COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

Planning – Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Development Project Application

This application is for:

- ☑ **Combined Development Permit**
- ☐ **Rezoning**
- ☐ **Administrative Permit [Coastal/Non-Coastal]**
- ☐ **Use Permit**
- ☐ **Variance**
- ☐ **Design Approval**
- ☐ **General Development Plan**
- ☑ **Coastal Development Permit**
- ☐ **Modification of Conditions**
- ☐ **Local Coastal Plan Amendment [L.U.P. or C.I.P.]**
- ☐ **General Plan Amendment**
- ☐ **Minor Amendment [Coastal/Non-Coastal]**
- ☐ **Tentative Parcel Map [Minor Subdivision]**
- ☐ **Tentative Map [Standard Subdivision]**
- ☐ **Vesting Tentative Map**
- ☐ **Preliminary Map**
- ☐ **Preliminary Project Review Map**
- ☐ **Lot Line Adjustment**
- ☐ **Revised Final Map**
- ☐ **Revised Parcel Map**
- ☐ **Amended Final Map**
- ☐ **Amended Parcel Map**
- ☐ **Subdivision Extension Request**
- ☐ **Other** _____

1. **Owner[s] Name:** Pajaro/Sunny Mesa Community Services District c/o Judith Vazquez-Varela
   Address: 136 San Juan Road **City:** Royal Oaks **State:** CA
   Telephone: (831) 722-1389 **Zip Code:** 95076
2. **Applicant's Name:** Denise Duffy & Associates c/o Conor O'Toole
   Address: 947 Cass St Ste 5 **City:** Monterey **State:** CA
   Telephone: (831) 373-4341 ext. 31 **Zip Code:** 93940
3. **Applicant's interest in property [Owner, Buyer, Representative, etc.]** Representative
4. **Property address and nearest cross street:** Multiple locations with service areas in the Pajaro, Sunny Mesa, and Springfield water systems, and the North Moss Landing Area
5. **Assessor's Parcel Number[s]:** Please refer to attached Project Description.
6. **Current Zoning:** Various zoning designations, please refer to attached Project Description.
7. **Property area [acres or square feet]:** Please refer to attached Project Description.
8. **Describe the proposed project:**
   Please refer to attached Project Description.

9. **Rezoning Or Amendment Only** The applicant wishes to amend Section _____ of the Monterey County Code from a _____ Zoning District to a _____ Zoning District or some other classification.

10. **General Plan Amendment Or Coastal Plan Amendment Only:** Describe the proposed amendment:

11. **Subdivision Information Only** Number of Lots:
    Purpose of Subdivision: Sale ☐ Lease: ☐ Financing: ☐ Other: _____

12. **Lot Line Adjustment Information Only** What is the purpose of the adjustment: :

    Will The Adjustment Relocate The Building Area? **Yes** ☐ **No** ☐

    Adjusted Parcel Size[s]:

    Owner's Signature **Owner's Signature**

    Owner's Name [Please Print] **Owner's Name [Please Print]**

    Assessor's Parcel Number **Assessor's Parcel Number**

13. **Variances Only:** **Describe the proposed variance:**

14. **If new or additional construction is proposed, complete the following information:**

A. **Residential Development:** Single Family Residence ☐ Other [how many total units] N/A

No. of covered parking spaces N/A No. of uncovered parking spaces N/A Lot Coverage N/A %

B. **Commercial or Industrial Development:** No. of employees [include all shifts] N/A

No. of covered parking spaces N/A No. of uncovered parking spaces N/A

No. of Loading Spaces N/A Lot Coverage N/A %

15. **Will grading or filling be required:** Yes ☒ No ☐ Cubic Yards 53,130 cut, 53,144 fill

16. **Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater:** Yes ☐ No ☒

17. **Will any trees be removed:** Yes ☒ No ☐ **If yes, indicate the number, specie[s] and diameter:**

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

Other vegetation to be removed:

18. **How will water be supplied:** Individual Wells _____ Mutual System Public Water System

Name of Public or Private Water System: Pajaro/Sunny Mesa/Springfield Water System

19. **How will sewage or other waste be disposed:** Connection to public sewer system and individual septic tanks

Name of Public or Private Sewer System: Pajaro County Sanitation District

20. **Is this land currently in row crop production:** Yes ☒ No ☐

21. **Is this land used for grazing:** Yes ☐ No ☒

22. **Is this land under an Agricultural Preservation Contract:** Yes ☐ No ☒ **If yes, indicate the Contract No.** _____

23. **Is this proposed project located on a hazardous waste facility: Yes ☐ No ☒ [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]**

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge. If the project is approved, I/We understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.

Dated: 1/5/2026 ***at*** Monterey County ***, California***

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Judith Vazquez-Varela	Conor O'Toole
Owner's Name [Please Print or Type]	***Agent's Name [Please Print or Type]***
Owner's Signature	***Agent's Signature***

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

For Department Use Only

Plan Designation: _____ **Area Plan:** _____
Legal Lot: _____ **Zoning Violation Case No.:** _____
Property Owner Verified: Yes ☐ No ☐ **Height:** _____ **Lot Coverage** _____
Setbacks: F _____ R _____ S _____ **Special** _____ **OPL** _____
FAR _____ **Fire Haz.** _____ **SRA** _____ **Flood** _____
Advisory Committee: _____
Geo. Hazard Zones: _____ **Arch. Sensitivity Zone:** _____ **ESH:** _____
Misc.: _____
Application Given Out By: _____ **Date:** _____
Application Received By: _____ **Date:** _____

COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

Planning – Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Coastal Development Permit - Supplemental Application

Property Owner's Name: Pajaro/Sunny Mesa Community Services District c/o Judith Vazquez-Varela
Applicant's Name: Denise Duffy & Associates c/o Conor O'Toole
Assessor's Parcel Number(s): Various APNs. Please refer to attached Project Description
Project File Number: PLN250195

1. Has any application for development on this site been previously approved by the California Coastal Commission?
   If yes, provide a copy of the permit, including any attachments. Yes ☐ No ■

2. **Lot Coverage**

	Existing	Proposed	Total
Building coverage	1,510 sq. ft.	850 sq. ft.	2,360 sq. ft.
Paved Areas	55,580 sq. ft.	13,430 sq. ft.	69,010 sq. ft.

NOTES:

BUILDING COVERAGE
Coverage means any area covered by a building(s) or building protrusions, including decks but excluding eaves, overhangs and other similar non-useable areas, Also exclude from coverage are paved driveways, sidewalks, paths and slab on grade.

FLOOR AREA RATIO (Carmel Area Land Use Plan area only)
Floor area is the total combined gross floor area of all floors contained in all buildings on the building site measured from the exterior face of the enclosing walls. Floor area shall include, but not limited to all enclosed spaces within all buildings, finished basements, guesthouses, studios, garages and carports. Areas of enclosed floor space constructed and maintained entirely below ground, including garages, shall not be counted as floor area.

The floor area ratio shall not apply to anew condominiums, planned development, or similar projects where by their design the legally described lot coincides or is generally confined to the structures.

3. Total number of floors or stories in structures _____
4. Gross floor area, including accessory structures _____
5. Are utility extensions proposed to be above ground? Yes ☐ No ☐
   If yes, indicate number of new poles and submit a copy of utility extension plan Number of poles: _____

Project Information	**Yes**	**No**
6. Does this project or the parcel on which it is located involve or include:		
a. Demolition or removal of existing housing units: If yes, give value of owner occupied units or current monthly rent or rental unit: _____	☐	☑
b. Perennial or intermittent streams, lakes ponds, marshes, or other wetlands?	☑	☐
c. Existing or proposed provisions for public access to the shoreline?	☐	☑
d. Existing or proposed trail use or easements?	☐	☑

I/We state that as the owner(s) for the Coastal Development Permit herein described, I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application and the amp submitted herewith are true and correct to the best of my/our knowledge.

Signature of Owner [signature] Date 1/13/2026
Signature of Applicant [signature] Date 1/13/2026

NOTE: This supplemental application must be returned with the Development Permit Application and Instruction and Procedure Sheet.

