

Revised - Received 11/4/05 - AS



EXHIBIT 13-A

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 Harris Court, Bldg. G. Post Office Box 85 Monterey, Ca 93942-0085 * (831) 658- 5600 Fax (831) 644- 9560 * http://www.mpwmd.dst.ca.us

Form IG96-5, revised April 1, 2003

APPLICATION FOR WATER DISTRIBUTION SYSTEM PERMIT

Office Use: Date Application Accepted (signature and payment required) Application ID Number: Name and number on check /money order Date Application Deemed Complete:

NOTE: Please attach additional pages, if necessary, to complete each question.

TYPE OF PERMIT APPLICATION: (check one)

- Create a water distribution system (non-mobile) -- please complete Sections 1, 2, and 5
Amend a water distribution system (non-mobile) -- please complete Sections 1, 3, and 5
Create or amend a mobile water distribution system -- complete Sections 1, 4, and 5

APPLICATION FEES: (must be attached for permit to be accepted; see Ord. 106 fee information)

- Create water distribution system -- \$2,450 for up to 35 hours staff time *
Amend water distribution system/single-connection system -- \$1,400 for up to 20 hours staff time
Amend water distribution system /multiple-connection system -- \$2,450 for up to 35 hours
Create/amend mobile water distribution system -- \$1,400 (20 hrs) if source outside District; \$2,450 (35 hrs) if source inside District

* Important Note: For unusually complex projects, a fee of \$70 per hour will be charged for more than the designated hours of staff time, once an application is accepted and issued ID number.

SECTION 1 -- APPLICANT INFORMATION

- Name of System Goodrich Water Distribution Line
Assessor's Parcel Number(s) in System 239-102-001-000 & 239-102-003-000.
System Street Address/Area 1 Wild Boar Run, the Potrero Area of Carmel Valley
Name of Applicant Santa Lucia Community Services District (SLCSD)
Mailing Address 1 Rancho San Carlos Road, Carmel, Ca 93923

6. Contact Numbers (ph/fax/e-mail) Forrest Arthur, General Manager, 831-620 6791/ 831-626 8282/ email: farther@santaluciapreserve.com
7. Agent (if any) Denise Duffy, DD&A
8. Agent Mailing Address 947 Cass Street, Suite 5, Monterey, Ca, 93940
9. Agent Contact Numbers (ph/fax/e-mail) 831-373-4341/ 831-373 1417 / dduffy@ddaplanning.com
10. Source of Water (groundwater, ocean, imported, etc.) Groundwater Imported - SLCS
11. Water Production Facility (well, desal, trucking, etc.) Pipeline distribution only w/in District
12. **Attach Map:** Include area with parcels to be served and location of water supply facilities

SECTION 2 -- APPLICATION TO CREATE WATER DISTRIBUTION SYSTEM

13. **Type of System (check one):**
 - Single-connection system -- see Form IG96-7 for information requirements
 - Multiple-connection system -- see Form IG96-8 for information requirements
14. **Proposed Uses (check all that apply):**
 - Residential (potable, drinking water) Single-family _____ Multi-family (apartment) _____
 - Commercial (potable, drinking water) Business type(s) _____
 - Irrigation/live-stock (subpotable)
15. **Number /Type of Structures (Connections) Served:** _____
 Number of acres to be irrigated: 0 (Describe crop) _____
 Describe live-stock (number, type) 0 _____
16. **Water Production Anticipated:** _____ acre-feet per year
 (Note: MPWMD staff will fill this in based on information from #13, 14 and 15)
17. **Reliability of Supply (Wells Only).** Please describe and/or attach the following: Not applicable
 - Location of well (include Assessor's Parcel Numbers of well site, easements)
 - Pump horsepower, pump make, pump type
 - Estimated well yield in gallons per minute (GPM)
 - Well depth, well diameter, perforation depths
 - Static water level (include date measured)
 - Attach well logs and results of well capacity tests (see Form IG96-7 or 8 for guidance)
 - Attach water quality test results (see Form IG96-7 or 8 for guidance)
 - Attach copy of approved permit from Monterey County Health Department to construct well
18. **Reliability of Supply (Non-Well).** Describe water source and production facilities, including reliable yield and water quality testing performed. (Refer to attachment)
19. **Interties and Emergency Supply.** Please describe the following:
 - Proposed interties to any other water distribution system

