



Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

March 25, 2026

Kayla Nelson, Associate Planner
HCD – Planning Department
1441 Schilling Place, 2nd Floor
Salinas, CA 93901

**SUBJECT: Pajaro Sunny Mesa Springfield Area Regional Consolidation Project
(PLN250195) Development Project Application Response No. 1**

Dear Ms. Nelson;

Pajaro Sunny Mesa Community Services District (“PSMCSD”) is submitting this letter to serve as a formal response to the County of Monterey’s (“County”) letter of incomplete application for the Pajaro Sunny Mesa Springfield (“PSMS”) Area Regional Consolidation Project; herein referred to as “Proposed Project” or “Project.” PSMCSD submitted a Development Application and supporting technical documentation to the County on January 26, 2026. The County issued an incomplete application letter on February 25, 2026, which outlines comments related to the Project site plans and the request for a Project Data Summary and additional details, identification of development on slopes above 25%, identification of Coastal and non-Coastal Zone Project components, easement and ownership information, and clarification of building dimensions on the site plans. Below is a list of the County’s comments from the incomplete application letter dated February 25, 2026, and PSMCSD’s formal responses.

1. Project Summary Data Table on the Plans & Overall Site Plan Showing Sensitive Resources

In response to the comment on the incomplete application letter, Project plans were updated by MNS Engineers to include Project Summary Data tables. Please refer to **Attachment 1**, specifically, the following sheets where requested data is shown: **C-088** (Pajaro Well #1 Site), **C-092** (Pajaro Tank Site), **C-094** (Sunny Mesa Well Site/Transmission Booster Pump Station Site), and **C-097** (Bluff/Jensen Tank Site). Additionally, FEMA floodplain information (also on **G-003**), potential waters, and sensitive habitats were added to all plan & profile sheets and site plans where applicable. MNS Engineers also provided overall project figures that show erosion, fire, and seismic hazards in the area, included as **Attachment 2**. Due to the size of the area, a separate figure was prepared to show the requested mapping data overlaid on an overall Project figure. Lastly, archeological resources are confidential and are therefore not included in these figures but can be found in the previously submitted Cultural Report.

2. Plan Sheet Showing Project APNs with Slopes Above 25%

MNS Engineers updated the following plan sheets on the Project plans to identify areas with slopes in excess of 25%. These are included in **Attachment 1**. The remainder of the Project is on slope ranges between 0-25%.

- **C-081:**
 - a. APN 117-043-022: area with 26% slope along private lateral alignment
 - b. APN 117-043-013: area with approximately 36% slope along private lateral alignment
- **C-083:**
 - a. APN 117-042-009: two areas with 25-30% slopes and >30% slopes
- **C-094/C-095:**
 - a. APN 117-121-004: three areas on **C-094**
 - i. West of proposed building has an area that is within 25-30% range and an area in the >30% range
 - ii. East of proposed building has an area that is >30%
 - b. APN 117-121-004: two areas on **C-095**
 - i. Southerly portion adjacent to the Access Road has an area that is >30%

3. Plan Sheet Showing Coastal/Non-Coastal Zone Project Components

The Coastal Zone boundary was added to the Project plans; please see the overall sheet layout plan on **G-003**. Please also see **C-050**, **C-051**, and **C-074**, where the Coastal Zone boundary overlaps with the Project area.

4. Easement and Ownership Information

Title Reports for District-owned property are included in **Attachment 3**. PSMCSD is working with property owners to finalize the easement agreements and will submit the final easements to the County once completed.

5. Additional Clarification of Building Dimensions on the Project Site Plans

Below is a synopsis of the proposed above grade Project components, their location within the Project plans, and existing infrastructure on each site.

- **Pajaro Well #1 Site:** Above grade components are the Chemical & Electrical Building, Wellhead piping improvements, a backwash tank, and an Iron/Manganese treatment system. Pajaro Well #1 site plans are shown on plan sheets **C-087**, **C-088**, **C-089**, and **S-201**. The Backwash Tank and Iron/Manganese treatment system details are found on **C-088**, **M-201**, **M-202**, and **S-202**. The Chemical/Electrical Building details are included on **C-090**, **S-203**, and **S-204**.

