



PLEASE READ BEFORE SUBMITTING APPLICATION for a WATER DISTRIBUTION SYSTEM

A permit from the Monterey Peninsula Water Management District (MPWMD) is needed for any new or amended Water Distribution System (WDS), unless it meets the criteria for an exemption. For MPWMD Rules, please visit www.mpwmd.net and click on "Rules and Regulations" (see Rules 20, 21 and 22). See separate forms to apply for an Exemption Request.

For detailed guidance, please visit the District website at:
<http://www.mpwmd.net/regulations/wells-water-systems/water-distribution-systems/>
(click on "2014 Implementation Guidelines").
For staff assistance, contact 831-658-5601 or skister@mpwmd.net or gabby@mpwmd.net

REQUIRED ATTACHMENTS: Before submitting your Application, please provide the following documentation, as applicable (see Sections 1.0 and 2.0 of 2014 Implementation Guidelines for details):

- Map with Assessor's Parcel Numbers, location of water facilities (e.g., wells) and parcels served;
- Monterey County Environmental Health Bureau Well Construction Permit (one for each well);
- State Dept. of Water Resources (DWR) Well Completion Report (one for each well);
- Monterey County Health Department certification of adequate quantity/quality (for drinking water);
- MPWMD Well Registration form for each well (\$50 fee if new well or owner);
- MPWMD Well Meter Inspection Form signed by District staff for each well;
- Grant Deed or similar recorded property ownership documentation;
- Water rights documentation, if applicable (e.g., Carmel Valley Alluvial or Seaside Basin wells);
- Environmental review, if applicable (typically performed by City or County);
- For Mobile WDS, authorizing letter from agency governing source of supply;
- Additional documentation may be required for certain situations;
- **Initial application fee (check to "MPWMD"):** \$1,200 (Level 1 and 2), or \$3,000 (Level 3). See separate handout on fees.

There are three possible permit levels based on the water system location, water source, type of system (well or other), number of parcels served, and annual production. A key factor is the potential effect on the Monterey Peninsula Water Resource System (MPWRS)¹. The permit levels are:

- Level 1 WDS Permit (Basic Non-MPWRS; No System Limits)
- Level 2 WDS Permit (Basic Seaside Basin; General Adjudication Limits)
- Level 3 WDS Permit (Project-Specific MPWRS/Other with System Limits).

A **Level 1 WDS Permit** is for a system located outside of the MPWRS with correlative water rights that would not have an adverse effect on the MPWRS, but does not meet any of the criteria for an exemption specified in MPWMD Rule 20-A or 20-C. System limits are not imposed. Examples include:

- Wells located more than 1,000 feet from the MPWRS and serving four or more parcels;
- Wells located 1,000 feet or less from the MPWRS and serving four or more parcels, which can demonstrate lack of hydrogeologic connectivity or significant adverse impact to the MPWRS;

¹ The Monterey Peninsula Water Resource System (MPWRS) is defined as the "surface water in the Carmel River and its tributaries, Groundwater in the Carmel Valley Alluvial Aquifer which underlies the Carmel River, and Groundwater in the Seaside Groundwater Basin" (MPWMD Rule 11). The named Carmel River tributaries are defined in Rule 11 under "Sensitive Environmental Receptors."



- Rainwater collection system serving two or more parcels;
- Natural spring in Fractured Rock that provides non-potable supply for landscape irrigation for two or more parcels;
- Mobile WDS trucked from a source within MPWMD but more than 1,000 feet from the MPWRS.

A **Level 2 WDS Permit** would be for Seaside Groundwater Basin (SGB) situations where production is less than 5.0 AFY and for certain single-parcel situations where production is 5.0 AFY or more. The 5.0 cutoff value is chosen because the Superior Court in the SGB Adjudication Decision determined that production less than 5.0 AFY would have a nominal effect on the Basin. Examples include:

- SGB wells that produce less than 5.0 AFY and serve two or more parcels;
- SGB wells that produce 5.0 AFY or more and serve only one onsite parcel (Alternative Producer), with a designated production amount in the Court Decision or written permission from the SGB Watermaster;
- Mobile WDS trucked from a source within the Seaside Basin if compliant with the Adjudication Decision.

A **Level 3 WDS Permit** is the highest review level and involves the imposition of System Limits (production and connections) as well as possible hydrogeologic testing and assessments above and beyond that required by the Monterey County Environmental Health Bureau, depending on the situation. Examples include:

- Non-MPWRS wells within 1,000 feet of the MPWRS that have the potential for a significant adverse effect to the MPWRS above a certain production level;
- Seaside Groundwater Basin wells that produce 5.0 AFY or more (with written permission from the Seaside Basin Watermaster), and serve more than one parcel;
- All situations in the mapped Carmel Valley Alluvial Aquifer unless the well log demonstrates that the water source is non-alluvial and there is not hydrogeologic connectivity to the CVAA;
- Direct diversion from any stream within the MPWRS;
- Dams, desalination plants, reclamation facilities and all water projects that require an Environmental Impact Report;
- Mobile WDS trucked from a source within the MPWRS.

See Sections 3.0 through 8.0 of the 2014 Implementation Guidelines for more information.



APPLICATION for a PERMIT to CREATE or AMEND a WATER DISTRIBUTION SYSTEM or MOBILE WDS

For detailed guidance, please visit the District website at:
<http://www.mpwmd.net/regulations/wells-water-systems/water-distribution-systems/>
 (click on "2014 Implementation Guidelines").

For staff assistance, contact 831-658-5601 or skister@mpwmd.net or gabby@mpwmd.net

Form received on 9/16/2025 by S.Kister
 Fee Received: \$1,200 (Level 1 or 2); ☒ \$3,000 (Level 3)
 ID# WDS- 20250916COO

Please complete the table below (attach extra sheets as needed):

#	QUESTIONS	FILL IN ANSWERS BELOW
1	System Name	Cooks/Pitts WDS
2	Assessor's Parcel ## (list all)	If multiple parcel, identify APN for well/facility location and APN of parcels receiving water from WDS or Mobile WDS. 416-028-018
3	Physical Address or Location	8630 River Meadows Road, Carmel, CA 93923
4	Name of Applicant	Suzanne Cook & Suzy Pitts
5	Mailing Address	(Street or PO) 8630 River Meadows Road
6	City, State, Zip	Carmel, CA 93923
7	Phone/fax/email:	602-828-7817
8	Agent (if applicable)	(i.e., person who may receive paperwork on behalf of applicant/owner) Anthony Lombardo & Associates
9	Agent mailing address	144 W. Gabilan Street
10	Agent City, State, Zip	Salinas, CA 93901
11	Agent phone/fax/email	831-751-2330
12	Hydrogeologist (if applicable)	(e.g., licensed professional who has conducted well testing and evaluation) Aaron Bierman
13	Hydro mailing address	3453 Redwood Drive
14	Hydro City, State, Zip	Aptos, CA 95003
15	Hydro phone/fax/email	831-334-2237
16	Is this an amendment to an existing WDS?	YES or NO. If yes, identify previous MPWMD permit #, if any. # _____ Describe planned changes. Yes predated MPWMD Regulations
17	Is this a Mobile WDS?	YES OR NO. If yes, go to Row 42 NO
18	Is this a water Well?	YES or NO. If no, go to Row 21. YES