- Measures to prevent cross-contamination of and backflow to other systems
 - Source of emergency water supplies in case of system failure
 - Source of water to meet fire flow requirements
 - Requirements of any other system to provide fire flow or emergency supplies
20. **Source of Water Supply.** (Check all that apply) (See Form IG96-11 for guidance)
- Monterey Peninsula Water Resources System (CV alluvial aquifer and Seaside Coastal Subareas)
 - Waters within jurisdiction of State Water Resources Control Board (CV alluvial aquifer)
 - Subsurface source within Carmel River watershed
 - Subsurface source within 1,000 feet from Tularcitos, Hitchcock Canyon, Garzas, Robinson Canyon or Potrero Creeks (*additional hydrologic information analysis is required—see worksheet*)
 - Other sources (describe): _____

21. **Water Rights Information.** Describe and provide documentation regarding:
- Type of water right claimed _____ (see Form IG96-11 for guidance)
 - Basis of water right claim (see Form IG96-7 or 8 for guidance)
 - If assisted by attorney, attach Form IG96-12, Declaration of Competency

22. **Land Use/CEQA Information.**
- Zoning and land-use designations for affected parcels (available from Monterey County)
 - Status of permit process from jurisdiction planning department, including permits received
 - Environmental documents prepared by jurisdiction or other lead agency
 - Formal action taken by lead agency (e.g., Notice of Determination)
 - Permits required from other agencies (e.g., Coastal Commission, CPUC)

SINGLE-CONNECTION SYSTEMS (up to 3 homes on 1 parcel): PROCEED to SECTION 5
 (Ref: CEQA Guidelines 15301-15305)

23. MULTIPLE-CONNECTION SYSTEM APPLICANTS: COMPLETE the ATTACHED "SUPPLEMENTAL QUESTIONNAIRE", THEN PROCEED to SECTION 5

SECTION 3 -- APPLICATION TO AMEND A WATER DISTRIBUTION SYSTEM

Please refer to Form IG96-10 for guidance.

24. For an existing water distribution system, describe **previous MPWMD permits received**, if any, including permit number and date issued Existing distribution in place- proposal is to import water via existing and extended distribution lines from existing SLCSD to serve 14 single-family residential lots within MPWMD boundary. The SLCSD ("CSD") operates the Santa Lucia Preserve Water System which is permitted by Monterey County Health Department, I.S. No. 270-2521

25. **Existing System Type:** (check one)
- Single-connection system
 - Multiple-connection system – Existing distribution lines- proposal is to import water from existing distribution system to serve 14 single-family residential lots in the Potrero Area

26. **Existing Uses** (check all that apply):
- Residential (potable, drinking water) Single-family 14 lots Multi-family (apartment) _____
 - Commercial (potable, drinking water) Business type(s) _____
 - Irrigation/live-stock (subpotable)

27. **Existing number/type of structures (connections):** The entire system includes over 50 miles

of completed water mains, including a water main that runs throughout the Potrero Area. The water system includes multiple pressure zones with four storage tanks with a combined capacity of 1.925 million gallons.

Number of acres now irrigated: _____ (Describe crop) _____
Describe existing live-stock (number, type) _____

