



EXHIBIT 14-C

**AMENDED CONDITIONS OF APPROVAL FOR
CALIFORNIA-AMERICAN WATER COMPANY,
RYAN RANCH UNIT**

**Application to Amend California-American Water Company System Permits
for the Ryan Ranch and Bishop Units to Change the Source of Supply and
Authorize Permanent Connection to the Main California American Water
System to Receive Deliveries of Native Seaside Basin Groundwater from the
Coastal Subarea**

**Permittee: California-American Water Company, a California Corporation
Permitted System: California-American Water Company, Ryan Ranch Unit
Service area: Ryan Ranch Unit**

Mandatory Conditions of Approval

1. The California-American Water Company (CAW) Water Distribution System, Ryan Ranch Unit (Permitted System) is authorized by the Monterey Peninsula Water Management District (MPWMD or District) by action and amendments on June 15, 2009, June 15, 2019, August 26, 2019, and September 21, 2020, to provide water service to Non-Residential customers within the Ryan Ranch Unit Service Area, which comprises approximately 312 acres in the City of Monterey. The Ryan Ranch Unit Service Area boundary map and current list of Assessor Parcel Numbers is shown in Attachment 1, which may be updated as needed. This action is referred to herein as the “CAW/Ryan Ranch and Bishop Units Amendment.” [Rule 22-D-1-a]
2. This Permit authorizes the Permitted System to provide Potable water supply to the Parcels referenced in Condition #1, in compliance with the current moratorium on new Connections imposed by the District Board on June 15, 2009. [Rule 22-D-1-b]
3. The System Limits for the Permitted System are set at 79.17 Acre-Feet Annually (AFA) (Production Limit) and 190 Connections (Expansion Capacity Limit), as approved by the MPWMD Board of Directors on August 26, 2019. [Rule 22-D-1]
4. The Source of Supply for the Permitted System is native groundwater from the Seaside



Groundwater Basin's Coastal Subarea supplied through a permanent Connection at the nexus of the Main CAW System and the Ryan Ranch Unit with a backup supply of percolating Groundwater available from two Bishop Unit Wells located within the Laguna Seca Subarea of the Seaside Groundwater Basin, as follows: Bishop #1 (MCEHB Permit #99-120, DWR #701026 completed 8/4/1999); and Bishop #3 (MCEHB Permit #10-11766, DWR #e0116033 completed 12/28/2010). [Rule 22-C-3]

5. No other agency approvals are specifically identified as being required before this Permit is valid. [Rule 22-D-1-c]
6. Permittee shall execute an Indemnification Agreement, provided separately, which holds the District harmless and promises to defend the District from any claims, demands, or expenses of any nature or kind arising from or in any way related to the District approval of the Permitted System or the adequacy of the system water supply. This Permit is not valid until the Indemnification Agreement is signed by both the Permittee and MPWMD. [Rule 22-D-1-d]
7. Permittee shall comply with District rules relating to water Well registration, metering and annual reporting of production (MPWMD Rules 52 and 54). [Rule 22-D-1-e; Rule 22-D-2]
8. Permittee shall report production by the Water Meter Method (MPWMD Rule 56) for the Wells designated in Condition #4. Refer to Special Conditions #29 and #30 for additional Well reporting requirements. [Rule 22-D-1-e; Rule 22-D-2]
9. Permittee shall comply with all MPWMD water efficiency rules that pertain to CAW customers, as applicable, (e.g., Regulations XIV and Regulation XV). [Rule 22-D-1-f]
10. No new Connections to the Permitted System may be set until a Water Permit has been secured from MPWMD for each Connection in accordance with MPWMD regulations governing issuance of Water Permits. [Regulation II, Permits]
11. Any Intensification or Expansion of Use within the Permitted System shall require a Water Permit pursuant to MPWMD Regulation II.
12. Any new Water Gathering Facilities, Source of Supply, expansion of Service Area boundaries, changed conditions regarding water service by other entities, increase in the System Limits set in Condition #3, or other changes described in MPWMD Rule 22-E shall require a Permit to amend the Permitted System. [Rule 22-E]



