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MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

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NOV 07 2007

PERMIT APPLICATION TO CREATE NEW or AMEND EXISTING  
WATER DISTRIBUTION SYSTEM

MPWMD

Office Use Only	
Pre-Application Name/Date	
Application ID Number	20071107 SLC
Date Application Accepted	11/07/2007
Date Application Deemed Complete	

HAND DELIVERED

**FEE AMOUNT-** The application fee must be paid concurrently with permit application. The fee amount varies depending upon the level of review required:

- Level 2 Permit Fee: \$2,100 for up to 30 hours of staff time
- Level 3 or Level 4 Permit Fee: \$2,800 for up to 40 hours staff time ✓ AS 11/9/07

**FEE RULES-** For more complex projects where staff time exceeds the number of pre-paid hours of staff time, a fee of \$70 per hour will be charged. See Rule 60 for complete fee information.

**CONFIRMATION OF PERMIT REVIEW LEVEL** The permit review level required for this application is based upon a preliminary evaluation of basic information provided in the Pre-Application Form. During the review of this application, staff will confirm the review level. If it is determined that a higher or lower level of review is required, the applicant will be notified, and the higher or lower fee will be required or refunded.

SECTION 1 -- APPLICANT INFORMATION

1. Name of System: *Well N-31 addition to Existing Water Supply Line*
2. Assessor's Parcel Number(s) in System: *See Exhibit A*
3. System Street Address/Area : *28 Long Ridge Trail, Carmel/Santa Lucia Preserve*
4. Name of Applicant: *Santa Lucia Community Services District*  
*(If the applicant is not the system owner or operator, the form must also be signed by the system owner or operator.)*
5. Mailing Address: *Forrest Arthur, General Manager, One Rancho San Carlos Road, Carmel, CA 93923*
6. Contact Numbers (ph/fax/e-mail): *(831) 620-6791 ph; 620-0959 fx; forresta@santaluciapreserve.com*
7. Agent (if any): *Joel Panzer/Maureen Wruck Planning Consultants, LLC*
8. Agent Mailing Address: *21 West Alisal Street, Suite 111, Salinas, CA 93901*
9. Agent Contact Numbers (ph/fax/e-mail) *(831) 771-2557 ph; 771-2714 fx; joel@mwruck.com*

**SECTION 2 -- WATER DISTRIBUTION SYSTEM INFORMATION**

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

10. **Attach Map** (8 ½ x 11 or larger): Show the parcels to be served and the approximate location of the wells(s), easements and/or water supply facilities.
11. **Water Source Information** Complete the table below by describing both the existing and proposed water source(s) to supply the proposed water system:

Source and System Information	Existing (list/describe)	Proposed (list/describe)
A. Water Source (groundwater, surface water, reclaimed, desalination, etc.)	Well T-29 & N-31	MPWMD Permit for Well N-31 to
B. Cal-Am water service (is parcel in service area? Has active service?)	N/A	N/A
C. Total number of wells with MPWMD and County permits	2 w/County Permits	MPWMD permit for N-31
D. Water system infrastructure (list major system components, e.g.; tanks, treatment, backflow, meters, etc.)	Booster Stat. , 150,000 gallon tank and treatment plant	None proposed
Other relevant information, comments or expansion on answers above: <i>All infrastructure installed with Permits from Monterey County. Request is to obtain MPWMD Permit for Well N-31. Well T-29 drilled in 1991 and water system infrastructure installed per August 1998 Board of Supervisors approvals. Proposal is for MPWMD review to use Well N-31 for the water supply system.</i>		

12. **Interties and Emergency Supply** . Please check appropriate box for items A through F below. For all “yes” responses use the space provided to describe the item and list associated attachments, if any.

- A. Is there an emergency water supply in case of system failure? X Yes  No   
 N/A
- B. Will the system intertie to any other water distribution system? X Yes  No  N/A
- C. Has the other water system approved the intertie? X Yes  No  N/A
- D. Has a backflow device to prevent cross-contamination been installed?  Yes  No  N/A
- E. Must the local Fire Department approve this water system? X Yes  No  N/A
- F. What is the source of water for Fire Protection? A 150,000 Gallon Storage Tank on Long Ridge  
 Description of “yes” responses: *Water Distribution System is a section of the approved Santa Lucia Preserve Water System. As required by Monterey County permit (PC94067), the system is fully interconnected to serve as a ranch-wide water system. See the Santa Lucia Preserve Final EIR for A description of the waters supply distribution network (pp. 8-23 through 8-26).* \_\_\_\_\_

13. **Water Rights Information.** For systems utilizing wells located within the Carmel Valley Alluvial Aquifer (CVAA), applicants are encouraged, but not required, to obtain a “Water Rights Confirmation” letter from the District prior to the submittal of this application. For systems utilizing wells outside the CVAA, complete item “A” only.