FOR DEPARTMENT USE ONLY

	Yes	**No**
1. Appealable to California Coastal Commission?	☐	☐
2. Area of original jurisdiction?	☐	☐
3. Public access required?	☐	☐
4. Within a public viewshed?	☐	☐

Denise Duffy & Associates, Inc.
PLANNING AND ENVIRONMENTAL CONSULTING

January 26, 2026

Kayla Nelson, Associate Planner
County of Monterey – Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

SUBJECT: Pajaro Sunny Mesa Springfield Area Regional Consolidation Project (PLN250195)

Ms. Nelson,

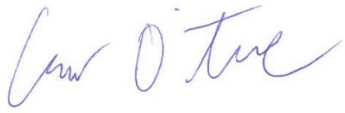
On behalf of Pajaro Sunny Mesa Community Services District ("Applicant"), Denise Duffy and Associates ("DD&A") is pleased to submit the enclosed development permit application for the Pajaro Sunny Mesa Springfield Area Regional Consolidation Project ("Project"). The Project consists of consolidation 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 Applicant, and construction of public water utility infrastructure including pipelines, storage tanks, booster pumps, and conversion of wells. Additionally, the Project would remove components of the existing infrastructure and demolish the private wells. A more detailed Project Description is included in **Section 1** of this application package.

The following items were requested by the County of Monterey ("County") as part of the development project application and are organized in the attached documentation as follows:

Section 1: Project Application	▪ Development Project Application ▪ Coastal Development Permit Supplemental Application ▪ Project Description ▪ Fee Waiver Request
Section 2: Construction Plan Set	▪ Site Plan, Elevations, Grading Plan, and Construction Management Plan
Section 3: Technical Reports	▪ Geotechnical Report ▪ Biological Resources Report ▪ Archaeological Report
Section 4: Additional Required Information	▪ Water Use-Nitrate Impact Questionnaire ▪ Draft IS/MND

On behalf of the Applicant, DD&A respectfully requests that the County of Monterey review and process the enclosed material. If you have any questions, please do not hesitate to contact me. As always, thank you in advance for your time.

Sincerely,



Conor O'Toole, Deputy Project Manager
Denise Duffy & Associates

The Pajaro/Sunny Mesa Community Services District ("District") is the project applicant for the Pajaro Sunny Mesa Springfield Area Consolidation Project ("Project" or "Proposed Project"), located in northern unincorporated Monterey County, California. The District is acting as the Lead Agency pursuant to CEQA Guidelines Section 15050(a). As the Lead Agency, the District prepared an IS/MND and circulated an ISMND as required for 30 days; three comment letters were received. The project proposes to use 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. The following excerpt from the published ISMND provides a full project description:

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

Monterey | San Jose
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

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
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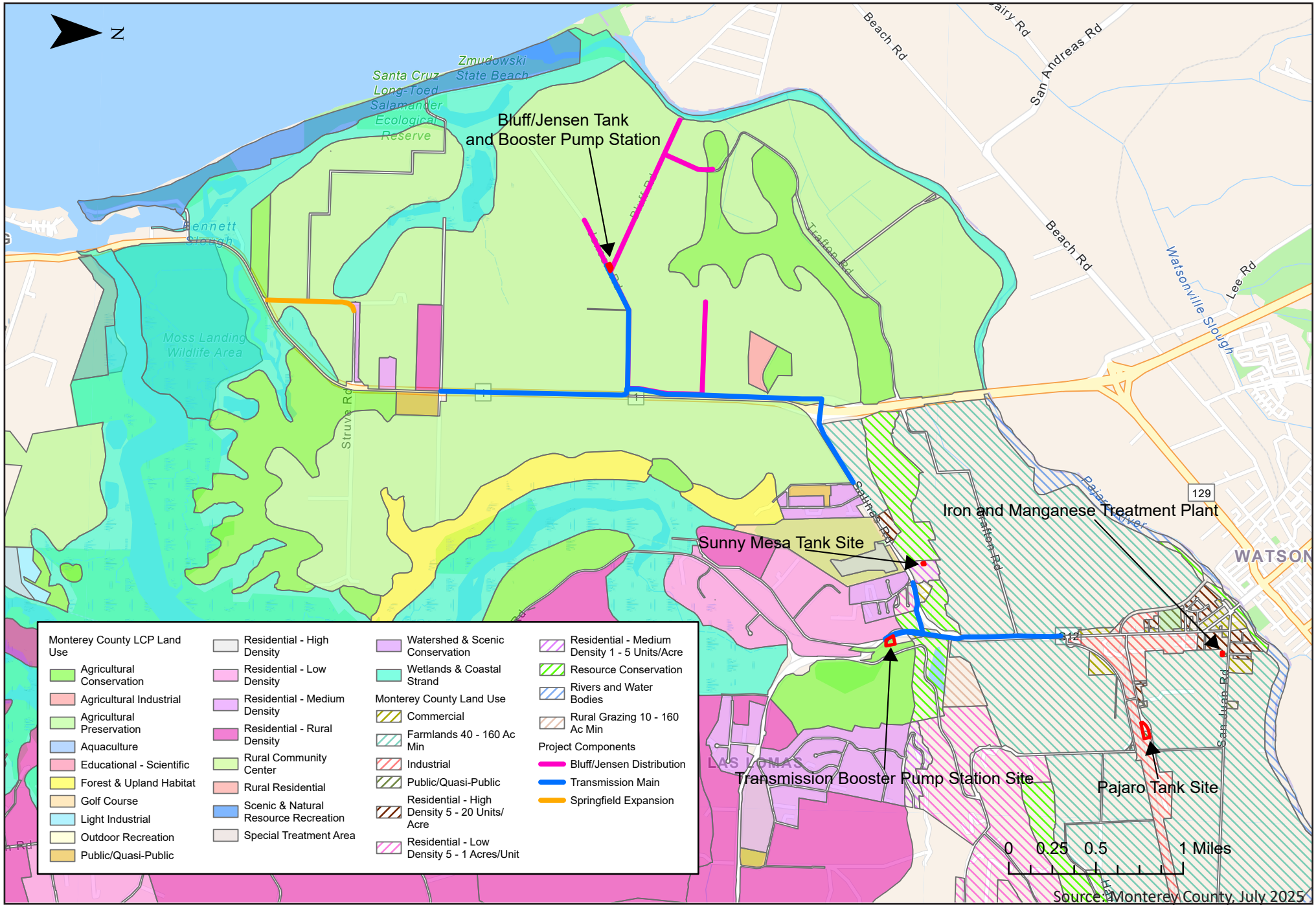
(831) 373-4341

Figure
2b



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

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.

