensure the protective exclusionary fencing remains intact.	Construction Contractor.	Prior to construction.	Qualified Biologist.
Biological Resources: Special-Status Wildlife Species – General	**Mitigation Measure BIO-4:** A qualified biologist shall survey the work area and immediately adjacent areas 48 hours before and the morning of the onset of vegetation removal and/or ground-disturbing activities for the presence of special-status wildlife species. If non-listed special-status species are identified within the Project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If a federal or state-listed species (i.e., CTS, CRLF, or SCLTS) is observed and take authorization has been acquired, relocation measures, as defined in applicable permits shall be followed (see **Mitigation Measure BIO-12** below). If any life stage of a federal or state-listed species observed and take authorization has not been acquired, vegetation removal, grading and/or construction activities shall not commence until USFWS and/or CDFW are consulted, and appropriate actions are taken to allow Project activities to begin.	Qualified Biologist.	48 hours before and the morning of the onset of vegetation removal and/or ground-disturbing activities.	District, USFWS, CDFW.
Biological Resources: Special-Status Wildlife Species – General	**Mitigation Measure BIO-5:** During vegetation removal and ground disturbing activities a qualified biologist shall survey appropriate areas of the construction site daily before the onset of work activities for the presence of special-status wildlife species. The qualified biologist shall remain on site until all initial ground disturbing activities are completed. If a non-listed special-status wildlife species is identified within the Project site, a qualified biologist shall relocate the animal to an area that offers suitable habitat at least 100 feet from the work area. If any federal or state-listed species (i.e., CTS, CRLF, or SCLTS) is observed and take authorization has been acquired, relocation measures as defined in applicable permits shall be followed (see **Mitigation Measure BIO-12** below). If a federal or state-listed species is found and these individuals are likely to be killed or injured by work activities and take authorization has not been acquired, work shall stop and USFWS and/or CDFW shall be contacted. Work activities shall not resume until USFWS and/or CDFW is consulted and appropriate actions are taken to allow Project activities to continue.	Qualified Biologist.	During vegetation removal and ground disturbing activities, daily before the onset of work activities.	District, USFWS, CDFW.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Biological Resources: Special-Status Wildlife Species – General	**Mitigation Measure BIO-6:** After vegetation removal and initial ground disturbing activities are complete, or earlier if determined appropriate by the qualified biologist, the qualified biologist shall designate a construction monitor (a member of the construction crew) to oversee on-site compliance with all avoidance and minimization measures. The qualified biologist shall ensure that this construction monitor receives sufficient training in the identification of all special-status species with the potential to occur. Thereafter the qualified biologist shall monitor the site at least weekly for the duration of construction to ensure compliance with all protective measures. The construction monitor and the qualified biologist shall be authorized to stop work if the avoidance and/or minimization measures are not being followed. If work is stopped due to the presence of a federal or state-listed species and take authorization has not been acquired, USFWS and/or CDFW shall be notified, and activities will not resume until USFWS and/or CDFW are consulted and appropriate actions are taken to allow Project activities to continue.	Qualified Biologist, Construction Monitor.	After vegetation removal and initial ground disturbing activities are complete, monitoring weekly for duration of construction.	District, USFWS, CDFW.
Biological Resources: Special-Status Wildlife Species – Pallid Bat	**Mitigation Measure BIO-7:** To avoid and reduce impacts to pallid bats, the Project proponent will retain a qualified bat specialist or wildlife biologist to conduct a site survey to characterize bat utilization of the SR 1 overpass (techniques utilized to be determined by the biologist) prior to any construction on or immediately adjacent to the overpass. Based on the results of this initial survey, one or more of the following will occur: ▪ If it is determined that pallid bats are not present at the site, no additional mitigation is required. ▪ If it is determined that pallid bats are utilizing the site and may be impacted by the Proposed Project, pre-construction surveys will be conducted no more than 30 days prior to construction on or in the vicinity of the overpass. If, according to the bat specialist, no pallid bats or pallid bat signs are observed in the course of the pre-construction surveys, construction may proceed. If pallid bats and/or bat signs are observed during the pre-construction surveys, the biologist will determine if disturbance would jeopardize the roost (i.e., foraging or night). ▪ If pallid bats are roosting, construction may proceed after the bats have been safely excluded from the roost. Exclusion techniques shall be determined by the biologist and depend on the roost type; the biologist shall prepare a mitigation plan to be approved by CDFW.	District, Qualified Bat Specialist or Wildlife Biologist.	Prior to any construction on or immediately adjacent to the overpass.	District, CDFW.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Biological Resources: Special-Status Wildlife Species – Pallid Bat	**Mitigation Measure BIO-8:** To the extent practical any limbing/tree removal operations should occur between September 15 and November 1 to avoid impacts to pallid bat roosts. If tree limbing/tree removal operations must occur outside the period of September 15 through November 1, a survey for bats shall be conducted by a qualified biologist. Prior to tree trimming/removal, a qualified biologist shall conduct a pre-construction survey for pallid bats as follows: ▪ The biologist shall determine if bats are utilizing the site for roosting. For any trees/snags that could provide roosting space for cavity-roosting bats, potential bat roost features shall be thoroughly evaluated to determine if bats are present. Visual inspection and/or acoustic surveys shall be utilized as initial techniques. ▪ If roosting bats are found, the biologist shall develop and implement acceptable passive exclusion methods in coordination with or based on CDFW recommendations. If feasible, exclusion shall take place during the appropriate windows (September 15 and November 1) to avoid harming winter hibernacula. (Authorization from CDFW is required to evict winter hibernacula for bats). ▪ Although unlikely, if established maternity colonies are found, in coordination with CDFW, a buffer shall be established around the colony to protect pre-volant young from construction disturbances until the young can fly; or implement other measures acceptable to CDFW. ▪ If a tree is determined not to be an active roost site for roosting bats, it may be immediately limbed or removed as follows: If foliage roosting bats are determined to be present, limbs shall be lowered, inspected for bats by a bat biologist, and chipped immediately or moved to a dump site. Alternately, limbs may be lowered and left on the ground until the following day, when they can be chipped or moved to a dump site. No logs or tree sections shall be dropped on downed limbs or limb piles that have not been in place since the previous day.	Qualified Bat Specialist or Wildlife Biologist.	If tree limbing/tree removal operations must occur outside the period of September 15 through November 1 – prior to tree limbing/ removal.	District, CDFW.
Biological Resources: Special-Status Wildlife Species – Monterey Dusky Footed Woodrat	**Mitigation Measure BIO-9:** To avoid or minimize impacts to MDFW, the Project applicant shall retain a qualified biologist to conduct pre-construction surveys within areas proposed for construction and a 25-foot buffer where suitable habitat is present and accessible. Surveys for MDFW nests shall be conducted within seven (7) days prior to construction within the Project site. All MDFW nests identified shall be flagged for avoidance. Nests that cannot be avoided shall be manually deconstructed in coordination with a qualified biologist prior to land clearing activities to allow animals to escape harm. To the extent feasible, dismantling shall occur outside of the typical breeding season. If a litter of young is found or suspected, nest material shall be replaced, and the nest shall be left alone for two (2) to three (3) weeks before a re-check to verify that young are capable of independent survival before proceeding with nest dismantling.	District, Qualified Biologist.	Within seven (7) days prior to construction.	District.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Biological Resources: Special-Status Wildlife Species – Nesting Birds/ Raptors	**Mitigation Measure BIO-10:** To avoid impacts to nesting birds, vegetation removal, demolition activities, and construction shall commence prior to the nesting season (February 1 through September 15). If this is not possible, a pre-construction survey for nesting birds shall be conducted by a qualified biologist within 15 days prior to the commencement of these activities in all accessible areas that may provide suitable nesting habitat within 300 feet of the Project boundary. Surveys for White-tailed kite shall include all accessible areas within 500 feet of the Project boundary. If nesting birds are identified during the pre-construction survey, an appropriate buffer, as identified by the qualified biologist, shall be imposed within which no construction activities or disturbance will take place, in accordance with the Exclusionary Fencing Plan prepared as part of Mitigation Measure BIO-3. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 15 (when young are assumed fledged). If construction is halted for more than two weeks during the nesting season, a qualified biologist shall re-survey the Project site prior to reinitiation of construction.	Qualified Biologist.	If vegetation removal, demolition activities, and construction must occur within the period of February 1 through September 15 – within 15 days prior to these activities.	District.
Biological Resources: Special-Status Wildlife Species – Western Burrowing Owl	**Mitigation Measure BIO-11:** To avoid or minimize impacts to active WBO nests, a qualified biologist shall conduct pre-construction surveys in suitable habitat within the construction footprint and within 250 feet of the footprint no more than 14 days prior to the start of construction. If ground disturbing activities are delayed or suspended for more than 14 days after the pre-construction survey, the site shall be resurveyed again within 14 days of the initiation of construction. If no WBO are found, no further mitigation is required. If it is determined that WBO occupy the site, the Applicant shall comply with CESA and contact CDFW to solicit concurrence that the Proposed Project will not result in take or to acquire take authorization in accordance with **Mitigation Measure BIO-12**.	Qualified Biologist.	No more than 14 days prior to the start of construction, or if construction is suspended for more than 14 days.	District, CDFW.
Biological Resources: Special-Status Wildlife Species – Federal and State-Listed Amphibians	**Mitigation Measure BIO-12:** Prior to construction, the Project Applicant shall comply with the ESA and CESA and contact the agencies to solicit concurrence that the Project would not result in take or to acquire take authorization. Take authorization may require the Applicant to retain a qualified biologist to prepare a mitigation plan, which would include, but is not limited to, identifying avoidance and minimization measures, a mitigation strategy, and funding assurances. The Project Applicant would be required to implement the approved plan and any additional permit requirements.	District.	Prior to construction.	CDFW, USFWS.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Biological Resources: Special-Status Wildlife Species – Crotch and Western Bumble Bee	**Mitigation Measure BIO-13:** A qualified biologist shall conduct surveys for CBB and WBB individuals and active colonies in accordance with CDFW's *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* or the most current CDFW survey guidelines. The surveys shall be conducted within areas of appropriate habitat (foraging, nesting, and overwintering) that will be impacted by the Proposed Project and, where feasible, an approximate 50-foot buffer of those areas. Surveys shall occur during the CBB and WBB life cycle when floral resources are present (ideally during peak bloom), on sunny days with wind speeds below eight miles per hour, and at least two hours after sunrise and three hours before sunset. The surveys shall be conducted no more than one year (i.e. active season) prior to initiation of construction. If no CBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed during the surveys, then no additional mitigation is necessary. If CBB or WBB individuals or active colonies (or suspected CBB or WBB that cannot be identified) are observed, the Applicant shall comply with CESA and contact CDFW to solicit concurrence that the Proposed Project will not result in take or to acquire take authorization in accordance with **Mitigation Measure BIO-12**.	Qualified Biologist, District.	No more than one year (i.e. active season) prior to initiation of construction.	District, CDFW.
Biological Resources: Impacts to Coast Live Oaks	**Mitigation Measure BIO-14**: Prior to the issuance of a grading permit, the District shall obtain a tree removal permit from the County if impacts to coast live oak trees are proposed. If the Project is to remove three or more trees, a Forest Management Plan will be prepared and submitted to the County for review and approval. The District shall implement any additional mitigation measures required by the tree removal permit.	District.	Prior to the issuance of a grading permit.	County of Monterey, District.
Cultural Resources: Impacts to archaeological resources	**Mitigation Measure CUL-1**: Prior to Project related ground disturbance, the District shall retain a qualified archaeologist and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project to provide cultural sensitivity training to all construction personnel involved in ground disturbing activities. The training shall explain (1) the reasons for archaeological and Tribal resource monitoring; (2) regulatory policies protecting archaeological and Tribal resources and human remains; (3) basic identification of archaeological and Tribal resources; and (4) the protocol to follow in case of a discovery of such resources. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A list of the names of all personnel who attended the training, and copies of the signed acknowledgement forms shall be submitted to the District and the Tribes who requested consultation on the Proposed Project.	District, Qualified Archaeologist and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project.	Prior to Project related ground disturbance.	District, Tribes who requested consultation on the Proposed Project.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Cultural Resources: Impacts to archaeological resources	**Mitigation Measure CUL-2**: Prior to Project related ground disturbance, the District shall retain the services of a qualified archaeological consultant who has expertise in California Precontact settings, and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project, to monitor, at a minimum, all Project related ground-disturbing activities into native soils in the following areas: ▪ West Springfield Road and McClusky Slough areas, ▪ Struve Road between CA-1 and Giberson Road, ▪ Trafton Road, ▪ Salinas Road north of the Pajaro Valley Golf Club, and ▪ Junction of Salinas and Elkhorn Roads west of Warren Lake. In addition to the monitoring for the specific locations identified above, the District shall retain the archaeological consultant on an on-call basis in the event of inadvertent discoveries throughout ground disturbing activities during Project construction.	District, Qualified Archaeological Consultant, and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project.	Prior to Project related ground disturbance, throughout ground disturbing activities during construction.	District.
Cultural Resources: Impacts to archaeological resources	**Mitigation Measure CUL-3:** In the event that any previously undiscovered Precontact or historic materials are found during construction, all work shall stop in accordance with CEQA regulations until the qualified archaeologist and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project has the opportunity to evaluate the find and provide additional treatment recommendations. If the resource is considered significant by the archaeologist and the Tribal Citizen, all ground disturbance shall be halted until appropriate mitigation measures are implemented as determined necessary by the qualified archaeologist, the lead agency, and Tribal Citizen. With the implementation of appropriate measures, selected by the responsible parties, any impact on previously undiscovered cultural resources will be reduced to be less than significant. Measures may include, but are not limited to: ▪ Planning construction to avoid the resource (PRC §21083.2(a)(1)), ▪ Deeding the resource into a permanent conservation easement (PRC §21083.2(a)(2)), ▪ Capping or covering the resource with soil prior to construction (PRC §21083.2(a)(3)), ▪ Planning parks, green spaces, or other open space to incorporate the resource (PRC §21083.2(a)(4)), and ▪ Excavation of the resource; restricted to contexts that would otherwise be damaged or destroyed by a project (PRC §21083.2(d)).	Qualified Archaeologist and a Tribal Citizen affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project.	During Construction.	District.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Cultural Resources: Impacts to human remains	**Mitigation Measure CUL-4*:*** If human remains are found at any time within the construction area, work shall be stopped, and the County Coroner must be notified immediately. If the County Coroner determines that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. (Ref. California Public Resources code Section 5097.98; and Health and Safety code Section 7050.5). Work shall not resume until the County Corner determines that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.	Construction Contractor, County Coroner, Native American Heritage Commission.	Anytime during Project implementation (pre-construction, during construction, post-construction clean-up).	District.
Hazards and Hazardous Materials: Impacts from inadvertent spills of pollutants	**Mitigation Measure HAZ-1*:*** Prior to issuance of a grading permit, the contractor shall prepare a Hazardous Materials Spill Prevention and Control Plan ("SPCP") that addresses potential impacts associated with hazardous material usage during construction and operation. The plan shall, at a minimum, consist of the following: ▪ Identify applicable safety and clean-up procedures in the event of a spill. ▪ Designate construction staging areas where hazardous materials may be stored. All staging areas shall be located outside of sensitive biological areas. Staging areas shall be designed to contain runoff to prevent contaminants (e.g., oil, grease, fuel products, etc.) from draining towards receiving waters and sensitive areas. ▪ Identify appropriate emergency notification procedures and emergency contacts (e.g., County of Monterey Environmental Health, etc.). ▪ Designated location where a spill kit shall be maintained on-site throughout the Project. ▪ Identify dedicated storage areas where hazardous material may be stored and/or used during operation.	Construction Contractor.	Prior to issuance of a grading permit.	District.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Hydrology and Water Quality: Impacts from potential cross-contamination of District's Water System	**Mitigation Measure HYD-1:** Prior to initiating District water service at any parcel that is utilizing locally pumped irrigation water from an on-site well, the parcel owner and/or occupant shall provide the District with documentation demonstrating that equipment has been installed to separate the non-potable irrigation use from District provided potable water pursuant to Section 7584 of Title 17 of the California Code of Regulations. On an ongoing basis throughout operation of the Proposed Project, the District shall perform water monitoring at service connections where wells have been retained for irrigation to ensure that equipment for separating potable and non-potable water is functioning correctly. Monitoring shall be included as part of regular system maintenance checks unless the District decides that more frequent monitoring is required. In the event that water monitoring shows that equipment may not be functioning correctly, the District shall take applicable steps to protect their water distribution system, including, but not limited to, suspending water service for service connections where non-potable water is suspected of infiltrating the potable water system. Water service to these service connections shall not be restored until the owner/occupant has made the necessary repairs and/or replacements to the equipment and additional water monitoring shows that cross-contamination between the potable and non-potable water connections has ceased.	Parcel owner and/or occupant, District.	Prior to initiating District water service at any parcel that utilizes locally pumped irrigation water from an on-site well.	District.
Noise: Impacts from construction noise	**Mitigation Measure NOS-1:** Contractor specifications shall include a requirement that construction equipment shall be equipped with noise reducing engine housings or other noise reducing technology. Prior to and during construction, portable acoustic barriers and/or shields shall be installed and maintained to reduce noise levels such that noise levels are no more than 75 dBA (or, A-Weighted Sound Level) at 25 feet to block noise from nearby sensitive receptors within 100 feet of the limits of construction. Prior to construction, the contractor shall submit to the County of Monterey, a "Construction Noise Control Plan" for review and approval. The plan shall identify all feasible noise control procedures that would be implemented during construction activities. At a minimum, the plan shall specify the noise control treatments to achieve the specified above noise performance standard.	Engineer, Construction Contractor.	Plan finalization, prior to and during construction.	District, County of Monterey.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Noise: Impacts from construction noise	**Mitigation Measure NOS-2:** Residences and other sensitive receptors in 250 feet of a construction area shall be notified of the construction location and schedule in writing, at least two (2) weeks prior to the commencement of construction activities associated with each phase of construction. The notice shall also be posted along road ROWs where construction activities are planned, as well as other project construction sites including the Iron and Manganese Treatment System site (136 San Juan Road), Transmission Booster Pump Station, and Bluff/Jensen Tank and Pump Station site. The contractor shall designate a noise disturbance coordinator who shall be responsible for responding to complaints regarding construction noise. The coordinator shall determine the cause of the complaint and ensure that reasonable measures are implemented to correct the problem. A contact number for the noise disturbance coordinator shall be conspicuously placed on construction site fences and included in the notification sent to nearby residences. The County of Monterey shall review and approve the construction notice prior to distribution.	Construction Contractor.	At least two (2) weeks prior to the commencement of construction activities associated with each phase of construction.	District, County of Monterey.
Tribal Cultural Resources: Impacts to tribal resources	**Mitigation Measure TCR-1:** Throughout ground disturbing activities, the District shall retain a Tribal Cultural monitor affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project to provide monitoring services for each construction crew actively engaged in ground disturbing activities. Tribal monitoring shall be required during all ground disturbing activities associated with the Proposed Project and shall be supplemental to monitoring by a qualified archaeologist. Tribal monitoring responsibilities and schedules shall be determined between the Tribes and the District prior to the initiation of ground disturbing activities. Tribal Cultural monitors would have the authority to halt work within 50 feet of a potential find until they have evaluated the potential find to be a tribal cultural resource under CEQA. Tribal monitoring may be reduced in scope and intensity (i.e. spot-checking) if the qualified archaeological monitor, the native American Monitor, and/or the District come to a written agreement that there is a low likelihood of finding tribal resources in specific work areas. All three (3) parties would need to agree to any reduction in the scope and intensity of tribal monitoring, otherwise, monitoring shall continue for all ground-disturbing Project activities. If the Tribal Cultural monitor determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify the District and other appropriate parties of the evaluation. Tribal Cultural monitors shall either review and provide edits to mitigation strategies proposed by the project archaeologist or suggest alternate mitigation measures to reduce impacts to tribal cultural resources to a less-than-significant level. The Tribal Cultural monitor shall contribute to and review the Monitoring Closure Report prepared by the project archaeologist and submitted to the District at the conclusion of ground disturbing construction activities.	District, Tribal Cultural monitor affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project.	Throughout ground disturbing activities.	District.

Environmental Impact	Mitigation Measures	Implementing Party	Timing	Verifying Party
Tribal Cultural Resources: Impacts to tribal resources	**Mitigation Measure TCR-2:** Prior to ground disturbing activities, the District shall retain a tribal cultural resource monitor affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project to prepare an *Accidental Discovery Plan*. Alternatively, the *Accidental Discovery Plan* can be prepared by a cultural resource specialist in consultation with Tribal representatives if authorized in writing by representatives of all Tribes who requested consultation with the District for the Proposed Project. The *Accidental Discovery Plan* shall include policies and procedures for implementation in the event of the inadvertent discovery of tribal resources during ground disturbing activities. Copies of the *Accidental Discovery Plan* shall be provided to all construction contractors prior to the initiation of ground disturbing activities. A copy of the *Accidental Discovery Plan* shall also be provided to the District to ensure compliance with this mitigation measure.	District, Tribal Cultural monitor affiliated with one (1) or more of the Tribes who requested consultation with the District for the Proposed Project.	Prior to ground disturbing activities.	District.

Exhibit G

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RESOLUTION NO. 02-02-26

RESOLUTION OF THE BOARD OF DIRECTORS OF THE PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT ADOPTING A FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND APPROVING THE PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

WHEREAS, Pajaro/Sunny Mesa Community Services District ("District") is a Community Services District created pursuant to Government Code Section 61000;

WHEREAS, the Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project ("Proposed Project" or "Project") consists of a two (2)-phased project consisting of the consolidation of the Pajaro Water System ("PWS"), Sunny Mesa Water System ("SMWS"), and Springfield Water System ("SWS"), as well as the various water connections in the North of Moss Landing ("NOML") area into a single water system to be owned and operated by the District;

WHEREAS, the District desires to adopt the Final Initial Study/Mitigated Negative Declaration ("IS/MND") and Mitigation Monitoring and Reporting Program ("MMRP") for the Project, each of which is incorporated herein by this reference;

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the Draft and Final IS/MND and MMRP were prepared for this Project;

WHEREAS, this Project will utilize funding from the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant Program for the First Phase and California Safe Drinking Water State Revolving Fund ("CA SRF") for the Second Phase;

WHEREAS, upon completion of the Draft IS/MND, the District, as the Lead Agency, prepared and filed a Notice of Completion ("NOC") with the State Clearinghouse Office of Land Use and Climate Innovation ("SCH LCI"), for distribution to public agencies and interested parties for a public review period, commencing on November 18, 2025, and ending on December 17, 2025;

WHEREAS, copies of the Draft IS/MND were made available to all responsible agencies, and copies were also made available at the County of Monterey Office of the County Clerk;

WHEREAS, during the public review period, the District received three (3) comment letters on the Draft IS/MND, the comments have been considered and addressed, where applicable, and the following document(s) are attached hereto:

- Exhibit A - Staff Report
- Exhibit C - Final IS/MND (including the Draft IS/MND, all appendices, and public comments)

- Exhibit D - Final MMRP

WHEREAS, the Final IS/MND identifies potentially significant impacts to the environment, including but not limited to specific impacts to biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise and vibration, tribal cultural resources, and utilities and service systems, which impacts can and will be avoided or mitigated to less than significant levels through adoption and implementation of the mitigation measures proposed as part of the Project, Final IS/MND, and MMRP.

NOW, THEREFORE, BE IT RESOLVED, the District Board of Directors makes the following findings as required by CEQA with respect to the Proposed Project:

A. The Final IS/MND was prepared in accordance with all legal requirements of CEQA, including all public notice and comment period requirements;
B. The Board of Directors has considered the Final IS/MND and the opportunity to comment within the public comment period, as well as the opportunity to comment after the public comment period and prior to the date of this Resolution;
C. The Final IS/MND identified all potentially significant environmental impacts of the Project, including but not limited to specific potentially significant impacts to biological resources, and cultural resources, which impacts can and will be avoided or mitigated to less than significant levels through adoption and implementation of the mitigation measures proposed as part of the Project, Final IS/MND, and MMRP;
D. The additions and revisions, if any, to the text of the Draft IS/MND clarified and expanded upon the impact analyses and mitigation measures, and were not a substantial revision requiring recirculation;
E. The Final IS/MND reflects the District's independent judgment and analysis;
F. There is no substantial evidence in the record that the Project, as mitigated, will have a significant negative effect on the environment; and
G. The Clerk of the Board is designated as the location and custodian of the documents and other material constituting the record of proceedings upon which this decision is based.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Directors of the Pajaro/Sunny Mesa Community Services District, based on the above findings, which are true and correct and made a part of this Resolution, hereby adopts the Final IS/MND and the Mitigation Monitoring and Reporting Program for the Project.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Board of Directors of the Pajaro/Sunny Mesa Community Services District hereby approves the Project as described in the Final IS/MND and authorizes District staff and Project consultants to proceed with the Project, including signing this resolution and filing the Notice of Determination ("NOD") for the Project.

PASSED AND ADOPTED by the Board of Directors of the Pajaro/Sunny Mesa Community Services District on the 26th day of February 2026. by the following vote:

AYES: P. Anderson; D. Olsen; D. Chesterman; S. Coplin; C. Miller

NOES:

ABSTAIN:

ABSENT:

Paul Anderson, Board President

CERTIFICATE OF SECRETARY

I, Donald Chesterman, as the duly elected Secretary of the Board of Directors of the Pajaro/Sunny Mesa Community Services District, Monterey County, California, do hereby certify that the above Resolution is a full, true and correct copy of said Resolution passed and adopted by the Board of Directors at a meeting held on the 26th day of February 2026, and that said Resolution is now spread upon the minutes of said Board.

Secretary of the Board of Directors

Exhibits to this Resolution

Exhibit A – Staff Report

Exhibit B – Supplemental Findings to Support Adoption of the Mitigated Negative Declaration

Exhibit C – Final IS/MND

Exhibit D – Final MMRP

Exhibit E – Public Review Draft IS/MND

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Exhibit H

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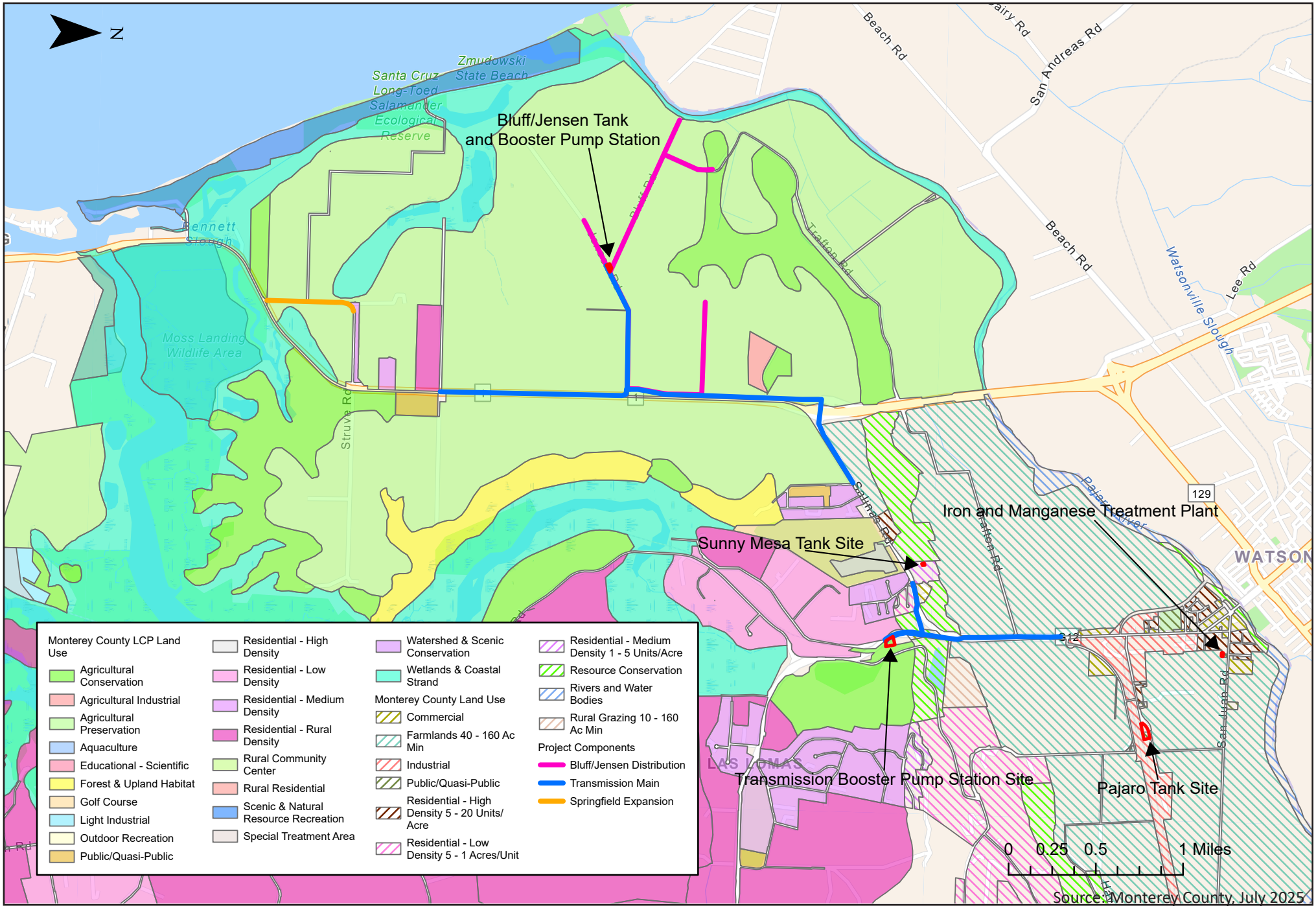

Title:

Land Use Map

Date	7/1/2025
Scale	N/A
Project	2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
3
1120

