

The background of the slide is a photograph of a wooden roof truss structure under construction, showing various beams and supports against a clear blue sky.

ITEM 15. CONSIDER APPROVAL OF APPLICATION FOR CAL-AM/ RYAN RANCH- CHOMP AMENDMENT

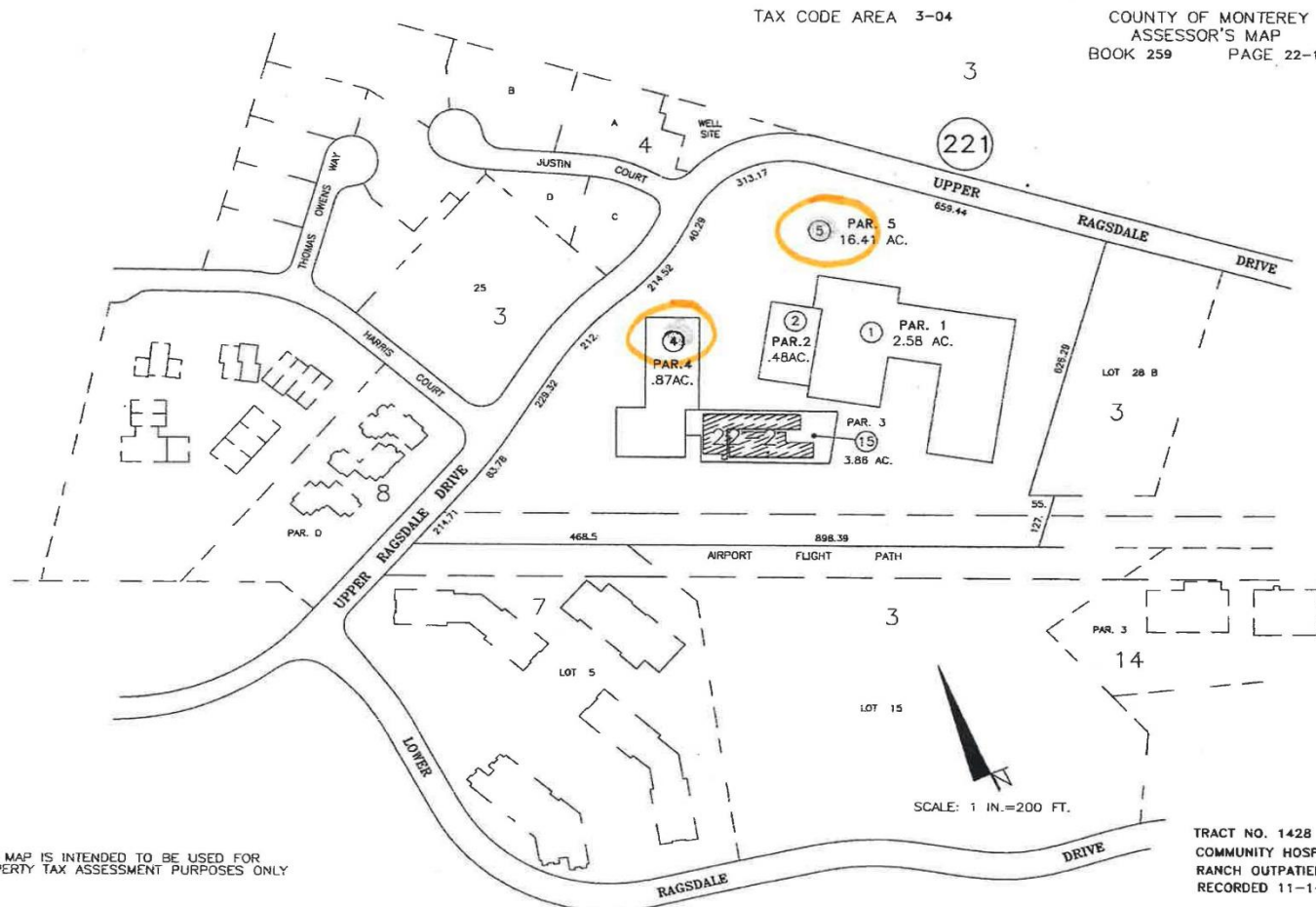
Meeting Date: August 17, 2015

Staff Contact: Henrietta Stern and Larry Hampson

Application for CAW/Ryan Ranch-CHOMP Amendment

- Application requests amendment to California-American Water Company (CAW) Ryan Ranch Unit to enable service to two Community Hospital of the Monterey Peninsula (CHOMP) Parcels.
- Water rights based on previous District approval of transfer of 3.17 AFY metered sales from Cypress Pacific Investors to CAW for use in Seaside Basin.
- Cypress has designated the two “CHOMP Parcels” as sole recipients.