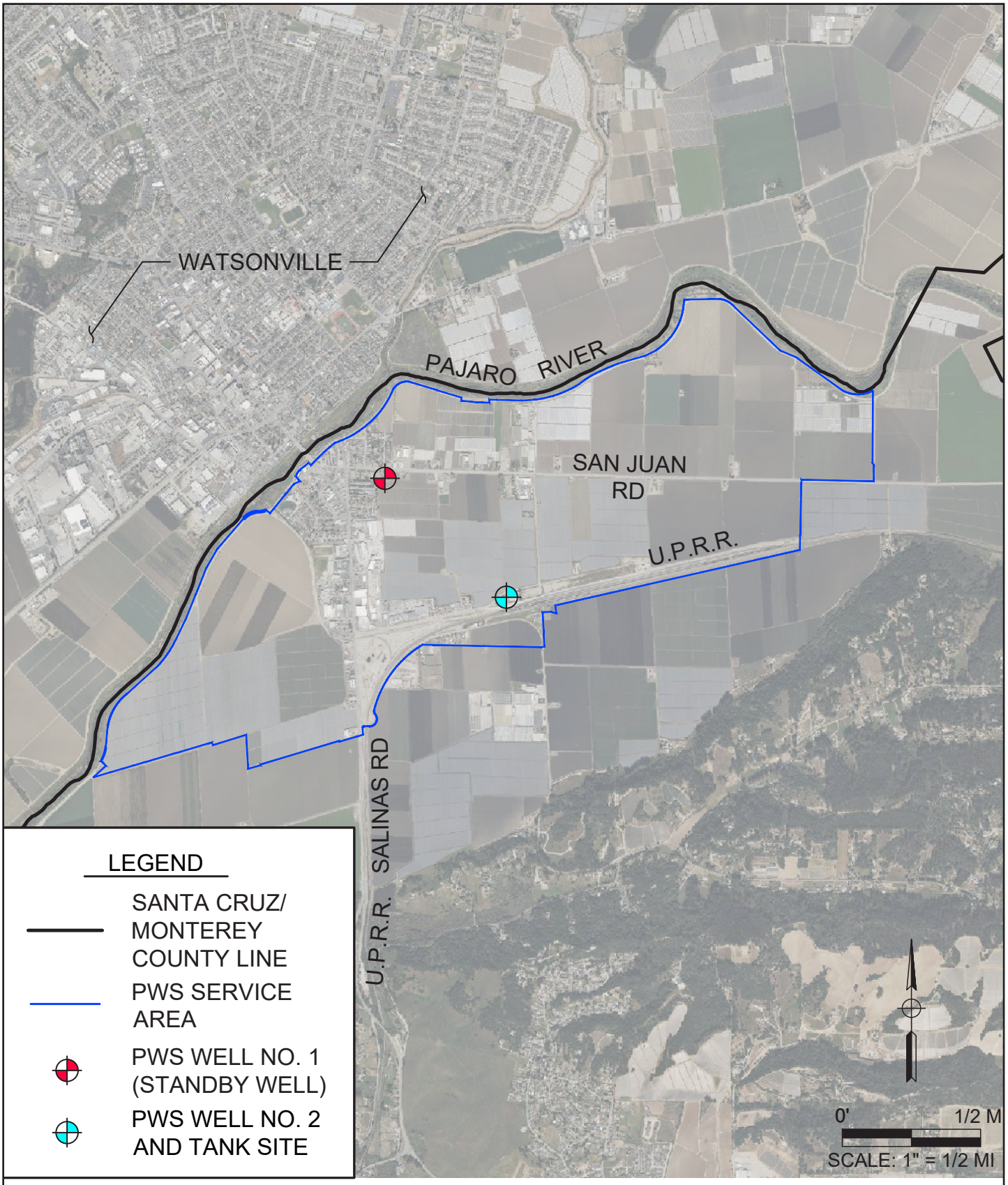
Pajaro Well No. 1 has historically produced water with iron concentrations of 666 µg/ml and manganese concentrations of 308 µg/ml, which exceed their respective maximum concentration limits ("MCLs") of 300 µg/ml and 50 µg/ml. As a result, the District does not currently utilize Pajaro Well No. 1 for 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:

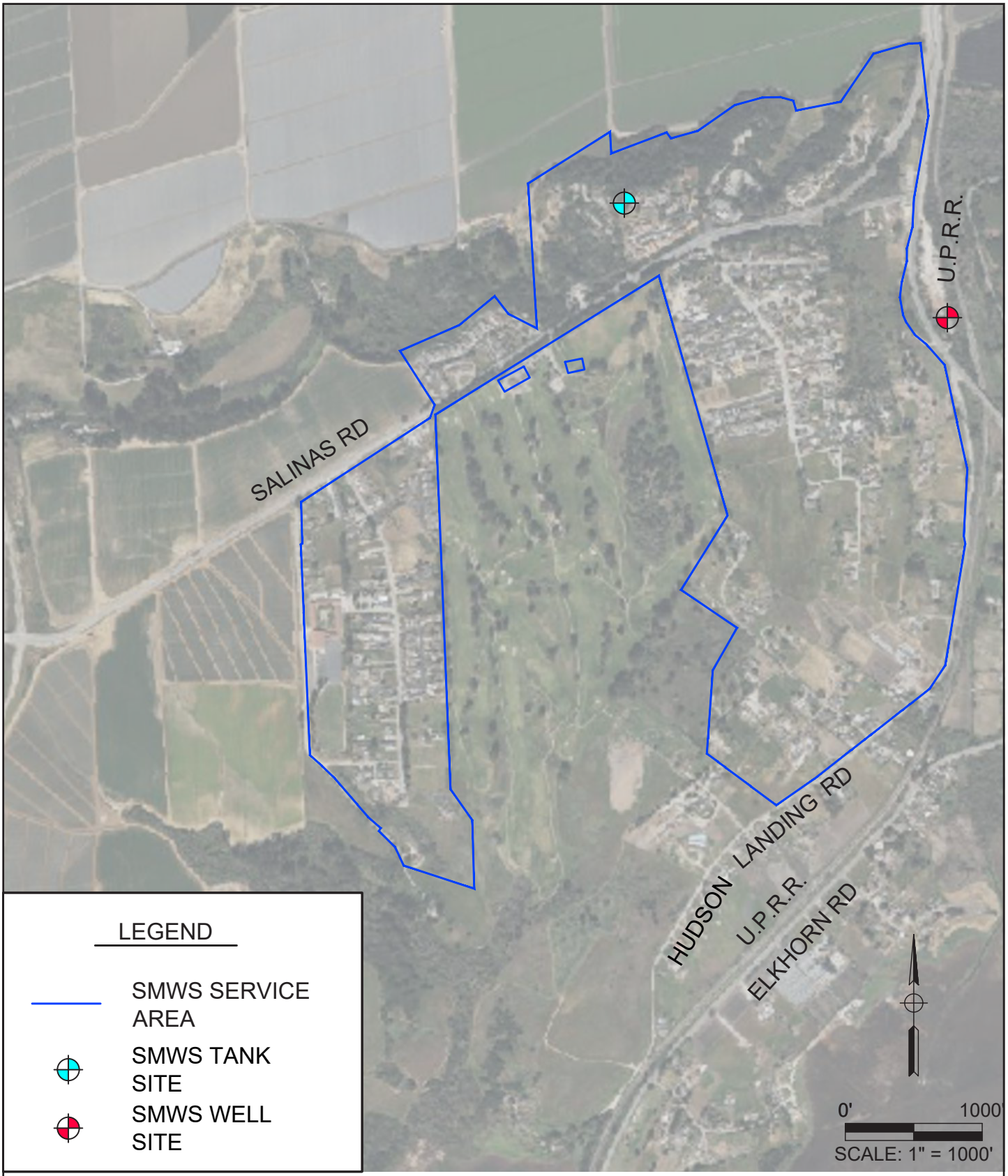
- Two (2) groundwater wells (SMWS Well No. 1 and SMWS Well No. 2) located on a District-owned parcel (the SMWS well site) located at the intersection of Elkhorn Road and Hudson Landing Road;
    - SMWS Well No. 2 has a capacity of 220 gpm and is the primary source of water for the SMWS. SMWS Well No. 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	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		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