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Exhibit I

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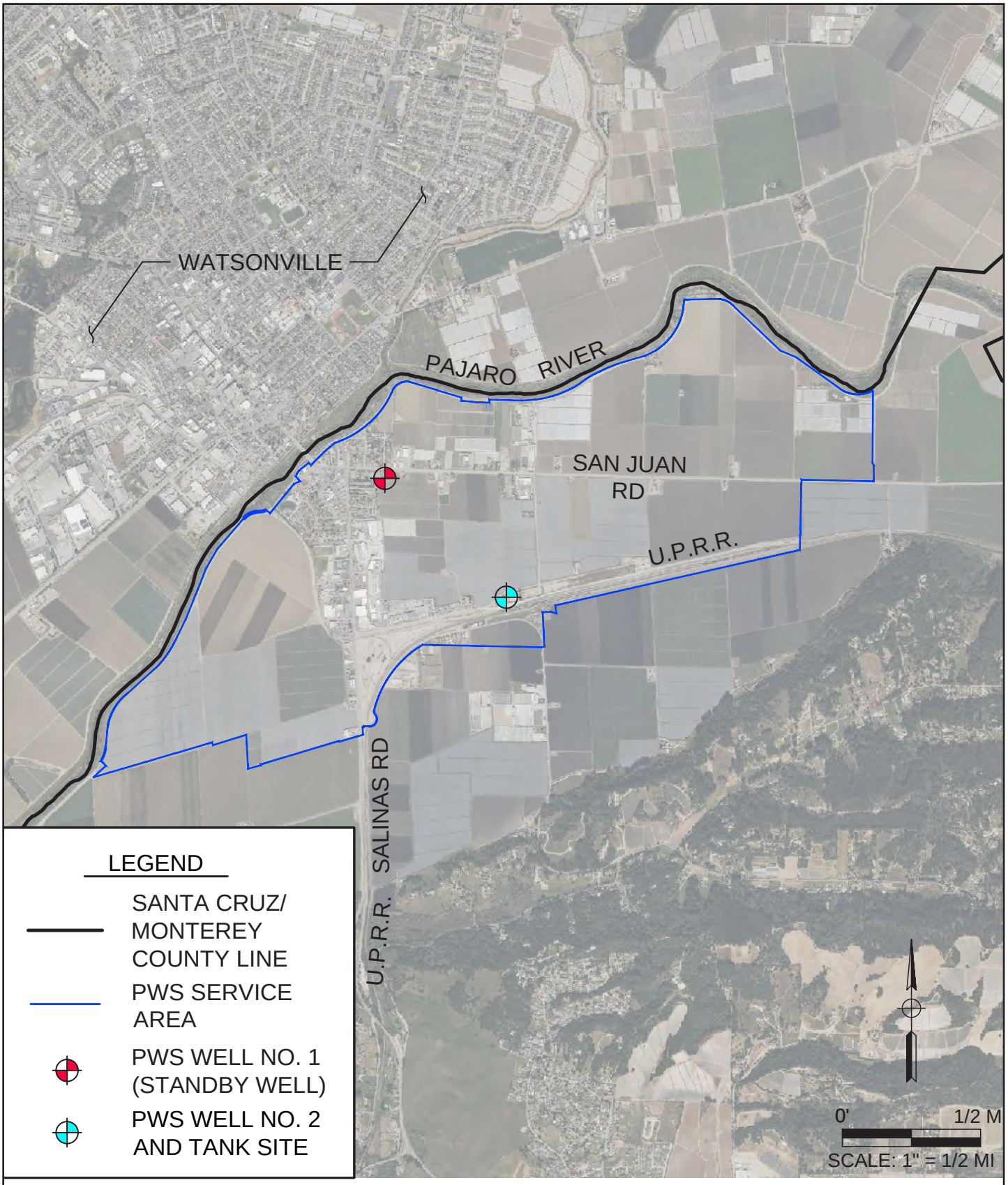

Source: MNS Engineers, July 2024

Title: Existing Service Area - Pajarao Water System Service Area Map	Date 8/28/2024 Scale N/A Project 2023.47	Monterey | San Jose **Denise Duffy and Associates, Inc.** Environmental Consultants Resource Planners 947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341	Figure 4a

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Exhibit J

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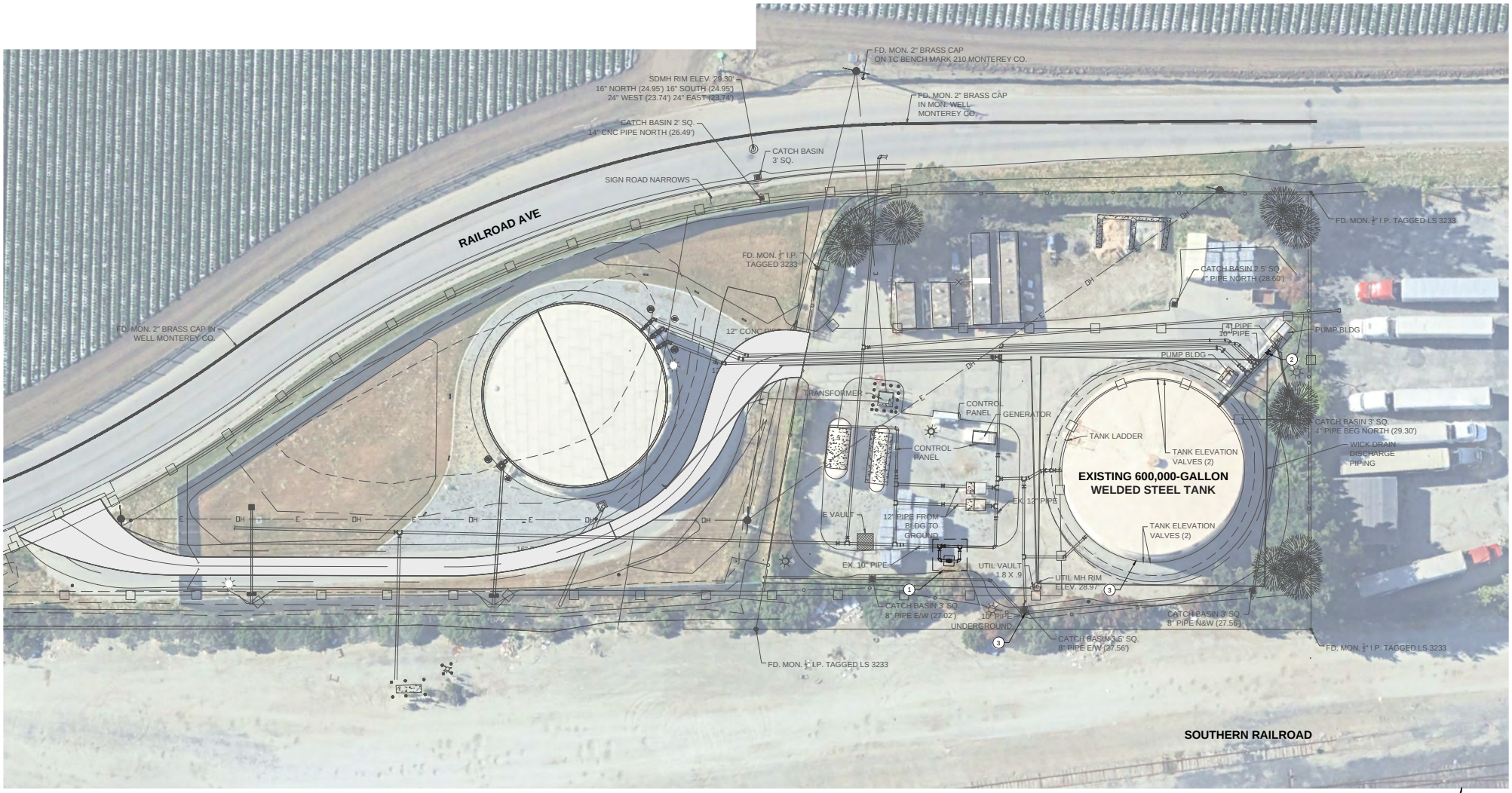

CONSTRUCTION NOTES

1. INSTALL 4'-5" X 4'-5" BYPASS VALVE VAULT PER DRAWING C-104
2. REMOVE AND REPLACE 10" ELECTROMAGNETIC FLOW METER (FLG)
3. SEE DRAWING M-301 FOR TANK REHABILIATION

20' 10' 0' 10' 20'
SCALE: 1" = 20'

Source: MNS, June 2025

Title:

Site Plan - PWS Water Storage Tank

Date	6/27/2025
Scale	N/A
Project	2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
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Figure
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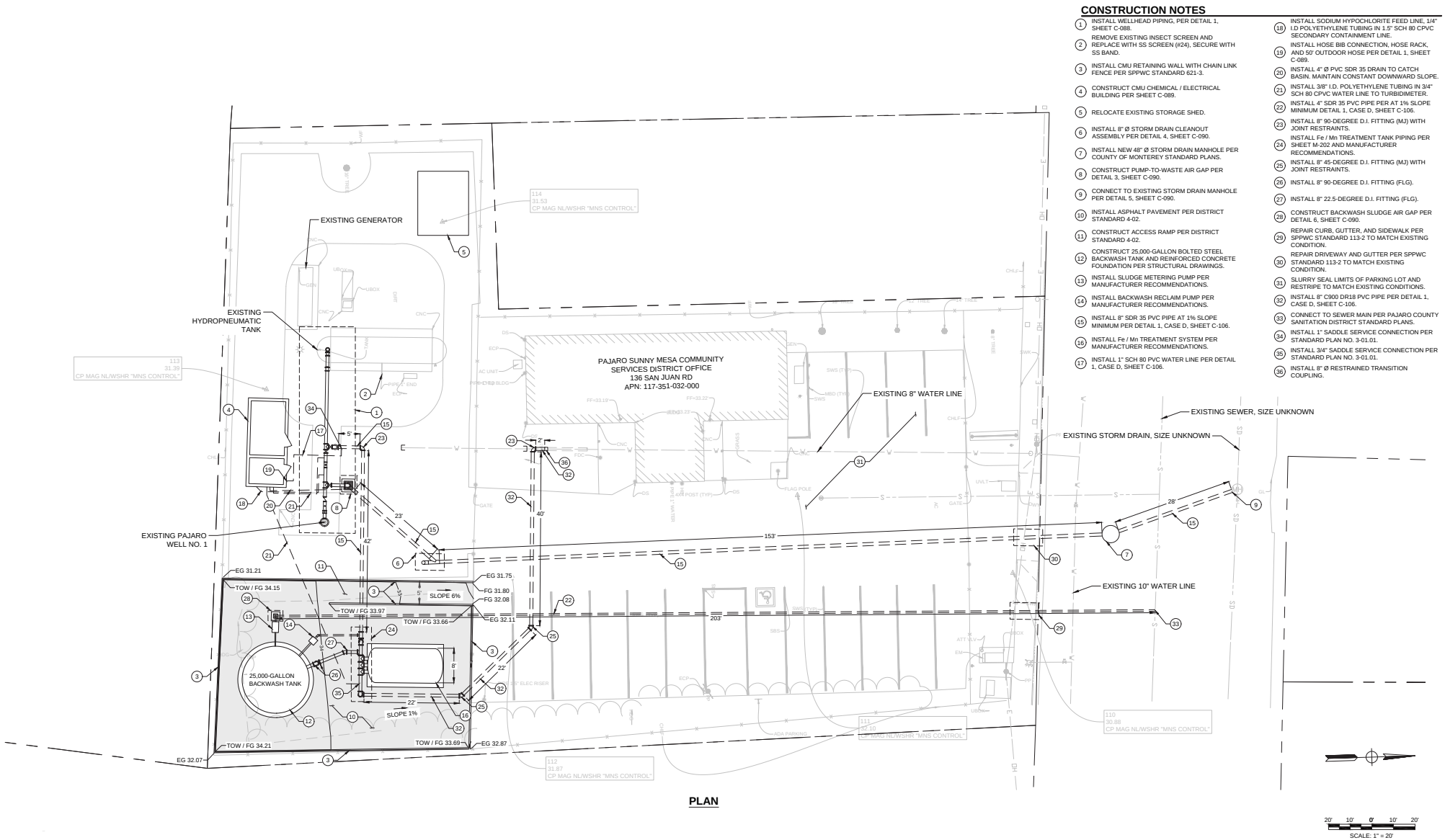


PLAN

CONSTRUCTION NOTES

1. INSTALL WELLHEAD PIPING, PER DETAIL 1, SHEET C-088.
2. REMOVE EXISTING INSECT SCREEN AND REPLACE WITH SS SCREEN (#24), SECURE WITH SS BAND.
3. INSTALL CMU RETAINING WALL WITH CHAIN LINK FENCE PER SPPWC STANDARD 621-3.
4. CONSTRUCT CMU CHEMICAL / ELECTRICAL BUILDING PER SHEET C-089.
5. RELOCATE EXISTING STORAGE SHED.
6. INSTALL 8" Ø STORM DRAIN CLEANOUT ASSEMBLY PER DETAIL 4, SHEET C-090.
7. INSTALL NEW 48" Ø STORM DRAIN MANHOLE PER COUNTY OF MONTEREY STANDARD PLANS.
8. CONSTRUCT PUMP-TO-WASTE AIR GAP PER DETAIL 3, SHEET C-090.
9. CONNECT TO EXISTING STORM DRAIN MANHOLE PER DETAIL 5, SHEET C-090.
10. INSTALL ASPHALT PAVEMENT PER DISTRICT STANDARD 4-02.
11. CONSTRUCT ACCESS RAMP PER DISTRICT STANDARD 4-02.
12. CONSTRUCT 25,000-GALLON BOLTED STEEL BACKWASH TANK AND REINFORCED CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS.
13. INSTALL SLUDGE METERING PUMP PER MANUFACTURER RECOMMENDATIONS.
14. INSTALL BACKWASH RECLAIM PUMP PER MANUFACTURER RECOMMENDATIONS.
15. INSTALL 8" SDR 35 PVC PIPE AT 1% SLOPE MINIMUM PER DETAIL 1, CASE D, SHEET C-106.
16. INSTALL Fe / Mn TREATMENT SYSTEM PER MANUFACTURER RECOMMENDATIONS.
17. INSTALL 1" SCH 80 PVC WATER LINE PER DETAIL 1, CASE D, SHEET C-106.
18. INSTALL SODIUM HYPOCHLORITE FEED LINE, 1/4" I.D POLYETHYLENE TUBING IN 1.5" SCH 80 CPVC SECONDARY CONTAINMENT LINE.
19. INSTALL HOSE BIB CONNECTION, HOSE RACK, AND 50' OUTDOOR HOSE PER DETAIL 1, SHEET C-089.
20. INSTALL 4" Ø PVC SDR 35 DRAIN TO CATCH BASIN. MAINTAIN CONSTANT DOWNWARD SLOPE.
21. INSTALL 3/8" I.D. POLYETHYLENE TUBING IN 3/4" SCH 80 CPVC WATER LINE TO TURBIDIMETER.
22. INSTALL 4" SDR 35 PVC PIPE PER AT 1% SLOPE MINIMUM DETAIL 1, CASE D, SHEET C-106.
23. INSTALL 8" 90-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
24. INSTALL Fe / Mn TREATMENT TANK PIPING PER SHEET M-202 AND MANUFACTURER RECOMMENDATIONS.
25. INSTALL 8" 45-DEGREE D.I. FITTING (MJ) WITH JOINT RESTRAINTS.
26. INSTALL 8" 90-DEGREE D.I. FITTING (FLG).
27. INSTALL 8" 22.5-DEGREE D.I. FITTING (FLG).
28. CONSTRUCT BACKWASH SLUDGE AIR GAP PER DETAIL 6, SHEET C-090.
29. REPAIR CURB, GUTTER, AND SIDEWALK PER SPPWC STANDARD 113-2 TO MATCH EXISTING CONDITION.
30. REPAIR DRIVEWAY AND GUTTER PER SPPWC STANDARD 113-2 TO MATCH EXISTING CONDITION.
31. SLURRY SEAL LIMITS OF PARKING LOT AND RESTRIPE TO MATCH EXISTING CONDITIONS.
32. INSTALL 8" C900 DR18 PVC PIPE PER DETAIL 1, CASE D, SHEET C-106.
33. CONNECT TO SEWER MAIN PER PAJARO COUNTY SANITATION DISTRICT STANDARD PLANS.
34. INSTALL 1" SADDLE SERVICE CONNECTION PER STANDARD PLAN NO. 3-01.01.
35. INSTALL 3/4" SADDLE SERVICE CONNECTION PER STANDARD PLAN NO. 3-01.01.
36. INSTALL 8" Ø RESTRAINED TRANSITION COUPLING.

Source: MNS, June 2025

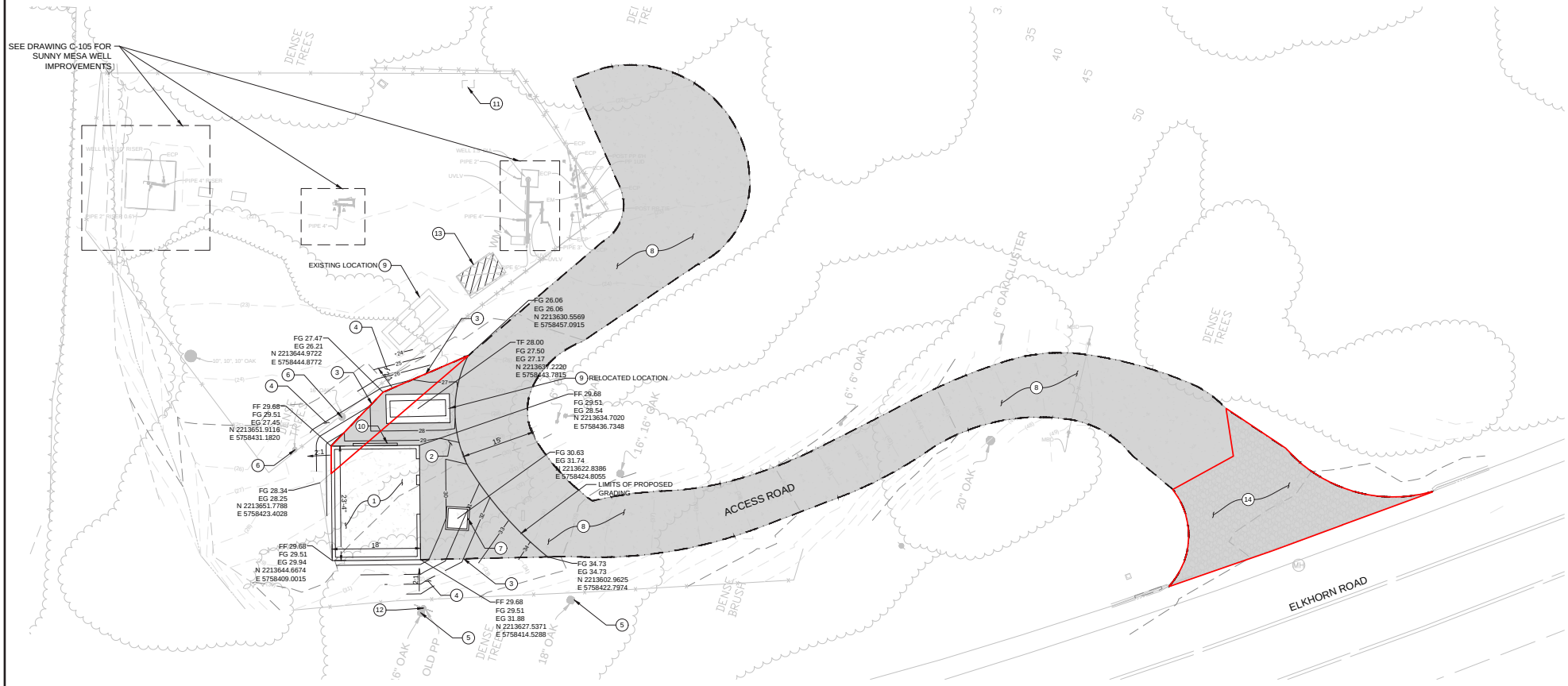
Title:

Site Plan - Iron and Managanese

Date 6/27/2025
Scale N/A
Project 2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
6b
1129



SITE PLAN

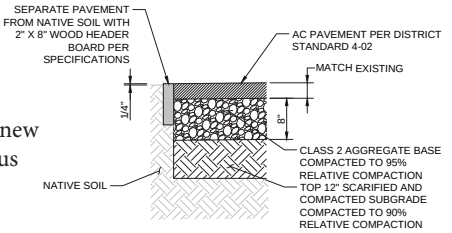
10' 5' 0' 5' 10'

SCALE: 1" = 10'

CONSTRUCTION NOTES

1. INSTALL ENCLOSED, PACKAGED DUPLEX BOOSTER PUMP STATION AND BUILDING PER DRAWING C-095.
2. GRADE FINISH SURFACE PER ELEVATIONS SHOWN AND DISTRICT STANDARD 4-02.
3. INSTALL WOOD HEADER PER DETAIL 1, THIS DRAWING.
4. DAYLIGHT NEW SURFACE AT 2:1 SLOPE TO MEET EXISTING GRADE.
5. PROTECT TREES IN PLACE.
6. REMOVE TREES.
7. INSTALL BYPASS VAULT PER DETAIL 3, DRAWING C-107.
8. REPLACE AC PAVEMENT ON ACCESS ROAD PER DISTRICT STANDARD 4-02. ELEVATIONS TO MATCH EXISTING CONDITIONS.
9. RELOCATE EXISTING GENERATOR. DEMOLISH AND REMOVE EXISTING CONCRETE PAD. CONSTRUCT NEW CONCRETE PAD PER STRUCTURAL DRAWINGS.
10. INSTALL ELECTRICAL PANEL MOUNTED ON BUILDING WALL PER ELECTRICAL DRAWINGS.
11. WATER METER AND LATERAL FOR TRI-COUNTY LANDSCAPE. LATERAL TO BE REROUTED AND METER RELOCATED.
12. PROTECT POWER POLE IN PLACE.
13. DEMOLISH AND REMOVE EXISTING STRUCTURE.
14. REPLACE GRAVEL WITH AC PAVEMENT ON ACCESS ROAD PER DISTRICT 4-02. ELEVATIONS TO MATCH EXISTING CONDITIONS.

Limits of new Impervious Surface



1 WOOD HEADER DETAIL

NTS

Source: MNS, August 2025

Title:

Site Plan - Transmission Booster Pump

Date 8/12/2025

Scale N/A

Project 2023.47

Monterey | San Jose

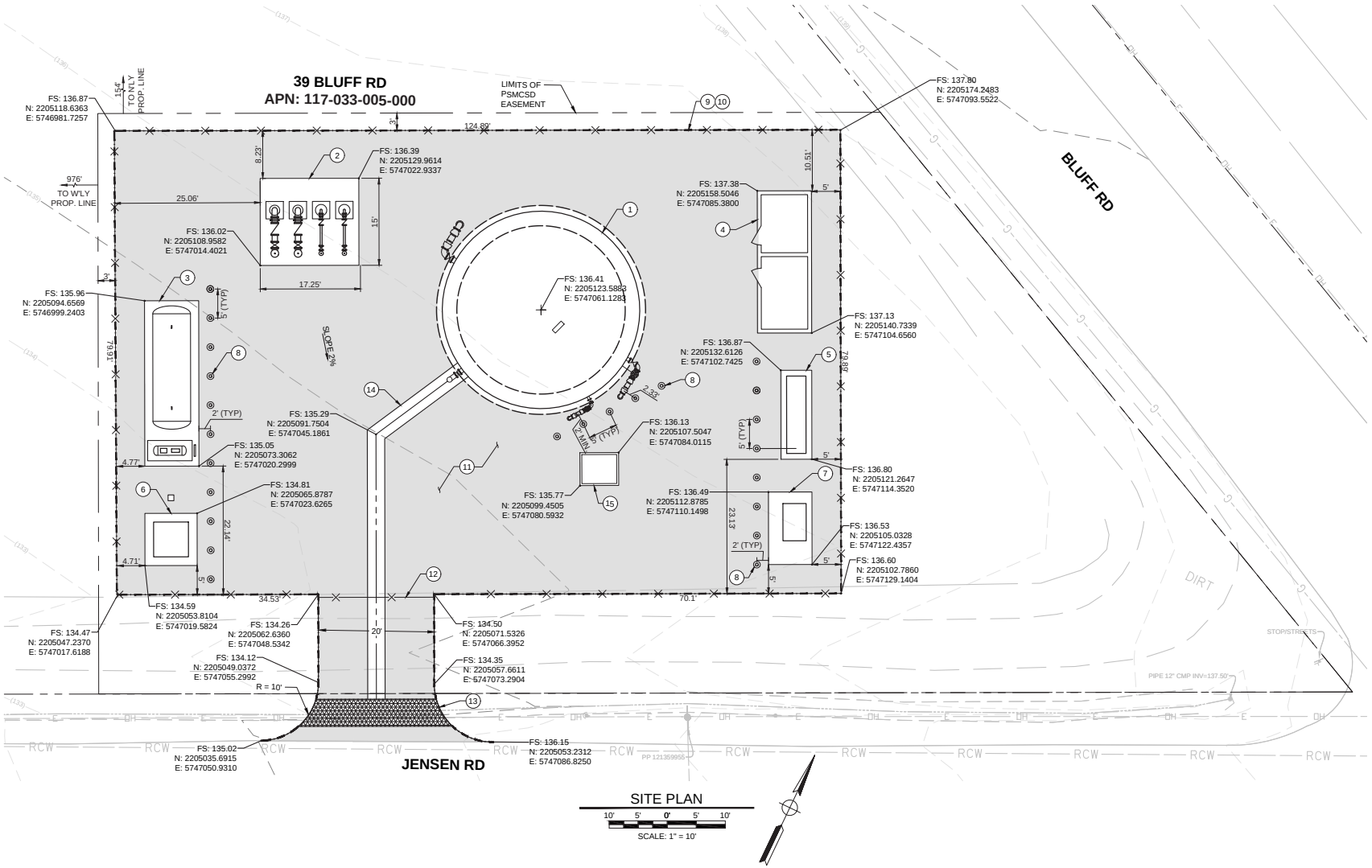
Denise Duffy and Associates, Inc.

Environmental Consultants Resource Planners

947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure 6c

1130



CONSTRUCTION NOTES

1. CONSTRUCT 125,000-GALLON STEEL TANK AND REINFORCED CONCRETE RINGWALL FOUNDATION PER STRUCTURAL DRAWINGS AND C-098.
2. CONSTRUCT 17.25' X 15' BOOSTER PUMP STATION CONCRETE SLAB PER STRUCTURAL DRAWINGS.
3. CONSTRUCT 28'-6" X 9'-4" HYDROPNEUMATIC TANK CONCRETE SLAB PER STRUCTURAL DRAWINGS.
4. CONSTRUCT CMU CHEMICAL / ELECTRICAL BUILDING PER DRAWING C-102.
5. CONSTRUCT 15'-4" X 5'-4" GENERATOR CONCRETE SLAB PER STRUCTURAL DRAWINGS.
6. CONSTRUCT 9' X 9' TRANSFORMER CONCRETE SLAB PER STRUCTURAL DRAWINGS.
7. CONSTRUCT 12'-6" X 7'-6" FUEL TANK CONCRETE SLAB PER STRUCTURAL DRAWINGS.
8. INSTALL REMOVABLE BOLLARD PER STANDARD PLAN NO. 4-03 (TOTAL 24).
9. INSTALL 8' CHAIN LINK FENCE PER DETAIL 5, DRAWING C-099.
10. INSTALL WOOD HEADER PER DETAIL 1, DRAWING C-093.
11. GRADE FINISHED SURFACE PER ELEVATIONS SHOWN AND DISTRICT STANDARD 4-02.
12. INSTALL 20' ROLLING GATE PER DETAIL 6, DRAWING C-099.
13. INSTALL DRAINAGE GRATE PER DETAIL X, SHEET X-XX
14. CONSTRUCT CONCRETE DRAINAGE SWALE PER DETAIL X, DRAWING C-XX
15. INSTALL 6' X 5' X 4'-8" BYPASS VALVE VAULT PER DRAWING C-104

Source: MNS, August 2025

Title:

Site Plan - Bluff/Jensen Site

Date	8/12/2025
Scale	N/A
Project	2023.47

Monterey | San Jose
Denise Duffy and Associates, Inc.
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947 Cass Street, Suite 5
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Figure
6d
1131

Introduced: 8/4/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN260014 - WILLIAMS JASON & PAMELA FERNANDES TRS
Public hearing to consider the removal of 11 protected trees and construction of 215 linear feet of retaining walls on slopes in excess of 25%.
Project Location: 51 Marguerite, Carmel Valley, Carmel Valley Master Plan
Proposed CEQA Action: Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the Planning Commission:

1. Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2.
2. Approve a Combined Development Permit consisting of:
   a. Design Approval to allow construction of 215 linear feet of retaining walls;
   b. Use Permit to allow development on slopes exceeding 25 percent; and
   c. Use Permit to allow the removal of 11 protected trees.

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

PROJECT INFORMATION

Property Owners: Jason and Pamela Williams
Agent: Andrew Goodwin
APN: 169-421-022-000
Zoning: Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review, and Residential Allocation Zoning overlays [RDR/10-D-S-RAZ]
Existing Parcel Sizes: 15.5 acres
Plan Area: Carmel Valley Master Plan
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov; (831) 796-6408

SUMMARY

The proposed project includes the construction of 215 linear feet of site retaining walls ranging in height from 2 to 9.5 feet and driveway access to a future single-family dwelling on slopes exceeding 25 percent and requires the removal of eleven 11 protected Coast live oak trees and five non-protected Monterey pine trees, which are subject to the approval of a Use Permit. The property is located at 51 Marguerite, Carmel (Assessor's Parcel Number

169-421-022-000), Carmel Valley Master Plan. The parcel is zoned Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays [RDR/10-D-S-RAZ]. The first single-family dwelling is an allowed use in the RDR zone, respectively. Therefore, as proposed, the project involves a permitted use for this site.

DISCUSSION

The project involves driveway improvements to meet fire code standards by installing two fire turnouts, resulting in 215 linear feet of site retaining walls impacting slopes greater than 25%. To accommodate these necessary improvements, 11 protected Coast Live Oak trees and five non-protected Monterey Pine trees will be removed. An Arborist Report and Geotechnical Report were submitted with the project, which analyzed the potential environmental impacts with incorporated mitigation measures to ensure health, life, and safety standards are in compliance with the 2010 Monterey County General Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21).

Tree Removal

The project includes an application for the removal of 11 protected Coast live oak trees. In accordance with the applicable policies of the Carmel Valley Master Plan (Policy CV-3.11) and the Monterey County Zoning Ordinance (Title 21 section 21.64.260.D.3), a Use Permit is required for the removal of more than three protected trees in a one-year period. A Forest Management Plan was prepared by Tope's Environmental, Inc. (County of Monterey Library No. LIB260086), which recommended the removal of 11 Coast live oak trees, including three 24-inch landmark trees, and five non-protected Monterey pines. The necessary cut and fill of the road to install soil-stabilizing retaining walls would significantly impact tree root systems, potentially leading to a hazardous condition. Without the necessary cuts for roadway improvements, the road will not meet fire code standards.

The required findings to grant a Use Permit to allow tree removal are: 1) the tree removal is the minimum required under the circumstances of the case, 2) the removal will not involve a risk of adverse environmental impacts, and 3) if the tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

The project arborist surveyed 110 trees within the existing driveway easement (86 Coast live oaks, 23 Monterey pines, and one Pacific madrone tree). Of those trees, 11 protected oaks and five non-protected Monterey pines are proposed for removal. The trees were reported to be in fair condition but cannot be retained because the root zones will be impacted by road improvements. These road improvements must occur to meet fire code requirement and can only occur in this location due to the existing driveway easement configuration established through the approved subdivison.

Although 11 protected oak trees will be impacted, the removal is the minimum amount under the circumstances to meet fire department development standards. Additionally, the removal of these trees would not involve a risk of adverse environmental impacts since the driveway easement is heavily forested, which helps stabilize the soil and minimize erosion. The trees proposed for removal would be replaced on the project site, which provides habitat for wildlife and replenishes the health of the surrounding oak woodland. Furthermore, construction of the

retaining walls would create a danger of the adjacent trees falling too close to the two retaining walls proposed for fire turnouts. Therefore, the project meets the required findings for tree removal.