- A. Water Rights Outside of CVAA. Attach a copy of the deed showing ownership of property (overlying rights to percolating groundwater is assumed).
- B. If within CVAA, has a "Water Rights Confirmation Letter" been issued by the District?  
 Yes  No  N/A  
 If "Yes," state date of letter and attach a copy to this application \_\_\_\_\_  
 If "No," complete questions C, D and E below.
- C. Basis of water right claimed (*see Form IG96-11 for guidance*)  
 Riparian (invalid for 2+ parcels unless same owner)  
 Pre-1914  
 SWRCB domestic registration  
 SWRCB appropriative permit  
 Other (specify) *Overlying rights to percolating groundwater.*
- D. If assisted by attorney, attach Form IG96-12, Declaration of Competency
- E. Attach supporting water rights documentation. ( *MPWMD has examples on file for review* )

14. **Water Quality Information.** For wells that will provide potable (drinking) water to one or more connections, water quality information is required prior to further processing of this application.  
 Irrigation/agricultural use only (non-potable use only). *No water quality analysis required.*  
 1 connection- Please attach water quality test results for "general mineral, general physical, inorganics" + coliform (described in Title 22, Chapter 15)  
 2+ connections- Please attach water quality test results as required by Monterey Co. Health
15. **Water Use.** Complete the table below by describing both the existing and proposed uses to be served by the proposed water system:

Use and Demand Information	Existing (list/describe)	Proposed (list/describe)
A. Residential service (potable, drinking water); includes standard landscaping. List all separate structures/units served and if they include kitchen.)	3 (2 SFD, 1 Caretaker)	11 SFD & unknown accessory
B. Commercial service (potable, drinking water; # of non-fire meters)	N/A	N/A
C. Industrial service (potable or non-potable; # of non-fire meters)	N/A	N/A
D. Total number of structures served	3	22 Potential
E. Addl. Landscaping (non-potable)	0.25 Acres	TBD acres
F. Pool or Pond (non-potable)	N/A Sq. ft.	N/A Sq. ft.
G. Irrigation/agriculture (non-potable) Describe crop(s) and other agric. use	N/A acres	N/A acres
H. Live-stock (non-potable)	N/A head	N/A head
I. Other		
J. Total number of parcels served	11 residential	11 residential
K. Total acreage served (all parcels)	522 acres	522 acres
L. Estimated water use . (Worksheets are available; show how calculated.)	1.50 acre-feet per year	9.6 acre-feet per year
<b>Other relevant information, comments or expansion on answers above</b> ( <i>you may add extra sheets</i> )		
): *11 single family residential parcel have potential for ancillary units (guest/caretaker/or second units), depending on future architectural designs & Monterey Co. discretionary permit approvals.		

16. **Well Source and Pumping Impact Assessments.** Most systems using groundwater wells will be required to submit a *Well Source and Pumping Impact Assessment* with this formal application. Please complete the items below to confirm the name and contents of the Assessments.
- X Title, date, and preparer's name of Assessment: "Summary Report Drilling, Well Construction, and Aquifer Testing Santa Lucia Preserve Well N-31 Monterey County, California, GeoConsultants, August 2001"
- X The following required items are typically included within all Assessments. Please check all boxes to confirm that the items have been included either in the Assessment or as separate attachments to this application.
- o Well logs (State DWR "Well Completion Report")
  - o Results of well capacity/pumping tests (*Hydrologist should follow MPWMD procedures*)
  - o Copy of approved Well Construction Permit from Monterey County Health Department
  - o Pump horsepower, pump make, pump type
  - o Water quality analysis (for potable uses only)
- Comments: Requested documents accompany this application.
- 

17. **Reliability of Supply (Non-Well).** For sources of supply other than groundwater wells, describe water source and production facilities, including reliable yield and water quality testing performed. Attach and list associated information, if any.
- N/A
- 

18. **Land Use/CEQA Information.** Please complete all applicable items below.
- A. Zoning and land-use designations for parcels served (available from Monterey County or City)  
RC/40 D-S
- B. Permits and approvals required or received from other agencies (e.g., Planning Department, Building Department, Health Department, Coastal Commission, CPUC). Include file numbers and resolution numbers used by the agencies.  
*Monterey County Combined Development Permits (PC94067 & Corresponding Board Resolutions 96-059, 96-060, 97-360; Health Department Water System Permit 270-2521*
- C. Recent or pending subdivisions to be served by the proposed water system. Include file numbers and resolution numbers used by the agencies.  
*PC94067, PLN010001, PLN010278; Resolutions 96-059, 96-060, 97-360, 03-228 & 05-046*
- D. Environmental documents prepared by jurisdiction or other lead agency Santa Lucia Preserve  
*Final EIR, 1995; Addendum to EIR (1997) Potrero Area Subdivision SEIR (2003)*
- E. Status of lead agency CEQA actions. Provide date of formal action (e.g., Notice of Determination, Neg. Dec., EIR, etc.) Include agency file numbers and resolution numbers.  
See documentation in Findings and Evidence section of Board Resolutions