13. Until the SWRCB CDO is lifted, the interconnection to the Main CAW System for the benefit of the Ryan Ranch Unit can only be used to provide native groundwater from the Seaside Coastal Subarea of the Seaside Groundwater Basin.
14. A back-flow protection device to prevent contamination of the CAW system is not required as the Ryan Ranch Parcels will be served by California American Water. [Rule 22-D-1-h]
15. Because the Permittee and Permitted System is a regulated Public Utility, compliance with California Title 22 drinking water standards is already required by the State Water Resources Control Board, Division of Drinking Water. [Rule 22-C-2]
16. Permittee is not required to carry out specific mitigation measures by MPWMD to offset adverse environmental impacts above and beyond those actions already required by the “Physical Solution” specified by the Superior Court in the Seaside Basin Adjudication Decision or by the Seaside Basin Watermaster. [Rule 22-D-1-i]
17. Because the Permittee and Permitted System is a regulated Public Utility, Permittee is not required to provide an agreement to serve water to Parcels in the Ryan Ranch Unit. [Rule 22-D-1-j]
18. Upon District approval of this Permit, Permittee shall pay to the District the invoiced cost for MPWMD staff, attorney and consultant time spent to process the Permit after the application date, if required. Actual costs will be compared to the initial Application Fee. The Permittee will be separately provided documentation to support the invoiced amount. This Permit is not valid until payment for the invoiced amount is received by MPWMD. [Rule 22-D-1-l]
19. Upon finalization of these conditions, the Permittee shall sign and notarize an Acceptance of Permit Conditions Form associated with the approval of the Permitted System. By signing the form, Permittee acknowledges that Permittee understands and accepts these conditions as a binding part of the Permit approval and agrees to carry them out faithfully. [Rule 22-D-1-m]
20. Permittee shall disclose to any future owner, successors and assigns of the California American Water, Ryan Ranch Unit (described in Condition #1) the requirements for the Permitted System associated with this Permit. MPWMD shall be advised in a timely manner of any changes in system ownership, system name, or other substantive changes to the system to facilitate accurate record-keeping. [Rule 22-D-2]



21. Permittee shall execute a Notice of Agreement by MPWMD regarding the limitation on water use as set forth in these conditions. Permittee shall pay all fees associated with preparation, review and recording of the Notice of Agreement. The Notice of Agreement must be signed and notarized by the Permittee and accepted by the Monterey County Recorder. [Rule 22-D-1-n]
22. Upon notice to the Permittee in writing, e-mail or by telephone, reasonable access shall be given to MPWMD staff or its designated representative to inspect and document Water-Gathering Facilities and Water-Measuring Devices, obtain hydrogeologic data, and take readings from Water Measuring Devices within the Permitted System. [Rule 22-D-1-o]
23. The Permit granted herein is subject to revocation in the event the Permittee does not fully comply with each condition set forth in this Permit. [Rule 22-D-1-p]
24. Nothing in this Permit shall be construed to grant or confirm any water right.
25. This Permit does not authorize any act that results in the taking of a threatened or endangered species or any act which is now prohibited, or becomes prohibited in the future, under either the California Endangered Species Act (Fish and Game Code Sections 2050 to 2097) or the federal Endangered Species Act (16 U.S.C.A. Sections 1531 to 1544). If a “take” will result from any act authorized under this Permit, the Permittee shall obtain authorization for an incidental take prior to construction or operation of the project. Permittee shall be responsible for meeting all requirements of the applicable Endangered Species Act for the project authorized under this Permit.

Special Conditions of Approval

26. The Permittee is authorized by MPWMD under this Permit to provide Potable water for Non-Residential use and associated landscaping to the Parcels referenced in Condition #1.
27. Production Wells that previously supplied the Ryan Ranch Unit shall be destroyed or converted to Monitor Wells within one year of issuance of this Permit.
28. A Water Measuring Device shall be installed and maintained at the Ryan Ranch Unit Connection to the Main CAW System. Water delivered from the Main CAW System to the Ryan Ranch Unit shall be reported to the District monthly and annually after the conclusion of the Water Year.



29. The Permittee shall report annually at the conclusion of the Water Year in the form and manner prescribed by the District (1) the quantity of water delivered from each Source of Supply, (2) the total water produced, (3) the maximum number of Connections in the system, (4) the number of new Connections and disconnections, (5) provide a map or maps of the Service Area, and (6) list the identity and address of each Responsible Party as of the conclusion of the reported Water Year. This report shall be submitted to the District by November 30.
30. The Permittee shall report annually at the conclusion of the Water Year in the form and manner by the District (1) the metered sales of water by classification (i.e., Residential, Multi-Family Residential, Commercial/Industrial, Public Authority, Golf Course, and Non-Revenue, (2) by month, and (3) for the Water Year. This report shall be submitted to the District by December 31.

ATTACHMENT 1 - Service area map and list of Parcels in Ryan Ranch Unit

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