- **Pajaro Tank Site:** No additional above grade components are proposed. All improvements on the Tank site will be made to existing above grade infrastructure. This includes flow meter replacement and tank rehabilitation. These details are located on **C-092** and **M-301**. Existing above grade components are 2 potable water storage tanks, 2 booster pumps, a well pedestal and well piping, two hydropneumatic tanks, and electrical cabinets.
- **Sunny Mesa Well Site/Transmission Booster Pump Station Site:** Above grade components include the packaged booster pump station building and the relocated generator. These details are located on **C-094**, **C-095**, and **C-096**. Existing above grade components are two wells and well piping, electrical/control cabinets, a generator, and a wooden structure.
- **Sunny Mesa Tank Site:** No additional above grade facilities are proposed. Improvements at this site are only related to the SCADA system and minor electrical improvements. Existing above grade improvements at the site include a potable water storage tank, booster pump station, and hydropneumatic tank.
- **Bluff/Jensen Tank Site:** Proposed above grade components include a generator, fuel tank, a transformer, a hydropneumatic tank, booster pump station, chemical/electrical building, and a potable water storage tank. There are no existing above grade components on this site. All improvements are proposed.

All above grade components of the Project are located almost entirely on PSMCSD sites, as summarized above. This excludes above grade appurtenances like fire hydrants (denoted by construction note 2 in the plan set), Air/Vacuum Release Valves (denoted by construction note 4 in the plan set), and water sampling stations (denoted by construction note 7 in the plan set), which are also above grade components along the water main line.

This letter and the accompanying materials include responses to the County's letter of incompleteness. Please do not hesitate to reach out with any questions about the materials included in this submittal. Thank you in advance for your time.

Sincerely,



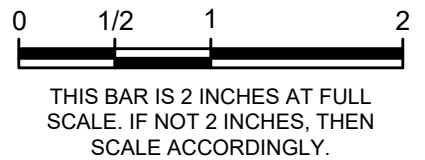
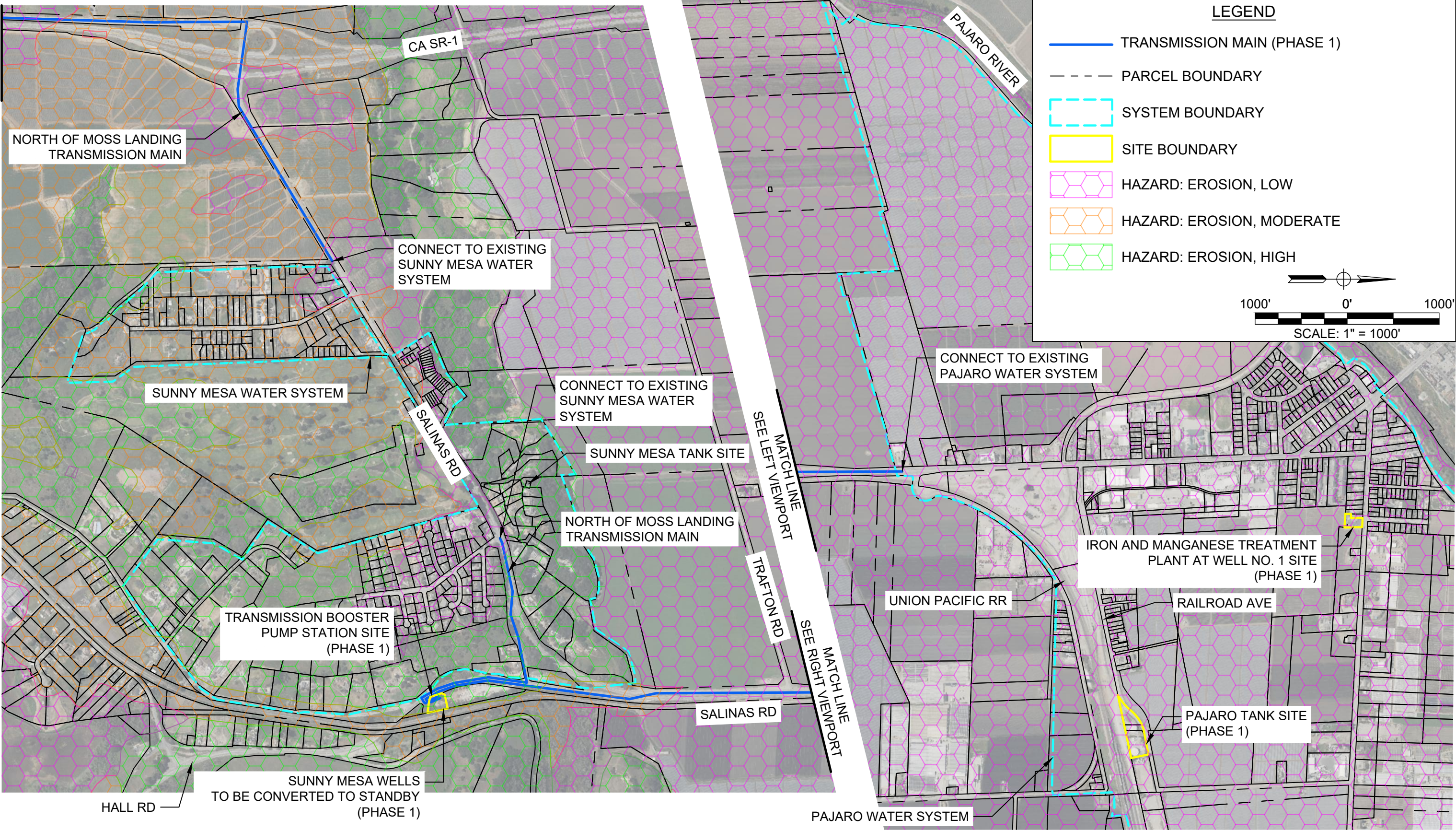
Conor O'Toole
Denise Duffy & Associates