28. **Current Water Production Limit:** _____ N/A _____ acre-feet per year
(Note: MPWMD staff will fill this in based on information from #25, 26 and 27 as well as any previous MPWMD permits issued)
29. **Assessor's Parcel Numbers** served by existing system Existing APNs 239-102-001-000 & 239-102-003-000. County of Monterey will assign new APNs to newly created lots after recordation etc
30. Indicate the **number of new connections** requested, and list Assessor's Parcel Number for each new connection. 14 new connections; Existing APNs are 239-102-001-000 & 239-102-003-000. County of Monterey will assign new APNs to newly created lots after recordation etc
31. Indicate the volume of **new production** requested. _____ acre-feet per year N/A. The Goodrich Water Distribution Line WDS permit does not require any new water production from any new or existing wells in the MPWMD to serve the 14 proposed connections located within the boundaries of the MPWMD. This is a proposal for extending distribution via importation from a permitted water system (to import water via existing and extended distribution lines from existing SLCSD to serve 14 single-family residential lots within MPWMD boundary. The SLCSD ("CSD") operates the Santa Lucia Preserve Water System which is permitted by Monterey County Health Department, I.S. No. 270-2521)
32. Provide an estimate of **total water production** needed to meet the demand of the proposed project. If more than one connection is requested, include calculations showing how increased demand was estimated. _____ acre-feet total production with amended system.
The Goodrich Water Distribution Line WDS permit does not require any new water production from any new or existing wells in the MPWMD to serve the 14 proposed connections located within the boundaries of the MPWMD. The CSD operates over 50 wells in its primary service area and has 22 separate pressure zones. There is substantial supply capacity within that system which is currently regulated by Monterey County Health Department (and in the future regulated by State Department of Health Services after the system exceeds 200 active connections). Additionally, if supply or distribution issues arise in the future, the CSD has broad powers to require conservation measures within its entire district (i.e. for homes, golf course and other community facilities) as well as financial capabilities and taxing mechanisms to provide financial solutions and support to both the Santa Lucia Preserve Water System and the Goodrich Water Distribution Line.
33. Describe **proposed changes** in service area, water source or water production/delivery facilities. No changes in service area, water source or water production are needed to support the Goodrich future homes to be served by the Water Distribution Line WDS permit. New water delivery facilities would include those new water lines identified on the attached map, including new lines from the existing 10" and 8" water distribution lines on Potrero Trail and Chamisal Pass to new 6" and 8" water lines on Wild Boar Run and Goodrich Trail to serve the 14 homesites.
34. Describe **current status of land use approval** for proposed amendment from city or county, and attach that jurisdiction's approval of dedicated water allocation, if applicable. No allocation is applicable; approval for the Potrero portion of the Santa Lucia Preserve was granted on February 15, 2005. A copy of the Notice of Determination filed with the Monterey County Clerks office is attached.

35. Describe project's compliance with requirements of the **California Environmental Quality Act (CEQA)**, and attach appropriate environmental documentation. The Potrero Area Subdivision SEIR was certified in February 2005 as adequate and complete. A copy of the Notice of Determination filed with the Monterey County Clerks office is attached. As discussed in the Potrero Area Subdivision SEIR, the Santa Lucia Preserve project received complete environmental review through the preparation a full environmental impact report that was certified in 1995 (this document is referred to herein as the "Preserve EIR"); an addendum was certified in 1997. The Potrero Area Subdivision SEIR is attached to this application.
36. Describe all **water rights** or water rights claims associated with the project (attach documentation), and describe any proposed modifications to the water rights due to the proposed amendment.
N/A
37. If a permit for the proposed amendment is required from **Monterey County Health Department**, attach a copy of the application submitted to MCHD. Santa Lucia Preserve Water System is permitted by Monterey County Health Department, I.S. No. 270-2521)
38. List **unique issues or considerations**, if any, that may pertain to the proposed amendment.
See attached supplemental sheet
39. List **special conditions, if any, that are proposed** for this permit amendment.
See attached variance request form.

SYSTEMS with FEWER THAN FOUR HOMES ON ONE PARCEL: GO to SECTION 5
(Ref: CEQA Guidelines 15301-15305)

40. SYSTEMS with FOUR OR MORE HOMES MUST COMPLETE the ATTACHED "SUPPLEMENTAL QUESTIONNAIRE", THEN GO to SECTION 5

SECTION 4 -- CREATE OR AMEND MOBILE WATER DISTRIBUTION SYSTEM

See Form IG96-9 for guidance.

(Important Note: Health Department regulations prohibit water delivery for permanent potable supply; applications will be accepted by MPWMD only for subpotable irrigation/live-stock use)

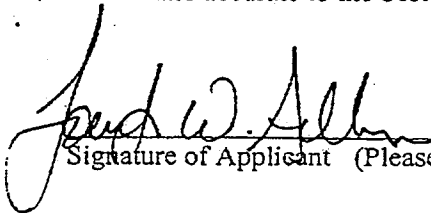
41. Address of property(ies) receiving water service _____
(Please provide map)
42. Assessor's Parcel Number(s) of property(ies) receiving water _____
43. Name of water delivery company _____
44. Address of water delivery company _____
45. If property is within Cal-Am Water Company service area, describe arrangements made for backflow protection (*required*) _____
46. Delivery company phone/fax numbers _____