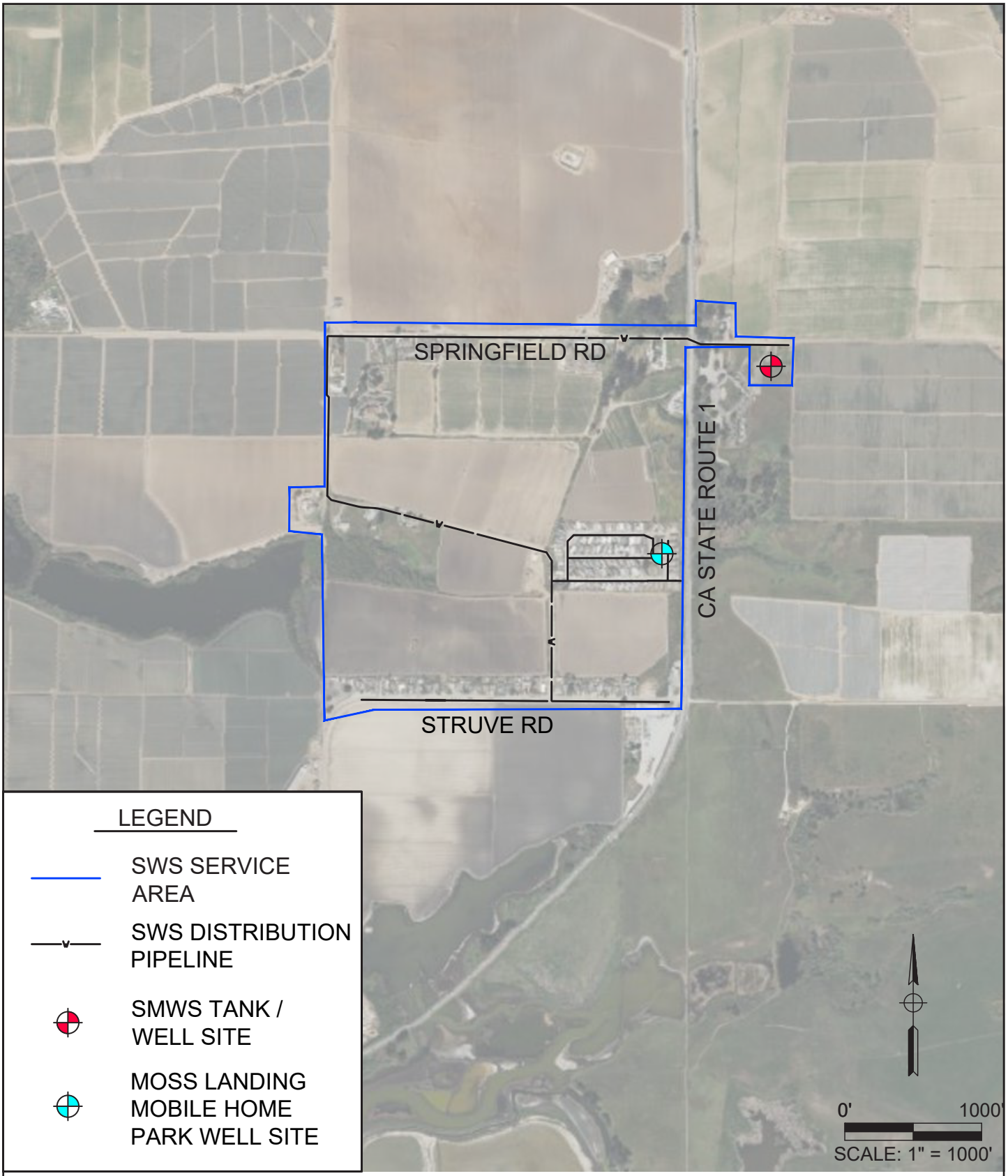
Springfield Water System

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

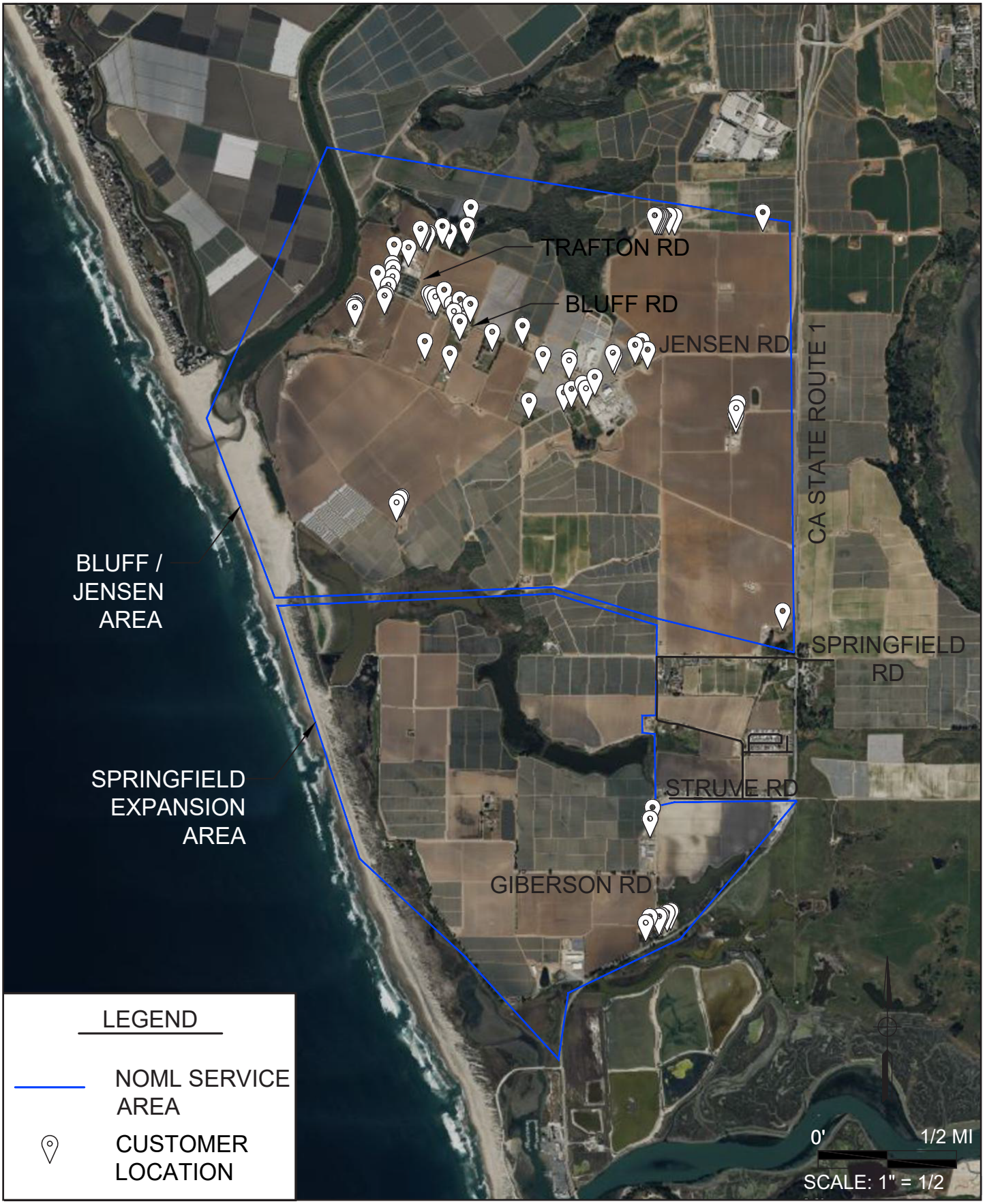
Source: MNS, 2024

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.

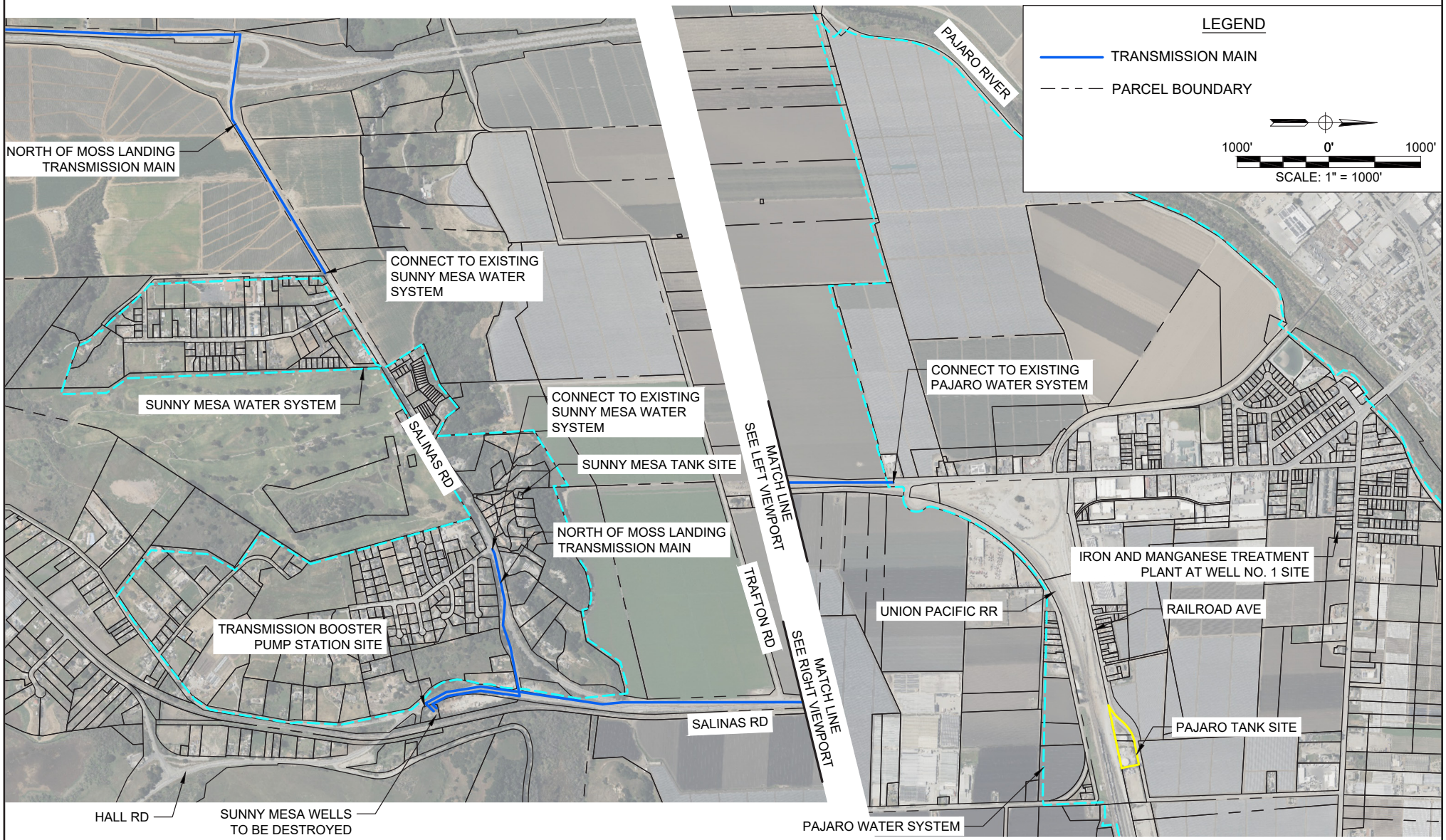
Figure 4d shows the NOML service area and major existing facilities.