ATTACHMENTS

- Attachment 1. Project Plans
- Attachment 2. Hazards Exhibit
- Attachment 3. Project Title Reports

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Thu 12 Mar 26 08:34:24 AM

MATCH LINE
SEE FIGURE 2



SCALE:
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PROJECT EROSION HAZARD MAP

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION

FIGURE 1

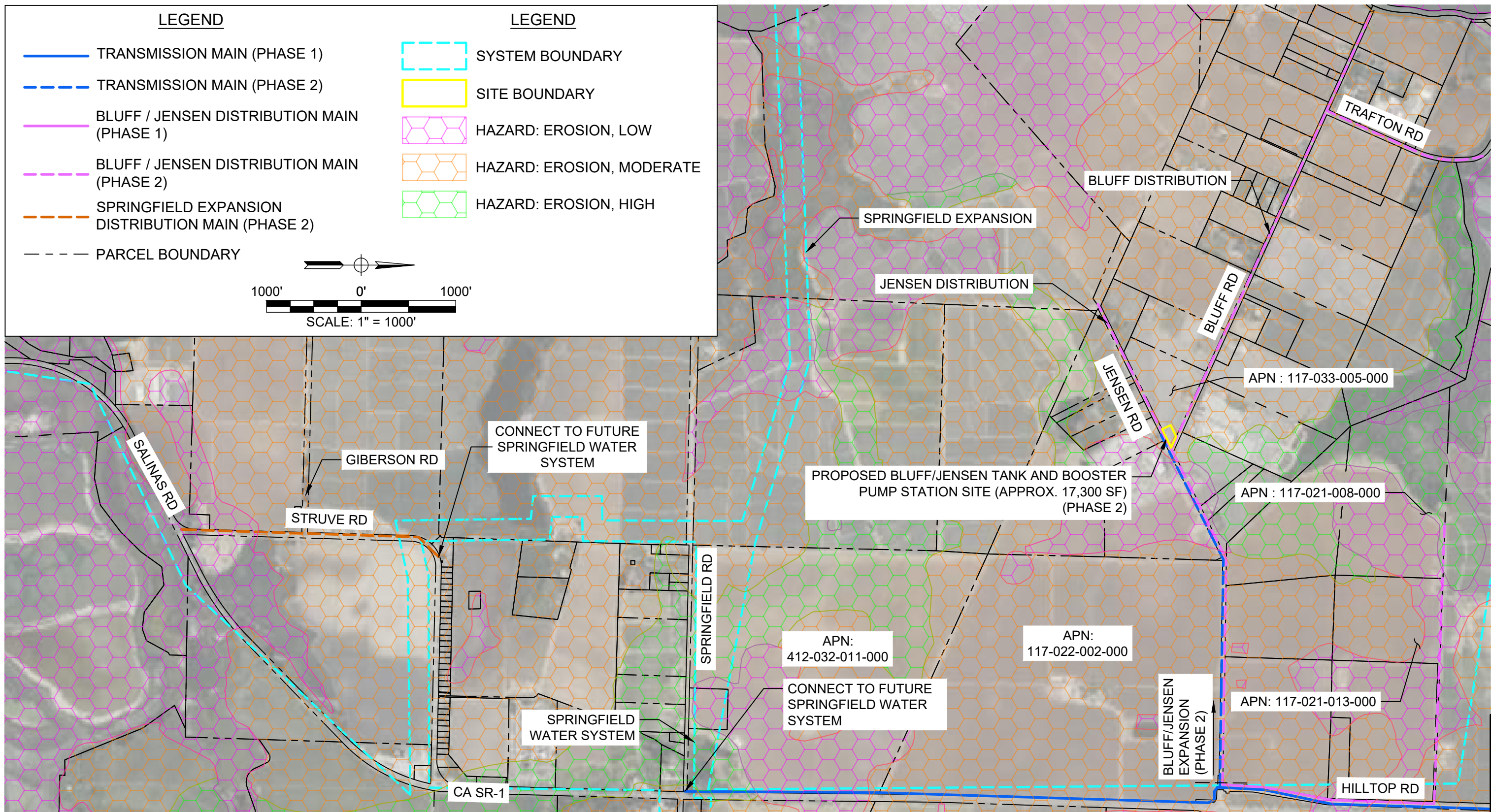
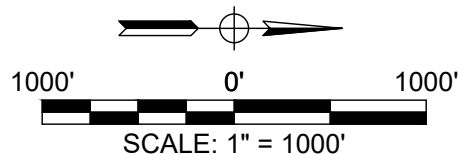
MARCH 2026

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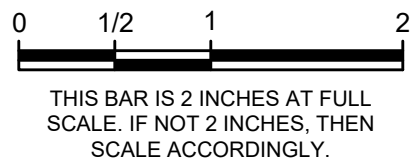
- TRANSMISSION MAIN (PHASE 1)
- - - TRANSMISSION MAIN (PHASE 2)
- BLUFF / JENSEN DISTRIBUTION MAIN (PHASE 1)
- - - BLUFF / JENSEN DISTRIBUTION MAIN (PHASE 2)
- - - SPRINGFIELD EXPANSION DISTRIBUTION MAIN (PHASE 2)
- - - PARCEL BOUNDARY

LEGEND

- SYSTEM BOUNDARY
- SITE BOUNDARY
- HAZARD: EROSION, LOW
- HAZARD: EROSION, MODERATE
- HAZARD: EROSION, HIGH



MATCH LINE
SEE FIGURE 1



SCALE:
1"=1000'