47. Method of delivery (assume truck unless otherwise specified) _____
48. Location/Source of water that is delivered (describe nearest city, river, groundwater basin)

49. Is source within MPWMD boundary? _____
Is source within Carmel Valley watershed? _____
Is source within Seaside Basin coastal subareas _____
50. If any answer to #49 is "yes", please provide map showing of source water
51. Quantity of water to be delivered _____ acre-feet per year or
_____ gallons per year
52. **Reason for Delivery:** (*check all that apply*)
- Emergency potable supply/system failure (provide date of emergency _____)
 - Drought
 - Supplemental irrigation water
 - Other
53. **Duration of Delivery:** (*Check all that apply*)
- Short-term (describe beginning and ending dates) _____
 - Seasonal (describe season/months) _____
 - Permanent

SECTION 5, SIGNATURE BLOCK

I declare under penalty of perjury that the information in this application and on accompanying attachments is correct and accurate to the best of my knowledge and belief.

 FOREST W. ARTHUR
Signature of Applicant (Please sign and print name)

11-2-05
Date



Signature of Agent (Please sign and print name)

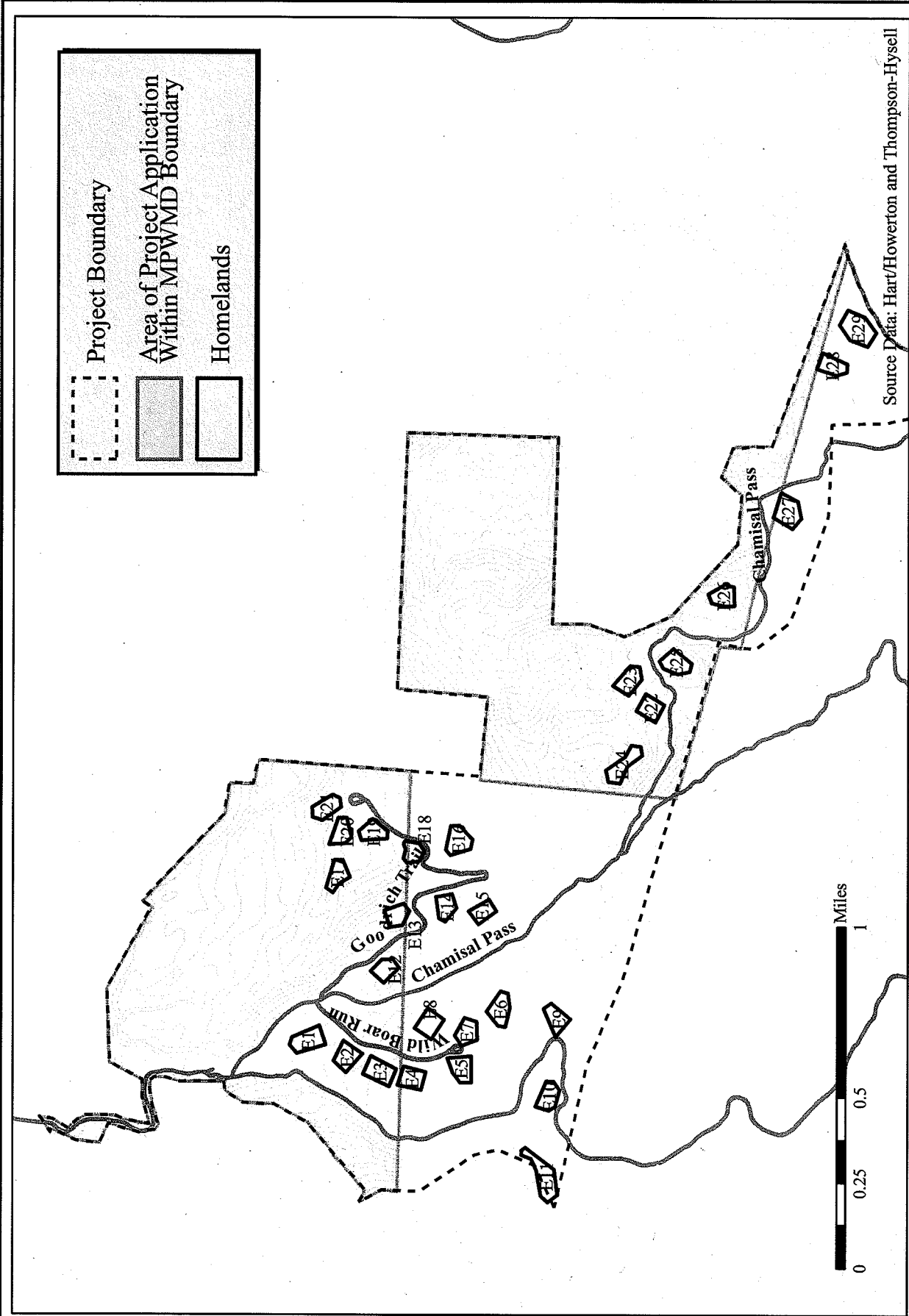
Revised 10-21-05
Date

Signature of System Owner/Operator (or Mobile Firm)
(Please sign and print name)

Date

Pursuant to MPWMD Rule 22-C, please provide name(s) of person(s) "who, at all times, will be available and legally responsible for the proper performance of those things required of a permit holder by this ordinance."

Address of responsible party (ies)



Potrero Homesites Within the MPWMD Boundary

Figure 1

- Received 11/9/05 HJ

Form IG96-5 Supplement
Supplemental Questionnaire for Water Distribution System
Application

NOTE: Attach additional pages, if necessary, to complete each question.

S1. Does this request rely upon an "Environmental Document", as per the California Environmental Quality Act (CEQA)? If so, please specify the type of Environmental Document that was prepared and provide details regarding its preparation (e.g. notice of preparation, notice of completion, and any public hearing dates).

An Environmental Impact Report (EIR) was prepared and certified for the Santa Lucia Preserve Comprehensive Development Plan in 1996 (with an Addendum in 1997). The Comprehensive Development Plan recognized that additional, more detailed environmental review was necessary to evaluate subdivision and eventual development of the Potrero Area. A Supplemental Environmental Impact Report (SEIR) was prepared for the Potrero Area Subdivision. The Supplemental EIR (SEIR) was circulated for public review in September - October of 2003 and the Final SEIR was completed in April of 2004. The