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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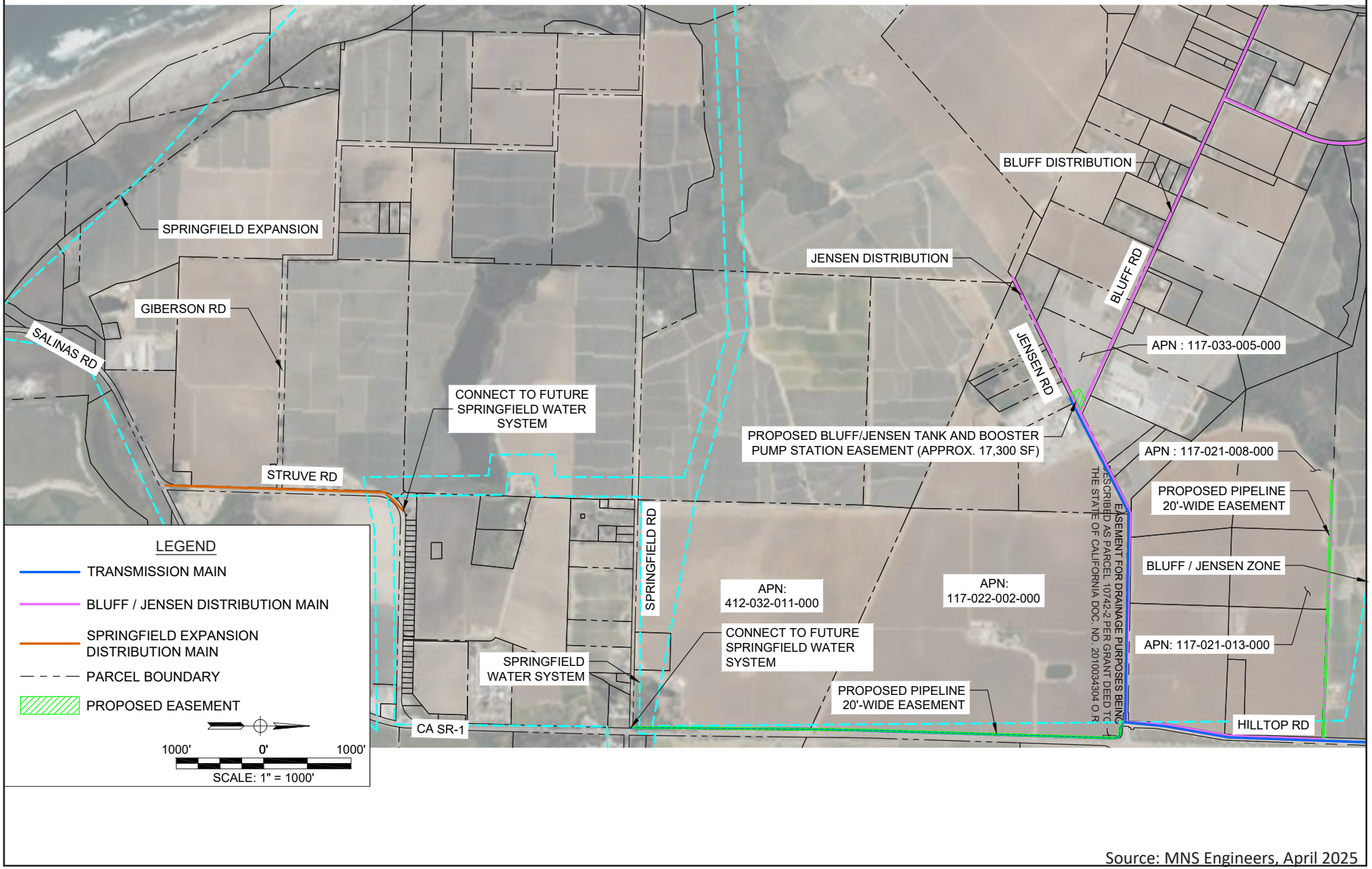
Figure
5a



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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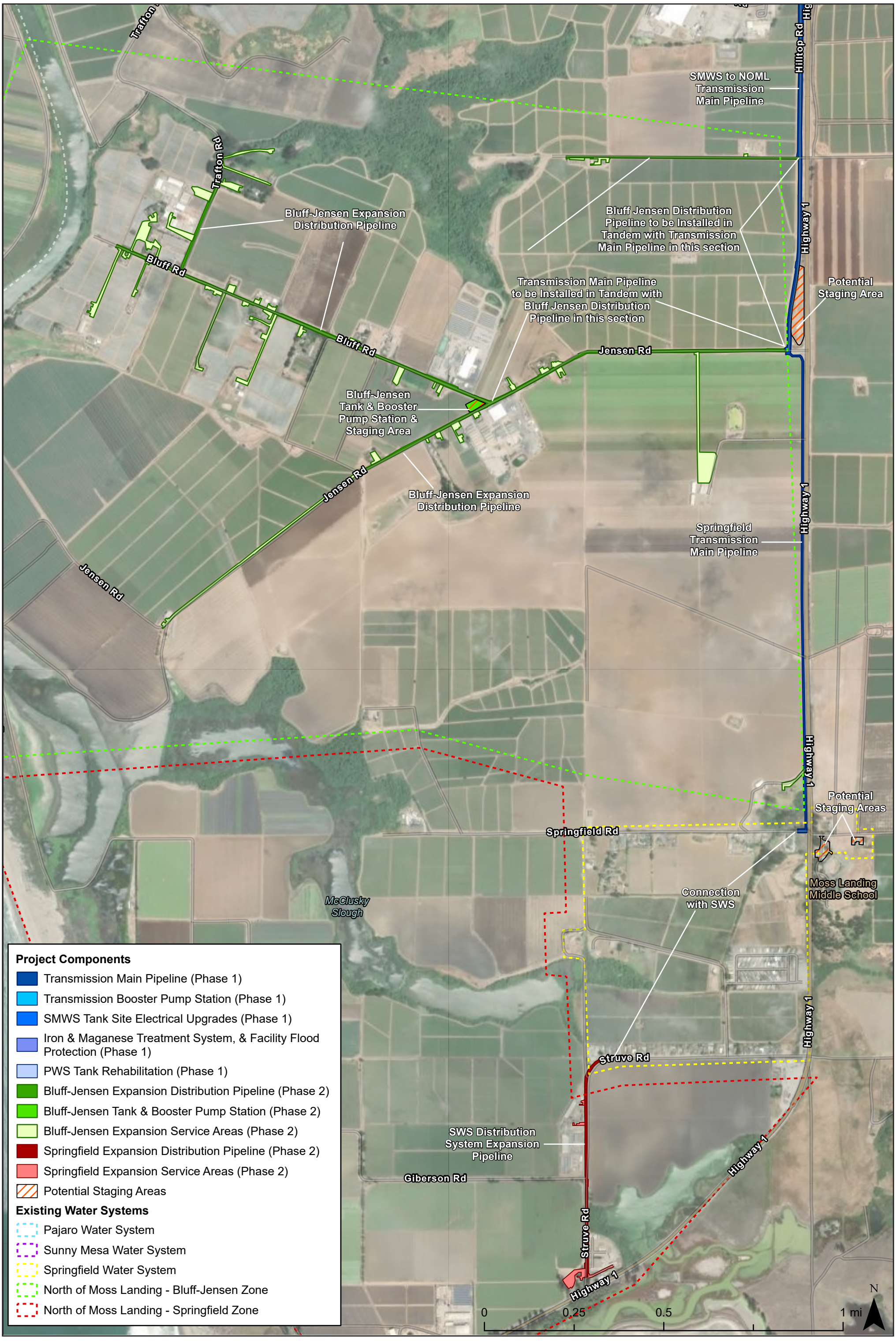