19. **MPWMD Permits**  
Describe and list **previous MPWMD permits received**, if any, including permit number and date issued. Include existing well meter information, if applicable. *Goodrich Line (Potrero) WDS. MPWMD Permit #M05-04*
- 

20. List **unique issues, considerations and/or special conditions**, if any, which may pertain to the proposed water system. Overall interconnected system and future well additions contemplated in Final EIR analysis.
-

**SECTION 3- SIGNATURES, RESPOSIBLE PARTIES AND ATTACHMENTS**

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.

Forrest W. Arthur FORREST W. ARTHUR 11/05/2007  
Signature of Applicant (Please sign and print name) Date

Joel R. Panzer Joel R. Panzer 11/7/07  
Signature of Agent (Please sign and print name) Date  
Joel R. Panzer/Maureen Wruck Planning Consultants,  
LLC

Forrest W. Arthur FORREST W. ARTHUR 11/05/2007  
Signature of System Owner/Operator (required) Date  
(Please sign and print name) Forrest Arthur, General Manager

**Responsible Party(ies).** Pursuant to MPWMD Rule 22-C, please provide name(s) and address(es) 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."

Name(s): Forrest Arthur, General Manager, Santa Lucia CSD

Address(es) One Rancho San Carlos Road, Carmel, CA 93923

**Attachments.** Please list all attachments, including maps, included with this Application Form

- Attachment 1 : Exhibit A: Assessor's Parcel Numbers \_\_\_\_\_
- Attachment 2 : Water Well Permit, Well N-31 \_\_\_\_\_
- Attachment 3 : Summary Report – Well N-31 (GeoConsultants, August 2001) \_\_\_\_\_
- Attachment 4 : Well N-31 Pump & Water Quality (Title 22) data \_\_\_\_\_
- Attachment 5 : Map of Long Ridge Distribution System \_\_\_\_\_
- Attachment 6 : Santa Lucia Preserve, Final EIR, Chapter 8-Groundwater Hydrology \_\_\_\_\_
- Attachment 7 : Santa Lucia Preserve EIR Addendum, Chapter 3-Groundwater Hydrology \_\_\_\_\_
- Attachment 8 : Santa Lucia Preserve Final EIR,, Appendix A - "Notice of Preparation" \_\_\_\_\_
- Attachment 9 : Santa Lucia Preserve Final EIR, Chapter 21 - Citations \_\_\_\_\_
- Attachment 10 : Board of Supervisors Resolutions 97-360, 96-059 & 96-060 \_\_\_\_\_
- Attachment 11 : Monterey County Condition of Approval #190 (File #'s PC94067 & 94218) \_\_\_\_\_
- Attachment 12 : Santa Lucia FEIR, Chapter 2 – Project Description \_\_\_\_\_

## Supplemental Questionnaire for Water Distribution System Application

SYSTEM NAME: \_\_ Well N-31 Addition to Existing Water Supply Line APN: 239-131-024 \_\_

NOTE: Attach additional pages, if necessary, to complete each question.  
An electronic version of expanded answers may be requested.

- 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 (or will be prepared) and provide details regarding its preparation (e.g. notice of preparation, notice of completion, and any public hearing dates). Indicate CEQA lead agency.

*See attached response.*

- 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 on the attached EIR, the EIR Addendum and findings and evidence associated with the EIR certification by Monterey County.*

- 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.

*See attached response.*

- 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?

*See attached response.*

- 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.

*See attached response.*

- 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.*

Responses to "Supplemental Questionnaire for Water Distribution System Application"

- S1. A Final Environmental Impact Report (SCH 94083019) was certified by the Monterey County Board of Supervisors on February 6, 1996 (see Board Resolution No. 96-059). An EIR Addendum was certified by the Board of Supervisors on August 26, 1997 (see Board Resolution No. 97-360). The Findings and Evidence in the Board Resolutions detail EIR preparation, CEQA compliance and public hearing dates. The "Notice of Preparation" is included in the Final EIR as Appendix A.
- S3. No. Based upon the attached EIR, adopted mitigation measures, conditions of project approval, findings and evidence, and staff memos from the Monterey County Division of Environmental Health, potential significant effects have been reduced to a level of insignificance. The impacts identified in the EIR related to water supply and plant and animal communities were reduced to a level of insignificance via implementation of mitigation measures #12 - #17 (see EIR Chapter 8: *Groundwater Hydrology, Stream Base Flow, and Water Supply and Demand*). These mitigation measures direct the drilling of new wells (MM #12), monitor groundwater levels (MM #13), delay pumping of wells near protected base flow reaches (MM #14), drill new wells away from protected base flow reaches (MM #15), monitor base flow in creeks and provide supplemental water if necessary (MM #16), and to monitor riparian vegetation and maintain total area of riparian vegetation (MM #17). These mitigation measures are being implemented, as applicable.
- S4. No. The source of supply serves only the Santa Lucia Preserve, as analyzed in the FEIR and the EIR Addendum. As part of the project approvals, Monterey County required the water distribution system to be a ranch-wide interconnected water system (see FEIR pg. 8-23). In addition, the Board of Supervisors imposed Condition of Approval #190 on the project. This condition reads, in part: "(t)hat the project be connected to no other water source, public or private..."