Potrero Area Subdivision SEIR found that the existing documentation provides a thorough and comprehensive analysis of water supply feasibility issues and potential hydrological impacts resulting from groundwater pumping. The Potrero Area Subdivision SEIR and the County determined that there would be no significant impacts due to hydrologic issues for the Potrero Area Subdivision SEIR. The Draft and Final Supplemental EIR prepared for the Potrero project have also determined that the Preserve has an adequate supply of water to accommodate build out (County of Monterey Staff Report to Board of Supervisors, December 7, 2004).

S2. Has any new information regarding the proposed project, its environmental impacts, the severity of those impacts, mitigations for those impacts, or alternatives become available since the lead agency reviewed the project?

No, information is based upon attached EIR and findings from Monterey County which were certified and adopted in February 2005.

S3. Will this request have any significant effects on the environment based upon the Environmental Document or other information? If so, describe the effects and the mitigations, if any, that are proposed to minimize those effects.

No, based upon attached EIR and findings from Monterey County, as summarized below:

Water Demand and Availability of Supply for the Potrero Area Subdivision, from the Potrero EIR and County staff reports for project approvals:

The projected additional maximum day demand for the Potrero Area Subdivision will be 1 gpm per dwelling, or 29 gpm. This incremental demand can be readily accommodated by the existing water system without additional source capacity (i.e., current maximum day demand of 281 gpm plus project maximum day demand of 29 gpm adds to 310 gpm, which is well within the existing system capacity of 598 gpm). The average annual net groundwater demand from the Potrero Area Subdivision is estimated to be approximately 11 acre-feet, an additional 8 percent of the total Preserve-wide annual net demand of 270 acre-feet anticipated at buildout. The percent of the demand for the portion of the Potrero project within the MPWMD boundaries is less than half of this.

The peer review report by Weber, Hayes & Associates concurs that based on the projected water demand and demonstrated and permitted capacity of the existing water system, there is sufficient water supply from the existing network of completed water wells to supply the domestic and fire flow supplies required for the Potrero Area Subdivision.

- S4. Is the source of supply shared by any other water distribution system? Would the addition of the proposed production result in an adverse cumulative impact on the environment?