Title:
Project Components - South

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

Fruitland Ave

Connection with Existing SMWS

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

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

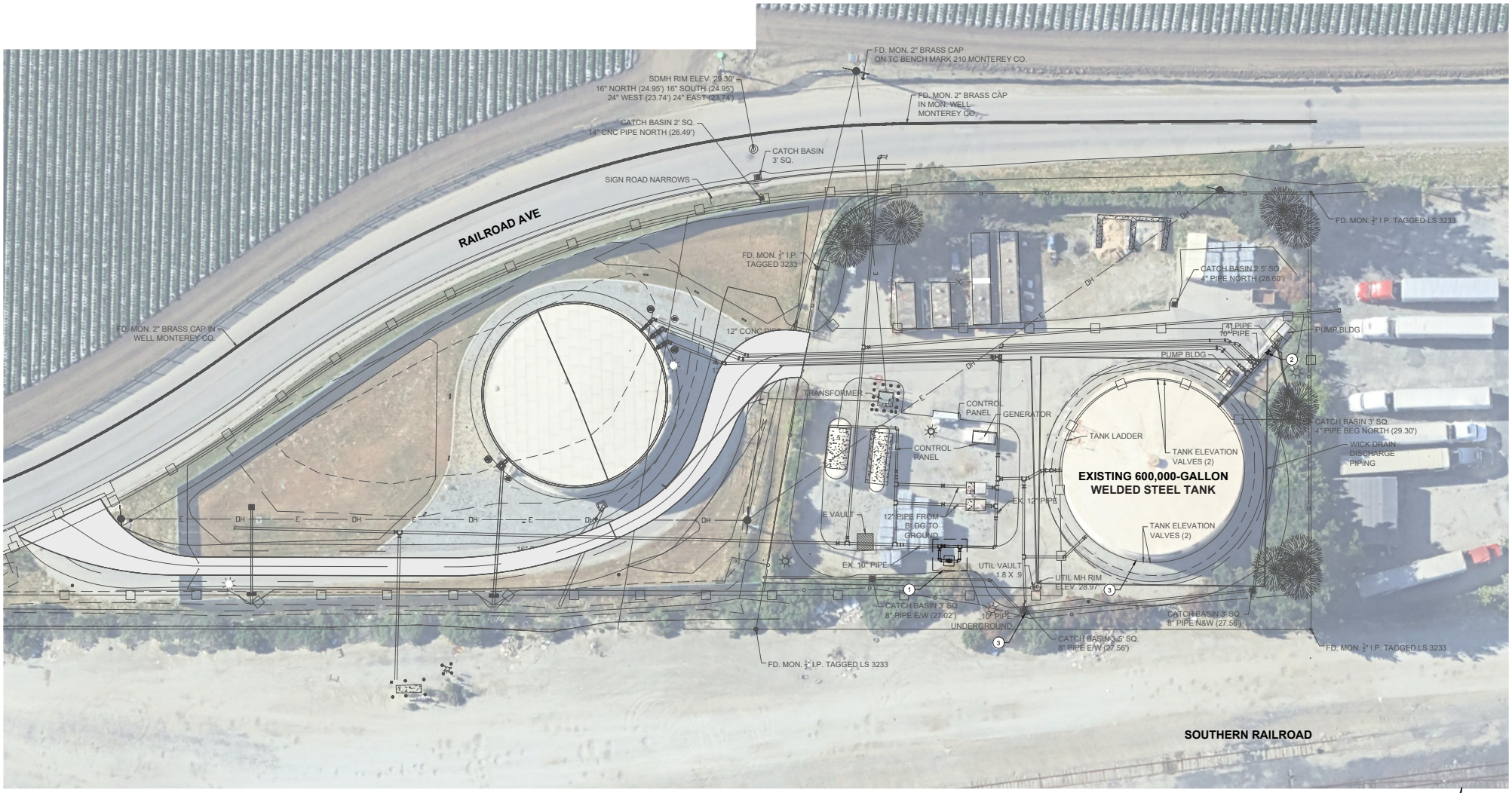
The Proposed Project includes electrical and piping modifications at the District's existing Pajaro tank and booster pump station site located at Railroad Avenue. These modifications include the installation of a bypass valve vault, the replacement of the existing 10-inch electromagnetic flow meter, 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.