 MONTEREY PENINSULA
 WATER
 MANAGEMENT DISTRICT

19	MCEHB² Permit # and issuance date	(One for each well) WSAL 95-302 dated 11/28/1995
20	DWR Well Completion Report # and date	(One for each well) 544562 dated 12/12/1995
21	Within MPWRS³ ?	☒ YES or ☐ NO. Consult with District staff if unsure; see definition in footnote.
22	>1,000 ft. MPWRS?	☐ YES or ☒ NO. Consult with District staff if unsure. See Section 4.0 of 2014 Implementation Guidelines.
23	≤1,000 ft. MPWRS?	☒ YES or ☐ NO. Consult with District staff if unsure. Staff will assess well log re: potential impacts; additional testing may be required. See Section 4.2 of 2014 Implementation Guidelines.
24	Seaside Basin source?	☐ YES or ☒ NO. If yes, Adjudication documentation and/or approval from Watermaster are required. See Section 5.0 of 2014 Implementation Guidelines. NO
25	CV Alluvium source?	☒ YES or ☐ NO. If yes, water rights documentation is required. See Section 6.0 of 2014 Implementation Guidelines. District staff will confirm if alluvial. YES
26	Fractured rock spring or seep?	☐ YES or ☒ NO. If yes, state if onsite or offsite use, and if potable (drinking water) or non-potable use. See Section 7.0 of 2014 Implementation Guidelines.
27	River/tributary direct diversion?	☐ YES or ☒ NO. If yes, water rights documentation is required. See Section 7.0 of 2014 Implementation Guidelines. Describe system.
28	Dam/reservoir?	☐ YES or ☒ NO. If yes, water rights documentation and EIR is required. See Section 7.0 of 2014 Implementation Guidelines.
29	Desal plant?	☐ YES or ☒ NO. If yes, describe facilities, annual production and recipients. EIR required. See Section 7.0 of 2014 Implementation Guidelines.
30	Reclamation plant?	☐ YES or ☒ NO. If yes, describe facilities, annual production and recipients. EIR required. See Section 7.0 of 2014 Implementation Guidelines.
31	Rainwater harvest + offsite delivery?	☐ YES or ☒ NO. If yes, describe. See Section 7.0 of 2014 Implementation Guidelines.
32	Other water systems?	☐ YES or ☒ NO. Describe. See Section 7.0 of 2014 Implementation Guidelines.
33	Estimated production	Unit is acre-feet per year (AFY). See Section 2.9 of 2014 Implementation Guidelines. 4.67 afy
34	Total acreage served	(Break out acreage of each parcel served) Entire Parcel
35	Type of water use?	(e.g., drinking water, irrigation only) Potable and Non-Potable use
36	Type of land use?	(e.g., residential, commercial, agriculture) RESIDENTIAL
37	New subdivision?	☒ YES or ☐ NO. CEQA document from lead agency is required. NO
38	In CAW⁴ service area?	☒ YES or ☐ NO.
39	Active CAW service?	What is currently served by CAW on the property (e.g. home or business)? 1 SFD
40	What is Zoning?	Unknown
41	Environmental information	Describe CEQA documentation and Lead Agency, if applicable. Elisiting well with Overlying Groundwater Rights - Notice of Exemption

² MCEHB= Monterey County Environmental Health Bureau

³ MPWRS= Monterey Peninsula Water Resource System (i.e., Carmel Valley Alluvial Aquifer, Carmel River/tributaries, and Seaside Basin)

⁴ CAW = California American Water Company

 MONTEREY PENINSULA
 WATER
 MANAGEMENT DISTRICT

42	Is Mobile WDS source within MPWMD?	YES or NO. If yes, describe source and location. See Rows 21 - 32 for possibilities.
43	Is water source outside MPWMD?	YES or NO. If yes, describe source and location. NO
44	Source agency and approval	If outside MPWMD, identify source agency with authority. Attach written documentation that the source water may be exported to serve applicant.
45	Describe intended use (long-term)	Mobile WDS may only be non-potable (e.g., irrigation, pools only) unless an emergency.
46	# Parcels served?	Use Request for Exemption form if service is to 3 or fewer parcels from a source out side MPWMD. 1
47	Emergency drinking water service?	YES or NO. If yes, describe situation.
48	Other relevant information or unique considerations?	Refer to Question #. Attach explanatory sheets as needed.
ATTACHMENTS		
A1	Parcel Maps	X
A2	MCEHB permit(s)	X
A3	DWR Well log(s)	X
A4	Well registration forms	X
A5	Well meter sign-offs	X
A6	Grant deed	X
A7	Water rights docs.	X
A8	Environmental docs.	
A9	Mobile WDS approval	
A10	Application fee (check)	
A11	Other	

This Application for a Permit must be signed by the person who is identified in a recorded Deed as the owner of the parcel on which the well or other water producing facility is located. If multiple owners, at least two must sign.

Under penalty of perjury, I verify that the above information is accurate to the best of my knowledge and understanding.



Signature of Applicant/System Owner

9/5/2025

Date

Printed name of Applicant: _____

Signature of Applicant/System Owner

Date

Printed name of Applicant: _____

U:\demand\Work\WDS\Forms&Applications\WDS Permit_Application Form_REV_20170807.docx

Vol. 17 SURV PB-144

COUNTY RECORDER'S STATEMENT:

FILED FOR RECORD AT THE REQUEST OF BESTOR ENGINEERS, INC. THIS
DAY OF SEPTEMBER 1992 AT 1:30 PM IN VOLUME 17 OF
SURVEY MAPS AT PAGE 144 RECORDS OF MONTEREY COUNTY,
CALIFORNIA.

ERNEST A. MAGGINI
COUNTY RECORDER
SERIAL NO. 65779
FEE: \$ 40.00

Ernest A. Maggini
BY DEPUTY
FEE: \$ 40.00

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8756 OF THE
LAND SURVEYOR'S ACT THIS 17th DAY OF SEPTEMBER, 1992.

RONALD J. LUNDGREN
COUNTY SURVEYOR



NOTES:

1. DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
3. SET POINTS ARE 3/4" IRON PIPE WITH PLASTIC PLUG "P.C.E. 15210", SHOWN THUS:
4. BEARINGS AND/OR DISTANCES IN PARENTHESES () ARE OF RECORD.

BASE OF BEARINGS NOTE:

THE BASIS OF N 23° 06' E AS SHOWN ON THE MAP RECORDED IN
VOLUME 14 OF PARCEL MAPS AT PAGE 18 AS FOUND
MONUMENTED WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON
THIS MAP.