PROJECT EROSION HAZARD MAP

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION

FIGURE 2

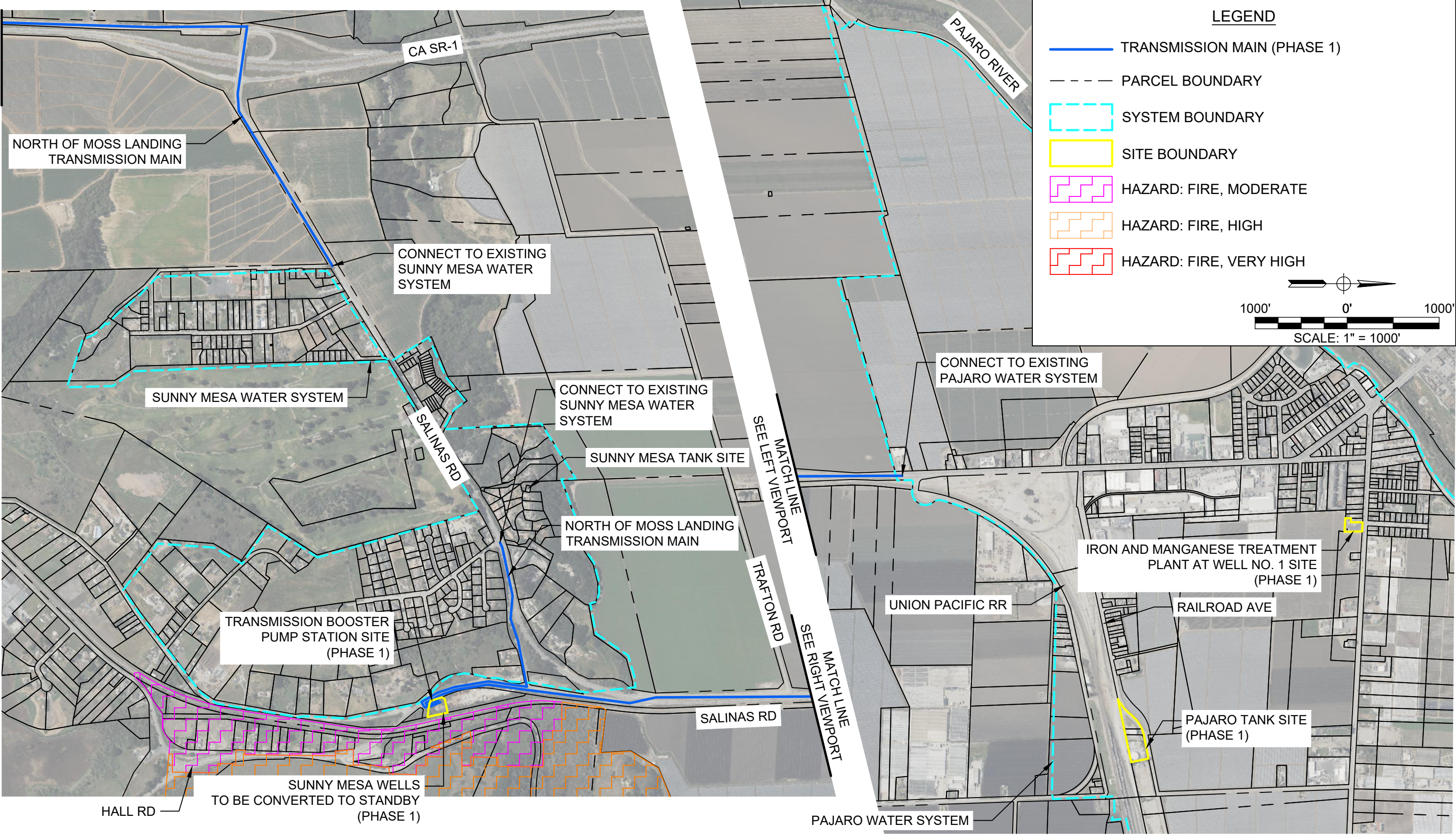
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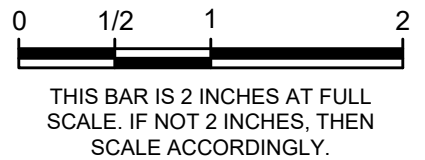
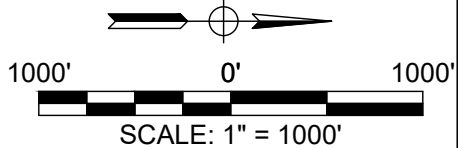
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LEGEND

- TRANSMISSION MAIN (PHASE 1)
- - - - - PARCEL BOUNDARY
- SYSTEM BOUNDARY
- SITE BOUNDARY
- HAZARD: FIRE, MODERATE
- HAZARD: FIRE, HIGH
- HAZARD: FIRE, VERY HIGH