The project planner and Applicant/Owner discussed alternatives that may reduce or avoid additional tree removal. The applicant informed the project planner that a redesign would not be possible given the existing driveway easement configuration and steep topography of the project site. The planner's observation of the driveway confirmed how narrow the existing access easement is and that a redesign would further impact development on slopes and require additional tree removal. The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The trees to be removed are adjacent to an existing dirt road. However, given the existing site constraints and the necessary road widening to accommodate fire truck access to the primary residence, the 11 protected trees and 5 non-protected trees to be removed are the minimum required to meet development standards.

The Forest Management Plan recommends 11 replacement plantings of 5 five-gallon Coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximize sunlight. Watering for establishment within the first two months shall be at least once per week throughout the dry seasons. Furthermore, the replacement trees whose critical root zone was within the areas impacted by construction will be monitored annually by a qualified arborist for a period of no less than three years. If any noticeable decline in the health of any trees is observed, additional trees shall be planted onsite at a 1:1 ratio in a suitable location as determined by a qualified arborist or forester (**Exhibit C**).

Measures for tree protection during construction have been incorporated as conditions of approval and include tree root protection and a raptor and migratory bird nest survey if tree removal were to take place during February 1 through September 15 (**Attachment 1**). The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The location of the trees to be removed is adjacent to an existing dirt road. However, given the existing site constraints and necessary road widening to accommodate fire truck access to the primary residence, the 11 protected trees and five non-protected trees to be removed are the minimum amount necessary to achieve development standards.

Development on slopes

The project involves development on slopes exceeding 25%. Pursuant to Title 21 Section 21.64.230 and General Plan Policy OS-3.5, development on slopes exceeding 25 % may be permitted through approval of a Use Permit where no feasible alternative exists on slopes less than 25 %, or where the project better achieves General Plan and applicable area plan objectives. The subject parcel exhibits slopes exceeding 25 % along the existing dirt driveway, thereby limiting feasible alternative locations for the required two fire turnouts to meet fire code standards. The proposed development has been sited to minimize grading and site disturbance while maintaining consistency with applicable land use policies. Similar to the project's tree removal, these improvements must occur to meet fire code, and must occur in this location due to the existing driveway easement confirmation that was estbliahsed with the subdivison. Any changes to the easement would require a Final Map Amendment and would still require tree removal and/or development on slopes. As such, the project satisfies the threshold criteria for consideration of development on slopes exceeding 25 %.

A Geotechnical Report (County of Monterey Library No. LIB260087) prepared by Grice Engineering, Inc., dated August 23, 2024, demonstrates that the site is underlain by competent native bedrock at shallow depths and exhibits favorable geotechnical conditions when the report's recommendations are implemented. Geotechnical analysis indicates the absence of landslide hazards, slope instability, or other geologic constraints that would preclude development. With the implementation of recommended measures, including controlled grading, compaction, and use of suitable in situ or engineered fill, the proposed improvements can be constructed in a manner that ensures structural stability and consistency with Title 21 requirements.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review pursuant to CEQA Guidelines section 15304, which allows minor public or private alterations in the condition of land. The project consists of the removal of 11 protected Coast Live Oak trees and five non-protected Monterey pine trees, for a total of 16 trees to accommodate private road access to a future single-family dwelling on a legal lot of record. Although tree removal is proposed, the subject trees are not within a scenic highway and will not damage a scenic corridor. Therefore, the project has been found to meet this exemption. None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource. The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. The project site is located within an area of moderate archaeological sensitivity. Pursuant to Title 21 section 21.66.050.C.1.b, a Phase I Inventory of Archaeological Resources was not required because the project does not require environmental assessment, such as an Initial Study, according to CEQA Guidelines section 15061. However, a standard condition of approval will be incorporated into this project to ensure construction and tree replanting is halted if archaeological resources are accidentally uncovered. Although tree removal is proposed, the subject trees are not within a scenic highway and will not damage a scenic corridor. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class (**Exhibit A**).

CARMEL VALLEY LAND USE ADVISORY COMMITTEE (LUAC).

Based on the LUAC procedure guidelines adopted by the County of Monterey Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Valley LUAC for review on June 15, 2026 (**Exhibit D**). At the meeting, no questions or concerns were raised regarding the driveway improvements on slopes in excess of 25% or the proposed tree removal. The LUAC unanimously recommended approval of the project as proposed by a vote of 5-0, with three members absent.

OTHER AGENCY INVOLVEMENT

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

HCD-Environmental Services HCD-Engineering Services

Environmental Health Bureau Monterey County Regional Fire District

Prepared by: Kayla Nelson, Associate Planner, ext. 6408
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including;

- Recommended Conditions of Approval
- Project Plans

Exhibit B - Vicinity Map
Exhibit C - Arborist Report and Tree Assessment (County of Monterey Library No. LIB260086), dated October 11, 2025
Exhibit D - Carmel Valley LUAC Minutes, June 15, 2026

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; Environmental Health Bureau; HCD-Development; HCD-Environmental Services; Fionna Jensen, Principal Planner; Kayla Nelson, Project Planner; Andrew Goodwin, Agent; Jason and Pamela Williams, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260014.

County of Monterey
Planning Commission

Agenda Item No.6

Legistar File Number: PC 26-075

Item No.6

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

August 12, 2026

Introduced: 8/4/2026
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN260014 - WILLIAMS JASON & PAMELA FERNANDES TRS
Public hearing to consider the removal of 11 protected trees and construction of 215 linear feet of retaining walls on slopes in excess of 25%.
Project Location: 51 Marguerite, Carmel Valley, Carmel Valley Master Plan
Proposed CEQA Action: Find the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the Planning Commission:

1. Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2.
2. Approve a Combined Development Permit consisting of:
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   b. Use Permit to allow development on slopes exceeding 25 percent; and
   c. Use Permit to allow the removal of 11 protected trees.

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

PROJECT INFORMATION

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Agent: Andrew Goodwin
APN: 169-421-022-000
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Existing Parcel Sizes: 15.5 acres
Plan Area: Carmel Valley Master Plan
Project Planner: Kayla Nelson, Associate Planner
nelsonk@countyofmonterey.gov; (831) 796-6408

SUMMARY

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ENVIRONMENTAL REVIEW

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OTHER AGENCY INVOLVEMENT

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Environmental Health Bureau Monterey County Regional Fire District

Prepared by: Kayla Nelson, Associate Planner, ext. 6408
Reviewed by: Fionna Jensen, Principal Planner
Approved by: Melanie Beretti, AICP, Chief of Planning

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Exhibit C - Arborist Report and Tree Assessment (County of Monterey Library No. LIB260086), dated October 11, 2025
Exhibit D - Carmel Valley LUAC Minutes, June 15, 2026

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; Environmental Health Bureau; HCD-Development; HCD-Environmental Services; Fionna Jensen, Principal Planner; Kayla Nelson, Project Planner; Andrew Goodwin, Agent; Jason and Pamela Williams, Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN260014.

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Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
WILLIAMS JASON & PAMELA FERNANDES TRS (PLN260014)

RESOLUTION NO. 26 -

Resolution by the County of Monterey Planning Commission:

1) Finding that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2; and
2) Approving a Combined Development Permit consisting of:
    a. Design Approval to allow construction of 215 linear feet of retaining walls;
    b. Use Permit to allow development on slopes exceeding 25 percent; and
    c. Use Permit to allow the removal of 11 protected trees.

PLN260014, Jason Williams and Pamela Fernandez, 51 Marguerite, Carmel, Carmel Valley Master Plan, (Assessor's Parcel Number 169-421-022-000).

The WILLIAMS JASON & PAMELA FERNANDES TRS application (PLN260014) came on for public hearing before the County of Monterey Planning Commission on August 12, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS AND EVIDENCE

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:
- 2010 Monterey County General Plan (General Plan);
- Carmel Valley Master Plan (CVMP); and
- Monterey County Zoning Ordinance (Title 21)

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 51 Marguerite, Carmel (Assessor's Parcel Number 169-421-022-000), Carmel Valley Master Plan. The parcel is zoned Rural Density Residential, 10 acres per unit, with Design Control, Site Plan Review and Residential Allocation Zoning overlays [RDR/10-D-S-RAZ]. The proposed project includes the construction of 215 linear

feet of site retaining walls ranging in height from 2 to 9.5 feet and driveway access to a future single-family dwelling. The construction of access improvements for a future single-family dwelling is allowed, subject to the granting of a Design Approval. However, the proposed retaining walls and access road improvements will occur on slopes in excess of 25% and require the removal of native trees, which requires the granting of a Use Permit in each case. Therefore, as proposed, the project involves a permitted use for this site. This Permit does not authorize or consider the construction of a single-family dwelling or any other structure, besides retaining walls.

c) Lot Legality. The subject parcel (15.5 acres) is identified as Lot 51, as shown on the Map of Tract No. 1398, Tehama Phase 1, filed for record on September 9, 2003 in Volume 22, maps of "Cities and Towns", at Page 35, in the Office of the County Recorder of the County of Monterey, and Amended by Certificate of Correction Recorded April 29, 2010, in Document No. 2010024025, of official records.

d) Tree Removal. The proposed project includes the removal of 11 protected Coast live oak trees and five non-protected Monterey Pine trees, for a total of 16 trees. Pursuant to Title 21 section 21.64.260.D.3, the removal of native trees requires a discretionary permit. Therefore, the removal of 11 native trees is subject to the granting of a Use Permit. The project meets the required findings to allow the removal of trees as demonstrated in Finding No. 4 and supporting evidence.

e) Development on Slopes. The subject project is located on a vacant lot with slopes in excess of 25%. Given the steep terrain adjacent to the previously graded driveway, there is no feasible alternative that would allow road improvements for the development of the first single-family dwelling to occur on slopes less than 25%, while also meeting fire code and drainage requirements. See Finding No. 5 and supporting evidence below.

f) Carmel Valley Land Use Advisory Committee (LUAC) Review. Based on the LUAC procedure guidelines adopted by the County of Monterey Board of Supervisors Resolution No. 15-103, the project was referred to the Carmel Valley LUAC for review on June 15, 2026. At the meeting, no questions or concerns were raised regarding the driveway improvements on slopes in excess of 25% or the proposed tree removal. The LUAC unanimously recommended approval of the project as proposed by a vote of 5-0, with three members absent.

g) Design and Visual Resources. Pursuant to Chapter 21.44 of Title 21, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The project proposes site retaining walls which consist of gray concrete VERSA-LOK blocks. The color and material of the wall are designed to stabilize the soil while blending with the grayish tan bark of the surrounding oak and pine trees. The driveway is naturally screened by trees and cannot be seen by neighboring parcels or from public viewing areas. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

h) Site Plan Review Overlay. Pursuant to Chapter 21.45 of Title 21, the project site and surrounding area are designated as a Site Plan Review District ("S" zoning overlay), which regulates the review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. Proposed development within the "S" zoning overlay may be allowed, subject to the granting of an Administrative Permit. The project proposes a small accessory structure (retaining wall) for necessary safety improvements to the existing driveway. Pursuant to Title 21 section 21.45.040.C, the Director of Planning, or the Zoning Administrator, may approve, without benefit of an Administrative Permit, small development projects such as accessory structures. Therefore, an Administrative Permit is not required. However, the potential to adversely affect natural resources such as tree removal and development on slopes is addressed and mitigated through the granting of a Use Permit. See Findings Nos. 4 and 5 with supporting evidence.

i) Staff conducted a site inspection on May 27, 2026, to verify that the proposed project would be consistent with the plans and confirm the site is suitable for the proposed project.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File No. PLN260014.

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: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, the Environmental Health Bureau, and the Monterey County Regional Fire District. County staff reviewed the application materials and plans, as well as the County's GIS database, to verify that the project conforms to the applicable plans, and that the subject property is suitable for the proposed development. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

b) The following technical reports have been prepared:

- Arborist Report and Tree Assessment (County of Monterey Library No. LIB260086) prepared by Tope's Environmental, Inc., Carmel, California, October 11, 2025.
- Geotechnical Report and Tree Assessment (County of Monterey Library No. LIB260087) prepared by Grice Engineering, Inc., Salinas, California, August 23, 2024.

County staff has independently reviewed this report and concurs with their conclusions.

c) Staff's review of the submitted plans and technical report indicates that the property would be suitable for the use proposed.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN260014.

3. **FINDINGS:** **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, the Environmental Health Bureau, and the Monterey County Regional Fire District. Conditions have been recommended, 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) The proposed project does not require connection to public or private utilities. Future residential development shall demonstrate adequate water and wastewater provisions.

c) Staff review of the submitted plans and site visit conducted on May 27, 2026, to verify that the project, as proposed and conditioned, would not be detrimental to public health and safety.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD - Planning for the proposed development are found in Project File No. PLN260014.

4. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

EVIDENCE:

a) The project includes an application for the removal of 11 protected Coast live oak trees. Pursuant to the Carmel Valley Master Area Plan Policy CV-3.11, "A permit shall be required for the removal of any healthy, native oak, redwood, or madrone trees with a trunk diameter breast height (DBH) in excess of six inches, measured two feet above ground level." In accordance with Monterey County Zoning Ordinance (Title 21 section 21.64.260.D.3), a Use Permit is required for the removal of more than three protected trees in a one-year period. Furthermore, a Forest Management Plan is required for such tree removal pursuant to this section. No permit is necessary for the proposed removal of five non-native trees.

b) A Forest Management Plan was prepared by Tope's Environmental, Inc. (County of Monterey Library No. LIB260086), which recommended the removal of 11 Coast live oak trees, including three 24-inch landmark trees, and five non-protected Monterey pines.

c) The required findings to grant a Use Permit to allow tree removal are: 1) the tree removal is the minimum required under the circumstances of the case, 2) the removal will not involve a risk of adverse environmental impacts, and 3) if the tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease. The project arborist surveyed 110

trees within the existing driveway easement (86 Coast live oaks, 23 Monterey pines, and one Pacific madrone tree). Of those trees, 11 protected oaks and five non-protected Monterey pines are proposed for removal. The trees were reported to be in fair condition but cannot be retained because the root zones will be impacted by road improvements. Although 11 protected oak trees will be impacted, the removal is the minimum amount under the circumstances to meet fire department development standards. Additionally, the removal of these trees would not involve a risk of adverse environmental impacts since the driveway easement is heavily forested, which helps stabilize the soil and minimize erosion. The trees proposed for removal would be replaced on the project site, which provides habitat for wildlife and replenishes the health of the surrounding oak woodland. Furthermore, construction of the retaining walls would create a danger of the adjacent trees falling too close to the two retaining walls proposed for fire turnouts. The necessary cut and fill of the existing driveway easement to install soil-stabilizing retaining walls would significantly impact tree root systems, potentially leading to a hazardous condition. Without the necessary cuts for roadway improvements, the road will not meet fire code standards. Therefore, the project meets the required findings for tree removal.

d) The subject property (Lot 51) was created through approval of the Tehama Subdivision, formally known as the Canada Woods Subdivision (Board of Supervisors Resolution No. 95-384). Although the lot abuts a private road within the subdivision, the lot was created with one access easement connecting the designated building envelope to Marguerite Road. At that time, the access easement contained slopes and trees, but the subdivision's approval did not include the necessary permits to authorize such development or removal. Therefore, the applicant is seeking the required Use Permits to accommodate road improvements. The trees proposed for removal are limited to those within the two required fire turnout locations. The existing driveway easement is on a slope dominated by forest resources, and reconfiguration of the driveway would cause further development on slopes and increase tree removal, and require a Final Map Amendment. The potential to access the site from Alta Parata Road would require greater impacts to slopes and require major vegetation and tree removal, as this area is even steeper and more vegetated. Therefore, the project meets the required findings for tree removal.

e) The project planner and Applicant/Owner discussed alternatives that may reduce or avoid additional tree removal. The applicant informed the project planner that a redesign would not be possible given the existing driveway easement configuration and steep topography of the project site. The planner's observation of the driveway confirmed how narrow the existing access easement is and that a redesign would further impact development on slopes and require additional tree removal. The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The trees to be removed are adjacent to an existing

dirt road. However, given the existing site constraints and the necessary road widening to accommodate fire truck access to the primary residence, the 11 protected trees and 5 non-protected trees to be removed are the minimum required to meet development standards.

f) The proposed tree removal will not cause an adverse environmental impact. The Forest Management Plan prepared for the project requires tree replacement for the reestablishment of vegetation and protection against soil erosion. Construction of the retaining walls includes drainage features to mitigate potential water quality issues from stormwater runoff flowing downslope. The tree removal will not have a substantial adverse impact upon existing biological and ecological systems. There are no sensitive special status plant or wildlife species in the immediate vicinity that will be impacted by the driveway improvements. A raptor and migratory bird nest survey will be required prior to tree removal to prevent disturbance during the nesting season. The 11 out of 110 trees proposed for removal are the minimum amount necessary and will not cause noise pollution or impede air movement. Furthermore, the subject trees are not within a scenic highway and will not damage a scenic corridor.

g) The Forest Management Plan recommends 11 replacement plantings of 5 five-gallon Coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximize sunlight. Watering for establishment within the first two months shall be at least once per week throughout the dry seasons. Furthermore, the replacement trees whose critical root zone was within the areas impacted by construction will be monitored annually by a qualified arborist for a period of no less than three years. If any noticeable decline in the health of any trees is observed, additional trees shall be planted onsite at a 1:1 ratio in a suitable location as determined by a qualified arborist or forester. This requirement has been applied as Condition No. 9.

h) Measures for tree protection during construction have been incorporated as conditions of approval and include tree root protection (Condition No. 6) and a raptor and migratory bird nest survey if tree removal were to take place during February 1 through September 15 (Condition No. 7). Additionally, tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit (Condition No. 8).

i) Staff conducted a site inspection on May 27, 2026, to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.

j) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN260014.

5. **FINDING:** **DEVELOPMENT ON SLOPES** – There is no feasible alternative that would allow development to occur on slopes of less than 25% and the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

EVIDENCE:

a) Pursuant to Title 21 Section 21.64.230 and General Plan Policy OS-3.5, development on slopes exceeding 25% may be permitted through approval of a Use Permit where no feasible alternative exists on slopes less than 25%, and/or where the project better achieves General Plan and applicable area plan objectives, thereby limiting feasible alternative locations for the required two fire turnouts to meet fire code standards. The proposed development has been sited to minimize grading and site disturbance while maintaining consistency with applicable land use policies. As such, the project satisfies the threshold criteria for consideration of development on slopes exceeding 25%.

b) The majority of the lot contains slopes in excess of 25%, except for that area that makes up the building envelope. Therefore, any access to the building envelope requires grading/development on steeper slopes. Here, an existing dirt road exists within the established private driveway easement. The project proposes to improve this access road to meet fire code requirements (width and turnouts) and include drainage improvements to minimize runoff. The entirety of the existing access road, except for that portion within the building envelope, contains slopes in excess of 25%. Therefore, all proposed improvements (retaining walls, widening, resurfacing (AC Pavement), fire truck turnouts, drainage improvements) will occur on slopes in excess of 25%.

c) The existing dirt road's gradient allows for runoff to continue down slope, rather than to be controlled on the inner edge of the road. The proposed project includes improvements to correct this, such as managing stormwater runoff, sedimentation, and drainage through the implementation of best management practices (BMPs), which aligns with 2010 General Plan Policies S-3.7 and S-3.9. To meet development code requirements, the project includes trenching for a drainage pipe and rock energy dissipater to manage stormwater runoff, the installation of a water main to serve a new fire hydrant for fire suppression, and a backflow device to prevent contamination within the potable water system. The existing driveway configuration has been previously graded, and moving the access easement would cause further development on slopes and tree removal, and require a Final Map Amendment. Thus, the location of the proposed improvements is the most feasible and appropriate.

d) Because of the existing topography, grading is necessary to establish safe and stable roadway improvements. A Geotechnical Report (County of Monterey Library No. LIB260087) prepared by Grice Engineering, Inc., dated August 23, 2024, demonstrates that the site is underlain by competent native bedrock at shallow depths and exhibits favorable geotechnical conditions when the report's

recommendations are implemented. Geotechnical analysis indicates the absence of landslide hazards, slope instability, or other geologic constraints that would preclude development. With the implementation of recommended measures, including controlled grading, compaction, and use of suitable in situ or engineered fill, the proposed improvements can be constructed in a manner that ensures structural stability and consistency with Title 21 requirements.

e) Pursuant to Title 21 Section 21.64.230.E.1, the project meets the required findings in that there are no feasible alternative development locations on slopes less than 25% within the parcel, and the proposed design minimizes environmental disturbance while maintaining the natural topographic character of the site. Rather than requiring extensive earth movement to overcome unstable conditions, the recommendations focus on adapting the design to the existing terrain through localized excavation, engineered fill, retaining structures, and controlled drainage. Therefore, the project will not result in significant adverse impacts to slope stability, drainage patterns, or water quality.

f) All geotechnical recommendations related to grading and foundation design, installation and maintenance of erosion control and drainage improvements shall be implemented in accordance with Title 16 section 16.08.110.

g) The subject project minimizes development on slopes exceeding 25% and better meets the applicable goals and policies of the 2010 Monterey County General Plan and Title 21.

h) The project planner conducted a site inspection on May 27, 2026, to verify that there is no feasible alternative which would allow development to occur on slopes of less than 25%.

i) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development can be found in Project File PLN260014.

6. **FINDING:** **NO VIOLATIONS -** The subject properties are 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 properties.

EVIDENCE:

a) County staff review of Monterey County HCD-Planning and HCD-Building Services records shows no violations exist on the subject properties.

b) Staff site inspection on May 27, 2026, confirming no violations exist on the subject properties.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN260014.

7. **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) The project is categorically exempt from environmental review pursuant to CEQA Guidelines section 15304, which allows minor public or private alterations in the condition of land, which does not involve the removal of healthy, native, scenic trees. The project consists of the removal of 11 protected Coast live oak trees and five non-protected Monterey pine trees, for a total of 16 trees to accommodate private road access improvements to a future single-family dwelling on a legal lot of record. Although tree removal is proposed, the subject trees are not within a scenic highway and will not damage a scenic corridor. Therefore, the project has been found to meet this exemption.

b) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. The project does not involve a designated historical resource. The project is also not located near a hazardous waste site or within view of a scenic highway corridor. The project, as proposed, does not cause any unusual circumstances that would result in a significant effect or would result in a cumulative significant impact. The project site is located within an area of moderate archaeological sensitivity. Pursuant to Title 21 section 21.66.050.C.1.b, a Phase I Inventory of Archaeological Resources was not required because the project does not require environmental assessment, such as an Initial Study, according to CEQA Guidelines section 15061. However, a standard condition of approval (Condition No. 3) will be incorporated into this project to ensure construction and tree replanting is halted if archaeological resources are accidentally uncovered. Thus, there is no feature or condition of the project that distinguishes the project from the exempt class.

c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File No. PLN260014.

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

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21 section 21.80.040 of the Monterey County Zoning Ordinance, the Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions, except decisions on appeals made pursuant to Subsections A and B of Section 21.80.040, of the Planning Commission made pursuant to this Title.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project qualifies for a Class 4 Categorical Exemption pursuant to CEQA Guidelines section 15304 and that none of the exceptions apply pursuant to section 15300.2; and
2. Approving a Combined Development Permit consisting of:
    a. Design Approval to allow construction of 215 linear feet of retaining walls;
    b. Use Permit to allow development on slopes exceeding 25 percent; and
    c. Use Permit to allow the removal of 11 protected trees.

    All of which are in general conformance with the attached sketch and subject to the attached conditions and mitigation measures, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of August 2026, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE 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 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 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.

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County of Monterey HCD Planning

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

PLN260014

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN260014) allows a Design Approval for the construction of 215 linear feet of retaining walls; Use Permit to allow development on slopes exceeding 25 percent; and Use Permit to allow the removal of 11 protected trees. Colors and materials consist of gray concrete VERSA-LOK blocks. The property is located at 51 Marguerite, Carmel Valley (Assessor's Parcel Number 169-421-022-000), Carmel Valley Master 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 Combined Development Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 169-421-022-000 on August 12, 2026. The permit was granted subject to 10 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. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant 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.

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

6. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. PD011(A) - TREE REMOVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1 ratio replacement ratio for removal of protected trees measuring less than 24" DBH and 2:1 replacement ratio for removal of protected trees measuring 24" or larger DBH.
- Replacement ratio recommended by arborist: 1:1 replacement ratio of 5-gallon nursery stock oaks is required for the removal of the 11 California Live Oak trees.
- Other: Refer to the recommendations in the Arborist Report (County of Monterey Library No. LIB260086) by Tope's Environmental, Inc., dated October 11, 2025.

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

10. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of 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 and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

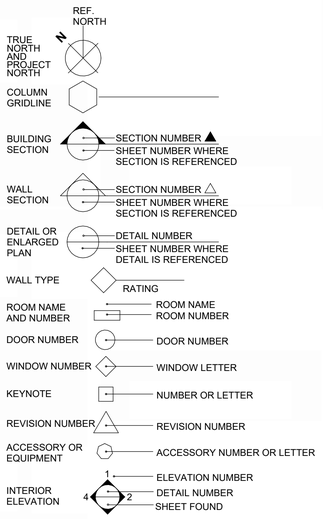
Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

WILLIAMS RESIDENCE DRIVEWAY GRADING

51 MARGUERITE, CARMEL, CA 93923
(APN 169-421-022-000)
PLANNING REVIEW

AB	ANCHOR BOLT
ABV	ABOVE
AC	ASPHALT CONCRETE
ACC	ACCESSIBLE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ADD	ADDENDUM
ADJ	ADJUSTABLE/ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APC	ACOUSTIC PANEL CEILING
APPROX	APPROXIMATE
APVD	APPROVED
ARCH	ARCHITECT (URAL)
BB	BOTTOM OF BEAM
BD	BOARD
BEL	BELOW
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BRZ	BRONZE
BUR	BUILT UP ROOFING
C	CARPET
CAB	CABINET
CB	CATCH BASIN
CD	CEILING DIFFUSER
CEM	CEMENT
CER	CERAMIC
CF	CUBIC FOOT
CFL	COUNTERFLASHING
CFM	CUBIC FOOT PER MINUTE
CG	CORNER GUARD
CH	CEILING HEIGHT
CHAM	CHAMFER
CHBD	CHALKBOARD
CI	CAST IRON
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLGJ	CEILING JOIST
CLR	CLEAR
CT	CERAMIC (TILE)
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION
COMP	COMPOSITION (COMPOSITE)
CONC	CONCRETE
CONT	CONTINUOUS OR CONTINUE
CONST	CONSTRUCTION
CORR	CORRUGATED
COTF	CLEAN OUT THRU FLOOR
COTG	CLEAN OUT TO GRADE
COTW	CLEAN OUT THRU WALL
CR	CURB RETURN
CRTNW	CURTAIN WALL
CSK	COUNTERSINK
CSMT	CASEMENT
CTSK	COUNTERSUNK SCREW
CTR	CENTER
CVT	CONDUCTIVE VINYL TILE
CW	COLD WATER
D	DEPTH
DBL	DBL
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DP	DAMP PROOFING
DPRS	DEPRESSED
DR	DOOR
DS	DOWNSPOUT
DSPR	DISPENSER
DWG	DRAWING
DWR	DRAWER
E	ENAMEL
EA	EACH
EC	ELECTRICAL CONTRACTOR
EDF	ELECTRIC DRINKING FOUNTAIN
EEW	EMERGENCY EYEWASH
EF	ELASTOMERIC FLASHING
EIFS	EXTERIOR INSULATED FIN. SYS.
EJ	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRIC (AL)
EMER	EMERGENCY
ENAM	ENAMEL
ENCL	ENCLOSE (URE)
EQ	EQUAL
EQPT	EQUIPMENT
ER	EXHAUST REGISTER
EW	EACH WAY
EWC	ELECTRIC WATER HEATER
EXH	EXHAUST
EXIST	EXISTING
(E)	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
EXTING	EXTINGUISHER
FA	FIRE ALARM
FAB	FABRICATION
FAC	FACTORY
FAS	FASTEN, FASTENER
FBD	FIBERBOARD
FBGL	FIBERGLASS
FBLK	FIRE BLOCKING
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FG	FIXED GLASS
FHC	FIRE HOSE CABINET
FHMS	FLATHEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIN	FINISH(ED)
FJ	FLOOR JOIST
FLR	FLOOR(ING)
FLSH	FLASHING
FLUOR	FLUORESCENT
FLX	FLEXIBLE
FND	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FR	FRAME (D), (ING)
FTG	FOOTING
FURR	FURRED (ING)
FUT	FUTURE
FWC	FABRIC WALL COVERING
GA	GAGE, GAUGE
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GD	GRADE, GRADING
GEN	GENERATOR
GI	GALVANIZED IRON
GKT	GASKET(ED)
GL	GLASS, GLAZING
GLV	GALVANIZED
GRG	GLASS REINFORCED GYPSUM
GVL	GRAVEL
GYP	GYPSUM
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HDB	HARDBOARD
HDR	HEADER
HDW	HARDWOOD
HDWR	HARDWARE
HEX	HEXAGONAL
HM	HOLLOW METAL, STEEL
HOR	HORIZONTAL
HP	HIGH POINT
HS	HOSE STATION
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HW	HOT WATER
ID	INSIDE DIAMETER
IMP	INSULATED METAL PANEL
INCAND	INCANDESCENT
INCL	INCLUDE (D), (ING)
INFO	INFORMATION
INSTR	INSTRUCTION(S)
INSUL	INSULATE (D), (ION)
INT	INTERIOR
INV	INVERT
JC	JANITORS CLOSET
JST	JOIST
JT	JOINT
KO	KNOCKOUT
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LBL	LABEL
LH	LEFT HAND
LNTL	LINTEL
LP	LOW POINT
LTG	LIGHTING
LVR	LOUVER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBR	MODIFIED BITUMEN ROOFING
MC	MEDICINE CABINET
MECH	MECHANIC(AL)
MED	MEDIUM
MFG	MANUFACTURING
MFR	MANUFACTURER(R)
MGS	METAL GRAVEL STOP
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MKBD	MARKER BOARD
MLD	MOLDING, MOULDING
MMB	MEMBRANE
MO	MASONRY OPENING
MOD	MODULAR
MT	METAL THRESHOLD
MNT	MOUNT(ED), (ING)
MTL	METAL
MUL	MULLION
N	NORTH
(N)	NEW
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O/	OVER
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER(S)
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPG	OPAQUE
OPG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
PBD	PARTICLE BOARD
PCPL	PORTLAND CEMENT PLASTER
PERIM	PERIMETER
PERF	PERFORATE(D)
PFB	PREFABRICATE(D)
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLT (#P)	PLATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT(ED)
POC	POINT OF CONNECTION
PR	PAIR
PRCST	PRECAST
PROJ	PROJECT
PRTD	PRESSURE TREATED
PT	POINT
PTD	PAINTED
PTN	PARTITION
PVA	POLYVINYL ACETATE
PVC	POLYVINYL CHLORIDE
QC	QUALITY CONTROL
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RAF	RAISED ACCESS FLOOR
RCP	REFLECTED CEILING PLAN
RCPT	RECEPTACLE
RD	ROOF DRAIN
RDWD	REDWOOD
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE (D), (ING)
REM	REMOVE (ABLE)
REQ'D	REQUIRED
RES	RESILIENT
RET	RETURN
REV	REVISION (S), REVISED
RFG	ROOFING
RFL	REFLECT (ED), (IVE), (OR)
RFM	RECESSED FLOOR MAT
RG	RETURN GRILLE
RH	RIGHT HAND
RL	RIDGE LINE
RLF	RELIEF
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RR	RETURN REGISTER
RWL	RAINWATER LEADER
RWC	RAINWATER CONDUCTOR
S	SOUTH
SA	CONTINUOUS SHELF ANGLE
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FOOT
SFM	STATE FIRE MARSHALL
SFFA	SQUARE FOOT FREE AREA
SGP	SPANDREL GLASS PANEL
SHLF	SHELF
SHLV	SHELVES (ING)
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SKL	SKYLIGHT
SLV	SLEEVE
S/P	SHELF & POLE
SO	STOREFRONT OPENING
SPR	SINGLE-PLY ROOFING
SPEC	SPECIFICATION(S)
SQ	SQUARE
SR	SUPPLY REGISTER
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STONE
STO	STORAGE
STRUCT	STRUCTURE (AL)
STW	STORM WATER
SUBSTA	SUBSTATION
SV	SHEET VINYL
SYS	SYSTEM
T	TREAD
TB	TOWEL BAR
T&B	TOP & BOTTOM
TELE	TELEPHONE
TEMP	TEMPERED
T&G	TONGUE AND GROOVE
THK	THICK(NESS)
THRU	THROUGH
TJ	TOOL JOINT
TKBD	TACKBOARD
TO	TOP OF
TOM	TOP OF MASONRY
TOB	TOP OF BEAM
TOC	TOP OF CURB or CONCRETE
TOS	TOP OF STEEL, SLAB or STRUCTURE
TOW	TOP OF WALL
TP	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TS	TOP OF SHEATHING
TSB	TOP SET BASE
TSL	TOP OF SLAB
T&T	T-BAR ACOUSTIC TILE
TV	TELEVISION
TYP	TYPICAL
U	UNIVERSAL
UON	UNLESS OTHERWISE NOTED
V	VINYL
VAR	VARIES
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VCTB	VINYL COVERED TACKBOARD
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VGP	VISION GLASS PANEL
VNR	VENEER
VNT	VENT
VO	VENT OVER/OFFSET
VR	VENT RISER
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
W/	WITH
WBL	WOOD BLOCKING
WC	WATER CLOSET
WD	WOOD
WG	WIRED GLASS
WHC	WALL HUNG CABINET
WI	WROUGHT IRON
WIN	WINDOW
WK	WORK
WM	WIRE MESH
WO	WINDOW OPENING
W/O	WITHOUT
WP	WATERPROOFING
WR	WEATHER RESISTANT
WSCT	WAINSCOT
WST	WASTE
WTHP	WEATHERPROOF
WWF	WELDED WIRE FABRIC
&	AND
@	AT
℄	CENTER LINE
⌀	DIAMETER
⍁	SQUARE FEET

54 ABBREVIATIONS



21 SYMBOLS

1. DO NOT SCALE PLANS.

2. ALL CONSTRUCTION SHALL CONFORM WITH TITLE 24 AND THE 2025 CBC, CMC, CPC, AND 2025 CEC AMENDMENTS AND LOC AL JURISDICTION: MONTEREY COUNTY.

3. ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. DO NOT PROCEED WITHOUT RESOLVING DISCREPANCIES.

4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

5. REQUIRED SANITARY FACILITIES SHALL BE PROVIDED ON THE JOB.

6. OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND/OR COMPLETE WORK TO STANDARDS REQUIRED BY CODE.

7. THESE NOTES INDICATE CONSTRUCTION FOR PROPOSED RESIDENCE UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT TO SIMILAR CONDITIONS. UNLESS NOTED OTHERWISE ALL VESTIBULES, CLOSETS, COLUMNS PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

8. ALL WORK, AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWING. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

9. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.

10. CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TEMPORARY UTILITY SERVICES AND CONNECTIONS DURING CONSTRUCTION.

11. ANY CHANGES IN CONSTRUCTION SHALL BE ACCOMPANIED BY A CHANGE ORDER ISSUED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER.

12. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED IMPROVEMENTS. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

13. CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED.

14. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED TO THE ARCHITECT/OWNER. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.

15. ANY MATERIAL STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE.

16. PRIOR TO FINAL INSPECTION, AS A DEFERRED SUBMITTAL ITEM, PROVIDE A FINAL COPY OF BUILDING OPERATION AND MAINTENANCE MANUAL TO BUILDING INSPECTOR. CALGREEN 4.410, 4.504.5.1

44 GENERAL NOTES

2025 CALIFORNIA BUILDING CODE, VOLS 1 & 2
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA REFERENCE STANDARDS CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 WILDLAND URBAN INTERFACE CODE

32 APPLICABLE CODES

OVERALL PROJECT:

NEW 2-STORY SINGLE FAMILY RESIDENCE WITH 3 BED, 4.5 BATH, 1 GYM, 1 LIBRARY, 1 OFFICE, 1 ATTACHED 2-CAR GARAGE, 1 WORKSHOP.

NEW DETACHED ADU WITH 2 BED, 2 BATH - SEPARATE BUILDING PERMIT

NEW SWIMMING POOL - SEPARATE BUILDING PERMIT

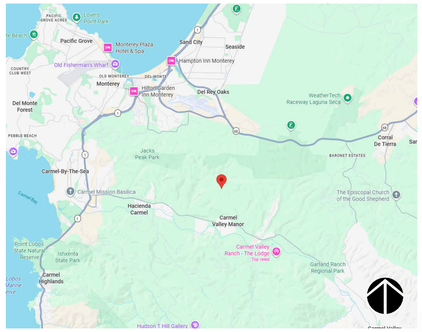
NEW PV SYSTEM - SEPARATE BUILDING PERMIT

NEW DRIVEWAY - SEPARATE GRADING PERMIT

NEW (2) UNCOVERED PARKING SPACES

NEW SEPTIC SYSTEM - SEPARATE BUILDING PERMIT

34 PROJECT DESCRIPTION



23 AREA MAP

24 VICINITY MAP

SHEET NUMBER	SHEET NAME	
G0.0	TITLE	
C1	GRADING PLAN TITLE SHEET	
C2	TOPOGRAPHIC SURVEY	
C3	DRIVEWAY GRADING PLAN	
C4	DRIVEWAY GRADING PLAN	
C5	DRIVEWAY UTILITY PLAN	
C6	CONSTRUCTION DETAILS	
C7	CONSTRUCTION DETAILS	
C8	EROSION CONTROL PLAN	
C9	CONSTRUCTION MANAGEMENT PLAN	
C10	OVERALL GRADING PLAN (HOUSE)	
C11	SITE CROSS SECTIONS	
C12	SITE GRADING PLAN	
C13	DRIVEWAY GRADING PLAN	
C14	STORMWATER CONTROL PLAN	
C15	STORMWATER CONTROL PLAN	
C16	SITE UTILITY PLAN	
L-1.0	TREE REMOVAL PLAN	
L-2.0	MITIGATION PLANTING PLAN	

OWNER:

JASON WILLIAMS
PAM WILLIAMS
JASON_WILLIAMS_MM@YAHOO.COM
PHONE: 858-337-4794

ARCHITECT:

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ANDREW GOODWIN, AIA
1238 MONTEREY ST
SAN LUIS OBISPO, CA 93401
PHONE: (805) 439-1611

CIVIL:

L&S ENGINEERING & SURVERYING
MARK STERNER
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
MARK@LANDSENGINEERS.COM
PHONE: 831-655-2723

LANDSCAPE:

SEVEN SPRINGS STUDIO
SIMON PHILLIPS
SIMON.SEVENSPRINGS@GMAIL.COM
PHONE: 831-466-9617

33 PROJECT DIRECTORY

PARCEL INFORMATION

ADDRESS:	51 MARGUERITE, CARMEL, CA 93923
APN:	169-421-022-000
LAND USE:	RESIDENTIAL
ZONING:	RDR/10-D-S-RAZ
OCCUPANCY:	SINGLE FAMILY RESIDENTIAL
DENSITY:	10A/U
PARCEL AREA:	675,180 SF
SETBACKS:	30' FRONT, 20' REAR, 20' SIDE
ALLOWED STORIES:	2
MAX HEIGHT:	30' - 0"
CONSTRUCTION TYPE:	VB
STORIES:	2
BLDG HEIGHT:	29' - 6" FROM AVERAGE GRADE
PARKING:	(2) COVERED PARKING (2) UNCOVERED PARKING
FIRE SPRINKLER:	YES. FULLY SPRINKLERED.

PROJECT AREAS

Name	Area
ADU	1199 SF
CONDITIONED AREA (LV1)	3547 SF
CONDITIONED AREA (LV2)	899 SF
GARAGE/SHOP	1446 SF
TOTAL SF	7092 SF

14 PROJECT INFORMATION

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
1238 MONTEREY ST
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

1163

PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE, CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

JASON & PAM WILLIAMS

SHEET TITLE

TITLE

PHASE DESCRIPTION

DATE: 02/25/2026

TECHNICIAN: TN

PROJECT MANAGER: BMS

JOB NUMBER: 898

SHEET NUMBER

G 0.0

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24–HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT–OF–WAY.
9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST–CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF MONDAY–FRIDAY 8:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, FREMONT, CA. PHONE (510) 794–2521.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 39141 CIVIC CENTER DR., SUITE 310, FREMONT CALIFORNIA 94538, PHONE (510) 794–2521, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS–BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPERATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:

"GEOTECHNICAL REPORT FOR THE PROPOSED DONAHUE RESIDENTIAL ESTATE 51 MARGUERITE TEHAMA LOT 51 CARMEL, CALIFORNIA 93923, APN 169–421–022"

PREPARED BY: GRICE ENGINEERING, INC.
561–A BRUNKEN AVENUE
SALINAS, CA 93901
(831) 422–9619

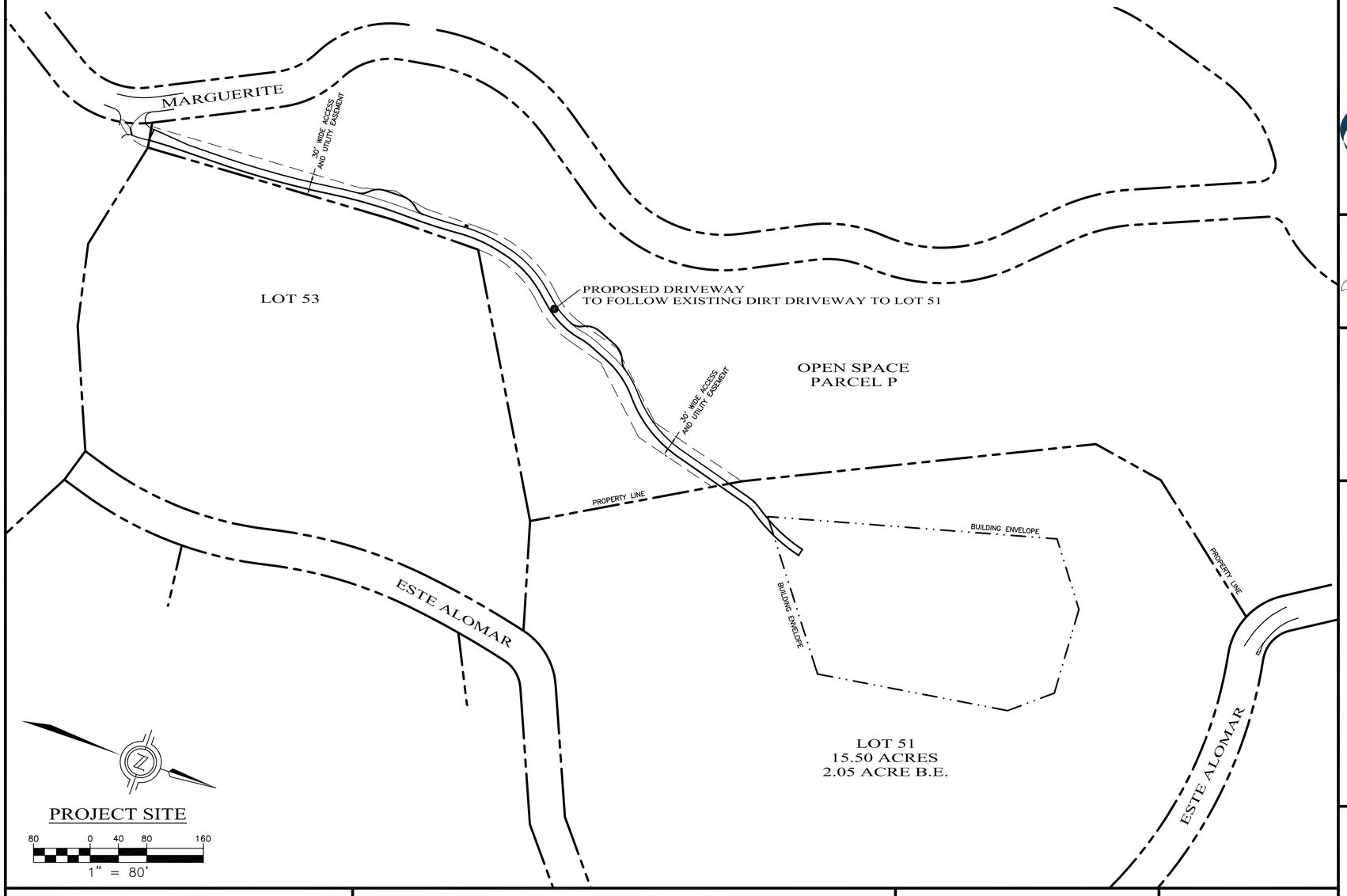
DATED: AUGUST 2024

3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C2.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMD–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.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C1.
17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN ½" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806–16.12.090)
20. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 12" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A NEW DRIVEWAY AT 51 MARGUERITE IN CARMEL CALIFORNIA 93923

GRADING, DRAINAGE, & EROSION CONTROL PLANS



PROJECT SITE

80 0 40 80 160
1" = 80'

FIRE DEPARTMENT NOTES

1. FIRE007–DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%. WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FT OF AC ON 0.34 FT OF AB SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL–DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90° AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 25 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90°, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD T IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 FT IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
2. FIRE008–ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
3. FIRE011–ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4 IN HEIGHT, 1/2 IN STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE–WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

EARTHWORK

CUT=823 CY
FILL=60 CY
NET=763 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. AN 8" SECTION WAS ASSUMED FOR THE DRIVEWAY. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION

DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST DRIVEWAY SUBGRADE AND BASEROCK PLACEMENT:	1) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY SUBGRADE AND BASEROCK PLACEMENT:	2) BASEROCK PRIOR TO PAVEMENT APPLICATION	GEOTECHNICAL ENGINEER		
INSPECT RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT RETAINING WALL DRAINAGE INSTALLATION:	1) PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT – ONGOING	GEOTECHNICAL ENGINEER		

LEGEND

- (E) CURB
- (E) EDGE OF PAVEMENT
- (E) EDGE OF DIRT ROAD
- 400 (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- PROPERTY LINE
- BUILDING ENVELOPE
- EASEMENT
- JT (E) JOINT UTILITY TRENCH
- SD (E) STORM DRAIN
- SS (E) SANITARY SEWER
- W (E) WATER LINE
- (N) EDGE OF PAVEMENT
- JT (N) JOINT UTILITY TRENCH
- SD (N) STORM DRAIN
- SS (N) SANITARY SEWER
- FM (N) SEWER FORCE MAIN
- WD (N) WALL DRAIN
- W (N) WATER LINE
- (N) WALL
- (N) SAWCUT LINE
- 400 DESIGN MAJOR CONTOUR
- DESIGN MINOR CONTOUR

SHEET INDEX

C1 GRADING PLAN TITLE SHEET
C2 TOPOGRAPHIC SURVEY
C3 DRIVEWAY GRADING PLAN
C4 DRIVEWAY GRADING PLAN CONTINUED
C5 DRIVEWAY UTILITY PLAN
C6 CONSTRUCTION DETAILS
C7 CONSTRUCTION DETAILS
C8 EROSION CONTROL PLAN
C9 CONSTRUCTION MANAGEMENT PLAN

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831 655.2723 F: 831 655.3425
LandSengineers.com

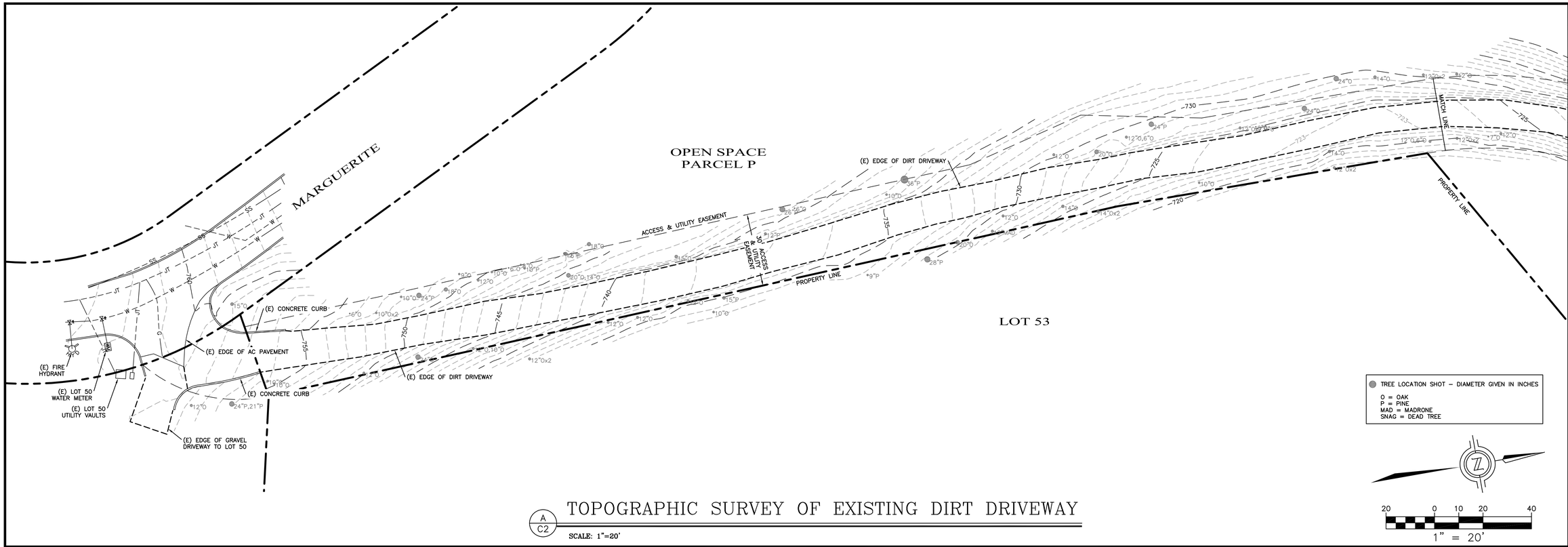
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. GRICE
No. 59685
EXP. 12–31–25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10–27–2025
SCALE: AS SHOWN
JOB NUMBER: 25-41
LAST REVISED: N/A
REVISED BY: N/A

GRADING PLAN TITLE SHEET

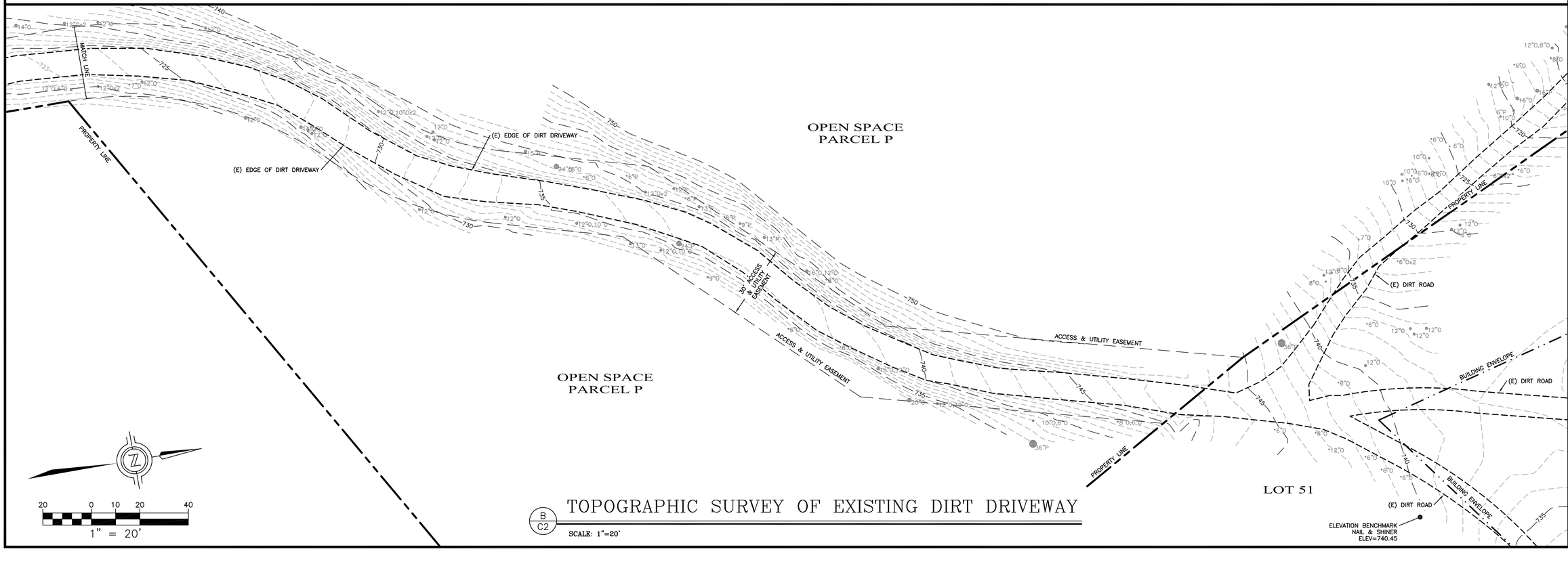
DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C1
OF
9 SHEETS



A C2 TOPOGRAPHIC SURVEY OF EXISTING DIRT DRIVEWAY

SCALE: 1"=20'



B C2 TOPOGRAPHIC SURVEY OF EXISTING DIRT DRIVEWAY

SCALE: 1"=20'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. LOUIS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

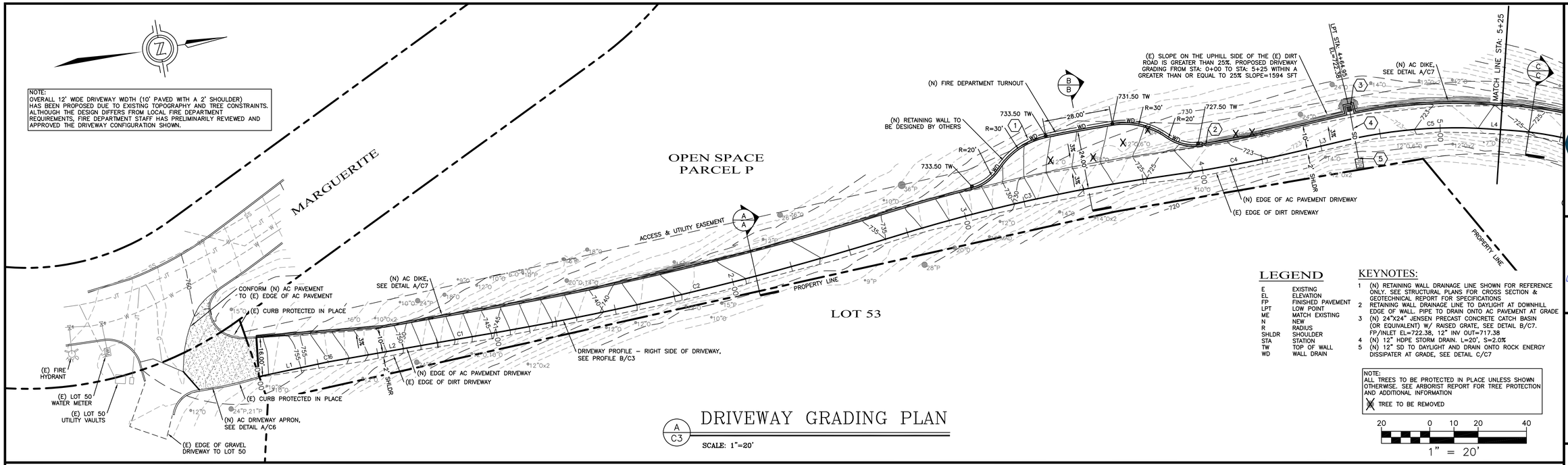
DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-27-2025
SCALE: AS SHOWN
JOB NUMBER: 25-41
LAST REVISED: N/A
REVISED BY: N/A

TOPOGRAPHIC SURVEY

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C2
OF
9 SHEETS

NOTE:
OVERALL 12' WIDE DRIVEWAY WIDTH (10' PAVED WITH A 2' SHOULDER) HAS BEEN PROPOSED DUE TO EXISTING TOPOGRAPHY AND TREE CONSTRAINTS. ALTHOUGH THE DESIGN DIFFERS FROM LOCAL FIRE DEPARTMENT REQUIREMENTS, FIRE DEPARTMENT STAFF HAS PRELIMINARILY REVIEWED AND APPROVED THE DRIVEWAY CONFIGURATION SHOWN.



A / C3 DRIVEWAY GRADING PLAN

SCALE: 1"=20'

LEGEND

E	EXISTING
EL	ELEVATION
FP	FINISHED PAVEMENT
LPT	LOW POINT
ME	MATCH EXISTING
N	NEW
R	RADIUS
SHLDR	SHOULDER
STA	STATION
TW	TOP OF WALL
WD	WALL DRAIN

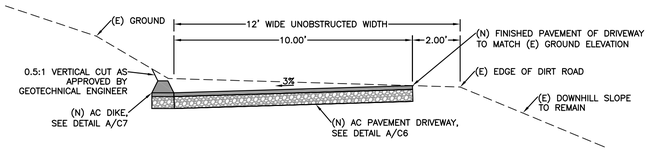
KEYNOTES:

1. (N) RETAINING WALL DRAINAGE LINE SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR CROSS SECTION & GEOTECHNICAL REPORT FOR SPECIFICATIONS.
2. RETAINING WALL DRAINAGE LINE TO DAYLIGHT AT DOWNHILL EDGE OF WALL. PIPE TO DRAIN ONTO AC PAVEMENT AT GRADE
3. (N) 24"X24" JENSEN PRECAST CONCRETE CATCH BASIN (OR EQUIVALENT) W/ RAISED GRATE, SEE DETAIL B/C7. FP/INLET EL=722.38, 12" INV OUT=717.38
4. (N) 12" HDPE STORM DRAIN. L=20', S=2.0%
5. (N) 12" SD TO DAYLIGHT AND DRAIN ONTO ROCK ENERGY DISSIPATER AT GRADE, SEE DETAIL C/C7

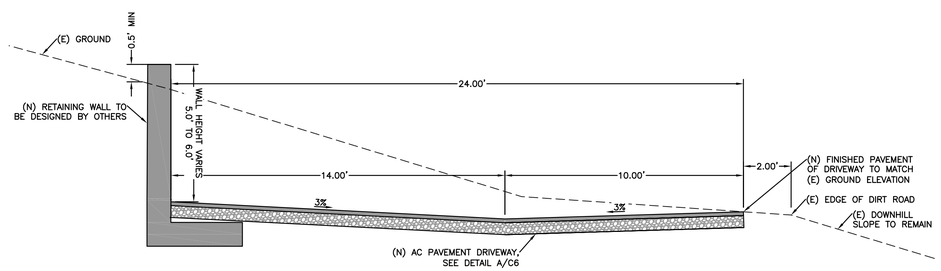
NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

X TREE TO BE REMOVED

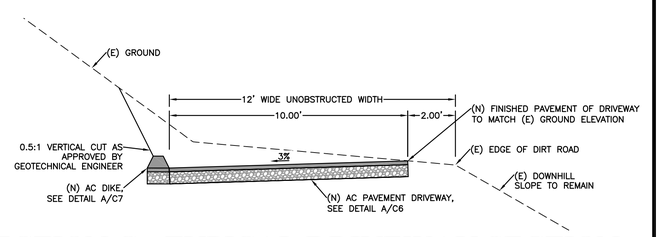
20 0 10 20 40
1" = 20'



SECTION A - TYPICAL DRIVEWAY SECTION



SECTION B - TYPICAL DRIVEWAY SECTION AT TURNOUT



SECTION C - TYPICAL DRIVEWAY SECTION

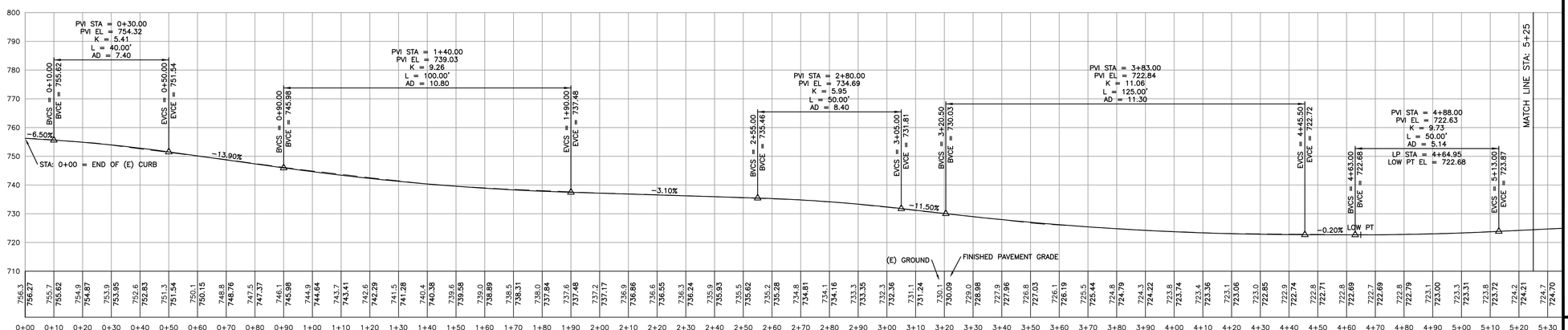
RIGHT SIDE OF DRIVEWAY LINE & CURVE INFORMATION

LINE TABLE

LINE	LENGTH	DIRECTION
L1	26.28'	N 01°54'26" W
L2	47.20'	N 00°01'32" E
L3	17.09'	N 03°12'49" W
L4	9.07'	N 13°46'38" E
L5	21.93'	N 41°40'36" E
L6	26.46'	N 22°44'44" E
L7	115.78'	N 15°51'07" E

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	1001.00'	9.43'	0°32'22"
C2	1317.50'	179.94'	7°49'32"
C3	702.00'	114.83'	9°22'21"
C4	627.00'	58.28'	5°19'32"
C5	202.00'	59.90'	16°59'27"
C6	152.00'	74.01'	27°53'58"
C7	122.00'	65.63'	30°49'23"
C8	102.00'	21.17'	11°53'31"
C9	132.00'	64.03'	27°47'39"
C10	179.50'	108.67'	34°41'16"
C11	50.00'	17.21'	19°43'25"
C12	240.00'	88.92'	21°13'37"
C16	200.00'	6.75'	1°55'57"



B / C3 DRIVEWAY PROFILE – RIGHT SIDE OF DRIVEWAY

SCALE: 1"=20'

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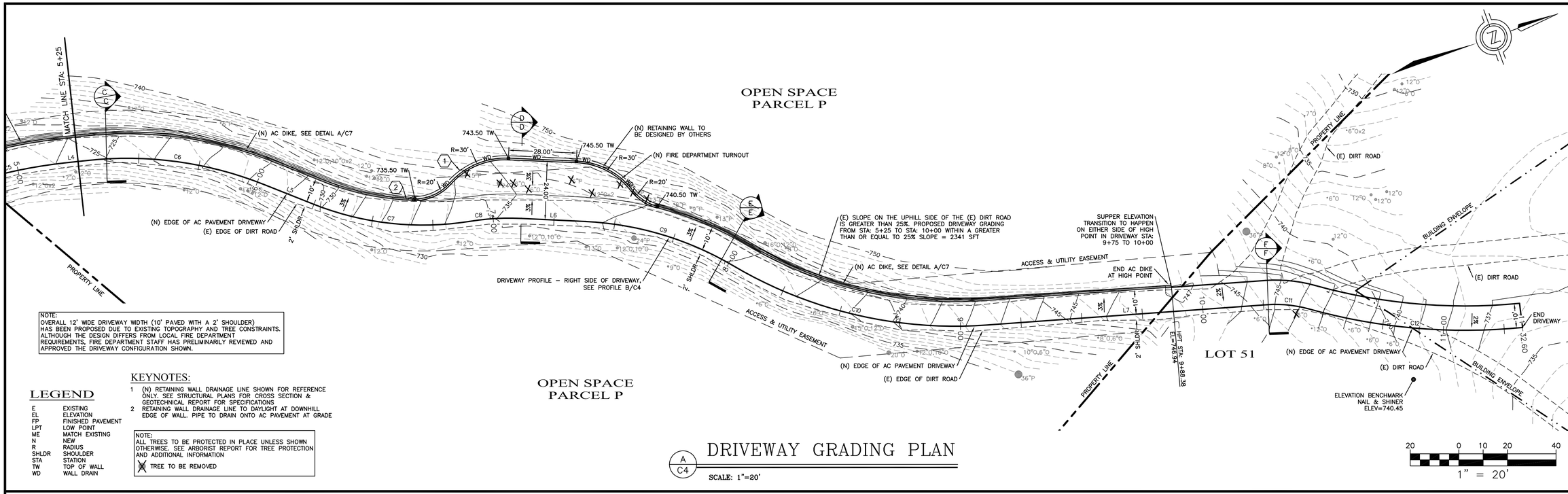
DESIGNED BY: MRS
DATE: 10-27-2025
SCALE: AS SHOWN
JOB NUMBER: 25-41
LAST REVISED: N/A
REVISED BY: N/A

DRIVEWAY GRADING PLANS

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C3
OF
9 SHEETS



NOTE:
OVERALL 12' WIDE DRIVEWAY WIDTH (10' PAVED WITH A 2' SHOULDER) HAS BEEN PROPOSED DUE TO EXISTING TOPOGRAPHY AND TREE CONSTRAINTS. ALTHOUGH THE DESIGN DIFFERS FROM LOCAL FIRE DEPARTMENT REQUIREMENTS, FIRE DEPARTMENT STAFF HAS PRELIMINARILY REVIEWED AND APPROVED THE DRIVEWAY CONFIGURATION SHOWN.