L.A. 91-09

RECORD OF SURVEY
SHOWING LOT LINE ADJUSTMENT
BETWEEN PARCELS I THROUGH VI

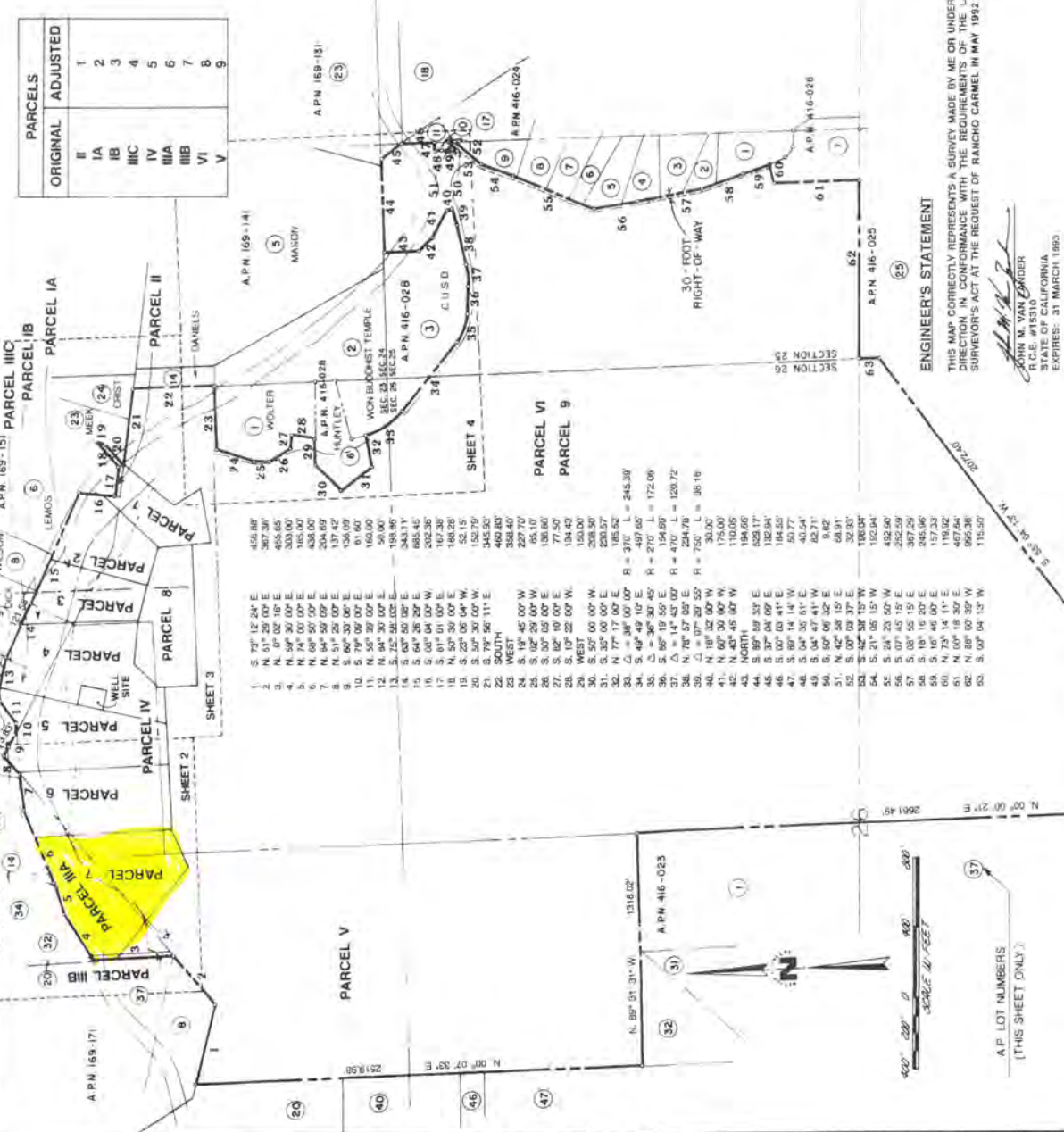
VOLUME 16 OF SURVEYS AT PAGE 106
RECORD OF MONTEREY COUNTY CALIFORNIA

IN SECTION 23, 24, 25, & 26 T. 16 S., R. 16 E., M.D.B. & M.
AND LOTS 9 10 & 16 OF JAMES MEADOWS TRACT
COUNTY OF MONTEREY CALIFORNIA

FOR
RANCHO CARMEL
BY

B BESTOR ENGINEERS, INC.
CIVIL ENGINEERING SURVEYING - LAND PLANNING
8300 BALDWIN ROAD LAKE MCDONALD, CALIFORNIA 94043
Scale 1" = 400' W.O. 3598 DATE MAY 1992

PARCELS	
ORIGINAL	ADJUSTED
II	1
IA	2
IB	3
IIC	4
IV	5
IIIA	6
IIIB	7
VI	8
V	9



ENGINEER'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND
SURVEYOR'S ACT AT THE REQUEST OF RANCHO CARMEL IN MAY 1992

JOHN M. VAN ZANDER
R.C.E. #15310
STATE OF CALIFORNIA
EXPIRES: 31 MARCH 1993

T. 16 S., R. 16 E., M.D.B. & M.

LOG 5751

MONTEREY COUNTY

DEPARTMENT OF HEALTH

ROBERT J. MELTON, M.D., M.P.H., Director

PREVENTIVE MEDICINE
MENTAL HEALTH

ENVIRONMENTAL HEALTH
ALCOHOL AND DRUG PROGRAMS



RECEIVED

DEC - 1 1993

M.P.W.M.D.

PLEASE REPLY TO ADDRESS CHECKED

- ☒ 1270 NATIVIDAD ROAD, SALINAS, CALIFORNIA 93906-3198 (408) 755-4500
☐ 1200 AGUAJITO ROAD, MONTEREY, CALIFORNIA 93940-4898 (408) 647-7650
☐ 1180 BROADWAY, KING CITY, CALIFORNIA 93930 (408) 385-1291
☐ 1292 OLYMPIA AVENUE, SEASIDE, CALIFORNIA 93955 (408) 899-8100

WATER WELL PERMIT

RECEIPT # 80710

PERMIT # WA 7010

- ☒ Domestic
☐ Irrigation
☐ Industrial
☐ Monitoring
☐ Destruction
☐ Other

WSAL 95-302

SITE LOCATION: Rancho Carmel (Holt Ranch) APN# 416-028-018

OWNER: Wells Fargo Bank ADDRESS: 111 Sutter St, 9th Floor

CITY: San Francisco, CA 94104 PHONE # 415-396-6669

DRILLING CONTRACTOR: Salinas Pump Co. LICENSE # 515945

CONDITIONS: #'s 1, 2, 3, 4, 5, 8, 9, 10, 11 & 12 of attached

SPECIAL CONDITIONS: see attachment for Monterey Peninsula Water Management District