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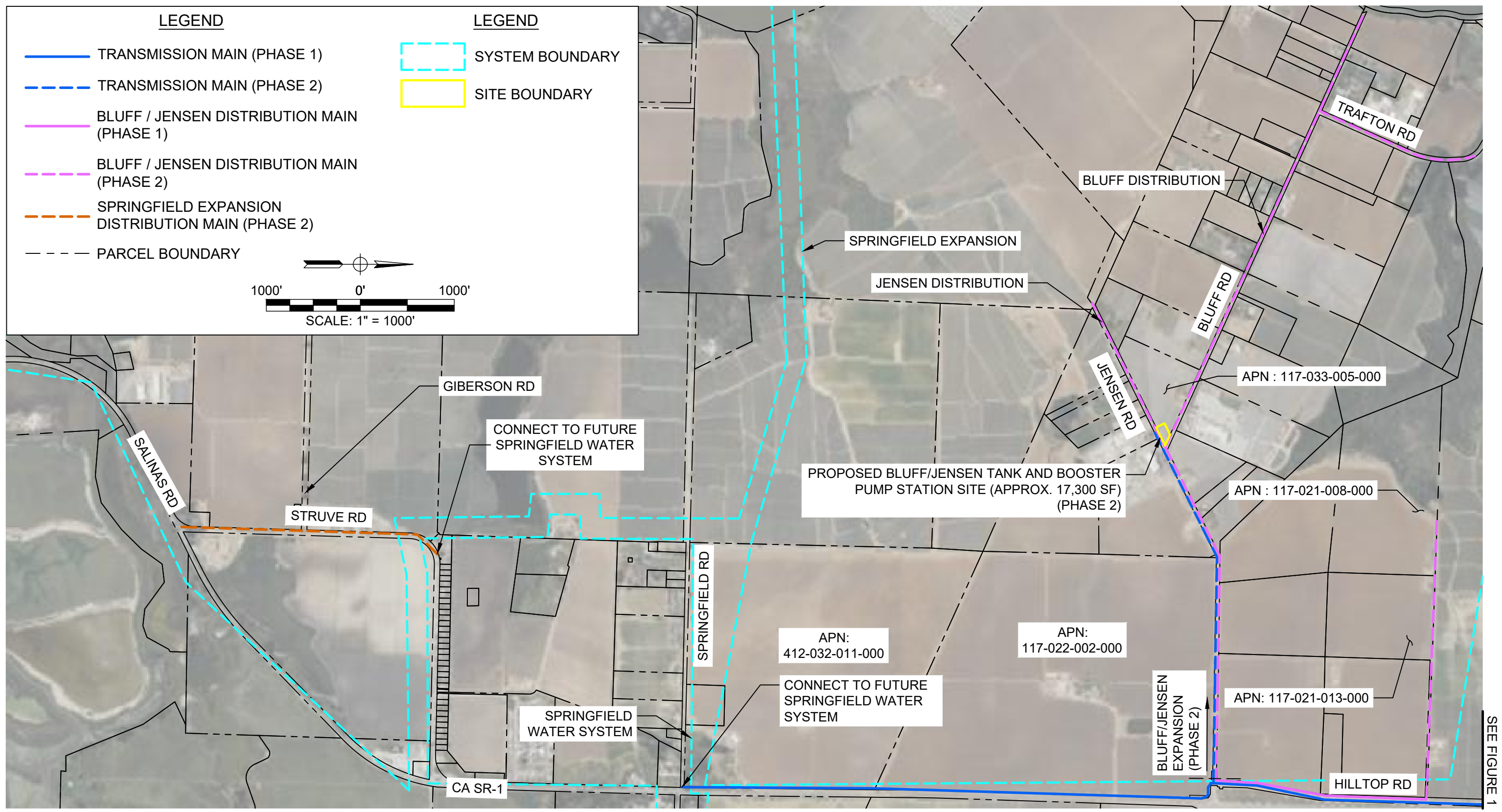
PROJECT FIRE HAZARD MAP

PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION

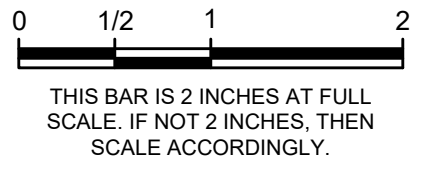
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PROJECT FIRE HAZARD MAP