CHOMP Parcels



*Service Area
 APN 259-221-004 and -005*

THIS MAP IS INTENDED TO BE USED FOR
 PROPERTY TAX ASSESSMENT PURPOSES ONLY



Background

- District approved Ryan Ranch Unit annexation by CAW as a separate “satellite” system in 1989.
- District determined Ryan Ranch Unit supply was insufficient in June 2009; the production limit was greatly reduced and a moratorium on new connections was imposed. [Exhibit 15-D]
- Board prohibited new Water Permits until the System Capacity is increased, based on “credible expert analysis” of adequate supply.




Background, continued

- District approved emergency transfer of Bishop Unit water to Ryan Ranch Unit in June 2015. Ryan Ranch Unit Conditions of Approval restricted the intertie between the Main and Ryan Ranch systems.
- In September 2014, District approved transfer of water rights from Cypress Pacific Investors to CAW to serve any parcel in the Seaside Groundwater basin as allowed by the Seaside Basin Adjudication
- Approval of this application will allow Main system water to be used at CHOMP from Seaside Basin.



CEQA – Ministerial Exemption

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- Superior Court has limited MPWMD's CEQA review for actions related to Seaside Basin water rights as the Seaside Basin Adjudication has already addressed environmental issues.
 - Notice of Exemption will be filed for this ministerial action (CEQA Section 15268).



Findings of Approval

- Application and related evidence meet the criteria and minimum standards for approval (Rules 22-B and C) with the Conditions of Approval.
- This action will “not create an Overdraft or increase an existing Overdraft....” (Rule 22-C-4) due to compliance with the Seaside Basin Adjudication Decision.
- All other Ryan Ranch parcels are subject to existing moratorium on new connections.[Exhibit 15-E]




Permit Conditions

- Ryan Ranch System Capacity (production limit) is changed from 72 AFY to 75.15 AFY, with 3.17 AFY metered sales designated solely to the two CHOMP Parcels.
- Expansion Capacity Limit remains at 190 Connections as determined in 1989 and reaffirmed in 2009. [Exhibit 15-F]




Permit Conditions

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- Main CAW system-to-Ryan Ranch intertie is allowed solely for transfer of Cypress water to the CHOMP Parcels; otherwise, transfers from the main system are prohibited unless written approval for emergency supply is obtained from MPWMD General Manager.
 - Bishop-to-Ryan Ranch interconnection remains the primary source of emergency supply.
 - Must receive Watermaster approval (if required).
 - MPWMD to receive annual report of metered sales



Special Conditions

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- CHOMP construction plans must demonstrate projected water use will be less than 3.17 AFY in order to receive a Water Permit from District.
 - CHOMP Water Permit will include a Deed Restriction that requires release of consumption data to the District upon request.



Statement of Expanded Supply

- District formally determines compliance with Order #4 and #5 of June 2009 *Ryan Ranch Decision on Insufficient Supply*.
[Exhibit 15-C and 15-D]
- Credible expert analysis in September 15, 2014 hearing materials for the CAW/ Cypress Amendment (Permit #M14-05-L4) and approval of CAW/CHOMP Amendment justify added production limit to serve the CHOMP Parcels.

Comments Received


- Public notice of this agenda item was via agenda mailing, posting onsite, and at Monterey City Hall, CAW, Watermaster, and District offices, MPWMD website and properties within 300 feet of CHOMP parcels.
- Co-applicants CAW and Cypress/CHOMP concur with permit conditions
- **No other comments were received as of August 17.**

Staff Recommendations

- Adopt Findings of Approval for Application #WDS-20150715RYA.
- Approve application and authorize Permit #M15-06-L3, including amended Conditions of Approval for CAW/Ryan Ranch Unit.
- Direct staff to file Notice of Exemption with County Clerk (CEQA Guidelines 15268).
- Adopt *Statement of Expanded Supply* for CAW Ryan Ranch Unit.



For More Information



Staff reports, ordinances and presentation materials can be found on the District's website at:

www.mpwmd.net

PowerPoint presentations will be posted on the website the day after the meeting.