DATE ISSUED: 11-28-95 EXPIRATION DATE: 11-28-96

ISSUED BY: Bill Turo

411-260
MCHD: EH-98

MONTEREY COUNTY

DEPARTMENT OF HEALTH

ROBERT J. MELTON, M.D., M.P.H., Director



FAMILY AND COMMUNITY HEALTH

ENVIRONMENTAL HEALTH

HEALTH PROMOTION

MENTAL HEALTH

ALCOHOL AND DRUG PROGRAMS

EMERGENCY MEDICAL SERVICES

☒ 1270 NATIVIDAD ROAD, SALINAS, CALIFORNIA 93906-3198 (408) 755-4500

☐ 1299 AGUAJITO ROAD, MONTEREY, CALIFORNIA 93940-4898 (408) 647-7650

☐ 1180 BROADWAY, KING CITY, CALIFORNIA 93930 (408) 385-8350

PLEASE REPLY TO ADDRESS CHECKED

Permit # WSAL
95-302

WELL CONSTRUCTION PERMIT CONDITIONS

- ① The well shall be at least 100 feet from any septic tank; any portion of any leachfield; any sewer; and 150 feet from any seepage pit. If type of absorption field is unknown, the distance shall be 150 feet.
- ② Location of the well shall not prevent the installation, relocation or expansion of the septic system on any adjoining lot.
- ③ Notify the Health Department prior to moving on site.
- ④ Water well permit shall be kept on site at all times while work is in progress.
- ⑤ Notify the Health Department 24 hours prior to the time you expect to place any seal.
6. Sanitary seal shall be placed 10 feet into the first SIGNIFICANT impermeable layer (as evidenced by logging) beyond 50 feet. The exact location of sanitary and strata seals shall be approved by the Health Department after review of logs.
7. An electric log shall be performed and it shall be reviewed by the Health Department before the well is sealed. A written water quality report and interpretation shall be provided by the logging firm indicating the best location(s) for sealing off poor quality water.
- ⑧ Surface construction features of the completed well shall be in accordance with Bulletin 74-81 (including all supplements), "Water Well Standards: State of California."
- ⑨ In the event there shall be a chemical injector installed on the discharge line of this well, an approved backflow prevention device shall be installed between the well and the injection port.
- ⑩ Any water well on the premises which is to be abandoned, or which has been abandoned already, shall be properly destroyed within six months of the completion of this well.
- ⑪ If the seal(s) cannot be witnessed by the Health Department, a detailed, written description of the seal(s) shall be submitted to the Health Department within ten (10) days.
- ⑫ Contact the Health Department when the well is ready to use and request a final inspection of the completed well.
13. Monterey County Zone 6 well construction specifications shall be complied with. This permit is subject to and must comply with the Monterey County Zone 6 well construction standards.



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

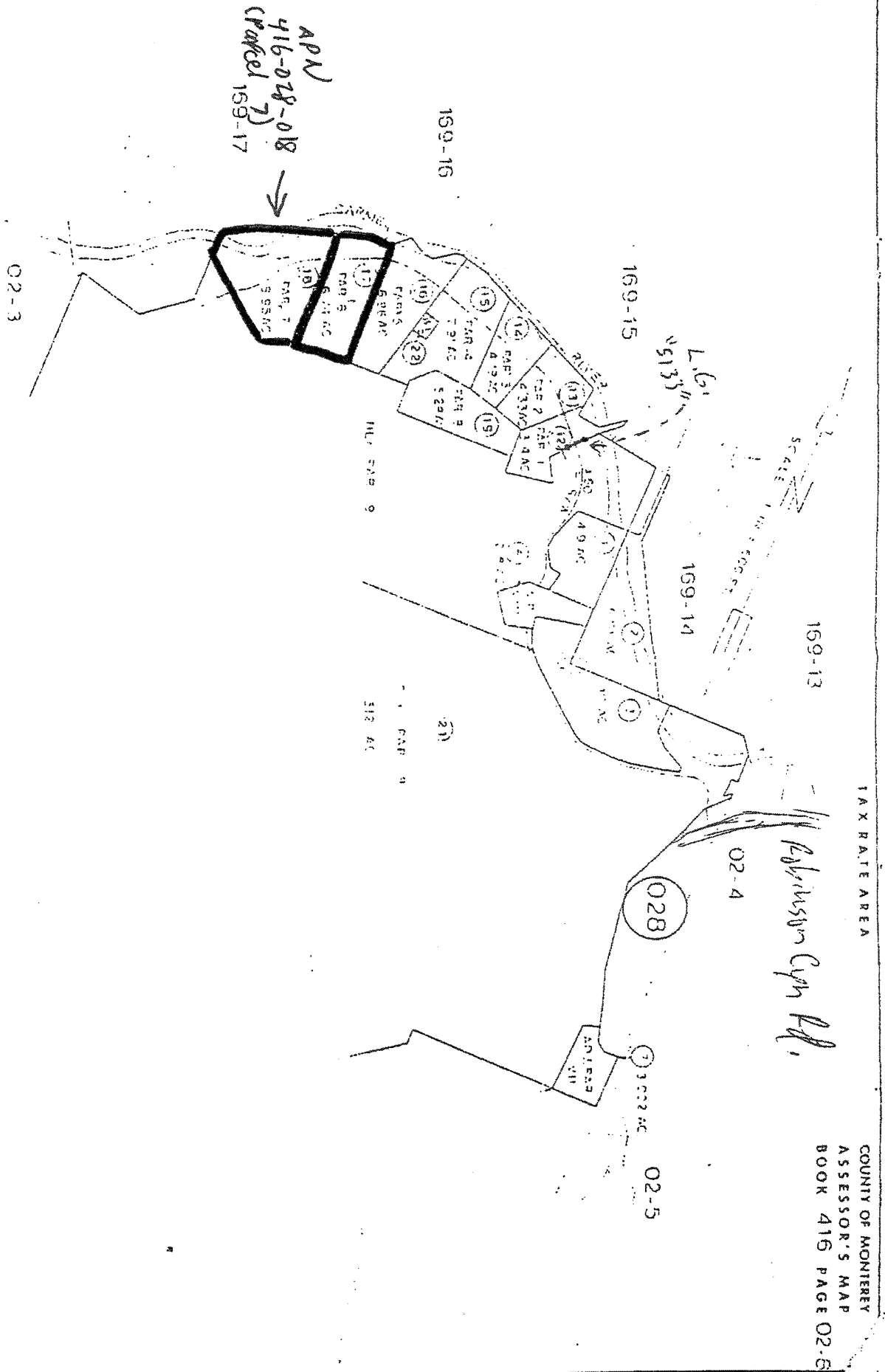
187 ELDORADO STREET • POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (408) 649-4866
FAX (408) 649-3678

REQUIREMENTS FOR NEW WATER WELLS WITHIN THE MPWMD

The following are standard requirements that apply to each new water well that is completed within the Monterey Peninsula Water Management District (MPWMD) boundary, to be in compliance with the MPWMD Rules & Regulations.