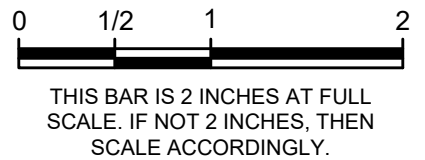
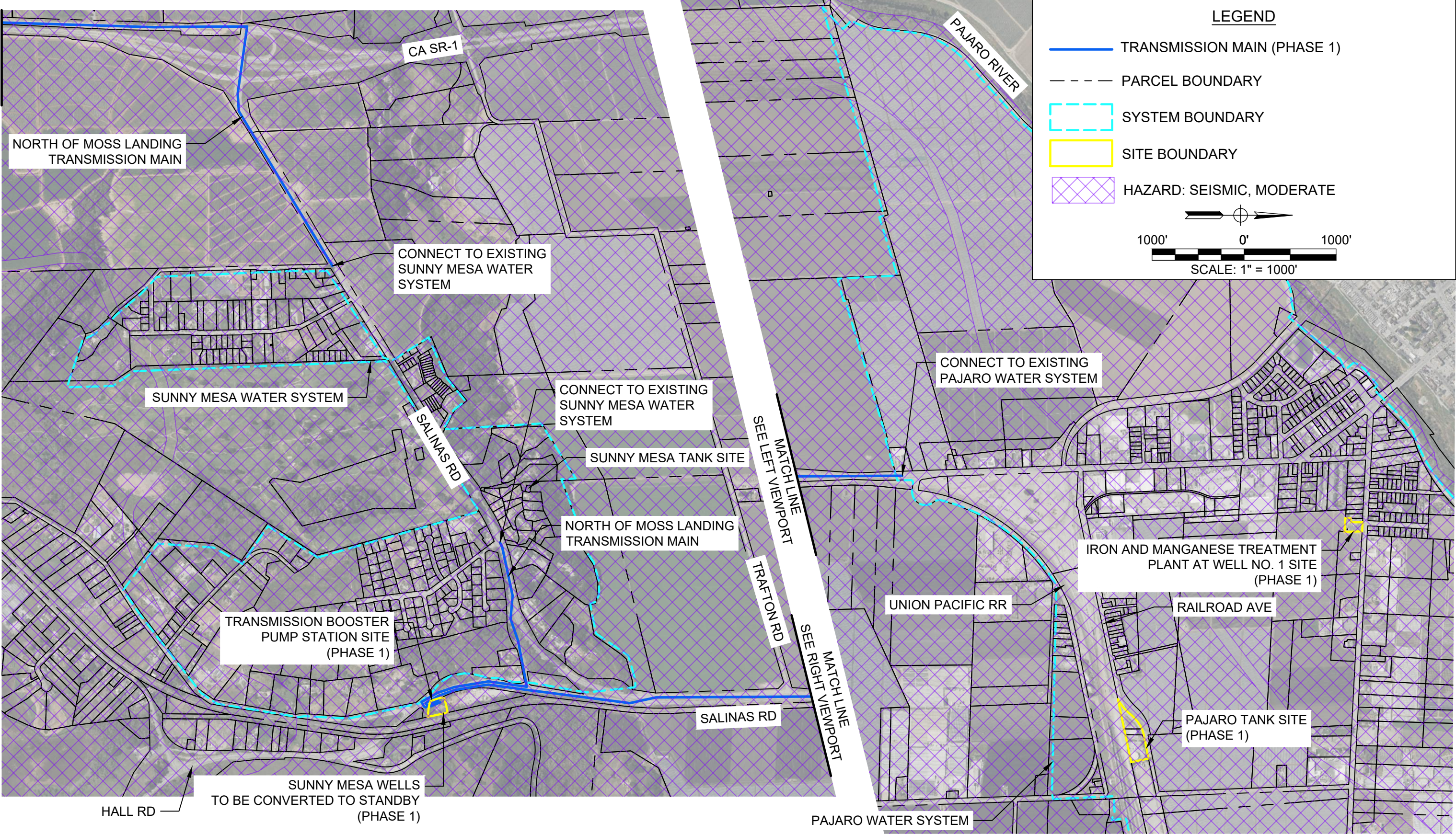
PAJARO - SUNNY MESA - SPRINGFIELD AREA REGIONAL CONSOLIDATION