The source of supply serves only the Santa Lucia Preserve as analyzed in the Potrero SEIR. Water would be imported to these 14 residential lots from the Santa Lucia CSD, which operates the water system under a water system permit from the Monterey County Division of Environmental Health. This system includes a network of 61 water production wells, located throughout 20,000 acres. The entire system includes 100 miles of completed water mains, including a water main that runs throughout the Potrero Area. The water system includes multiple pressure zones with four storage tanks with a combined capacity of 1.925 million gallons.

In 2002, the water system had a combined "approved yield" (based on Monterey County requirements for well yield estimation for fractured rock aquifers) of 598 gallons per minute (gpm), with maximum daily pumping of 12 hours per well, followed by 12 hours of recovery. The total system demand on the maximum day in 2004 was 335 gpm (well below existing system capacity) with an average daily demand of 156 gpm (Santa Lucia Community Services District Annual Water Report, February 28, 2005).

The Draft and Final Supplemental EIR prepared for the Potrero project have determined that the Preserve has an adequate supply of water to accommodate build out (County of Monterey Staff Report to Board of Supervisors, December 7, 2004). The peer review report by Weber, Hayes & Associates concurs that based on the projected water demand and demonstrated and permitted capacity of the

existing water system, there is sufficient water supply from the existing network of completed water wells to supply the domestic and fire flow supplies required for the Potrero Area Subdivision. The Santa Lucia CSD has provided a "can and will serve" letter for water supply for the Potrero Area Subdivision. Water quality testing shows that water quality meets the State Drinking Water Standards.

In September 2000, the Monterey County Board of Supervisors adopted Ordinance 04082 requiring proof of water quality and quantity prior to a subdivision application being deemed complete. According to the peer review report by Weber, Hayes & Associates, and Monterey County Environmental Health, the applicant has complied with the requirements of Ordinance 04082 (Weber Hayes, 2002; Potrero Area Subdivision SEIR , Certified 2005).

The Potrero Area Subdivision SEIR and adopted findings found that the project production for the entire area of the subdivision (29 lots) would not result in an adverse cumulative impact on the environment. Therefore the water distribution to the 14 lots covered under this WDS permit would not have an adverse cumulative impact on the environment.

- S5. Does this request rely on any specific hydrologic, geologic, or other technical study? If so, state the name of the study, the date it was finalized, and the principal author or authors. Attach a copy of each study cited.

In addition to the Preserve EIR, additional water studies evaluated in the Potrero Area Subdivision SEIR include the Weber, Hayes & Associates, Review of Hydrogeologic and Wastewater Studies for Potrero Area Subdivision of the Santa Lucia Preserve, May 29, 2002.

These documents are included in the Appendices to the SEIR, attached.

- S6. Have there been any studies done to determine if an alternative water supply is economically feasible and physically available? If so, please describe the alternatives that were identified and the reasons why they were rejected.

No.

- S7. Will the request cause any possible duplication of service with an existing water distribution system?

No.

- S8. Will the request result in either exportation of water outside of or importation of water into the Monterey Peninsula Water Management District? If so, please

specify the quantities that would be either exported or imported.

Request is for water lines from the SLCS D into MPWMD boundaries, thus the permit would allow the importation of water into the District (triggering a requirement for a WDS permit from the MPWMD). The projected additional maximum day demand for the Potrero Area Subdivision will be 1 gpm per dwelling per the Potrero EIR. System will be tied to the Santa Lucia Preserve Water System (Permitted by Monterey County Health Department, I.D. No.270-2521) in 2 locations which are setup for importation only. Each lot is required by the state to install double check reduced pressure backflow devices between their potable connection and irrigation systems.

S9. Will the request create or increase an overdraft of ground water, or cause a degradation in water quality due to sea-water intrusion or some other type of contamination?

No.


S10. Will this request adversely affect the ability of existing water distribution systems and individual users to produce water?

No.

S11. If the request is for an annexation of new territory into an existing water distribution system service area, is the property to be annexed surrounded by, or adjacent to other properties in the service area?

N/A

I declare under penalty of perjury that the information in this questionnaire and on accompanying attachments is correct to the best of my knowledge and belief.



Denise Duffy, Agent of
Signature of Applicant; please print name below

11/4/2005
Date/Location

Note: The applicant may attach written findings for the Board to review and consider to support the action requested.