- 1) The well must be properly registered with the MPWMD by having the owner/agent complete the "Declaration of Reporting Status" form. [Rule 52 B.]
- 2) The well is required to have a water meter acceptable to the MPWMD installed upon completion of the well. [Rules 54 D., 56 C. and 56 E.]
- 3) The well must be equipped with a sounding tube for water level measurement. [Rule 59]

Additional information regarding water meter installations is contained in the District's "Water Meter Installation Standards and Guidelines", which is available at the MPWMD office, or by calling 649-4866.



Per. # 7

MONTEREY COUNTY HEALTH DEPARTMENT

DIVISION OF ENVIRONMENTAL HEALTH
Resource Protection Branch

APPLICATION TO CONSTRUCT, REPAIR OR ALTER
A WATER WELL, MONITORING WELL OR CATHODIC PROTECTION WELL

Owner Wells Fargo Bank Contractor Salinas Pump Co.
Address 111 Dutton St. Business Address 772 Ventura Ave
S.F. Ca. 9th Floor 94104
Day Phone # 415-396-6669 Phone # 422-4522 C-57 License# 515945

Proposed Site Location Rancho Carmichael Ranch (off Robinson Cyn Rd)
APN 416-028-018 Acres 6.96 Within: Pajaro Valley WMA?
Monterey Peninsula WMD? yes Monterey County WRA? Zone 6? Coastal Zone?
Construction ☒ Repair () Alteration () If repair or alteration, please describe:

Intended Use: Irrigation () Single Connection ☒ Multiple Connection () Cathodic Protection ()
Industrial () Monitoring () Other

If well is for multiple connections, give name of water system:

Estimated Work: Start 12-1-95 Finish 12-15-95 GPM needed 25 Permit: Mail ☒ Pick Up ()

How many existing wells on property? 1 In use? Inactive? Abandoned?

A map containing the following information must accompany this application: 1) Nearest crossroad and direction of north; 2) Written directions to the proposed site; 3) Property lines; 4) Distance of the proposed well to property lines; 5) Location of all wells on the property; 6) Distance to all septic tanks, seepage pits and leach lines on the property and within 150 ft. of the property line; 7) The precise location of the proposed well site shall be designated with a flagged surveyor's stake with the words "Proposed Well."

1. Distance to nearest: Leach line NO ft. Seepage pit NO ft. Septic tank NO ft. Sewer NO ft.
Property line ft. Existing well ft.
2. Type of well construction: Rotary ☒ Reverse Rotary () Air Rotary () Cable Tool () Down Hole ()
Dug () Other
3. Bore hole depth 120 ft. Bore hole diameter 10 in. Seal width 2 in.
4. Conductor casing to be installed? NO Thickness in. Diameter in. Length ft.
5. Production casing: Standard or line pipe () Structural steel () Thermoplastics () Thermoset plastic ()
Diameter 5 in. Single ☒ Double () Type of joint Cement
6. Logging to be used: Electric () Caliper () Fluid movement ☒ Geologic () Other
7. Proposed types and amounts of materials to be used for seals, including length and location:
- | Material | Volume | Length | Location |
|--------------------------------|-------------------|---------------|---------------------------|
| <u>1000 lb Portland Cement</u> | <u>2</u> cu. yds. | <u>50</u> ft. | <u>0</u> to <u>55</u> ft. |
| | | | |
8. Proposed location of perforations or screens: 60 to 120 ft., to ft., to ft.
9. Concrete pump base: Length 48 in. Width 48 in. Thickness 4 in.
10. Method of disinfecting gravel-pack and completed well: chlorine
11. Pump to be used: Deep well turbine () Submersible () Jet () Centrifugal () Airlift () Piston ()
HP 2. If top mounted pump, what type of seal is to be installed?
Pump head-base gasket () Pump base-casing rim gasket ☒ Well cap ()

I hereby agree to comply with all conditions, laws and regulations of the County of Monterey and the State of California pertaining to well construction. I understand approval of well permit does not indicate whether this property is suitable for an individual sewage disposal system or that a permit to install such a system is granted.

PROPERTY OWNER J. M. Grant CONTRACTOR Mark Short
Date 11/7/95 FOR WELLS FARGO BANK Date 11/18/95

OFFICE USE ONLY
Date 11-20-95 Time 10:30 Receipt # 80710 Amount 250 Clerk B Violation List
H.D. Approval BEC W.A. Approval CA Well # or Location Coordinates
Conditions: 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☒ 7 ☒ 8 ☒ 9 ☒ 10 ☒ 11 ☒ 12 ☒ 13 ☒ 14 ☒ 15 ☒ 16 ☒
Special Conditions: std MPWMD

Site Inspection: Date 11/8/95 EHS BEC Construction Inspection: Date EHS
Seal(s) Inspection: Date EHS Date EHS
Final Inspection: Date EHS Comments:

Copies: White (File) Yellow (Water Agency) Pink (Contractor) Gold (Building Department)

ENVIRONMENTAL HEALTH OFFICES

(MONTEREY) 1200 Aguajito Road
Monterey, CA 93940
(408) 647-7654

(SALINAS) 1270 Natividad Road, #102
Salinas, CA 93906
(408) 755-4507

(KING CITY) 1180 Broadway
King City, CA 93930
(408) 385-8350

GEOLOGIC LOG

WELL OWNER _____

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE _____ (SPECIFY)

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE

DEPTH FROM SURFACE

Ft. to Ft.

DESCRIPTION

Describe material, grain size, color, etc.

0	2	Top soil
2	48	Sand & gravel
48	56	Sandy blue clay
56	110	Sand & gravel
110	115	Hard granite

WELL LOCATION

Address Rancho Carmel (Holt Ranch)City Carmel ValleyCounty Monterey

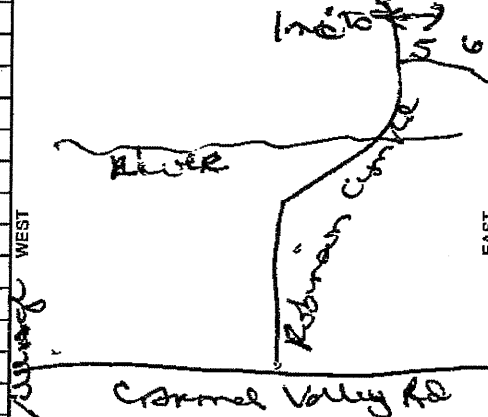
APN Book _____ Page _____ Parcel _____

Township _____ Range _____ Section _____

Latitude _____ NORTH Longitude _____ WEST

LOCATION SKETCH

NORTH



SOUTH

Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓)

☒ NEW WELL

MODIFICATION/REPAIR

☐ Deepen☐ Other (Specify) _____

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USE(S)

☐ MONITORING

WATER SUPPLY

☒ Domestic☐ Public☐ Irrigation☐ Industrial☐ "TEST WELL"☐ CATHODIC PROTECTION☐ OTHER (Specify) _____DRILLING METHOD Rotary FLUID Bentonite

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC WATER LEVEL _____ (Ft.) & DATE MEASURED _____

ESTIMATED YIELD* _____ (GPM) & TEST TYPE _____

TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Ft.)

* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 115 (Feet)TOTAL DEPTH OF COMPLETED WELL 112 (Feet)

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING(S)							DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE			
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to	Ft.	CE- MENT (✓)
0	60		12½	x				PVC	5			0	55		x			
60	112		12½		x			PVC	5			55	112			x		6X12 sand

ATTACHMENTS (✓)

- ☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Salinas Pump Co., Inc.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 772 Vertin Ave., Salinas, Ca. 93901

CITY

STATE

ZIP

Signed

[Signature]DATE SIGNED 12/12/95C-57 LICENSE NUMBER 515945

WELL DRILLER AUTHORIZED REPRESENTATIVE



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

187 ELDORADO STREET • POST OFFICE BOX 35
MONTEREY, CA 93942-0035 • (408) 649-4866
FAX (408) 649-3678

DECLARATION OF REPORTING STATUS

This form must be completed and filed by the owner and /or agent on behalf of the owner of a new or existing water well within the Monterey Peninsula Water Management District.

Assessor's Parcel No.: 416-028-018 County Health Department Well Permit No.: _____

Describe Site Location of the Well (also attach site map): Rancho Carmel

Holt Ranch off Robinson Cyn. Rd

Name (Owner): Willis Eugene Raul Name (Agent): Salinas Pupo

Mailing Address: 111 Sutter St Mailing Address: 772 Vent Ave

S.F. Co. 9th Aft 94104

Owner's Phone Number: 415-396-6669 Agent's Phone Number: 422-4522

I, the undersigned owner and/or agent on behalf of the owner of the well identified above, will report my annual water production by the Water Meter reporting method, in order to satisfy my obligation under Section 354 of the Monterey Peninsula Water Management District Law and Rule 52 of the Rules and Regulations of the Monterey Peninsula Water Management District (MPWMD).

The Water Meter reporting method requires installation and maintenance of a water meter on the well in accordance with the timetable, specifications and installation configuration required by Rule 56 of the Rules and Regulations of the MPWMD. Each year an annual reporting form will be sent to the well owner or agent to complete. Questions on the annual reporting form include the meter reading at the beginning and end of each reporting period (July 1-June 30).

This Declaration of Reporting Status form shall be effective until such time as an amended Declaration of Reporting Status form is filed with the MPWMD. Information regarding MPWMD Rules and Regulations is available at the District office.

I understand that I am responsible for notifying the Monterey Peninsula Water Management District upon the change of ownership of the property described above. I declare under penalty of perjury that the information on this form is true and correct to the best of my knowledge and belief.

Signature G. M. BIAUT Date 11/7/95

Print Name G. M. BIAUT City MONTEREY

Check here if this is an amended form _____

**PLEASE NOTE: ALL INFORMATION REQUESTED MUST BE PROVIDED
BEFORE THIS FORM CAN BE PROCESSED.**

10-Year Production History
for Well No. 100894
on APN: 416-028-018

Water Year	AF
2013	4.135
2014	5.145
2015	4.184
2016	3.446
2017	3.853
2018	5.550
2019	4.733
2020	4.449
2021	5.206
2022	3.178
2023	2.839

All information based on observations by MPWMD staff.

Stephen L. Vagnini
Monterey County Clerk-Recorder
Recorded at the request of:
CHICAGO TITLE COMPANY (CA)

RECORDING REQUESTED BY:
Chicago Title Company

2021013155

02/19/2021 12:10:26
Titles: 1 Pages: 4

Fees: \$22.00
Taxes: \$5390.00
AMT PAID: \$5412.00

When Recorded Mail Document
and Tax Statement To:
Suzanne Cook
7725 N. Foothill Drive
Paradise Valley, AZ 85253

Escrow Order No.: FWMN-5222001046

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 8630 River Meadow Road,
Carmel, CA 93923
APN/Parcel ID(s): 416-028-018-000

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$5,390.00 and is computed on:
 ☒ the full value of the interest or property conveyed.
 ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Larry J. Odle and Tracy E. Odle, Trustees under Declaration of Trust dated December 3, 1998

hereby GRANT(S) to

Suzanne M. Cook, Trustee of The Suzanne M. Cook Trust, dated July 22, 2003, as to an undivided 50% interest and
Suzanne M. Cook, Family Trustee of The Exempt Family Trust of the KLC-018 Trust, dated Dec 3, 2001, as to an
undivided 50% interest

the following described real property in the Unincorporated Area of the County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 8630 River Meadow Road, Carmel, CA 93923

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Suzanne Cook
7725 N. Foothill Drive
Paradise Valley, AZ 85253

Escrow Order No.: FWMN-5222001046

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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GRANT DEED

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☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Larry J. Odle and Tracy E. Odle, Trustees under Declaration of Trust dated December 3, 1998

hereby GRANT(S) to

Suzanne M. Cook, Trustee of The Suzanne M. Cook Trust, dated July 22, 2003, as to an undivided 50% interest and
Suzanne M. Cook, Family Trustee of The Exempt Family Trust of the KLC-018 Trust, dated Dec 3, 2001, as to an
undivided 50% interest

the following described real property in the Unincorporated Area of the County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 8630 River Meadow Road, Carmel, CA 93923

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 416-028-018-000

Dated: February 9, 2021

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Larry A. Odle and Tracy E. Odle, Trustees under Declaration of Trust dated December 3, 1998

BY: Larry A. Odle
Trustee

BY: Tracy E. Odle
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA

County of Monterey

On Feb. 16, 2021 before me, Leslie Tran, Notary Public, Notary Public,
(here insert name and title of the officer)

personally appeared Larry A. Odle & Tracy E. Odle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

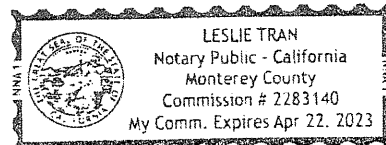


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 416-028-018-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

Parcel 7 as shown and designated on the record of Survey filed on September 18, 1992 in Volume 17 of Survey Maps, Page 144 of records of Monterey County, California. Excepting from the above described Parcel all the oil, gas and minerals in and on or under the surface of the above described real property as set forth in the Deed from Lewis A. Lapham and Crocker National Bank of San Francisco, Executors of the last will and testament of Frances Adler Elkins, also known as Frances Elkins, deceased, to Edison A. Holt, dated July 29, 1955 and recorded August 25, 1955 in Volume 1641 of Official Records of Monterey County, Page 133.

PARCEL II:

A non-exclusive easement for Road and Utility purposes on, over, under and across the area designated as "60' Wide Road and Utility Easement" as shown on the above referred to map.