FIGURE 2

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PROJECT SEISMIC HAZARD MAP

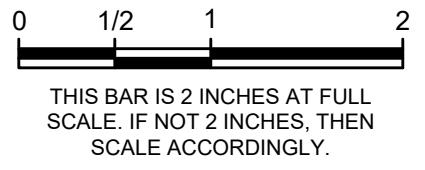
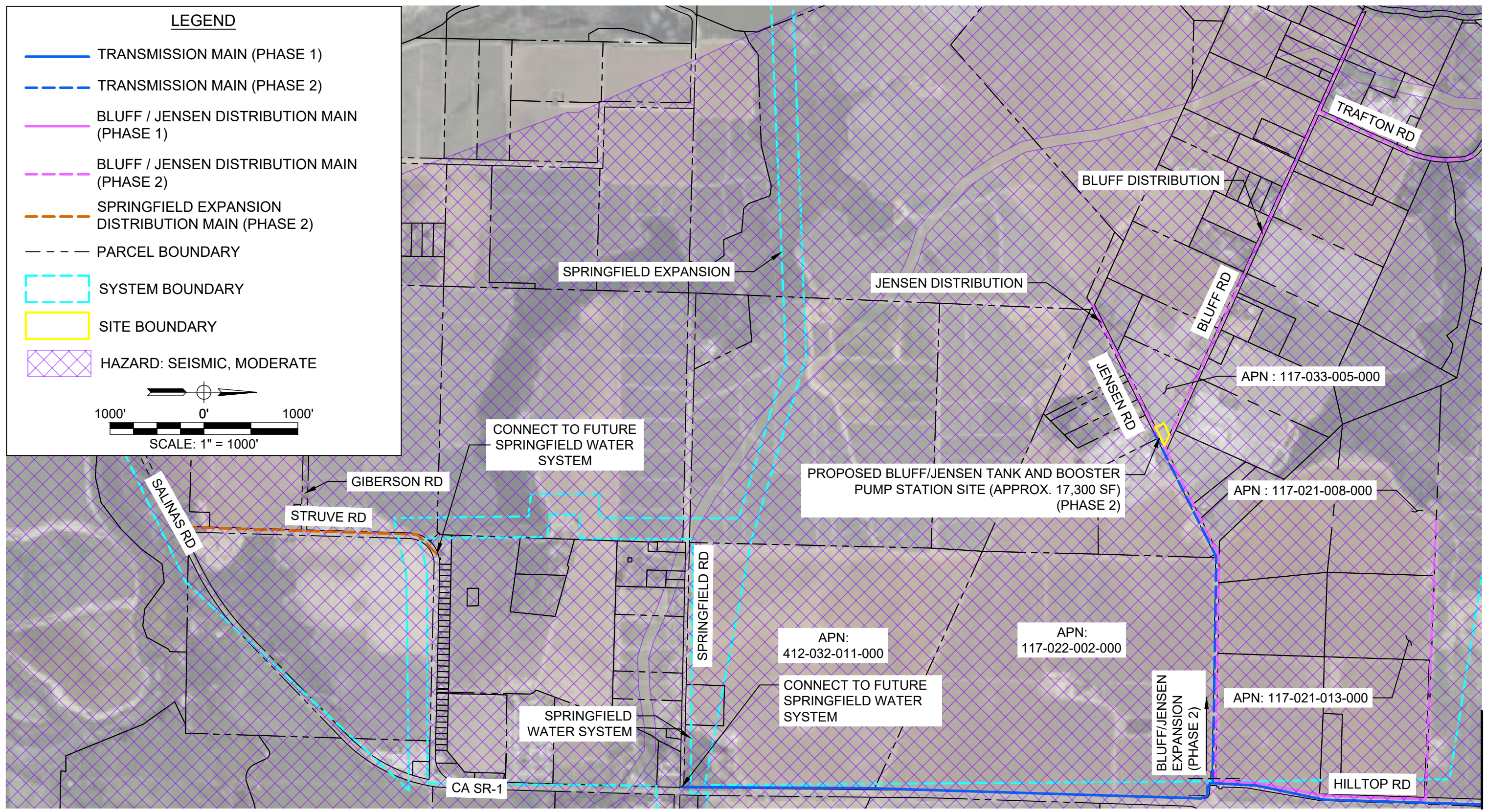
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