LEGEND

E	EXISTING
EL	ELEVATION
FP	FINISHED PAVEMENT
LPT	LOW POINT
ME	MATCH EXISTING
N	NEW
R	RADIUS
SHLDR	SHOULDER
STA	STATION
TW	TOP OF WALL
WD	WALL DRAIN

KEYNOTES:

1 (N) RETAINING WALL DRAINAGE LINE SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR CROSS SECTION & GEOTECHNICAL REPORT FOR SPECIFICATIONS.
2 RETAINING WALL DRAINAGE LINE TO DAYLIGHT AT DOWNHILL EDGE OF WALL. PIPE TO DRAIN ONTO AC PAVEMENT AT GRADE

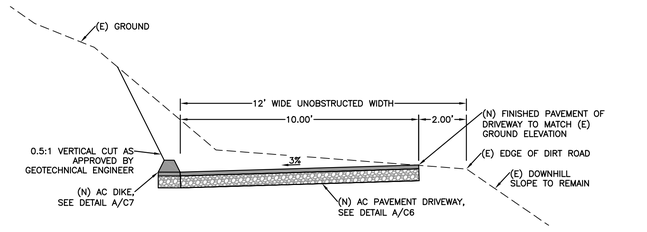
NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

X TREE TO BE REMOVED

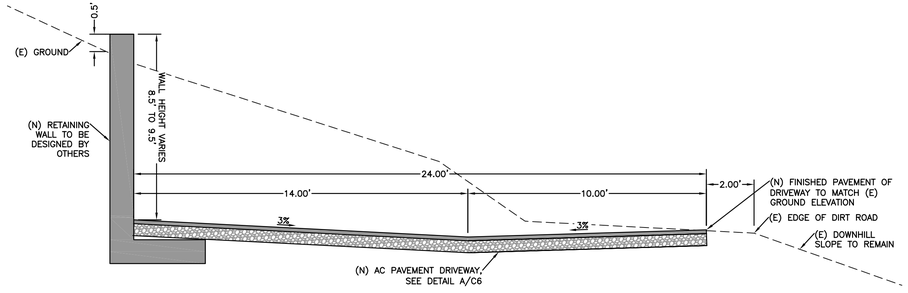
A/C4 DRIVEWAY GRADING PLAN

SCALE: 1"=20'

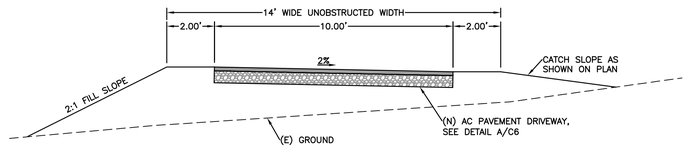
20 0 10 20 40
1" = 20'



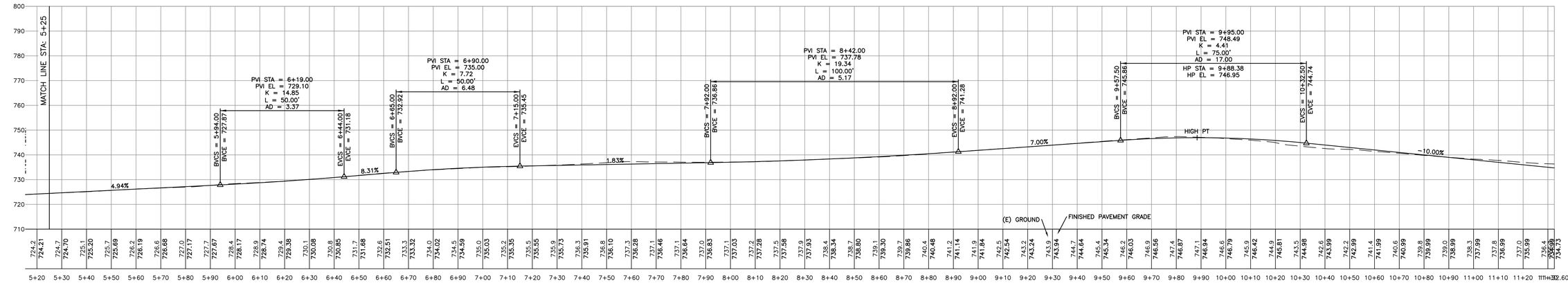
SECTION E - TYPICAL DRIVEWAY SECTION



SECTION D - TYPICAL DRIVEWAY SECTION AT TURNOUT



SECTION F - TYPICAL DRIVEWAY SECTION



B/C4 DRIVEWAY PROFILE – RIGHT SIDE OF DRIVEWAY

SCALE: 1"=20'

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REVISED BY: N/A

DRIVEWAY GRADING PLAN
CONTINUED

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C4
OF
9 SHEETS

CONTRACTOR TO REPLACE AC ROADWAY PAVEMENT SECTION AFFECTED BY TRENCHING FOR (N) UTILITY CONNECTIONS. AC REPLACEMENT TO BE 3" OF AC OVER 8" CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE COMPACTION

MARGUERITE

OPEN SPACE PARCEL P

ACCESS & UTILITY EASEMENT

30' ACCESS & UTILITY EASEMENT

PROPERTY LINE

LOT 53

(E) FIRE HYDRANT

(E) LOT 50 WATER METER

(E) LOT 50 UTILITY VAULTS

MATCH LINE

DRIVEWAY UTILITY PLAN

A / C5

SCALE: 1"=20'

20 0 10 20 40

1" = 20'

LEGEND

WV	WATER GATE VALVE
SS	(N) GRAVITY SANITARY SEWER
FM	(N) FORCE MAIN SANITARY SEWER
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
SS	(E) SANITARY SEWER MAIN
W	(E) WATER MAIN
JT	(E) JOINT UTILITY TRENCH
G	(E) GAS MAIN

UTILITY NOTES:
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
2. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
3. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM.
4. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
5. SEE B/C6 FOR UTILITY TRENCHING DETAIL
6. THRUST BLOCKS TO BE USED THROUGHOUT INSTALLATION OF FIRE WATER SERVICE. SEE DETAIL G/C6

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DRIVEWAY UTILITY PLAN

OPEN SPACE PARCEL P

PROPERTY LINE

ACCESS & UTILITY EASEMENT

30' ACCESS & UTILITY EASEMENT

MATCH LINE

KEYNOTES:

1 (N) WATER METER BOX AND SERVICE CONNECTION, SEE DETAIL D/C6. CONTRACTOR TO COORDINATE WATER METER SIZE AND SERVICE CONNECTION W/ CARMEL LAHAINA, WATER UTILITY PROVIDER. (METER SIZE NOT TO BE DETERMINED FROM WATER SERVICE SIZE SHOWN)
2 (N) 2" GATE VALVE AT (N) WATER SERVICE CONNECTION, SEE DETAIL E/C6
3 (N) 3" PVC SCHEDULE 80 WATER SERVICE LINE
4 NOT USED
5 (N) PRIVATE FIRE WATER SERVICE DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW DEVICE, SEE DETAIL C/C6
6 (N) 6" PVC CLASS 150 C900 FIRE HYDRANT WATER SERVICE LINE
7 (N) FIRE HYDRANT, SEE DETAIL F/C6. CONTRACTOR TO ADJUST GRADING AS NEEDED SO CENTER OF HYDRANT IS SET 48" FROM EDGE OF DRIVEWAY
8 (N) JOINT UTILITY SERVICE TRENCH CONNECTION. CONTRACTOR TO COORDINATE WORK WITH PG&E AND UTILITY SERVICE PROVIDERS.
9 (N) JOINT UTILITY SERVICE BOXES. CONTRACTOR TO COORDINATE WORK WITH PG&E AND UTILITY SERVICE PROVIDERS.
10 (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E.
11 (N) SANITARY SEWER FORCE MAIN SERVICE CONNECTION TO (E) SEWER MAIN IN MARGUERITE. CONTRACTOR TO COORDINATE WORK W/ CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER.
12 (N) 3" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=61 LFT
13 (N) CHRISTY B1017 BOX W/ STEEL LID, OR EQUIVALENT, FOR FORCE MAIN CHECK VALVE AND PVC BALL VALVE PER SEWER UTILITY PROVIDER PUMP VAULT SEWER CONNECTION STANDARDS. SEE DETAIL H/C6
14 (N) 3" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=1146 LFT
15 (N) 6" HOT TAP TO (E) 8" WATER MAIN. CONTRACTOR TO COORDINATE WORK W/ CARMEL LAHAINA, WATER UTILITY PROVIDER

DRIVEWAY UTILITY PLAN

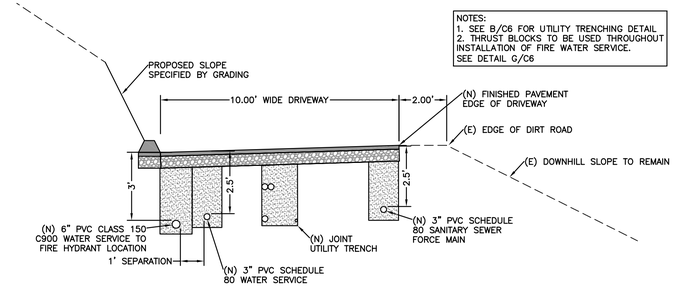
B / C5

SCALE: 1"=20'

20 0 10 20 40

1" = 20'

NOTES:
1. SEE B/C6 FOR UTILITY TRENCHING DETAIL
2. THRUST BLOCKS TO BE USED THROUGHOUT INSTALLATION OF FIRE WATER SERVICE. SEE DETAIL G/C6



SECTION A - TYPICAL DRIVEWAY SECTION

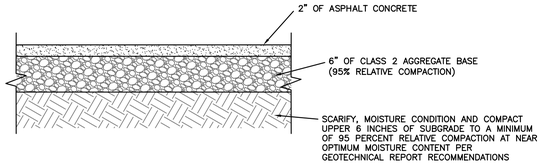
PROPERTY LINE

BUILDING ENVELOPE

LOT 51

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

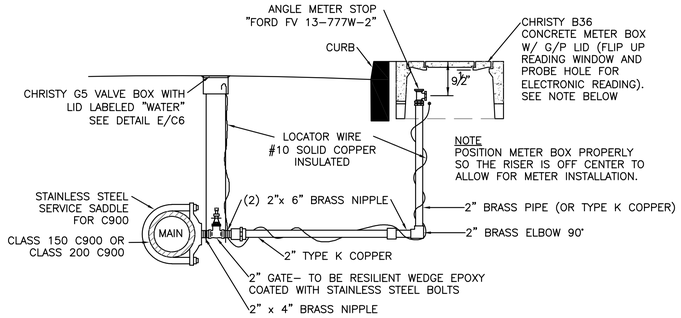
SHEET C5
OF
9 SHEETS



DRIVEWAY AC PAVEMENT SECTION

A / C6

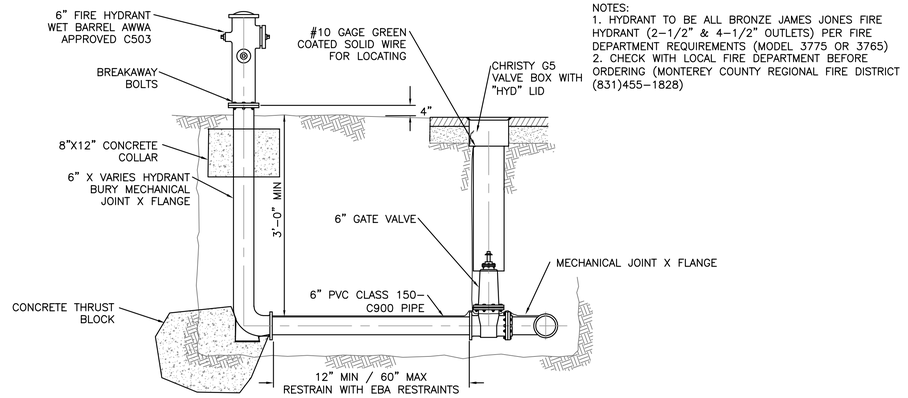
NTS



WATER SERVICE INSTALLATION

D / C6

NTS

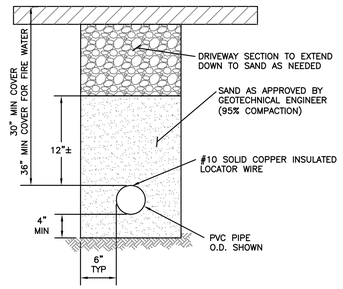


NOTES:
1. HYDRANT TO BE ALL BRONZE JAMES JONES FIRE HYDRANT (2-1/2" & 4-1/2" OUTLETS) PER FIRE DEPARTMENT REQUIREMENTS (MODEL 3775 OR 3765)
2. CHECK WITH LOCAL FIRE DEPARTMENT BEFORE ORDERING (MONTEREY COUNTY REGIONAL FIRE DISTRICT (831)455-1828)

6" FIRE HYDRANT INSTALLATION

F / C6

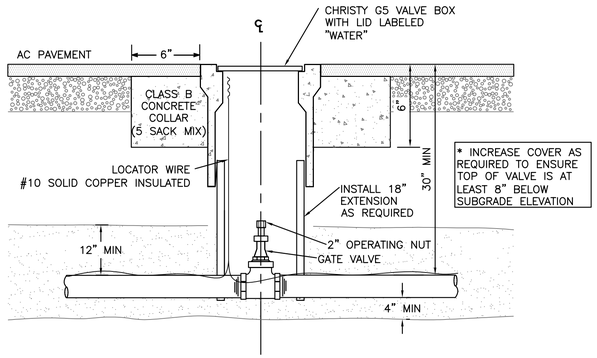
NTS



UTILITY TRENCH SECTION

B / C6

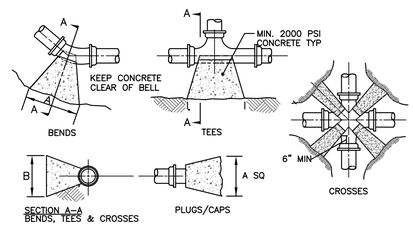
NTS



WATER GATE VALVE DETAIL

E / C6

NTS



SIZE	90° BENDS			45° BENDS			22.5° BENDS			TEES and PLUGS		
	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"	SIZE SQ FT	"A"	"B"
4"	1.8	22"	12"	1.0	12"	12"	0.5	10"	7"	1.3	16"	12"
6"	4.0	36"	16"	2.2	20"	16"	1.1	16"	10"	2.8	29"	14"
8"	7.1	42"	24"	3.8	23"	24"	2.0	21"	14"	5.0	45"	16"
10"	11.1	53"	30"	6.1	30"	30"	3.1	22"	20"	7.9	48"	24"
12"	16.0	58"	40"	8.7	36"	36"	4.4	32"	20"	11.3	54"	30"
14"	21.6	74"	42"	11.9	43"	40"	6.0	36"	24"	15.4	62"	36"
16"	28.4	85"	48"	15.5	53"	42"	7.8	37"	30"	20.1	69"	42"

NOTE:
THRUST BLOCKS TO BE USED THROUGHOUT INSTALLATION OF FIRE WATER SERVICE

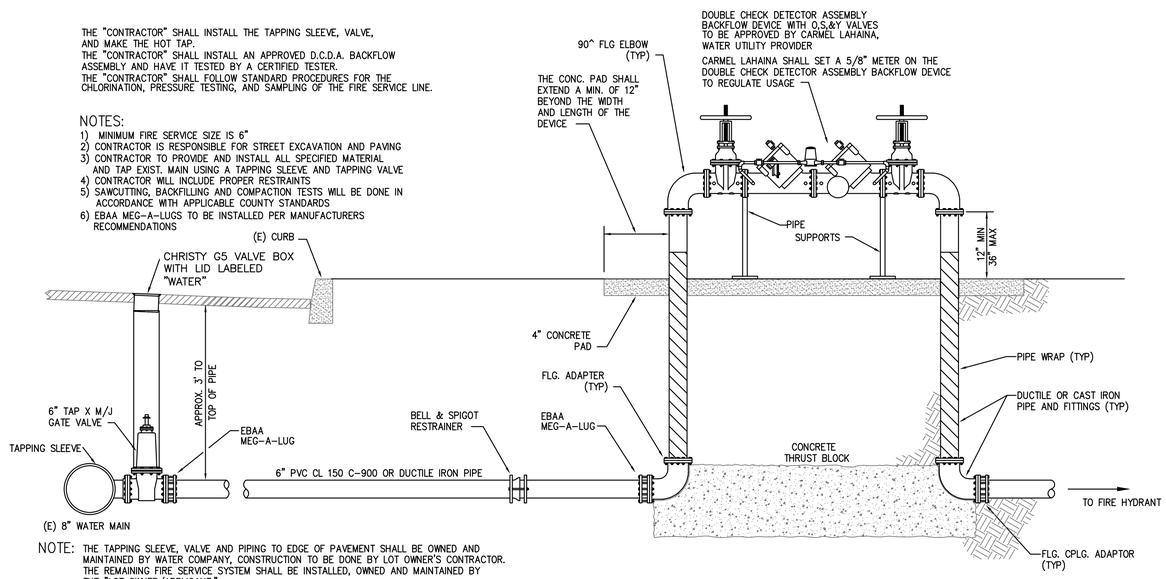
THRUST BLOCK DETAILS

G / C6

NTS

THE "CONTRACTOR" SHALL INSTALL THE TAPPING SLEEVE, VALVE, AND MAKE THE HOT TAP.
THE "CONTRACTOR" SHALL INSTALL AN APPROVED D.C.D.A. BACKFLOW ASSEMBLY AND HAVE IT TESTED BY A CERTIFIED TESTER.
THE "CONTRACTOR" SHALL FOLLOW STANDARD PROCEDURES FOR THE CHLORINATION, PRESSURE TESTING, AND SAMPLING OF THE FIRE SERVICE LINE.

NOTES:
1) MINIMUM FIRE SERVICE SIZE IS 6"
2) CONTRACTOR IS RESPONSIBLE FOR STREET EXCAVATION AND PAVING
3) CONTRACTOR TO PROVIDE AND INSTALL ALL SPECIFIED MATERIAL AND TAP EXIST. MAIN USING A TAPPING SLEEVE AND TAPPING VALVE
4) CONTRACTOR WILL INCLUDE PROPER RESTRAINTS
5) SAWCUTTING, BACKFILLING AND COMPACTION TESTS WILL BE DONE IN ACCORDANCE WITH APPLICABLE COUNTY STANDARDS
6) EBAA MEG-A-LUGS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS

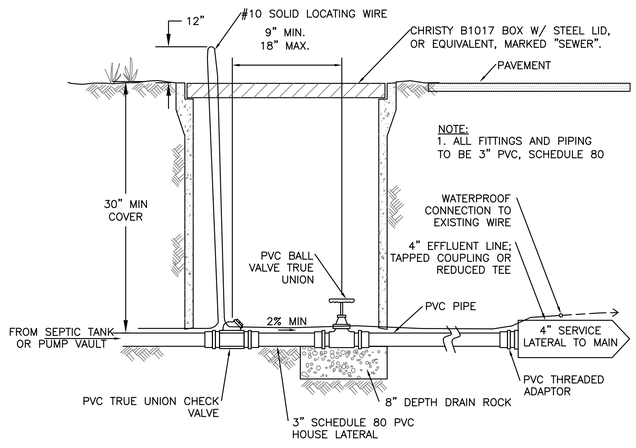


NOTE: THE TAPPING SLEEVE, VALVE AND PIPING TO EDGE OF PAVEMENT SHALL BE OWNED AND MAINTAINED BY WATER COMPANY, CONSTRUCTION TO BE DONE BY LOT OWNER'S CONTRACTOR. THE REMAINING FIRE SERVICE SYSTEM SHALL BE INSTALLED, OWNED AND MAINTAINED BY THE "LOT OWNER/APPLICANT."

DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW DEVICE

C / C6

NTS



PUMP VAULT SEWER CONNECTION

H / C6

NTS

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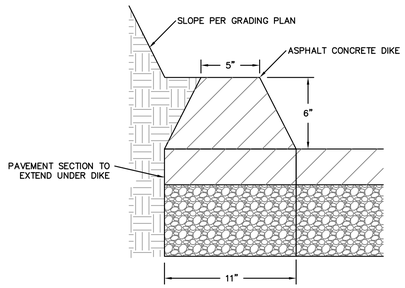
CONSTRUCTION DETAILS

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

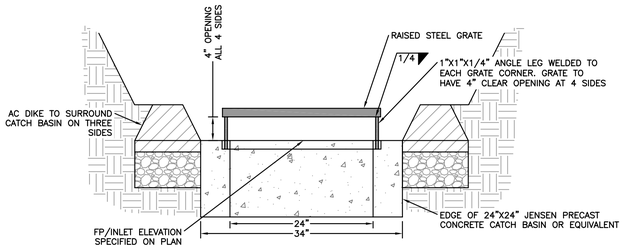
SHEET C6
OF
9 SHEETS



NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, STANDARD SPECIFICATION; LATEST EDITION.

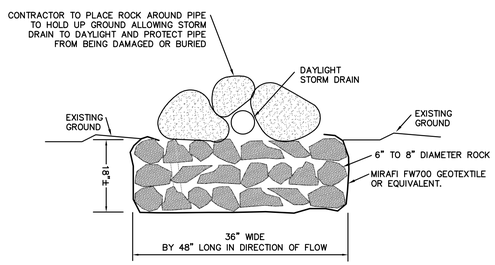
A / C7 AC DIKE DETAIL

NTS



B / C7 24"X24" RAISED GRATE DETAIL

NTS



C / C7 ROCK ENERGY DISSIPATER DETAIL

NTS

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CONSTRUCTION DETAILS

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51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C7
OF
9 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
(MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING OR UPON REQUEST OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
6. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
8. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
10. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
11. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
12. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONCRETE WASHOUT

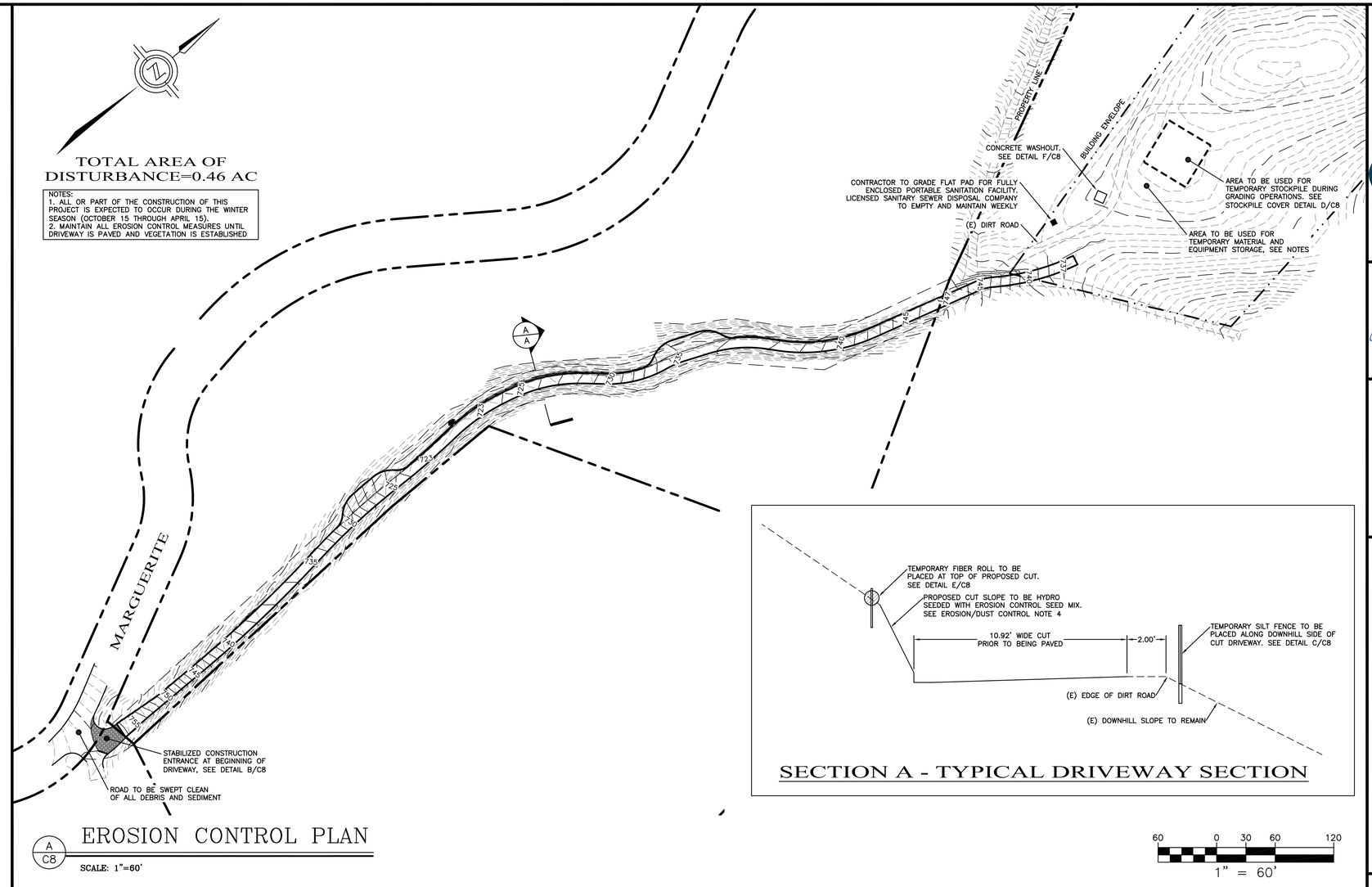
1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

TOTAL AREA OF DISTURBANCE=0.46 AC

NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL DRIVEWAY IS PAVED AND VEGETATION IS ESTABLISHED



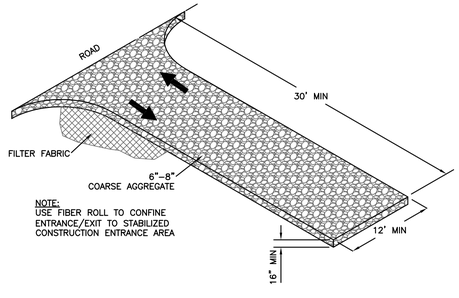
A/C8 EROSION CONTROL PLAN

SCALE: 1"=60'

SECTION A - TYPICAL DRIVEWAY SECTION

60 0 30 60 120

1" = 60'



NOTE: USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

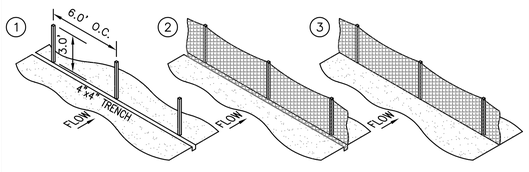
B/C8 STABILIZED CONSTRUCTION ENTRANCE

NTS

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES.