PARCEL III:

A non-exclusive easement for road, underground utilities and drainage purposes as described in that certain Instrument executed by Robert C. Huntley and Katherine Leslie Cave Huntley, Co Trustees of the Huntley Family Trust dated February 14, 2001, and recorded December 7, 2012 under Recorder's Series No. 2012075482, Monterey County Official Records, described as follows:

An easement, 60 feet in width, for road, underground utilities and drainage purposes over the following described Parcel of Land:

Beginning at a point on the North boundary of that certain (adjusted) Parcel VIII, as said parcel is shown on that certain Record of Survey Map filed in Volume 16 of Surveys at Page 106, Records of Monterey County, California, distant East, 47.31 feet from the northwest corner thereof; thence following said boundary of said Parcel

1. East, 62.10 feet; thence leaving said boundary of said Parcel and following the Easterly line of said easement.
2. Southwesterly, 40.25 feet along the arc of a tangent curve to the right, the center of which bears N. 76° 52' 30" W., with a radius of 270.00 feet, through a central angle of 8° 32' 25"; thence
3. S. 21° 39' 55" W., 216.58 feet; thence
4. Southeasterly, 46.72 feet along the arc of a tangent curve to the left, with a radius of 61.53 feet, through a central angle of 43° 30' 08" to a point of compound curvature; thence
5. Southeasterly, 19.21 feet along the arc of a tangent curve to the left, the center of which bears N. 68° 09' 47" E., with a radius of 90.00 feet, through a central angle of 12° 13' 47"; thence
6. S. 34° 04' E., 8.93 feet to a point on the Southerly boundary of said Parcel; thence following said boundary of said Parcel
7. S. 77° 17' W., 60.44 feet; thence
8. N. 35° 00' W., 18.70 feet; thence leaving said boundary and following the Westerly line of said easement
9. Northerly, 92.27 feet along the arc of a tangent curve to the right, the center of which bears N. 68° 09' 47"

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS
SHERYL A. FOX
DEBORAH M. CASTLES

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

September 3, 2025

Our Case File: 5739.000

Monterey Peninsula Water Management District
P.O. Box 85
Monterey, CA 93942-0085

Re: 8630 River Meadows Road (24CP02987) Carmel Valley Alluvial Rights

Dear Sirs,

Our office represents Ms. Suzanne Cook, owner of the property located at 8630 River Meadows Rd. in Carmel, CA (APN 416-028-018). Ms. Cook submitted an application to the County of Monterey for the construction of a new 1,192 square foot accessory dwelling unit (24CP02987). As part of the application, Monterey Peninsula Water Management District requires documentation to support the subject property's riparian right to the Carmel Valley Alluvial. The purpose of this letter is to provide the necessary documentation and analysis to demonstrate that Ms. Cook's property has riparian water rights to the Carmel Valley Alluvial.

Cook Property Description

The Cook property is comprised of 8.95 acres and is partially bisected by the Carmel River in the Northeastern corner of the parcel. Per the Chain of Title (**Exhibit A**) and Preliminary Title Report (**Exhibit B**) prepared by Chicago Title, the Cook property is described as, Parcel 7 as shown and designated on the Record of Survey filed on September 18, 1992 in Volume 17 of Survey Maps, Page 144 (**Exhibit C**), in the office of the County Recorder of Monterey County, and Certificates of Correction recorded January 31, 1996, in Reel 3329, Page 699 of Official Records and recorded July 10, 1996, in Reel 3393, Page 695 of Official Records. Parcel 7 is comprised of a portion of Lot 10 of the James Meadows Tract as shown in the Record of Survey recorded June 10, 1905 in Volume 1, Page 67, of Surveys, Monterey County Recorder, and as described in the deeds of the

chain of title, and a portion of Government Lots 2 and 3 in Section 23 in Township 16 South Range 1 East, also as described in the deeds of the chain of title. The location of the Carmel River within the subject property is clearly delineated in Exhibit C.

Summary of Riparian Water Rights

There are two types of water regulated by California law: surface water and groundwater. Groundwater is defined as water that exists underground in the saturated zones beneath the land surface. Conversely, surface water is water that naturally occurs on the Earth's surface. Per Water Code §1200, surface water also includes water that flows in a subterranean stream such as the Carmel Valley Alluvial (CVA), *"Whenever the terms stream, lake or other body of water, or water occurs in relation to applications to appropriate water or permits or licenses issued pursuant to such applications, such term refers only to surface water, and to subterranean streams flowing through known and definite channels."*

Per the State Water Resources Control Board (SWRCB) Order 95-10, dated July 6, 1995, (**Exhibit D**) the SWRCB confirmed that the water flowing within the CVA is surface water underflow. This determination is based on hydrogeological research demonstrating that the CVA is bound by impermeable geologic formations which bind the alluvial deposits to a definite channel thereby creating a subterranean stream and extension of the Carmel River. Therefore, the CVA is surface water per Water Code §1200.

Surface water rights are divided into two categories: riparian rights and appropriative rights. Generally, a riparian right has seniority over an appropriative right. A riparian right is defined as the right to use water from a river, stream or lake for the benefit of the land that is adjacent to the body of water. Riparian rights usually benefit only those parcels which abut the watercourse, and allow the landowner to divert as much water as can reasonably and beneficially be used on the riparian parcel, so long as the landowner does not commit waste or unreasonably affect the other parties who utilize the same watershed. However, riparian rights may also exist for properties that overlay, but do not abut, an alluvial stream or river. This is the case in the Carmel Valley.

In Carmel Valley, a riparian right exists for those properties that abut the Carmel River and also those properties that overlay the CVA, because the SWRCB Order 95-10, designated the CVA as a subterranean stream, and the sub surface CVA area is much broader than the surface river flow. As such, the riparian rights extend to properties beyond those that abut the river. In addition to Order 95-10, the SWRCB issued Decision 1632 (**Exhibit E**), recognizing that a *"riparian is entitled to pump and use water on a parcel which overlies a subterranean stream,"* Therefore, a riparian right exist for those properties who overlay the CVA, but may not abut the Carmel River.

Riparian waters may be used for many purposes such as, domestic use, irrigation, recreation, and livestock watering. Riparian rights are most often superior to appropriative water rights, but they may also be waived in favor of another, or severed. Generally, riparian rights which are waived are memorialized in recorded documents between the property owner and the party who acquired the right.

An appropriative water right does not require that the water be tied to an adjacent parcel, and it can include both surface and groundwater sources. The appropriative right is based on the physical control and beneficial use of the water and follows the maxim of "first in time, first in right.". Appropriative rights are divided into Pre-1914 Appropriative Rights and Post 1914 Appropriative Rights. The California Water Commission Act was approved in December of 1914, creating a system of permitting and licensing for water appropriations.

Does the Cook Parcel have Riparian Water Rights?

Per Common Law, property that abuts a natural watercourse provides the property owner with a legal entitlement to use the water on their land. "*A riparian water right provides an owner of property abutting a natural watercourse the right to the reasonable and beneficial use of the water.*" (*People v. Shirokow* (1980) 26 Cal.3d 301, 307 [162 Cal.Rptr. 30, 605 P.2d 859].)

As previously stated, the Carmel River travels through the Northeastern portion of the Cook property, therefore the Cook's have a riparian right because it abuts a watercourse.