The addition of production well N-31 on Long Ridge would not result on an adverse cumulative impact on the environment. The FEIR anticipated drilling of approximately 58 – 102 new water supply wells and concluded: "*(t)he actual number of wells included in the water supply system... is inconsequential to this analysis, because the significant environmental impacts associated with water use for the project result from the amount of water consumed, not from the number of wells used to withdraw water from the ground. As demonstrated by the lack of significant environmental impacts caused by installation of the first 37 wells, constructing wells using current standard drilling methods is not considered a source of significant environmental impact*" (FEIR pg. 8-26).

- S5. This project relied on extensive hydrologic, geologic and technical studies, which were incorporated into the Final EIR. Chapter 21 of the Final EIR lists the names of the studies, the authors and the publication dates. Chapter 4 of the EIR Addendum also includes similar documentation. Rather than attach the 17 reports cited in FEIR Chapter 21, copies of specific report(s) can be provided upon request.

S7. Will the request cause any possible duplication of service with an existing water distribution system? Explain why the duplication of service is necessary.

*No. The applicant, the Santa Lucia Community Services District, is the only water provider for the Santa Lucia Preserve.*

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.

*See attached response.*

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?

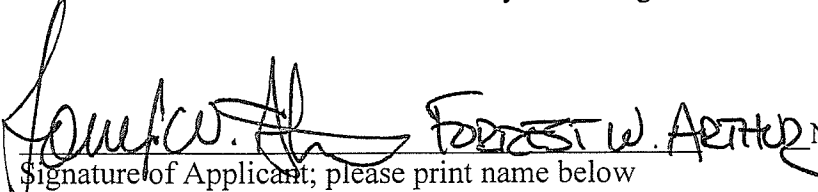
*No. The FEIR states that annual groundwater recharge is estimated to be on the order of 5,900 af/yr. TOTAL projected water demand for entire Santa Lucia Preserve would be approximately 295 af/yr at buildout (see FEIR pg. 8-33).*

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.

 Forest W. Arthur November 3, 2007 at Salinas, CA  
Signature of Applicant; please print name below Date/Location

Joel R. Panzer/Maureen Wruck Planning Consultants

*Note: The applicant may submit written Findings, with evidence for each Finding, for District Board consideration; please contact MPWMD staff re: proper format.*



S8. Yes. The request is for MPWMD review to formally add well #N31 on Long Ridge to the existing water distribution system. There are residential building sites in the MPWMD on Long Ridge, so it is likely that water produced from this well would be offset by use in the MPWMD at buildout. The water system is interconnected, so it could also be possible that this water could be exported outside of the MPWMD boundary or that water could be imported into the MPWMD; this scenario was anticipated in the analysis of the Final EIR (see FEIR, pg 8-23, 2<sup>nd</sup> paragraph from bottom of page).

EXHIBIT A

Assessor's Parcel Numbers with acreage shown for each Parcel, Open Space, and Home Lands  
Well N-31 addition to Existing Water Supply Line

<u>Lot</u>	<u>Parcel</u>	<u>Open</u>	<u>Home</u>	<u>A.P.N.</u>	
231	26.98	22.83	4.15	239-131-015	(partially in MPWMD)
232	49.58	45.93	3.65	239-131-016	(partially in MPWMD)
233	47.60	44.89	2.71	239-131-017	
234	34.61	32.09	2.52	239-131-018	
235	29.36	25.17	4.19	239-131-019	
236	81.10	75.10	6.00	239-131-020	
237	31.43	28.49	2.94	239-131-021	
238	61.11	57.76	3.35	239-131-022	
239	26.18	23.93	2.25	239-131-023	
240	42.86	39.62	3.24	239-131-024	
241	75.33	69.03	6.30	239-131-025	
BB	69.30	---	---	239-131-026	Open Space (partially in MPWMD)
Z	114.42	---	---	239-131-028	Open Space (partially in MPWMD)
S	415.45	---	---	239-131-030	Open Space (partially in MPWMD)