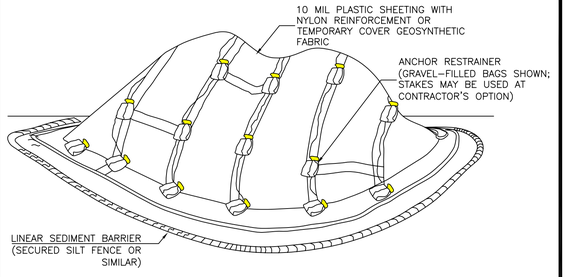
INSTALLATION

1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



C/C8 SILT FENCE DETAIL

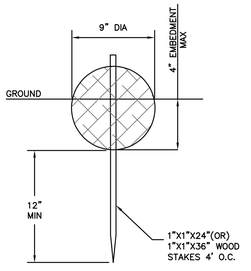
NTS



NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

D/C8 STOCKPILE COVER DETAIL

NTS



INSTALLATION

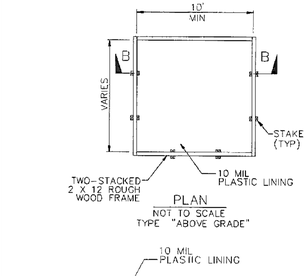
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

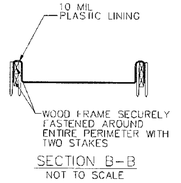
3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

E/C8 FIBER ROLL

NTS



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE"



SECTION B-B
NOT TO SCALE

F/C8 CONCRETE WASHOUT

NTS

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2722 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMONITSCH No. 59685 EXP. 12-31-25 CIVIL STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-27-2025
SCALE: AS SHOWN
JOB NUMBER: 25-41
LAST REVISED: N/A
REVISED BY: N/A

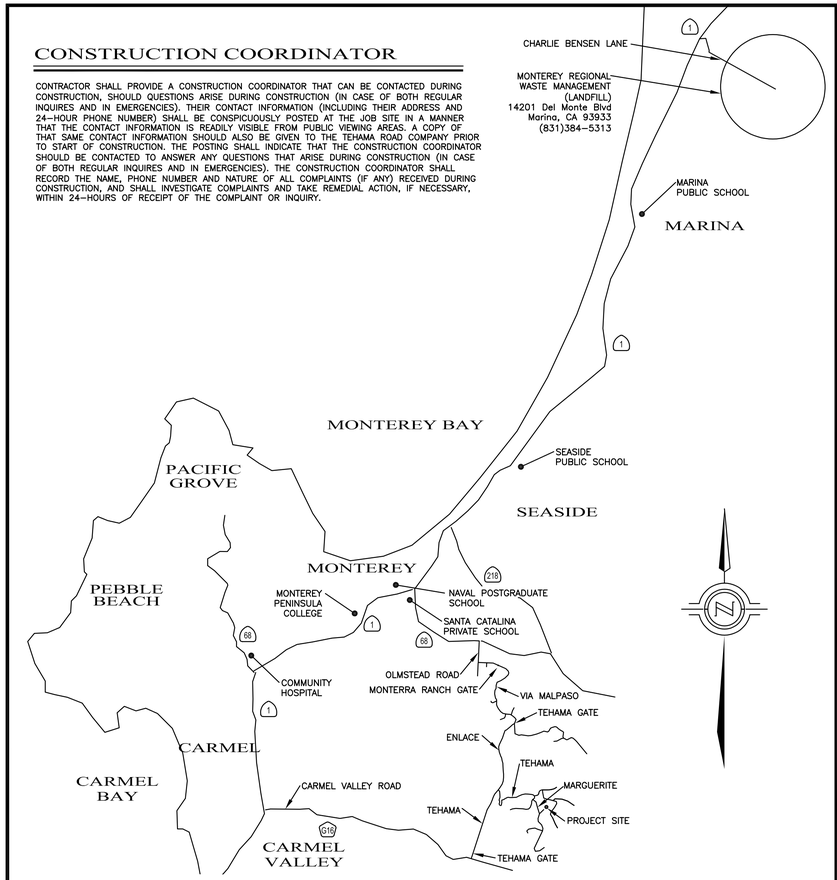
EROSION CONTROL PLAN

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C8
OF
9 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE TEHAMA ROAD COMPANY PRIOR TO START OF CONSTRUCTION. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



A / C9

VICINITY / PROJECT LOCATION MAP

1"=6000'

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS)
2. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. STOP WORK WITHIN 50 METERS (165 FT) 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. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
5. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY; PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
6. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
7. THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
   1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. – NOT APPLICABLE TO SITE
   2. PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
   3. APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. – NOT APPLICABLE TO SITE
   4. APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. – NOT APPLICABLE TO SITE
   5. MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
   6. COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
   7. PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. –NOT APPLICABLE TO SITE
   8. PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
   9. COVER INACTIVE STORAGE PILES.
   10. INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
   11. PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
   12. SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
   13. POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
   14. LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.

THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.

8. THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
9. THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
10. THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
11. THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE VICINITY/PROJECT LOCATION MAP ON THIS SHEET.
12. THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.
13. THE PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

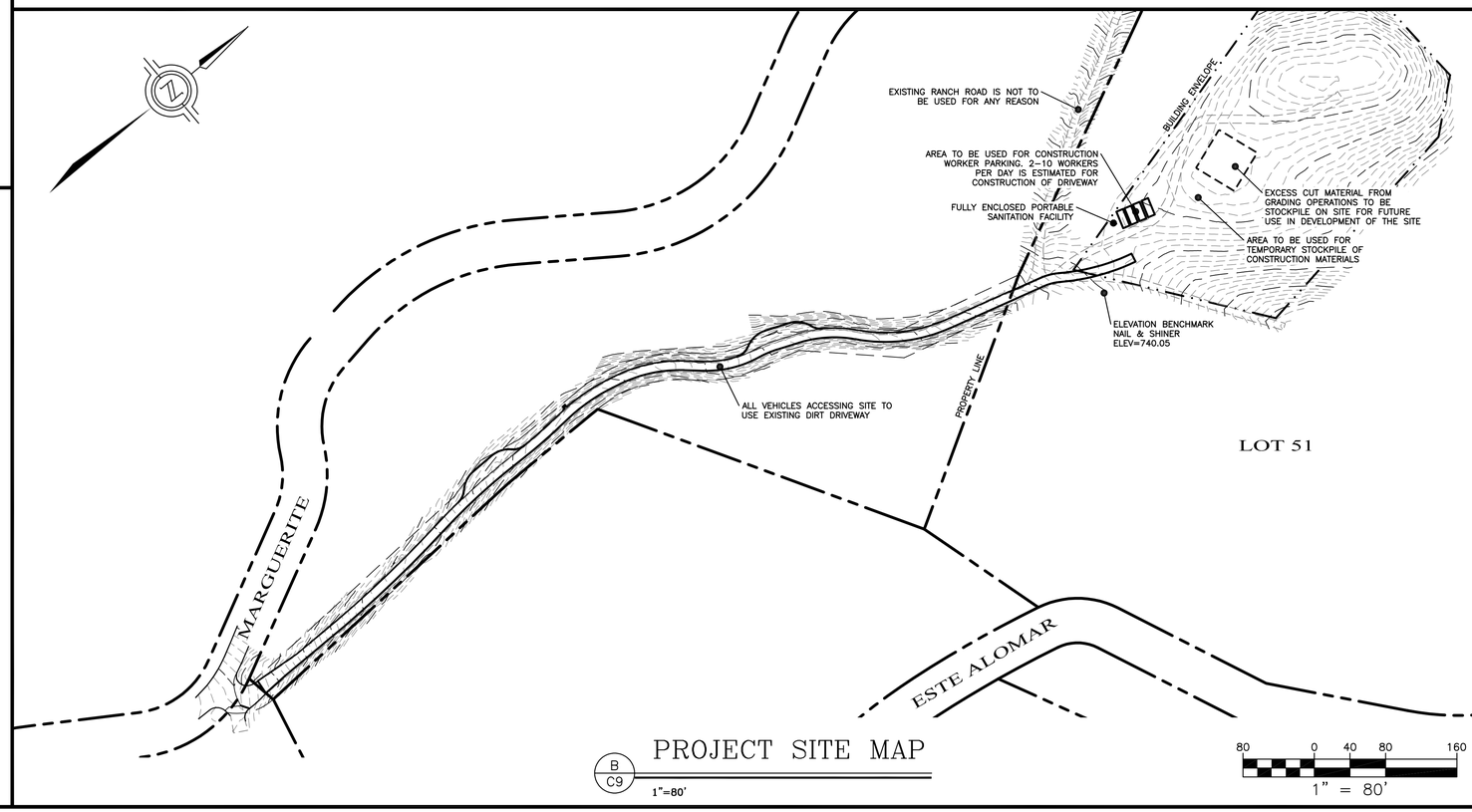
To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

v.3 Oct 2015



B / C9

PROJECT SITE MAP

1"=80'

ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2722 F: 831.655.3425
LandSengineers.com

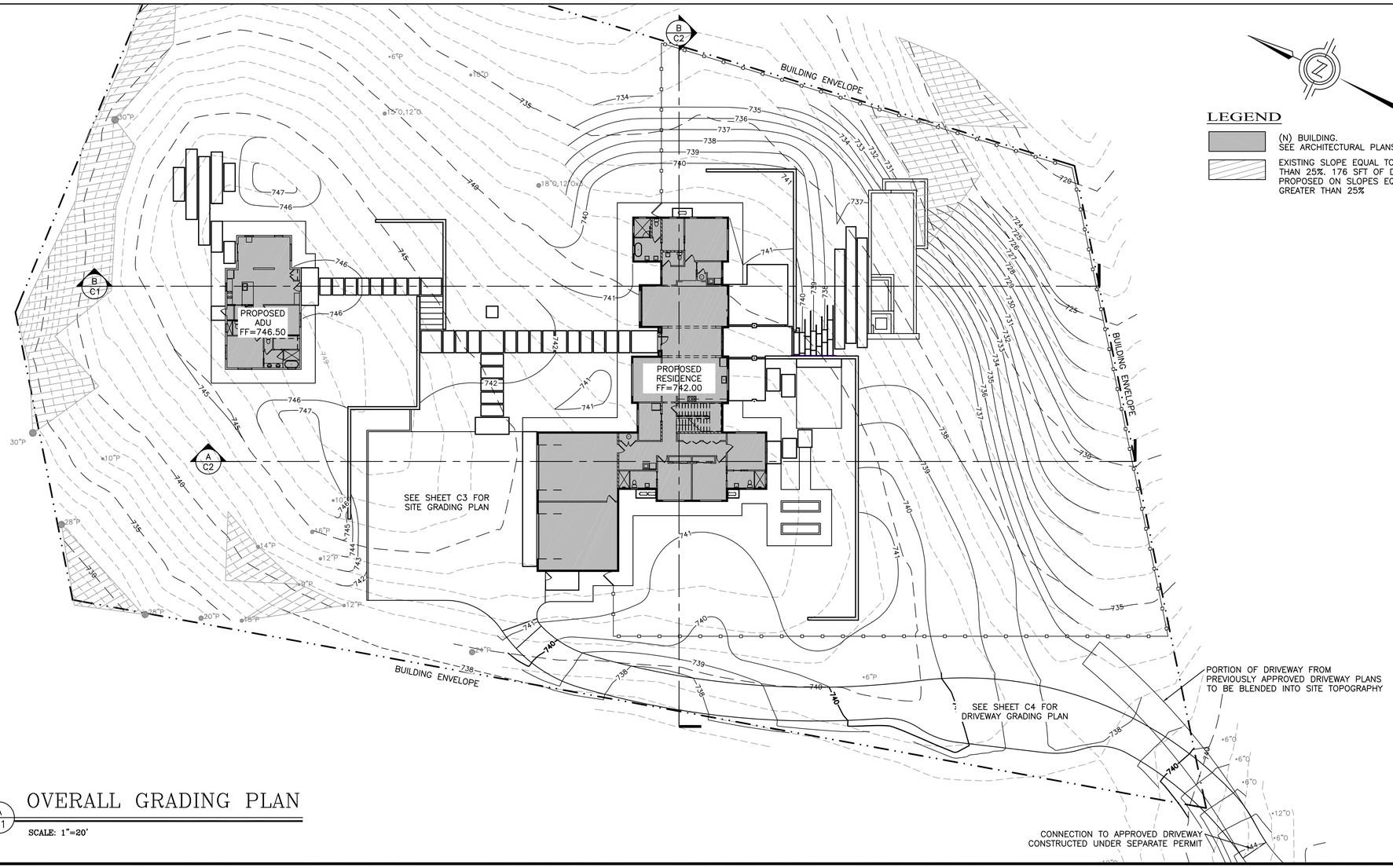
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. SIMMONS
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-27-2025
SCALE: AS SHOWN
JOB NUMBER: 25-41
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C9
OF
9 SHEETS



LEGEND

- (N) BUILDING. SEE ARCHITECTURAL PLANS
- EXISTING SLOPE EQUAL TO OR GREATER THAN 25%. 176 SFT OF DEVELOPMENT IS PROPOSED ON SLOPES EQUAL TO OR GREATER THAN 25%

BUILDING SITE EARTHWORK

CUT=2070 CY
FILL=1520 CY
NET=550 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

DRIVEWAY EXCESS

STOCKPILED DIRT=763 CY

FROM APPROVED DRIVEWAY DESIGN UP TO BUILDING ENVELOPE (CONSTRUCTION UNDER SEPARATE PERMIT)

NET OFFHAUL=1313 CY

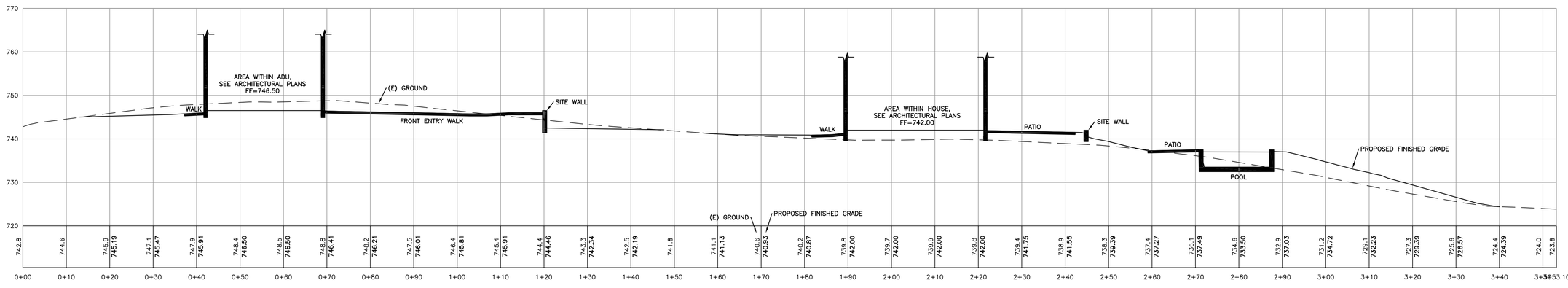
NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

TREE TO BE REMOVED
(NO TREES ARE PROPOSED FOR REMOVAL)

20 0 10 20 40
1" = 20'

A C1 OVERALL GRADING PLAN

SCALE: 1"=20'



B C1 SITE CROSS SECTION – LOOKING NORTH EAST

SCALE: 1"=12'

AGD ARCHITECTURE | DESIGN
ANDREW GOODWIN DESIGNS
1238 MONTEREY ST
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us
architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

OVERALL GRADING PLAN

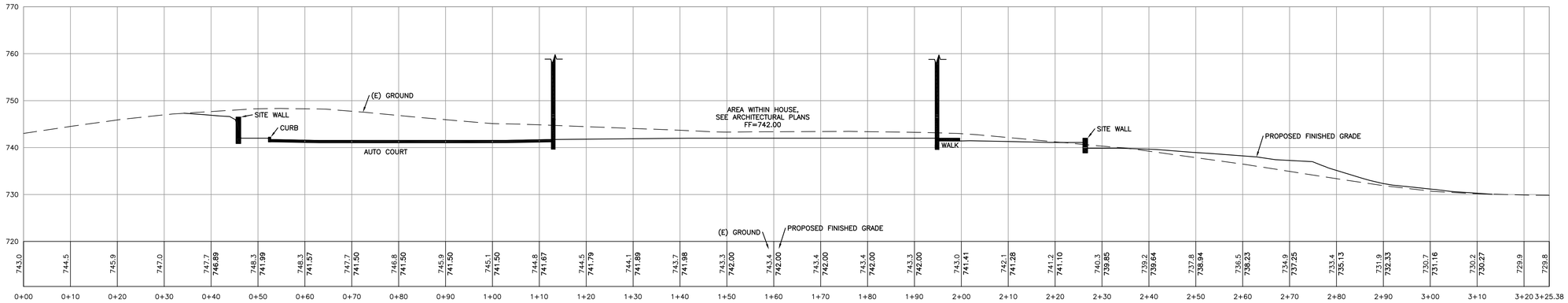
PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026
TECHNICIAN: TN
PROJECT MANAGER: MRS
JOB NUMBER: 25-41

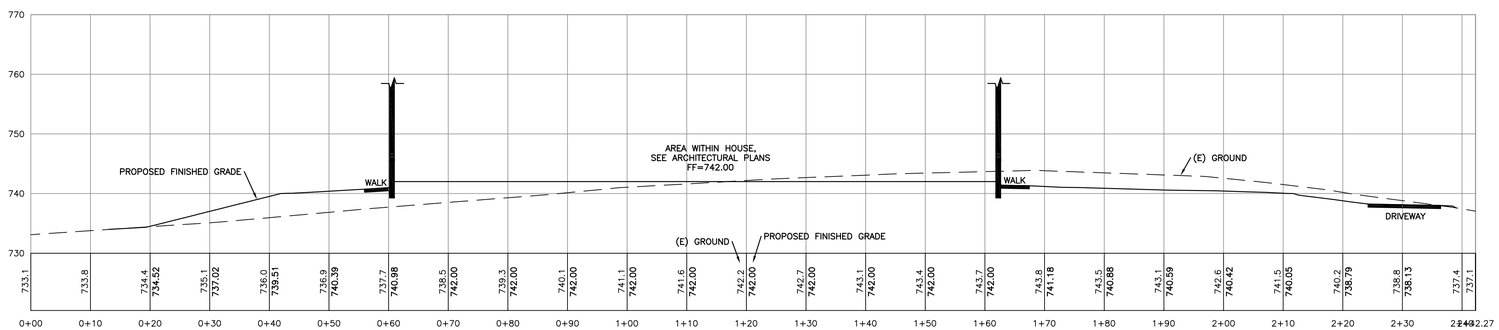
SHEET NUMBER
C10

1173



A C2 SITE CROSS SECTION – LOOKING NORTH EAST

SCALE: 1"=12'



B C2 SITE CROSS SECTION – LOOKING SOUTH EAST

SCALE: 1"=12'

AGD
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PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

SITE CROSS SECTIONS

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

TECHNICIAN: TN

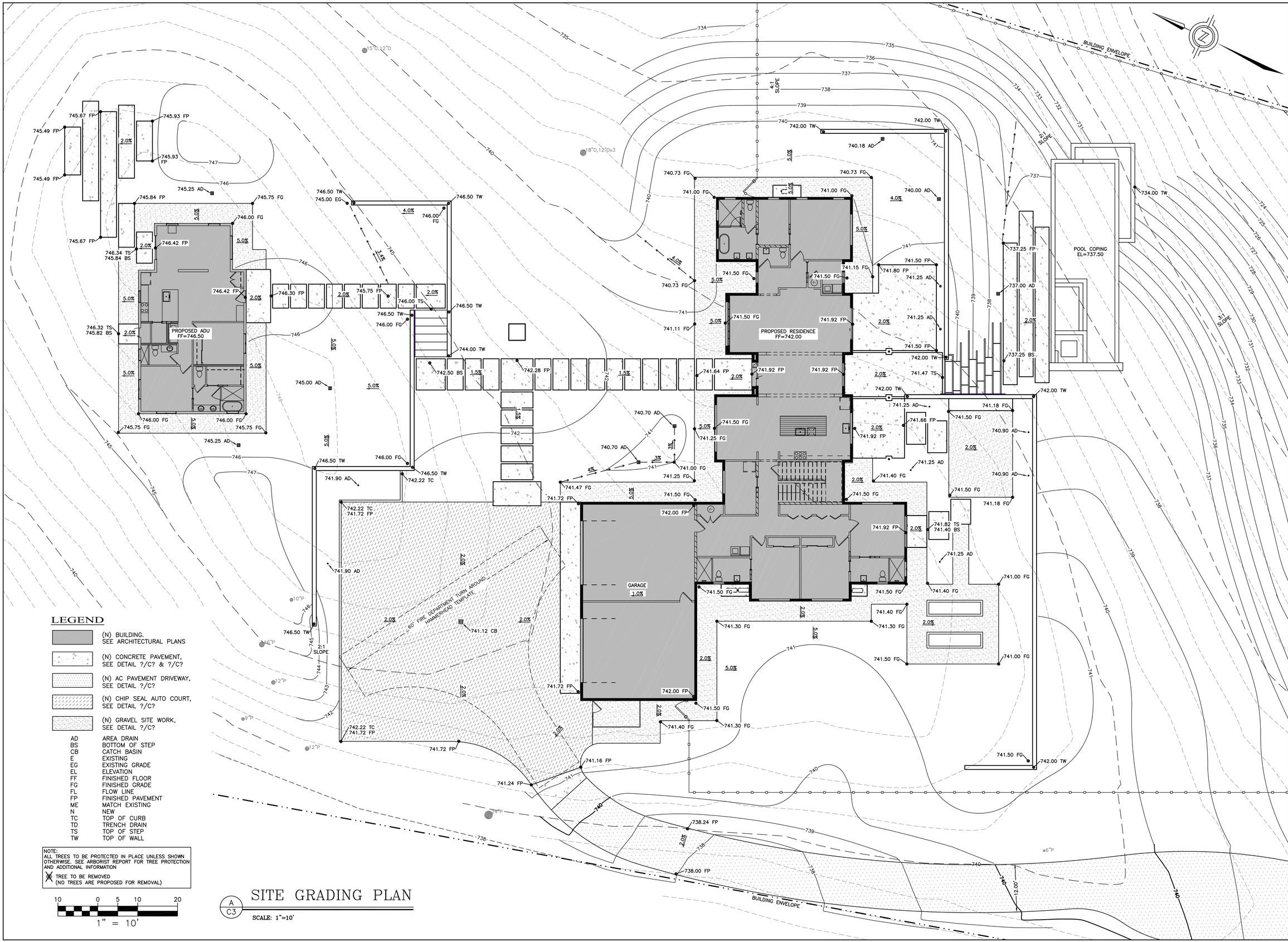
PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

C11

1174



LEGEND

- (N) BUILDING. SEE ARCHITECTURAL PLANS
- (N) CONCRETE PAVEMENT, SEE DETAIL ?/C? & ?/C?
- (N) AC PAVEMENT DRIVEWAY, SEE DETAIL ?/C?
- (N) CHIP SEAL AUTO COURT, SEE DETAIL ?/C?
- (N) GRAVEL SITE WORK, SEE DETAIL ?/C?

AD	AREA DRAIN
BS	BOTTOM OF STEP
CB	CATCH BASIN
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FP	FINISHED PAVEMENT
ME	MATCH EXISTING
N	NEW
TC	TOP OF CURB
TD	TRENCH DRAIN
TS	TOP OF STEP
TW	TOP OF WALL

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION

X TREE TO BE REMOVED
(NO TREES ARE PROPOSED FOR REMOVAL)

10 0 5 10 20
1" = 10'

A C3 SITE GRADING PLAN

SCALE: 1"=10'

AGD
ARCHITECTURE | DESIGN

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REVISIONS

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PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

SITE GRADING PLAN

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

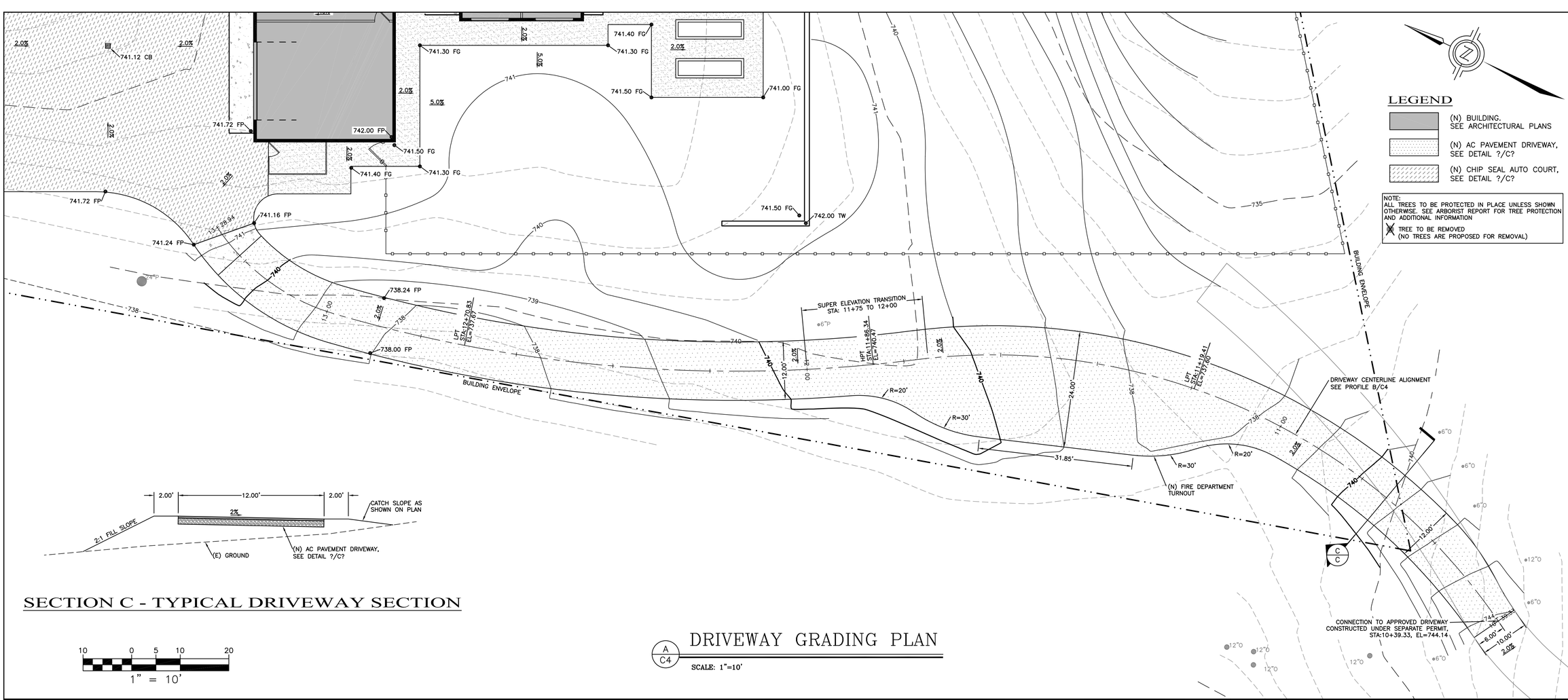
TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

C12

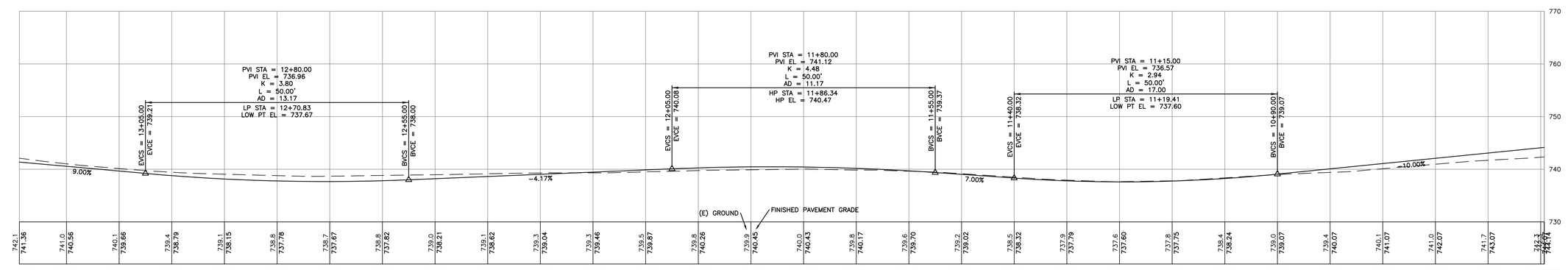


SECTION C - TYPICAL DRIVEWAY SECTION

10 0 5 10 20
1" = 10'

A/C4 DRIVEWAY GRADING PLAN

SCALE: 1"=10'



B/C4 DRIVEWAY CENTERLINE ALIGNMENT PROFILE

SCALE: 1"=10'

AGD ARCHITECTURE | DESIGN
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PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

DRIVEWAY GRADING PLAN

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

C13

STORM WATER RUNOFF MITIGATION NOTE:
1. THIS PROPERTY IS PART OF THE TEHAMA SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREY COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR TEHAMA (FORMERLY KNOWN AS CANADA WOODS AND CANADA WOODS NORTH). THIS SUBDIVISION IS NOT WITHIN THE NPDES MUNICIPAL GENERAL PERMIT BOUNDARY.
2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND DISPERSED AT MULTIPLE POINTS AWAY FROM THE RESIDENCE. STORM WATER RUNOFF WILL CONTINUE OVERLAND UNTIL IT IS COLLECTED UP BY THE NATURAL DRAINAGE RAVINE THAT RUNS THROUGH THE PROPERTY. RUNOFF FROM THIS LOT WILL ULTIMATELY END UP IN TEHAMA DETENTION/RETENTION POND R FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREY COUNTY.
3. PROPOSED SINGLE FAMILY RESIDENCE
   TOTAL PRE-PROJECT OR REPLACED IMPERVIOUS AREA = 0 SFT
   TOTAL POST-PROJECT OR NEW IMPERVIOUS AREA = **? SFT**
   TOTAL POST-PROJECT OR NEW PERVIOUS AREA (GRAVEL AREA) = **? SFT**
4. PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE **?**

STORM DRAIN NOTES:
1. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
2. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
3. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
5. FOUNDATION DRAINAGE TO BE DESIGNED BY OTHERS. FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
6. PVC REDUCERS TO BE USED AS NECESSARY TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
7. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
8. **SEE ?/C6 FOR TRENCHING DETAIL**

LEGEND

▥	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
• DS	(N) ROOF DRAINAGE DOWNSPOUT
○ JB	(N) JUNCTION BOX
○ CO	(N) CLEANOUT
SD	(N) STORM DRAIN
WD	(N) WALL DRAIN
FD	(N) FOUNDATION DRAIN
D	(N) SOLID DRAIN LINE
SD	(E) STORM DRAIN

A / C5

STORMWATER CONTROL PLAN

SCALE: 1"=10'

10 0 5 10 20

1" = 10'

AGD ARCHITECTURE | DESIGN

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t: (805) 439-1611
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architect: andrew goodwin, aia
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(831) 655-2723

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

STORMWATER CONTROL PLAN

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

C14

STORM WATER RUNOFF MITIGATION NOTE:
1. THIS PROPERTY IS PART OF THE TEHAMA SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREY COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR TEHAMA (FORMERLY KNOWN AS CANADA WOODS AND CANADA WOODS NORTH). THIS SUBDIVISION IS NOT WITHIN THE NPDES MUNICIPAL GENERAL PERMIT BOUNDARY.
2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND DISPERSED AT MULTIPLE POINTS AWAY FROM THE RESIDENCE. STORM WATER RUNOFF WILL CONTINUE OVERLAND UNTIL IT IS COLLECTED UP BY THE NATURAL DRAINAGE RAVINE THAT RUNS THROUGH THE PROPERTY. RUNOFF FROM THIS LOT WILL ULTIMATELY END UP IN TEHAMA DETENTION/RETENTION POND R FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREY COUNTY.
3. PROPOSED SINGLE FAMILY RESIDENCE
TOTAL PRE-PROJECT OR REPLACED IMPERVIOUS AREA = 0 SFT
TOTAL POST-PROJECT OR NEW IMPERVIOUS AREA = **? SFT**
TOTAL POST-PROJECT OR NEW PERVIOUS AREA (GRAVEL AREA) = **? SFT**
4. PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE **?**