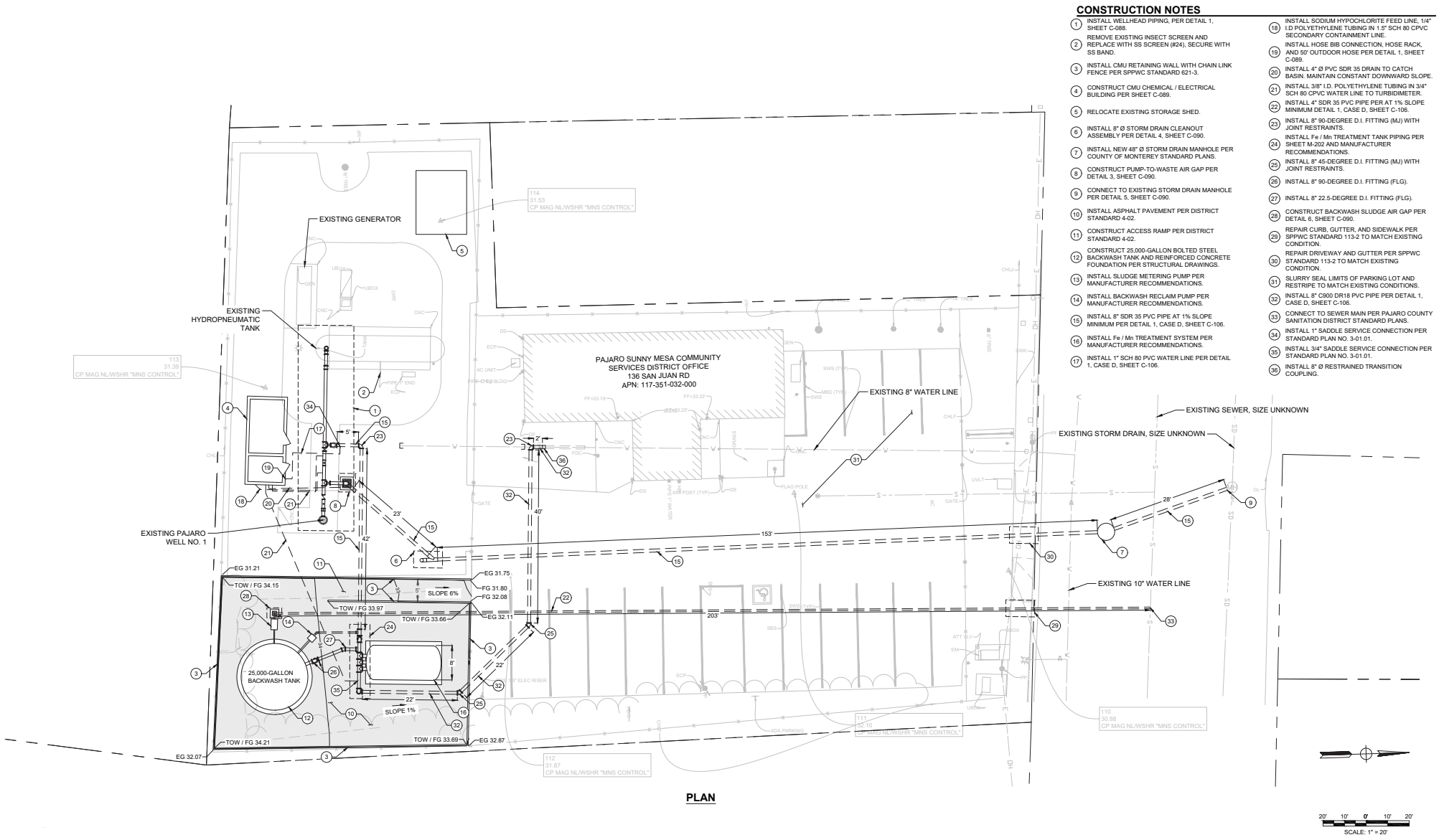
Transmission Booster Pump Station

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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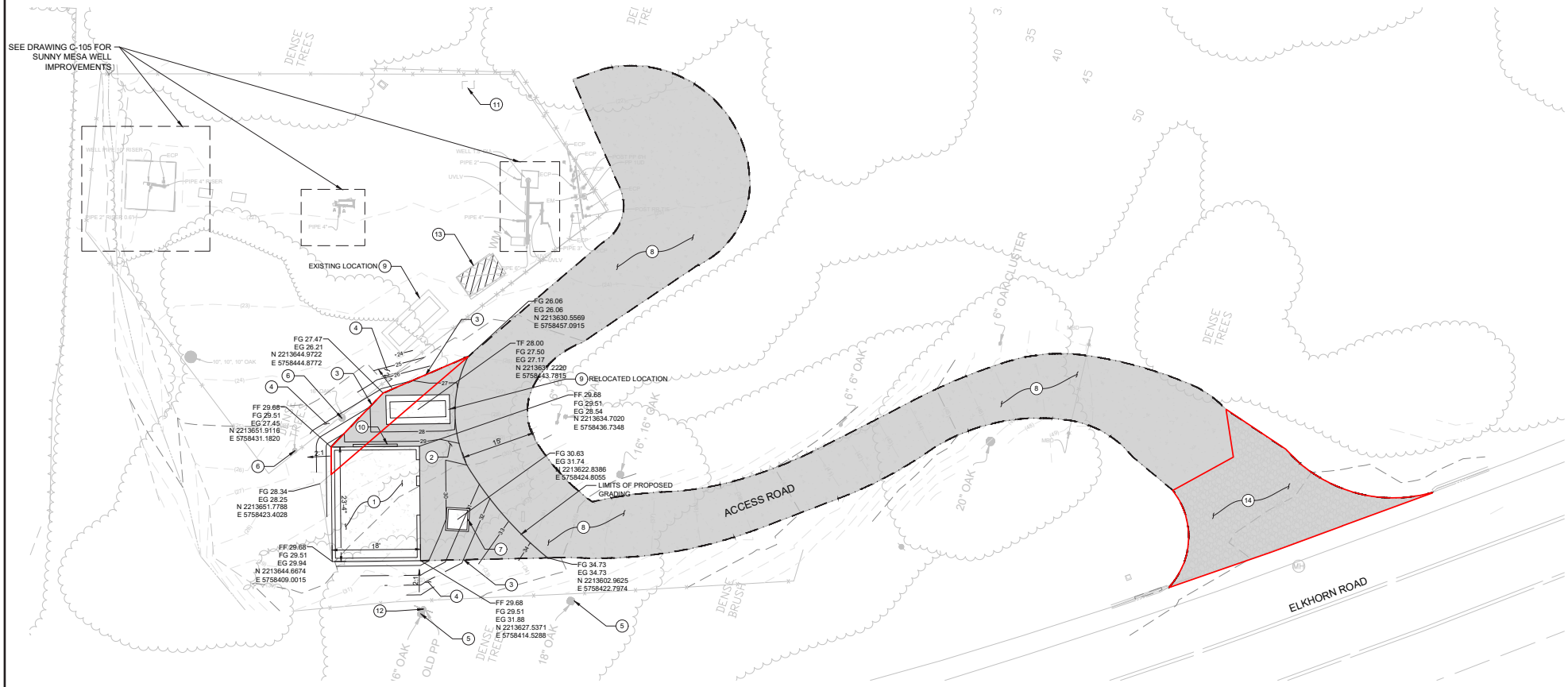
Figure
6b



SITE PLAN

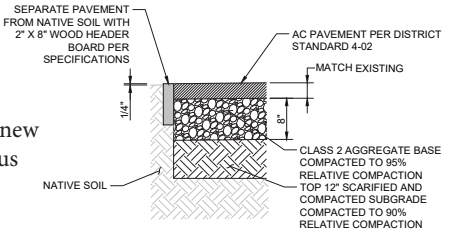
10' 5' 0' 5' 10'

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

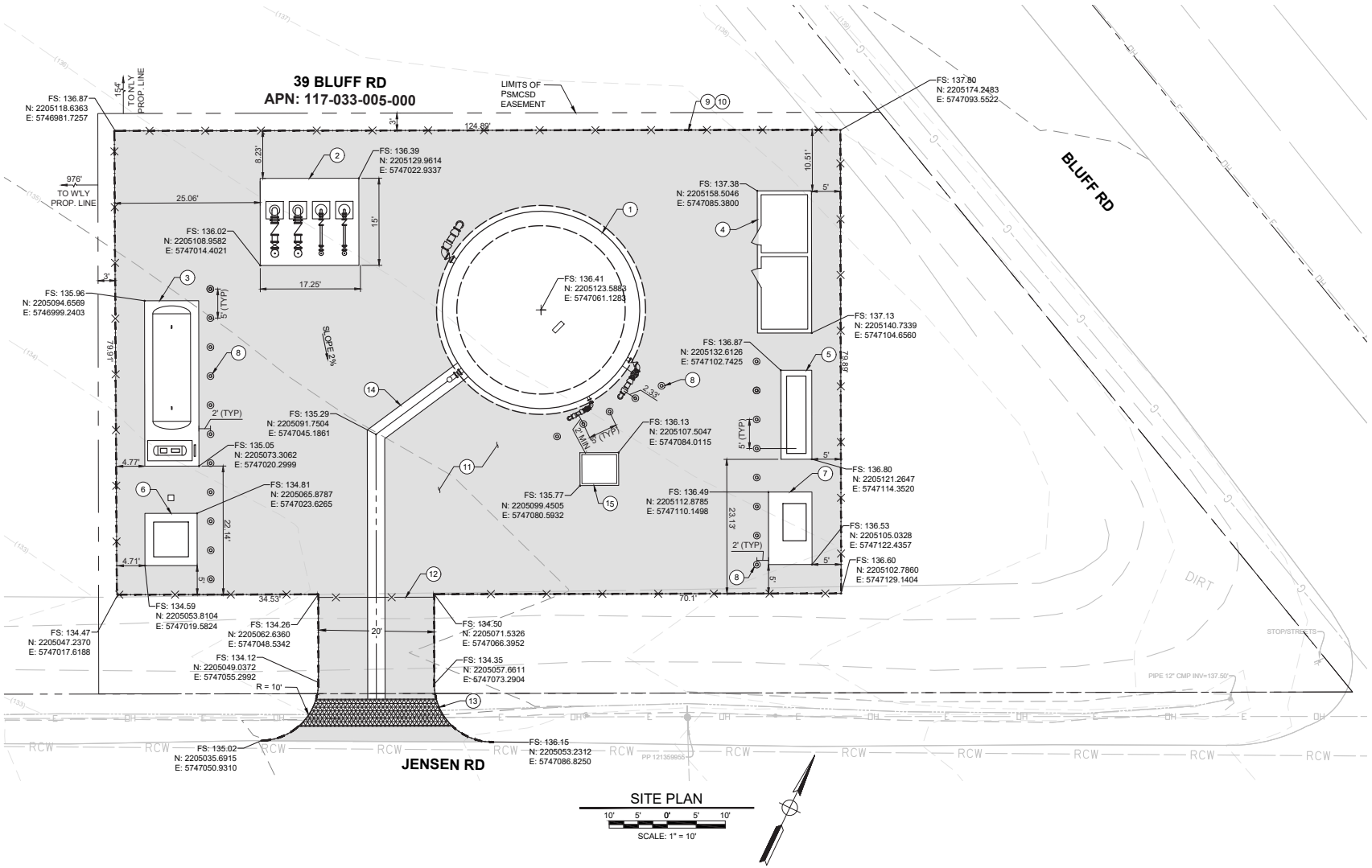
Monterey | San Jose

Denise Duffy and Associates, Inc.