PROPOSED RESIDENCE
FF=742.00

POOL

BUILDING ENVELOPE

6" PVC L=52', S=6.8%

4" PVC L=40', S=2.0%

6" PVC L=71', S=2.0%

4" PVC L=80', S=2.0%

4" PVC L=131', S=VARIES% (2.0% MIN)

6" PVC L=170', S=2.0%

6" PVC L=71', S=3.0%

740.18 AD
740.00 AD
741.25 AD
737.00 AD
740.90 AD
745.00 AD
740.70 AD
741.90 AD
741.12 CB

STORM DRAIN TO DAYLIGHT AND DRAIN ONTO ROCK ENERGY DISSIPATER AT GRADE

STORM DRAIN NOTES:
1. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0% UNLESS NOTED OTHERWISE.
2. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
3. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
5. FOUNDATION DRAINAGE TO BE DESIGNED BY OTHERS. FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
6. PVC REDUCERS TO BE USED AS NECESSARY TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
7. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
8. **SEE 1/C6 FOR TRENCHING DETAIL**

LEGEND

	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
● DS	(N) ROOF DRAINAGE DOWNSPOUT
◯ JB	(N) JUNCTION BOX
○ CO	(N) CLEANOUT
SD	(N) STORM DRAIN
WD	(N) WALL DRAIN
FD	(N) FOUNDATION DRAIN
D	(N) SOLID DRAIN LINE
SD	(E) STORM DRAIN

STORMWATER CONTROL PLAN CONTINUED

A / C6

SCALE: 1"=10'

10 0 5 10 20
1" = 10'

AGD ARCHITECTURE | DESIGN
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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE
STORMWATER CONTROL PLAN CONTINUED

PHASE DESCRIPTION
PLANNING SUBMITTAL

DATE: 3/13/2026
TECHNICIAN: TN
PROJECT MANAGER: MRS
JOB NUMBER: 25-41

SHEET NUMBER
C15

UTILITY NOTES:
1. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
2. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR
4. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM. SEPTIC TANKS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. CONCRETE RISERS AND CAST IRON RINGS AND COVERS ON ALL TANK ACCESS OPENINGS PER CANADA WOODS TREATMENT COMPANY STANDARDS. **SEE DETAIL ?/C?**
6. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
7. **SEE ?/C? FOR TRENCHING DETAIL**

LEGEND

CO	(N) CLEAN–OUT
SD	(N) STORM DRAIN
WD	(N) WALL DRAIN
D	(N) SOLID DRAIN LINE
SS	(N) GRAVITY SANITARY SEWER
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
SD	(E) STORM DRAIN
SS	(E) SANITARY SEWER
W	(E) WATER SERVICE
JT	(E) JOINT UTILITY TRENCH

PROPOSED ADU
FF=746.50

PROPOSED RESIDENCE
FF=742.00

BUILDING ENVELOPE

DRIVEWAY ALIGNMENT FROM PREVIOUSLY APPROVED DRIVEWAY PLANS. CONTRACTOR TO COORDINATE UTILITY LOCATION REVISIONS WITH SUBS PRIOR TO INSTALLATION. UTILITIES FROM PREVIOUSLY APPROVED PLANS SHOULD BE TERMINATED AY (N) DRIVEWAY CONNECTION LOCATION, STA:10+39.33

DRIVEWAY AND UTILITY SERVICES FROM PREVIOUSLY APPROVED DRIVEWAY PLANS. CONSTRUCTION UNDER SEPARATE PERMIT

KEYNOTES:

1 CONTRACTOR TO CONNECT (N) 6" FIRE HYDRANT WATER SERVICE TO 6" FIRE HYDRANT WATER SERVICE IN DRIVEWAY
2 (N) 6" PVC CLASS 150 C900 FIRE HYDRANT WATER SERVICE LINE
3 (N) FIRE WATER SERVICE LINE TO SHARE TRENCH W/ (N) WATER SERVICE LINE, SEE DETAIL ?/C?
4 (N) FIRE HYDRANT LOCATION, SEE DETAIL ?/C?. CONTRACTOR TO ADJUST GRADING AS NEEDED SO CENTER OF HYDRANT IS SET 48" FROM EDGE OF DRIVEWAY
5 CONTRACTOR TO CONNECT (N) 3" WATER SERVICE TO 3" WATER SERVICE IN DRIVEWAY
6 (N) 3" PVC SCHEDULE 80 WATER SERVICE LINE
7 (N) WATER SERVICE LINE TO SHARE TRENCH WITH SEWER SERVICE, SEE DETAIL ?/C?
8 (N) WATER SERVICE BUILDING POINT OF CONNECTION (AT MECH ROOM). CONTRACTOR TO INSTALL SERVICE SHUTOFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS.
9 CONTRACTOR TO CONNECT (N) JOINT UTILITY TRENCH TO JOINT UTILITY TRENCH IN DRIVEWAY. CONTRACTOR TO COORDINATE CONNECTIONS WITH PG&E AND UTILITY SERVICE PROVIDERS.
10 (N) JOINT UTILITY SERVICE TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E.
11 (N) ELECTRICAL AND GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR TO COORDINATE WORK W/ PG&E. SEE ELECTRICAL AND PLUMBING PLANS FOR ROUTING OF ELECTRICAL AND GAS SERVICE LINES TO ADU AFTER MAIN RESIDENCE CONNECTION LOCATION.
12 (N) SANITARY SEWER 2–WAY CLEAN–OUT AT CONNECTION TO BUILDING, SEE DETAIL ?/C?. 4" SS INV=737.65
13 (N) 4" SDR 26 PVC SANITARY SEWER, L=57', S=2.0%
14 (N) 45° WYE CONNECTION, 4" SS INV=736.51
15 (N) SANITARY SEWER 2–WAY CLEAN–OUT AT CONNECTION TO BUILDING, SEE DETAIL ?/C?. 4" SS INV=742.67
16 (N) 4" SDR 26 PVC SANITARY SEWER, L=39', S=2.0%
17 SEE DETAIL ?/C? FOR ROUTING OF SEWER AT BACK OF RETAINING WALL
18 (N) SANITARY SEWER 2–WAY CLEAN–OUT, SEE DETAIL ?/C?. 4" SS INV=740.17
19 (N) 4" SDR 26 PVC SANITARY SEWER, L=166', S=2.2%
20 (N) 4" SDR 26 PVC SANITARY SEWER, L=95', S=2.0%
21 (N) JENSEN PRECAST JZ–4000 GALLON COMMERCIAL SEPTIC TANK, OR EQUIVALENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LIDS=739.50 & 738.50, TOP OF TANK=735.85, 4" SS INV IN=734.60, 4' SS INV OUT=734.35
22 (N) SANITARY SEWER 2–WAY CLEAN–OUT INSTALLED ON EITHER SIDE OF TANK AS SHOWN, SEE DETAIL ?/C?
23 (N) SEPTIC TANK CONCRETE RISER W/ CAST IRON RING AND COVER PER CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER, STANDARDS. TYPICAL OF ALL SEPTIC TANK ACCESS OPENINGS. SEE DETAIL ?/C?
24 (N) JENSEN PRECAST JS–1500 GALLON RESIDENTIAL SEPTIC TANK CAST WITHOUT BAFFLE, OR EQUIVALENT, TO ACT AS SEWER PUMP CHAMBER, SEE DETAIL ?/C?. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LIDS=738.00 & 737.50, TOP OF TANK=735.13, 4" SS INV IN=734.29, BOTTOM OF TANK=729.46
25 (N) 3" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=107 LFT
26 CONTRACTOR TO CONNECT (N) 3" SANITARY SEWER FORCE MAIN TO 3" SANITARY SEWER FORCE MAIN IN DRIVEWAY. CONTRACTOR TO COORDINATE WORK W/ CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER

A C7 SITE UTILITY PLAN

SCALE: 1"=16'

16 0 8 16 32
1" = 16'

AGD ARCHITECTURE | DESIGN
ANDREW GOODWIN DESIGNS
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SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us
architect: andrew goodwin, aia
andrew@andrewgoodwin.us

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
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LandSengineers.com

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

SITE UTILITY PLAN

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

C16

TREE MITIGATION NOTES

A 1:1 REPLACEMENT RATION IS REQUIRED FOR THE REMOVAL OF 11 CALIFORNIA LIVE OAK TREES, THE FOLLOWING SHOULD BE REPLANTED:

- 11 COAST LIVE OAKS (5 GALLON NURSERY STOCK)

TREES SHOULD BE PLANTED AND EVENLY SPACED OUTSIDE THE BUILDING ENVELOPE - SEE PLANTING PLAN.

REPLANTING SPECIFICATIONS:

TREES SHALL BE PLANTED WITH THE ROOT BALL SET EQUAL TO OR SLIGHTLY ABOVE GRADE.

MULCH SHALL BE APPLIED IN A 3-4 FT DIAMETER RING AROUND EACH TREE, AVOIDING CONTACT WITH THE TRUNK.

IRRIGATION SHOULD BE PROVIDED UNTIL TREES ARE ESTABLISHED. THIS SHOULD CONSIST OF WATERING 1 TIME WEEK THROUGHOUT THE DRY SEASON. CONTRACTOR TO SETUP A TEMPORARY IRRIGATION SYSTEM WITH A BATTERY OPERATED CONTROLLER UNTIL THE PERMANENT IRRIGATION SYSTEM IS INSTALLED AT THE TIME OF THE HOUSE CONSTRUCTION.

NEWLY PLANTED TREES SHOULD BE MONITORED FOR A MINIMUM OF THREE YEARS WITH INSPECTIONS AT:

- 6 MONTHS
- 1 YEAR
- 3 YEARS

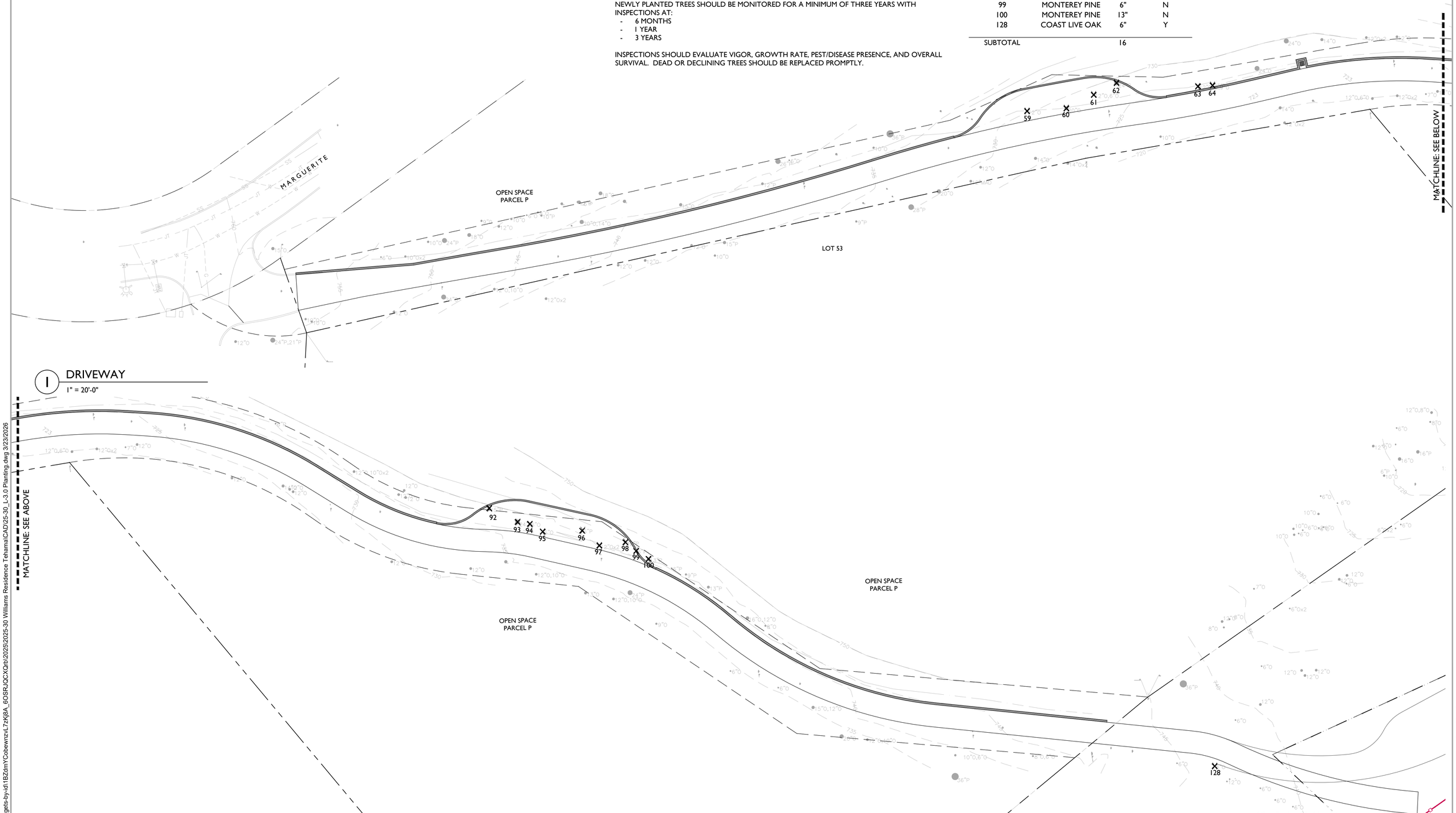
INSPECTIONS SHOULD EVALUATE VIGOR, GROWTH RATE, PEST/DISEASE PRESENCE, AND OVERALL SURVIVAL. DEAD OR DECLINING TREES SHOULD BE REPLACED PROMPTLY.

TREE REMOVAL LIST

TREE # PER ARBORIST REPORT	SPECIES	DBH	MITIGATION EREQUIRED
59	COAST LIVE OAK	12"	Y
60	COAST LIVE OAK	20"	Y
61	COAST LIVE OAK	18"	Y
62	MONTEREY PINE	24"	N
63	COAST LIVE OAK	12"	Y
64	COAST LIVE OAK	8"	Y
92	MONTEREY PINE	15"	N
93	COAST LIVE OAK	24"	Y
94	COAST LIVE OAK	16"	Y
95	COAST LIVE OAK	6"	Y
96	COAST LIVE OAK	6"	Y
97	COAST LIVE OAK	24"	Y
98	MONTEREY PINE	12"	N
99	MONTEREY PINE	6"	N
100	MONTEREY PINE	13"	N
128	COAST LIVE OAK	6"	Y
SUBTOTAL		16	

LEGEND

- EXISTING TREE: PRESERVE AND PROTECT
- EXISTING TREE: TO BE REMOVED
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS DESCRIBED IN THE ARBORIST REPORT DATED OCTOBER 11, 2025.



1 DRIVEWAY
1" = 20'-0"

2 DRIVEWAY
1" = 20'-0"

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6525
Signature
11-30-27
Renewal Date
01-24-26
Date
STATE OF CALIFORNIA

PROJECT NAME:

WILLIAMS RESIDENCE

PROJECT ADDRESS:

TEHAMA LOT 51
51 MARGURITE
CARMEL, CA 93923

APN: 169-421-022

ISSUANCE:

DRIVEWAY PLANNING SUBMITTAL

PROJECT NO: 2025-30
DATE: 03/23/2026

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

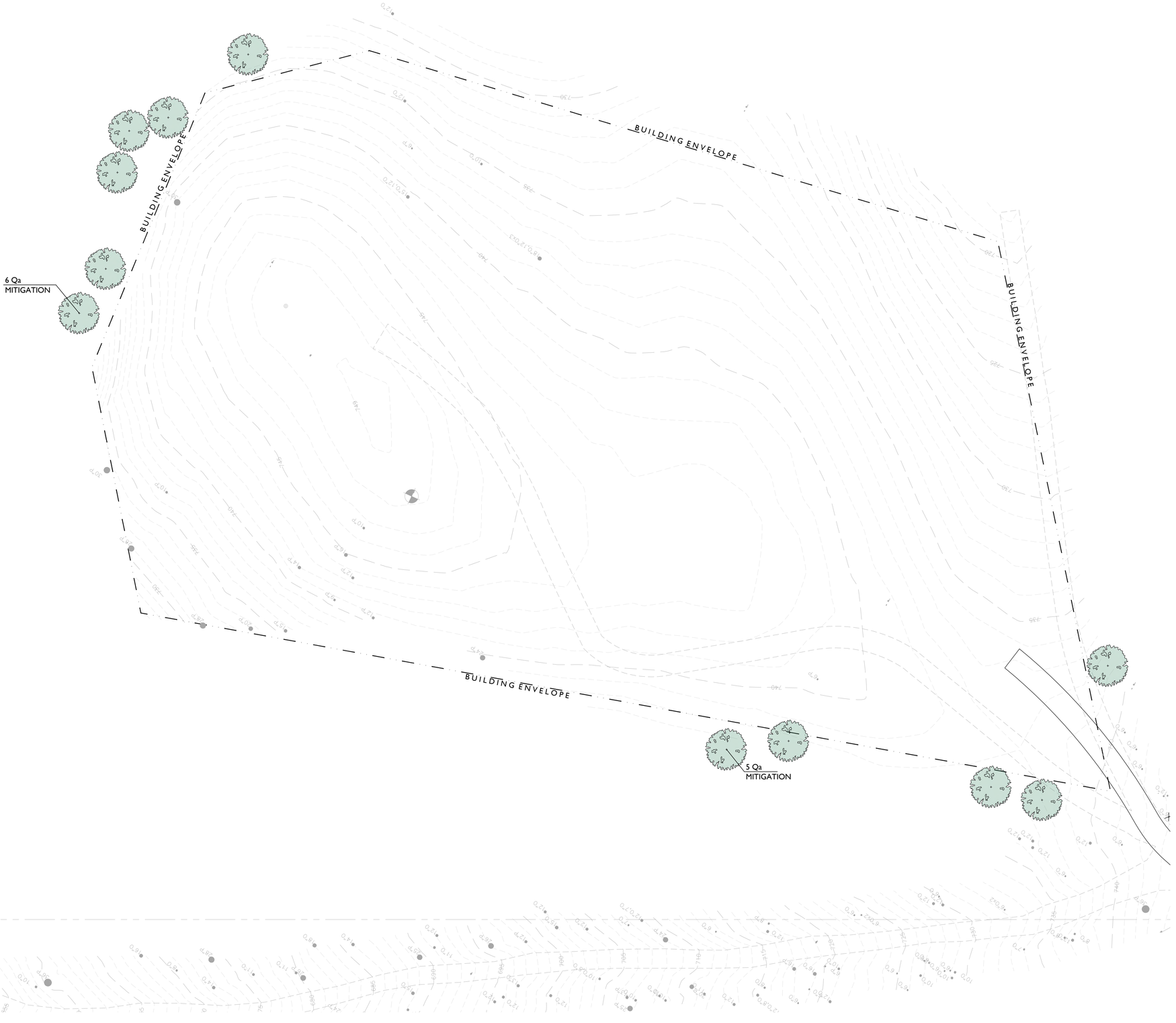
TREE REMOVAL PLAN

SHEET NO:

L-1.0

1180

G:\.shortcut-targets-by-id\1BZdmYCobewnzvLTxKjkA_6OSRJQCXQrb\2025\2025-30 Williams Residence Tehama\CAD\25-30_L-3.0 Planting.dwg 3/23/2026



PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREES			
VL	Qa	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GAL.	MULTI

CONTRACTOR TO SET UP A TEMPORARY IRRIGATION SYSTEM FOR THE MITIGATION TREES - INSTALL WITH A BATTERY OPERATED CONTROLLER UNTIL THE PERMANENT IRRIGATION SYSTEM IS INSTALLED AT THE TIME OF THE HOUSE CONSTRUCTION.

SCALE: 1"= 20'-0"

20 0 20 40

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-27
Renewal Date
01-24-26
Date
STATE OF CALIFORNIA

PROJECT NAME:

WILLIAMS RESIDENCE

PROJECT ADDRESS:

TEHAMA LOT 51
51 MARGURITE
CARMEL, CA 93923

APN: 169-421-022

ISSUANCE:

DRIVEWAY PLANNING SUBMITTAL

PROJECT NO: 2025-30
DATE: 03/23/2026

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

MITIGATION PLANTING PLAN

SHEET NO:

L-2.0

G:\.shortcut-targets-by-id\1BZdmYCobewnzvLZzKjbA_6OSRJQCXO\trb\2025\2025-30 Williams Residence Tehama\CAD\25-30_L-3.0 Planting.dwg 3/23/2026

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Exhibit B

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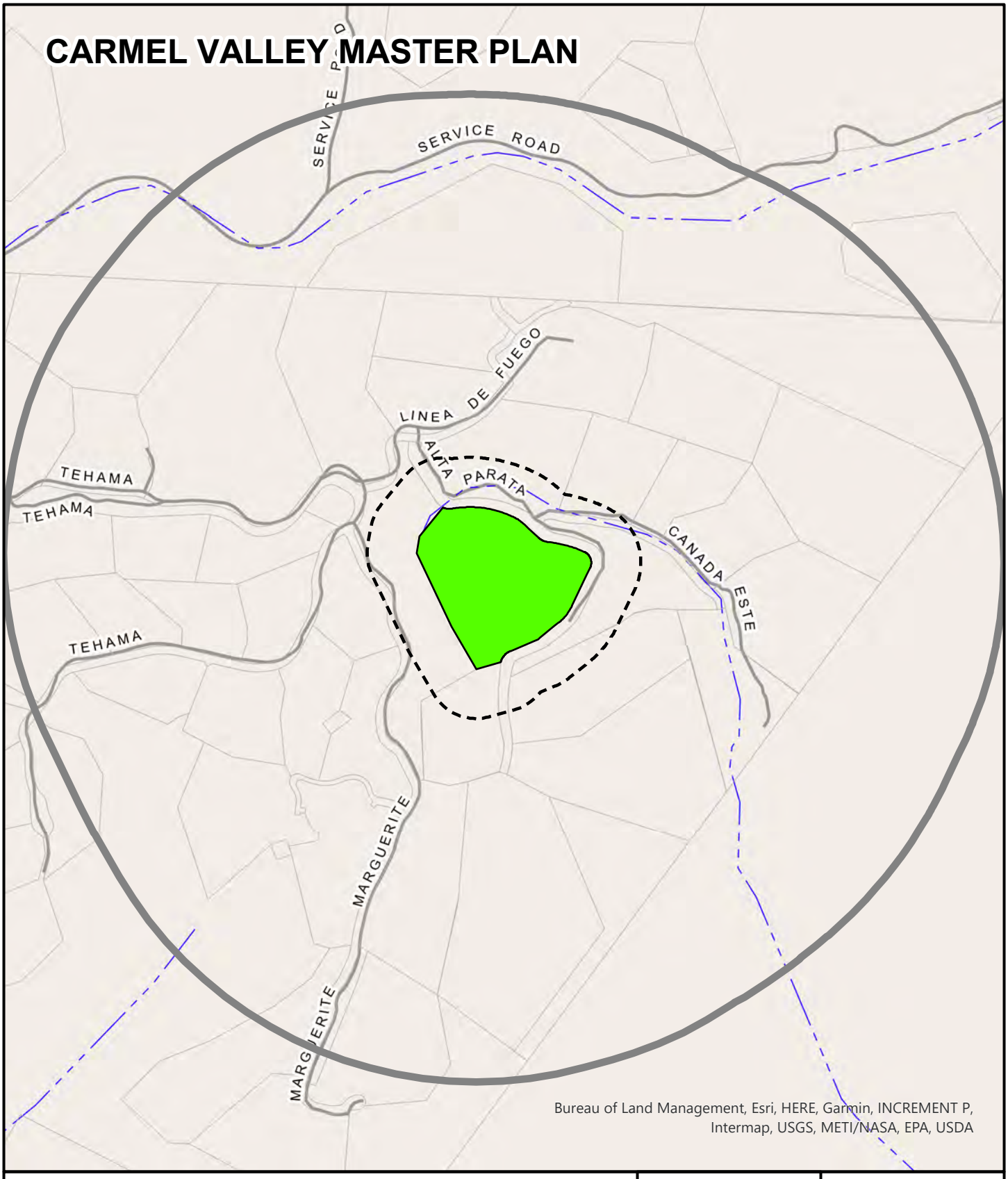
CARMEL VALLEY MASTER PLAN



APPLICANT: WILLIAMS JASON & PAMELA FERNANDES TRS

APN: 169421022000 **FILE #** PLN260014

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: KAYLA NELS

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Exhibit C

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Arborist Report

Tree Resource Assessment
51 Marguerite, Carmel Ca 93923

Prepared for:
Andrew Goodwin (Architect)
Jason And Pam Williams Owners

Prepared by:
Tope’s Environmental, Inc.
Andrew Tope
Board Certified Master Arborist WE-7621A
ISA Tree Risk Assessor Qualified
P.O. Box 223436
Carmel, CA 93922

Date: October 11, 2025

Letter of Transmittal

Mr. Goodwin,

On September 30, 2025, you contacted me regarding your proposed project at 51 Marguerite, Carmel Ca. I was retained to document existing tree resources on the property and to evaluate potential impacts associated with the further development of an existing driveway.

On October 11, 2025, I conducted a visual inspection of the site and completed a tree inventory. This report summarizes my observations, findings, and professional recommendations.

Sincerely,
Andrew Tope
Board Certified Master Arborist WE-7621A

Executive Summary

1 My services were retained by Andrew Goodwin Architects to evaluate the tree resources at 51 Marguerite.
2 The project proposes construction of a new driveway with the appropriate turnouts per fire code. A total of 110 trees were documented on-site. Of these, 16 trees—primarily in poor to fair condition—are recommended for removal.
3 Additional trees may require removal as construction progresses. A separate hazard tree assessment should be conducted during or after project implementation.
4 This assessment is limited to evaluating the effect of the proposed development on existing trees and providing recommendations for retention where feasible.
5 Replanting will be required to comply with Monterey County regulations.

Scope of Work

To support the proposed development, the following tasks were completed:

- Conducted a site inspection and documented all trees ≥6 inches DBH.
- Evaluated tree health, structure, and suitability for preservation.
- Reviewed proposed building site plans.
- Provide recommendations to facilitate tree retention.
- Provide tree protection measures
- Provide recommendations for replanting
- Prepared this report to satisfy Monterey County tree protection requirements.

Limitations & Disclosure

Observations are based on a visual ground-level inspection using a digital camera, diameter tape, and binoculars. No aerial inspections, root crown excavations, or internal decay testing were performed.

This report is limited to trees located adjacent to the proposed driveway of 51 Marguerite per site plan.

Arborists apply education, training, and experience to assess tree condition; however, trees are living organisms subject to environmental and biological factors beyond human control. It is not possible to guarantee the absolute health or structural integrity of any tree for a specific period of time. Living near trees inherently involves some degree of risk, which can be managed but never fully eliminated.

Site Description

- Assessor's Parcel Number: 169-421-022
- Location: 51 Marguerite, Carmel Ca 93923
- Parcel Size:
- Zoning: Residential
- Topography: Moderately sloped (30-50%)
- Soils: USDA maps identify soils as Santa Lucia chancery clay loam (approx. 80 in. depth, well drained, high runoff, slight windthrow hazard, water capacity ~7.4 in.).
- Vegetation:
    - Upper canopy: Monterey pine (Pinus radiata), Coast live oak (Quercus agrifolia),
    - Understory: Native grasses , invasive French broom (Genista monspessulana)., poison oak (Toxicodendron pubescens), coffee berry (Frangula californica)

Methodology

- All trees ≥6 in. DBH were inventoried.
- Multi-stemmed trees with a shared root crown were counted as single specimens.
- Data collected included species, DBH, condition rating, and notes.
- Condition ratings were assigned as follows:
    - Good: Healthy, vigorous, no significant defects or decline.

    - Fair: Average vigor, minor defects or pest/disease symptoms; may improve with corrective pruning.
    - Poor: Significant decline, structural defects, or disease/pest issues; limited recovery potential.
    - Dead/Snag: Non-living, standing trees.
-

Tree Inventory & Findings

Trees within driveway Envelope:

- 110 trees inventoried within proposed construction zone, consisting of 2 species.
    - 23 Monterey pine (Pinus radiata)
    - 86 Coast live oak (Quercus agrifolia)
    - 1 Pacific Madrone (Arbutus menziesii)
- 16 trees were recommended for removal due to condition or conflict with development.
    - 5 Monterey pine (Pinus radiata)
    - 11 Coast live oak (Quercus agrifolia)

General Observations:

- Most Coast live oaks are in fair to good condition.
- Several Monterey pines exhibit signs of red turpentine beetle (Dendroctonus valens) activity and are in the fair to poor condition.