Environmental Consultants Resource Planners

947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure 6c



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 of Phase 1 of the Project is expected to begin in 2027 and conclude by early 2029, over a course 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. 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

ENVIRONMENTAL HEALTH REVIEW SERVICES
DEPARTMENT OF HEALTH
1270 Natividad Road, Salinas, CA 93906 (831) 755-4507 (831) 796-8680 fax

INITIAL WATER USE/NITRATE IMPACT QUESTIONNAIRE FOR DEVELOPMENT IN MONTEREY COUNTY

This questionnaire must be completed and submitted to the Monterey County Health Department, Division of Environmental Health (two copies) and the Monterey County Water Resources Agency (one copy). The information supplied in the questionnaire will be used to evaluate the long-term impacts of the proposed project on the water quality and quantity of both the local and regional groundwater basins of Monterey County. In some cases the information supplied in this questionnaire will be adequate for determining the impacts of proposed development on groundwater supplies. In other cases, however, the Monterey County Division of Environmental Health and/or the Monterey County Water Resources Agency may require additional information or hydrologic studies. **If your development project includes an application for subdivision of land, verification of legal water rights must be submitted with this form.** Inquiries regarding this questionnaire should be directed to the Monterey County Division of Environmental Health, (831) 755-4507 or the Monterey County Water Resources Agency, (831) 755-4860.

1. Project Name: Pajaro/Sunny Mesa – Springfield Area Regional Consolidation Project

2. Applicant's Name: Denise Duffy & Associates c/o Conor O'Toole

   Address: 947 Cass Street City: Monterey State: CA Zip: 93940

   Telephone: (831) 373-4341 ext. 31
   (Home) (Business) (Mobile)

3. Owner(s) Name: Pajaro/Sunny Mesa Community Services District c/o Judith Vazquez-Varela

   Address: 136 San Juan Road City: Royal Oaks State: CA Zip: 95076

   Telephone: (831) 722-1389
   (Home) (Business) (Mobile)

4. Project Location or Address: Multiple locations with water service areas in Pajaro, Sunny Mesa, and Springfield.
   (Attach site and vicinity maps)

5. Project Assessor's Parcel Number(s): Please refer to attached Project Description

6. General Description of Proposed Project:
   The Proposed Project is a two-phased project consisting of the consolidation of the PWS, SMWS, and SWS, and the water connections in the NOML into a single water system. Please refer to attached Project Description.
   (Attach additional sheet if needed)

7. **Existing** zoning & use: Please refer to attached Project Description.

8. **Proposed** zoning: N/A

9. Number of existing legal lots of records: 379

10. **Existing** Water Supply is:

☐ None ☐ Public or private utility: _____ (Name)

☑ Existing individual well(s)* How many? multiple ☑ 2-200 connection water system: Pajaro, Sunny Mesa, Springfield, N of Moss Landing (Name of system as it appears on Health Permit)

*Attach all well log(s), all chemical analysis results, and all pump tests.

11. **Proposed** Water Supply is:

Project includes the consolidation of Pajaro, Sunny Mesa, and Springfield Water Systems as well as additional private residences in the North of Moss Landing Area.

☐ Existing individual well* ☑ Public or private utility: Pajaro Sunny Mesa CSD (Name)

☐ Proposed individual well(s)* ☐ 2-200 connection water system: _____

☐ Existing public or private system to be expanded: _____ (Name of system as it appears on Health Permit)

*Attach all well log(s), all chemical analysis results, and all pump tests.

See Well Impact Study included as Appendix E of the Draft IS/MND which is included as Attachment No. 7 to the application package.

12. **Existing** Sewage Disposal is Provided by:

☐ None ☑ Individual septic tank systems

☐ Existing on-site treatment system: _____ (Describe)

☑ Centralized Public/Private Sewer System: Pajaro County Sanitation District (Name)

13. **Proposed** Sewage Disposal for the project is by:

☐ None to be generated ☑ Individual septic tank systems

☐ Proposed on-site treatment system: _____ (Describe)

☑ Centralized Public/Private Sewer System: Pajaro County Sanitation District (Name)

14. Is this property currently used for crop production? If yes, itemize specific crops and their acreage. Include number of crops grown per year for each type of crop (attach additional sheets as necessary): Yes. See below.

Bluff Jensen Site: 10 acres of ag (strawberries/lettuce). Utility easement: 0.25 acre portion of the 10 acre site.

15. Total amount of water currently used on this property (Gal/day and acre-feet/year): 281 ac-ft/yr, 250,861Gal/day

Amount above based on: ☐ Metered information ☑ Engineers estimate ☐ Owner's estimate

16. Net amount of water currently used on this property (Gal/day and acre-feet/year): TBD
(Total water used minus recharge to groundwater equals net water use)

Typically 20% recharge for irrigation use and 80% for on-site septic systems.

17. Total number of lots for project proposed, their combined acreage, and total water use

a) Residential lots: 358 connections (Number); TBD (Total acreage); TBD (Total estimated water use)

b) Commercial lots: 105 connections (Number); TBD (Total acreage); TBD (Total estimated water use)

c) Industrial lots: _____ (Number); _____ (Total acreage); _____ (Total estimated water use)

d) _____ (Other); _____ (Number); _____ (Total acreage); _____ (Total estimated water use)

*For any proposed commercial, industrial, or other uses, attach a written description of the uses for each lot.

18. Acreage of irrigated agriculture, landscape, open space, green belt, parks, common area, etc, proposed and total water use: N/A (Total acreage); N/A (Total estimated water use)

19. Will any other types of wastes (i.e. wash water, water treatment unit discharges, crushing wastes, processing wastes, tail waters, etc.), be generated as a part of this project? ☑ YES ☐ NO

Iron & manganese treatment system will produce excess sludge that will be discharged to the Pajaro County Sanitation District. Project will obtain an Industrial Waste Discharge permit from PCSD.

If yes, attach a written description with estimated peak, daily, monthly, seasonal, and yearly volumes.

20. Will solid wastes containing nitrates be disposed of on-site (animal manure, organic compost, etc.)?

☐ YES ☑ NO

21. If this development project includes subdivision of land, written verification of legal water rights to the quantity of water necessary to assure an adequate and reliable drinking water supply for the proposed subdivision must be provided. Verification of legal water rights shall include, but shall not be limited to the following forms of documentation; (a) a Condition of Title Report, prepared by a Title Company at the Applicant's expense, along with any and all supporting documentation to indicate whether legal water rights have been subordinated and/or severed, (b) information that describes the legal basis and authority for diversion or extraction of water, (c) if groundwater is being pumped from a groundwater basin that has not been adjudicated, a statement to that effect is sufficient documentation to satisfy this requirement, (d) if the source of water is subject to permit requirements under the State Water Resources Control Board (SWRCB), a copy of the water rights permit must be included.

22. As owner(s) or owner's (owners') agent for the development permit application, I/We have read the questions and know the contents herein. I/We declare under penalty of perjury that the information contained in this questionnaire, including the plans and documents submitted herewith are true and correct to the best of my/our knowledge.

Judy Vasquez Varela
Owners Name (Type or print)

Owners Signature

Owners Name (Type or print)

Owners Signature

Dated: 1/5/2026 at Monterey County, California

I declare under penalty of perjury that I am authorized by the owner(s) of the described property to supply this information.

Conor O'Toole
Agents Name (Type or print)

Agents Signature

Dated: 1/12/2026 at Monterey County, California

FOR OFFICIAL USE ONLY

Application given out by:_____, _____
(Planner) (Date)

Questionnaire reviewed by:_____, _____
(Date)

Questionnaire approved with no additional information required: ☐ YES ☐ NO

Additional information required:_____
_____
_____
_____
_____

Applicant notified of additional information required:_____ (Date)

Net amount of water use for the proposed project (gal/day and acre-feet/year): _____
(Total estimated water used minus recharge to groundwater equals net water use)

Amount above based on: ☐ Engineers estimate ☐ Owner's estimate

Water balance: _____
(Current net water use minus proposed net estimated water use equals decrease/increase in water use)

EH101 (12/01)