ID #	Species	DBH	Condition	Recommendations	Notes
1	Oak	15	Good	**Preserve**	Good
2	Oak	6	Fair	Preserve	Fair
3	Oak	10	Good	Preserve	double spars
4	Oak	10	Fair	Preserve	
5	Pine	24	Fair	Preserve	
6	Oak	18	Fair	Preserve	
7	Oak	9	Fair	Preserve	suppressed
8	Oak	12	Fair	Preserve	
9	Oak	10	Fair	Preserve	
10	Oak	10	Fair	Preserve	
11	Oak	8	Poor	Preserve	
12	Pine	10	Fair	Preserve	
14	PINE	10	dead	Preserve	
15	Oak	18	Fair	Preserve	
17	Oak	34	Fair	Preserve	double spar
19	Oak	15	poor	Preserve	decay at base
20	Oak	12	good	Preserve	
21	Pine	24	Poor	Preserve	thin canopy
22	Pine	21	Fair	Preserve	
23	Oak	10	Good	Preserve	
24	Oak	10	Fair	Preserve	
25	Oak	12	poor	Preserve	surpressed
26	Oak	24	Good	Preserve	
27	Oak	12	Fair	Preserve	
28	Oak	10	Fair	Preserve	
29	Oak	24	Good	Preserve	double spar
30	Oak	12	fair	Preserve	unbalanced
31	Oak	12	fair	Preserve	lean

32	Oak	12	fair	Preserve	
33	Oak	10	Poor	Preserve	suppressed
34	Pine	15	Poor	Preserve	severe lean
35	Pine	9	Good	Preserve	
38	Pine	28	Poor	Preserve	thin canopy
41	Oak	20	fair	Preserve	
42	madrone	12	dead	Preserve	
43	Oak	12	Good	Preserve	raise canopy
44	Oak	14	Good	Preserve	
45	Oak	14	fair	Preserve	double spar
48	Pine	12	Poor	Preserve	lean
49	Pine	26	dead	Preserve	
50	Oak	6	fair	Preserve	suppressed
53	Oak	10	poor	Preserve	uprooting
54	Pine	36	fair	Preserve	larger hangers
59	Oak	12	fair	**Remove**	turn out #1
60	Oak	20	fair	**Remove**	turn out #1
61	Oak	18	fair	**Remove**	turn out #1
62	Oak	24	fair	**Remove**	turn out #1
63	Oak	12	fair	**Remove**	turn out #1
64	Oak	8	fair	**Remove**	turn out #1
65	Oak	24	fair	Preserve	lean
66	Oak	24	fair	Preserve	
67	Oak	14	Poor	Preserve	
68	Oak	12	fair	Preserve	raise canopy
69	Oak	12	fair	Preserve	
70	Oak	12	fair	Preserve	
71	Pine	6	Good	Preserve	
72	Oak	10	Good	Preserve	

73	Oak	14	fair	Preserve	
74	Oak	12	fair	Preserve	
77	Oak	12	fair	Preserve	
79	Oak	12	Good	Preserve	
80	Oak	7	fair	Preserve	
81	Oak	12	fair	Preserve	
82	Oak	12	fair	Preserve	
83	Oak	14	fair	Preserve	raise canopy
84	Oak	8	fair	Preserve	raise canopy
85	Oak	12	fair	Preserve	raise canopy
86	Oak	12	fair	Preserve	
88	Oak	22		Preserve	double spar
89	Oak	12	fair	Preserve	
90	Oak	12	fair	Preserve	
91	Oak	12	fair	Preserve	
92	Pine	15	fair	**Remove**	turn out #2
93	oak	24	fair	**Remove**	turn out #2
94	Oak	16	fair	**Remove**	turn out #2
95	Oak	6	fair	**remove**	turn out #2
96	Pine	6	fair	**remove**	turn out #2
97	Oak	24	fair	**remove**	turn out #2
98	Pine	12	fair	**remove**	turn out #2
99	Pine	6	fair	**remove**	turn out #2
100	Pine	13	Good	**remove**	turn out #2
101	Pine	6	fair	Preserve	
102	Pine	9	fair	Preserve	
103	Pine	13	fair	Preserve	
104	Oak	28	fair	Preserve	double spar
106	Oak	8	fair	Preserve	

107	Oak	12	fair	Preserve	
108	Oak	22	fair	Preserve	double spar
110	Oak	13	Good	Preserve	
112	Oak	22	fair	Preserve	
113	Pine	24	fair	Preserve	
114	Oak	9	Poor	Preserve	
115	Oak	6	fair	Preserve	
116	Oak	6	Poor	Preserve	
117	Oak	27	fair	Preserve	double spar
119	Oak	20	Good	Preserve	
120	oak	22	fair	Preserve	double spar
122	Pine	36	fair	Preserve	
123	Oak	16	fair	Preserve	double spar
125	Oak	14	fair	Preserve	double spar
127	Oak	6	fair	Preserve	
128	Oak	6	fair	**Remove**	Proximity to driveway
129	Oak	12	fair	Preserve	double spar
131	Oak	6	fair	Preserve	
132	Oak	6	fair	Preserve	
133	Oak	6	fair	Preserve	
134	Pine	36	fair	Preserve	
135	Oak	6	fair	Preserve	
136	Oak	12	Good	Preserve	

Conclusion

The overall tree population on-site is in good health. The proposed construction has been designed to utilize the existing access to the site, thereby minimizing impacts to surrounding trees. To accommodate the project, 16 trees will be impacted due to their proximity to construction activities, and their removal is recommended at this time. Of these 1, only the eleven (11) California Live Oaks are protected at this location and would require replanting.

With the implementation of removals, targeted pruning, and replanting, the long-term sustainability of the tree resource will be improved. These measures will enhance age diversity, species composition, and spacing, supporting the site's ecological health and aesthetic value. Proper establishment and enforcement of Tree Protection Zones (TPZs) will further ensure that retained trees remain viable throughout and beyond the construction period.

Tree Preservation & Protection

Preservation of trees during site development requires a collaborative effort extending from planning and design through to construction and post-project maintenance. Owners, architects, engineers, contractors, and arborists must all contribute to tree protection. With a coordinated approach, the trees that provide the greatest value and visual quality to the property will continue to thrive.

The root system is the most vulnerable portion of a tree during construction. Roots commonly extend well beyond the canopy drip line and can be irreparably damaged by heavy equipment, grading, trenching, storage of materials, and repeated soil compaction. Such damage may not be immediately apparent and can predispose trees to failure or decline years later.

To mitigate these risks, a Tree Protection Zone (TPZ) should be established around retained trees. Within this zone:

- No grading, trenching, or equipment use should occur.
- Work must be performed by hand and under the supervision of a certified arborist.
- Six-foot-high orange mesh or chain-link fencing should be installed prior to any demolition, grubbing, or grading, and remain in place until project completion.
- The TPZ should ideally extend to 1.5 times the tree's dripline, though group fencing is recommended on this site given the clustering of oaks ands pines.

Even with TPZs in place, retained trees may be stressed by nearby activity, increasing their susceptibility to pests and disease. Preventative treatments, such as fungicide or insecticide trunk injections, may be applied before construction. Depending on the formulation, one application may protect trees for up to two years, covering the duration of the project.

Tree Protection Specifications

- Install temporary fencing around all retained trees.
- Fencing shall be chain-link or heavy-duty plastic mesh and supported with rigid stakes.
- Fencing shall not be attached to trees.
- Fencing shall be at least 4 feet in height.
- Fencing shall be installed before construction begins and remain in place for the entire project duration.

Tree Removals

Sixteen (16) trees have been identified for removal due to their proximity to proposed improvements. These trees are not considered viable candidates for relocation due to structural issues, location, and clustering. None are specimen trees. Their removal will reduce the site's canopy cover by well under 5%.

All removals should be performed by a licensed tree contractor, with care taken to avoid injury to retained trees or their TPZs.

Tree Pruning

Pruning is recommended for trees adjacent to construction areas to improve roadway clearance and keep the amount of trees to be removed to a minimum. Specifically, a crown raising should be performed, which includes removal of targeted branches to provide adequate vehicle clearance. Trees should be raised over roadways to a height of 14ft.

Pruning specifications:

- No more than 25% of live foliage should be removed from mature trees in a single pruning cycle.
- All work must comply with ANSI A300 Standards and the International Society of Arboriculture (ISA) Best Management Practices.

Tree Replanting

A 1:1 replacement ratio is required for the removal of the 11 California Live Oak trees, the following should be replanted:

- 11 Coast live oaks (5-gallon nursery stock)

Trees should be planted and evenly spaced outside the building envelope.

Replanting specifications:

- Trees shall be planted with the root ball set equal to or slightly above grade.
- Mulch shall be applied in a 3–4 ft. diameter ring around each tree, avoiding contact with the trunk.
- Irrigation should be provided until trees are established. This should consist of watering 1 time week throughout the dry season.

Monitoring & Maintenance

Tree Protection Zones

A certified arborist should conduct periodic site visits during construction to ensure compliance with TPZ requirements.

Replanted Trees

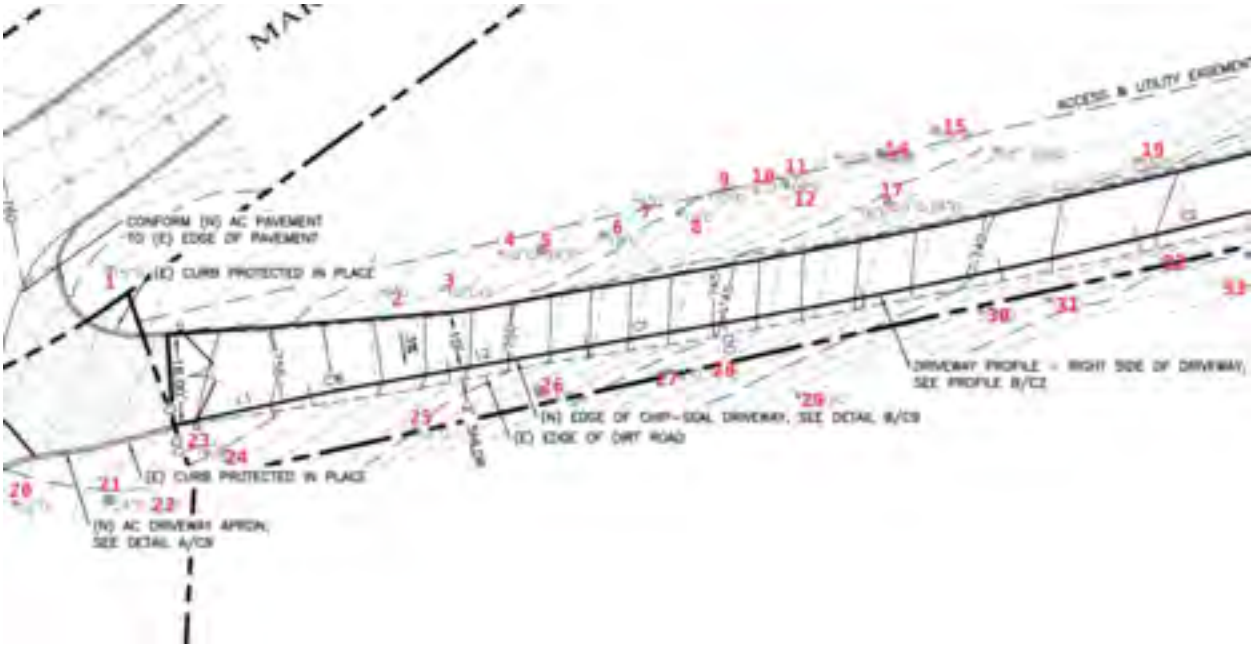
Newly planted trees should be monitored for a minimum of three years with inspections at:

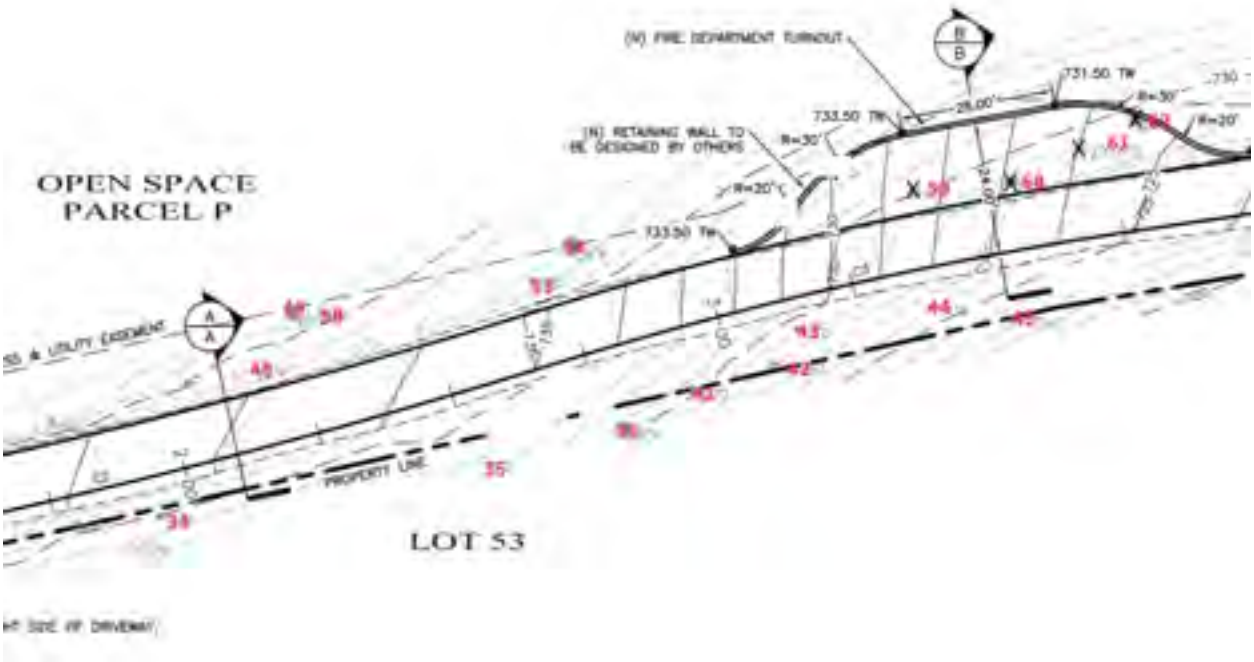
- 6 months
- 1 year
- 3 years

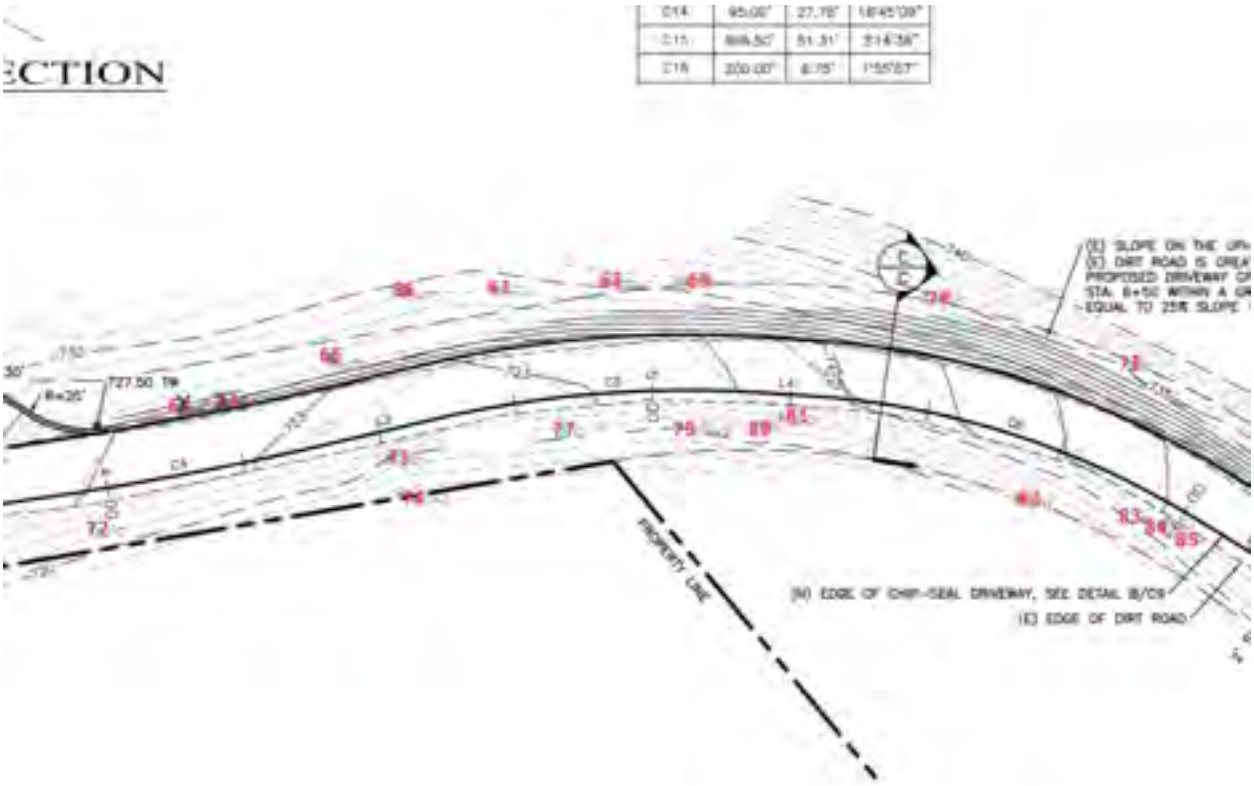
Inspections should evaluate vigor, growth rate, pest/disease presence, and overall survival. Dead or declining trees should be replaced promptly.

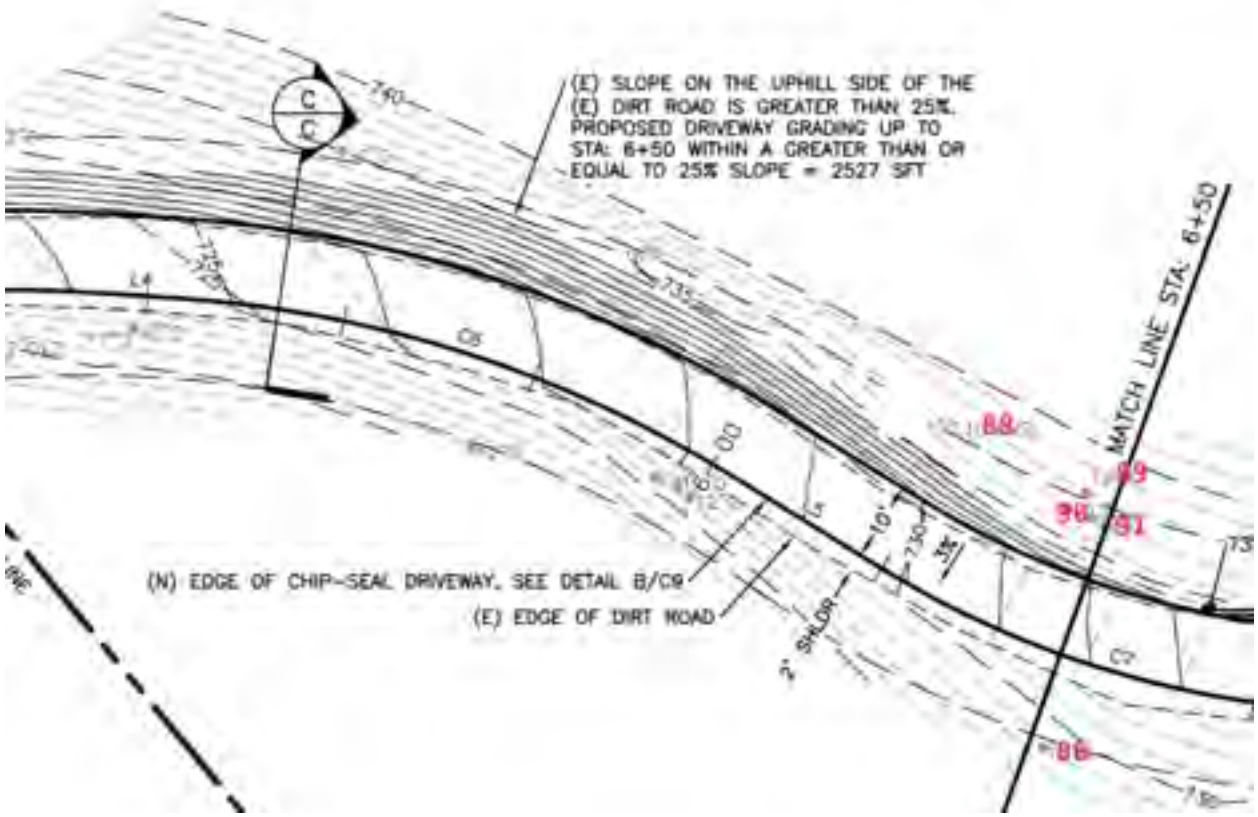
Prepared by:
Andrew Tope, WE-7621A
Board Certified Master Arborist
ISA Tree Risk Assessor Qualified

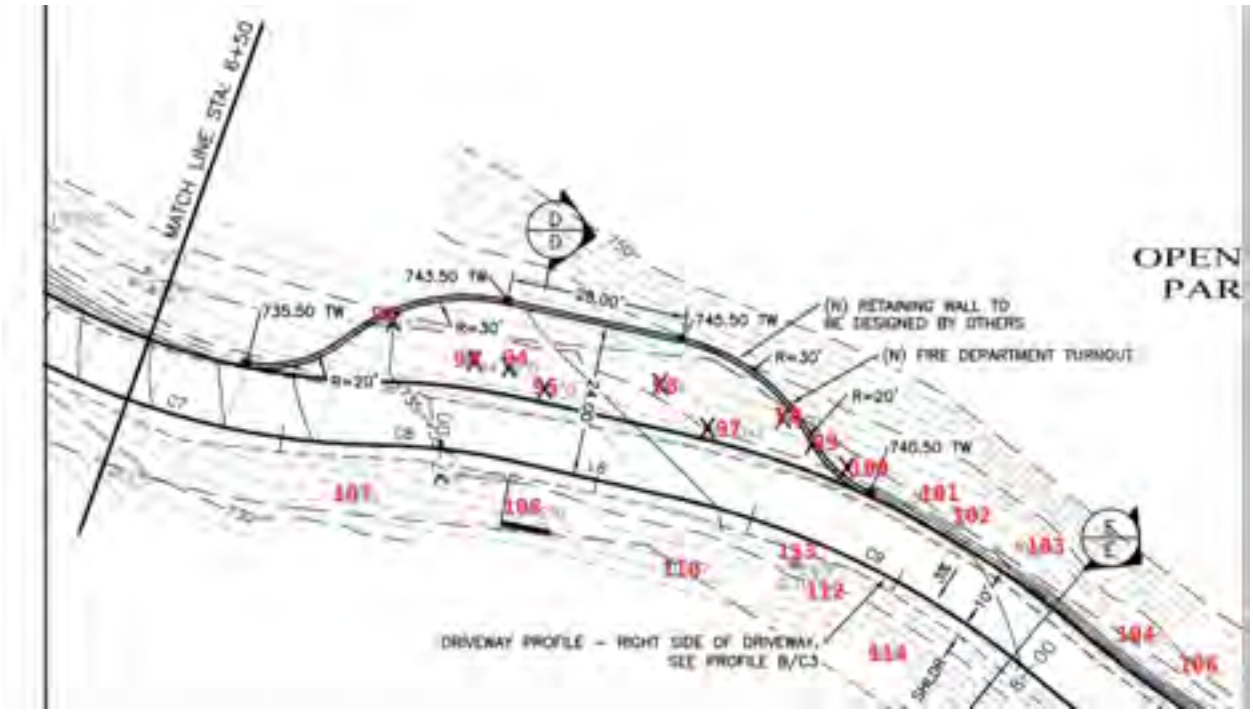
1. Site maps of trees along driveway. Numbers Coincide with tree inventory.

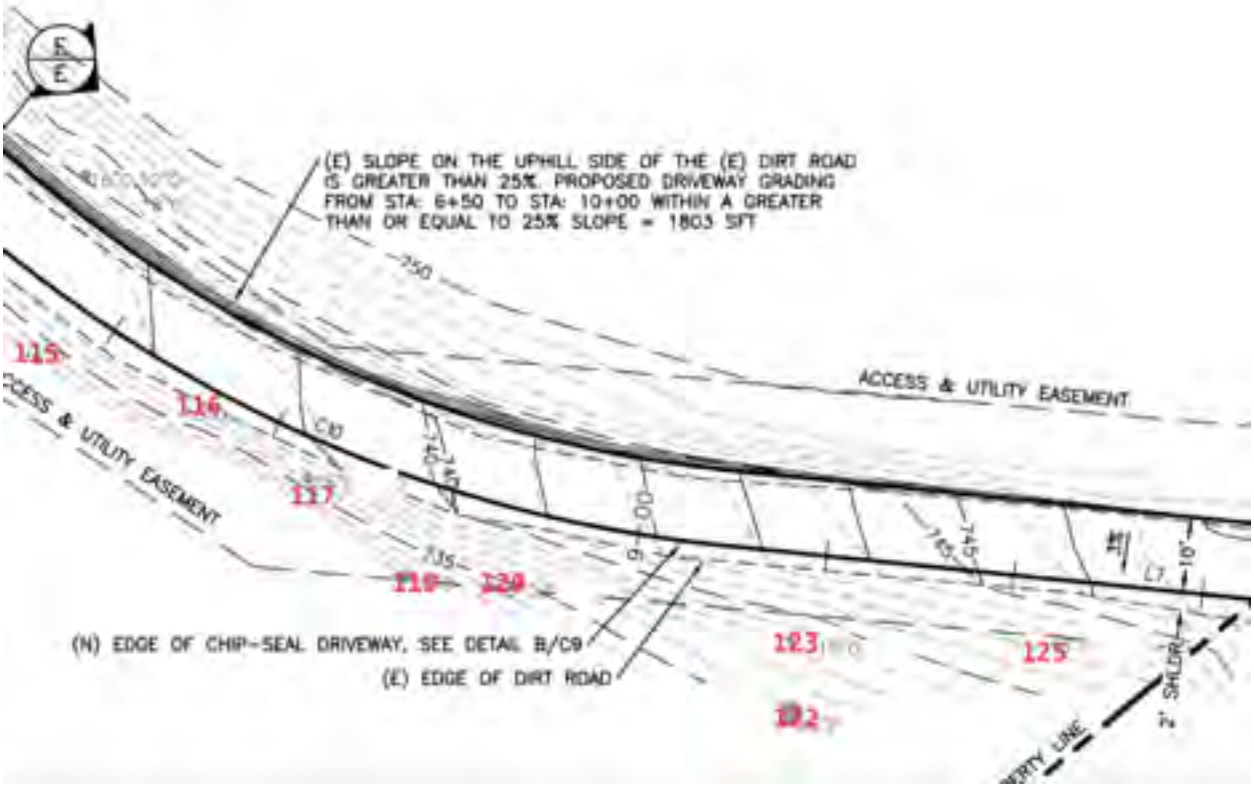





ECTION
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9
(E) EDGE OF DIRT ROAD
PROPERTY LINE


(E) SLOPE ON THE UPHILL SIDE OF THE (E) DIRT ROAD IS GREATER THAN 25%. PROPOSED DRIVEWAY GRADING UP TO STA: 6+50 WITHIN A GREATER THAN OR EQUAL TO 25% SLOPE = 2527 SFT
MATCH LINE STA: 6+50
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9
(E) EDGE OF DIRT ROAD
2" SHLDR


MATCH LINE STA: 6+50
743.50 TW
735.50 TW
745.50 TW
740.50 TW
(N) RETAINING WALL TO BE DESIGNED BY OTHERS
(N) FIRE DEPARTMENT TURNOUT
R=30'
R=20'
28.00'
DRIVEWAY PROFILE - RIGHT SIDE OF DRIVEWAY, SEE PROFILE B/C3
OPEN
PAR


(E) SLOPE ON THE UPHILL SIDE OF THE (E) DIRT ROAD IS GREATER THAN 25%. PROPOSED DRIVEWAY GRADING FROM STA: 6+50 TO STA: 10+00 WITHIN A GREATER THAN OR EQUAL TO 25% SLOPE = 1803 SFT
ACCESS & UTILITY EASEMENT
ACCESS & UTILITY EASEMENT
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9
(E) EDGE OF DIRT ROAD
PROPERTY LINE

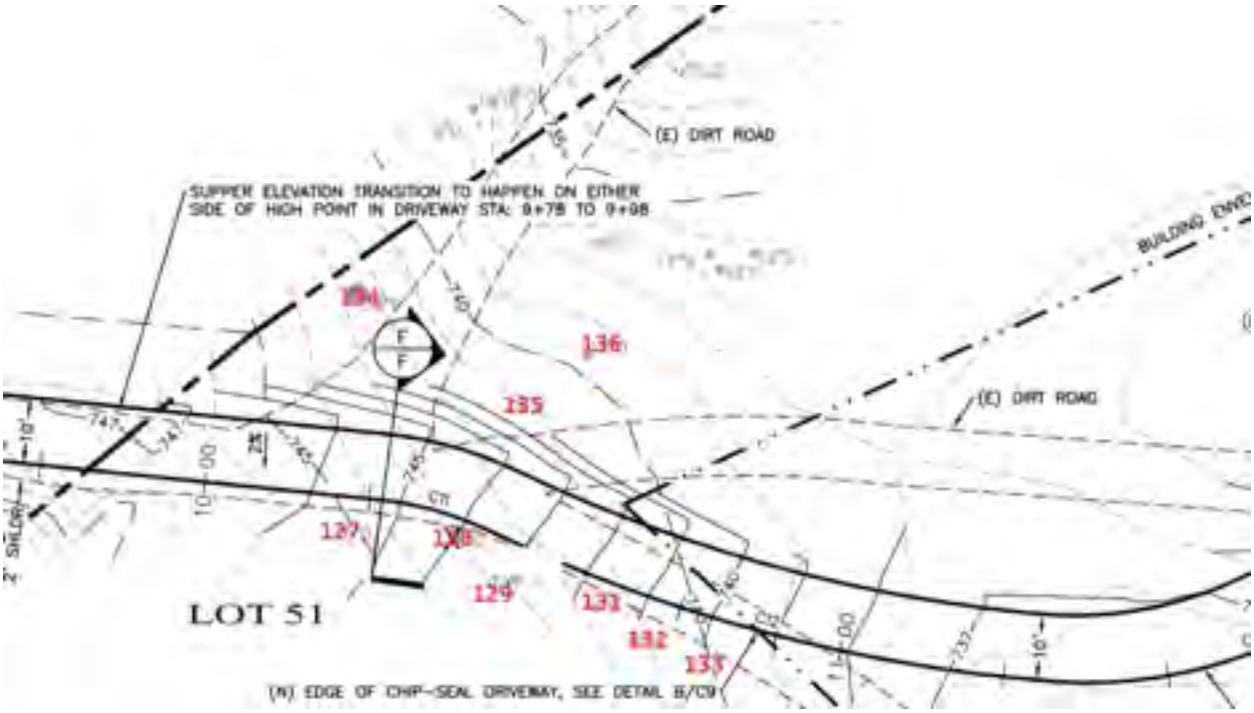

(E) DIRT ROAD
SUPPER ELEVATION TRANSITION TO HAPPEN ON EITHER SIDE OF HIGH POINT IN DRIVEWAY STA: 9+78 TO 9+98
134
136
135
(E) DIRT ROAD
127
128
129
131
132
133
LOT 51
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9

Exhibit D

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MINUTES
Carmel Valley Land Use Advisory Committee
June 15, 2026

1. Meeting called to order by Janet Brennan **at** 5:30 pm

2. Roll Call

Members Present:
Judy MacClelland; Janet Brennan; David Burbidge; Eric Jacobson; Judy MacClelland; Valerie Gaino-Baer

Members Absent:
John Heyl; Charles Franklin; Chris Stewart

3. Approval of Minutes:

A. **May 18, 2026** minutes

Motion: Eric Jacobson (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Judy MacClelland; Janet Brennan; David Burbidge; Eric Jacobson: Valerie Gaino-Baer

Noes:

Absent: John Heyl; Charles Franklin; Chris Stewart

Abstain:

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None.

5. Scheduled Item
PLN260014 - WILLIAMS JASON & PAMELA FERNANDES TRS

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 5:38 pm

Minutes taken by: David Burbidge

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Carmel Valley

1.

Project Name: WILLIAMS JASON & PAMELA FERNANDES TRS
File Number: PLN260014
Project Location: 51 MARGUERITE, CARMEL, CA 93923
Assessor's Parcel Number(s): 169-421-022-000
Project Planner: Kayla Nelson
Area Plan: Carmel Valley Master Plan
Project Description: Combined Development Permit consisting of: 1) Administrative Permit and Design Approval to allow construction of 215 linear feet of site retaining walls ranging in height from 5 to 9.5 feet and driveway improvements to access a future single-family dwelling; 2) Use Permit to allow development on slopes exceeding 25 percent; and 3) Use Permit to allow the removal of eleven (11) protected Coast Live Oak trees and five (5) non-protected Monterey Pine trees, for a total of sixteen (16) trees. Colors and materials consist of gray VERSA-lock blocks or a gray concrete wall design. The property is located at 51 Marguerite, Carmel (Assessor's Parcel Number 169-421-022-000), Carmel Valley Master Plan.

Was the Owner/Applicant/Representative present at meeting? YES XX **NO** ____

(Please include the names of those present)

Jason Williams

Was a County Staff/Representative present at meeting? No **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

None.

RECOMMENDATION:

Motion by: Valerie Gaino-Baer (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Judy MacClelland; Janet Brennan; David Burbidge; Eric Jacobson; Valerie Gaino-Baer

Noes: _____

Absent: John Heyl; Charles Franklin; Chris Stewart

Abstain: _____