The Cook property also overlies the Carmel River Alluvial. Water Code §1200, states that surface water also includes water that flows in a subterranean stream. Per Section 3.2 of Order No. WR 95-10, the SWRCB differentiates the subsurface flow of the Carmel Valley Alluvial from that of percolating ground water. "*The subsurface flow has a pattern which demonstrates that it is within a known and definite channel rather than that of a diffused body of percolating ground water (MPWMD: 107, 6.)*" Per SWRCB Decision No. 1632, section 5.1 "*the SWRCB found that the water flowing through the Carmel River alluvium constitutes a subterranean stream and not percolating water.*" Order 1632, section 5.2 further stated, a "*riparian is entitled to pump and use water on a parcel which overlies a subterranean stream,*" The Cook property also has a riparian right to the waters in the CVA, because the CVA is a subterranean stream.

Therefore, the Cook property has both a riparian right for the portion of the Carmel River which travels through their property and a riparian right to the CVA because the subject property overlies the CVA.

Have the Cook's Riparian Rights Been Modified or Severed?

To determine whether the Cook's riparian rights were severed, a review of the Chain of Title and Preliminary Title Report is necessary. Chicago Title prepared both a Chain of Title dated July 28, 2025 (Exhibit A), and a Preliminary Title Report dated June 17, 2025 (Exhibit B).

The Chain of Title traces the portion of Lot 10 of James Meadows Tract and both Government Lot 2 and Government Lot 3, from the present day back to the original patent holders. After the Guadalupe Hildago Treaty of 1848, the United States Government issued Land Patents to individuals property owners establishing the first legal title of a property. In this instance there are three original Patent holders, James Meadows, (ptn. of Lot 10 James Meadows Tract) Asuncion Vasquez, (Government Lot 2) and Jose Canales (Government Lot 3). In each instance, the properties owned by the original Patent holder abutted the Carmel River. This fact establishes the original riparian right.

To determine whether it has been modified, waived or severed, an examination of the Preliminary Title report is required. There are four exceptions in the Preliminary Title Report that may indicate a modification to the riparian right:

1. Exception #10, recorded in Book 27, Page 338 of Deeds (**Exhibit F**)
2. Exception #11, recorded in Book 88, Page 576 of Deeds (**Exhibit G**)
3. Exception #12, recorded in Book 88, Page 580 of Deeds (**Exhibit H**)
4. Exception #13 recorded in Book 88, Page 581 of Deeds (**Exhibit I**)

EXCEPTION #10, RECORDED IN BOOK 27, PAGE 338 OF DEEDS

Exception #10 consists of an indenture between Pacific Improvement Company (PIC) and James Meadows whereby Meadows agreed to grant PIC a right of way for a water pipe through an undescribed portion of his land, along with the right to enter upon said lands for the purpose of repairing said pipes. The grant included an express condition if the lands were ever to cease to be used for the purpose of a water pipe, then the land would revert to the grantor. The grant also provided that the right of way be of sufficient width to allow for the laying and operating of such pipes.

This indenture was recorded on April 3, 1890. At the time of recording, James Meadows owned all the land described in Patent No. 412, which was also known as Rancho Palo Escrito, a 4,592-

acre tract of land, lying within the Carmel Valley and bounded by Rancho Canada de la Segunda to the West and Rancho Los Laureles to the East (**Exhibit J**). The property abutted the Carmel River on the South portion of the property.

This document does not appear to waive or sever the riparian rights vested in the property. It only grants a right of way for a pipeline. No mention of water rights was included in the grant.

EXCEPTION #11, RECORDED IN BOOK 88, PAGE 576 OF DEEDS

Exception #11 consists of a conveyance between PIC and James Meadows et. al., and their respective successors and assigns, for the right to appropriate and use such portions of the waters of the Carmel River and its tributaries as may seem proper, and also all rights under the laws known as riparian laws and otherwise to the waters of said Carmel River, together with the right to convey said waters in the pipes now in use and such other pipes as said Company deems necessary. The grant also included the right to enlarge the pipes whenever desired. The aforementioned grant was made upon the condition that PIC furnish a sufficient quantity of water without charge to supply the taps then in use and with quantity sufficient to water livestock, provided however if the supply of water obtained by PIC, by reason of drought shall be insufficient, then PIC will not be held in breach of the express condition.

This grant was recorded on February 20, 1906. James Meadows died in 1902, and in 1905 the James Meadows Tract was partitioned by the Monterey Superior Court, granting portions of the tract to each of his heirs. A Partition map was recorded in 1905 in Volume 1 of Surveys at Page 67 (**Exhibit K**). The Cook property is comprised of a portion of Lot 10 of the James Meadows Tract, along with portions of Lot Two and Lot Three of Section 23, Township 16 South, Range 1 East M.D.M. Here again, the instrument does not expressly identify the affected parcels, however Thomas and Ernestine Meadows executed the grant and at the time of recording, Thomas Meadows owned Lot 10 of the James Meadows Tract. The legal description granting Lot 10 to Thomas Meadows describes the property to the center of the Carmel River.

This grant and agreement between PIC and Thomas Meadows appear to waive surface riparian water rights in favor of PIC, from the Carmel River abutting Lot 10 in James Meadows Tract.

The PIC deed does not alter the riparian rights associated with the portion of the property that overlies the CVA, because at the time of recordation, it was still widely believed that the common law doctrine of absolute ownership governed California groundwater. Absolute ownership, also known as absolute dominion, grants the property owner the absolute right to extract and use any amount of water regardless of the impact to neighboring owners, so long as the extraction and use is not done with malice.

Further, per *Hanson v. McCue* decided in 1871, underground currents were not governed as if they were a part of the above ground water source. *"Underground currents of water, flowing in defined channels, are known to exist in considerable volume, particularly in limestone regions; and where their existence is shown, there is no doubt, either upon reason or authority, that the rules of law which govern the use of similar streams flowing upon the surface of the earth, are applicable to them."* (*Hanson v. McCue* (1871) 42 Cal. 303, 309-10).

The grant between PIC and Meadows was recorded in 1906. The understanding of surface and underground flows was much different than it is now. Per California Civil Code §1636, *"a contract must be so interpreted as to give effect to the mutual intention of the parties as it existed at the time of contracting, so far as the same is ascertainable and lawful."* Here, despite the fact that underground streams were recognized at the time of the riparian rights grant to PIC, there was no law that supported treating the underground flow as surface flow. In fact, the SWRCB did not draw this conclusion about the CVA until 1995. Therefore, there is no legal basis to conclude that the grant of riparian rights by Meadows to PIC intended to waive the right to underground water sources which now would include the CVA.

EXCEPTION #12, RECORDED IN BOOK 88, PAGE 580 OF DEEDS

Exception #12 consists of a conveyance between A.E. Vasquez and Constance Vasquez and PIC. The document was recorded on February 20, 1906 and granted the right to appropriate and use for any purpose, and to conduct to any place, such portions of the waters of the Carmel River in any amount they (PIC) so desire, along with the right to enlarge the pipes whenever desired. Per the Chain of Title, Vasquez owned Lot 2 in Section 23 in Township 16 South Range 1 East M.D.M. Government Lot 2 abuts the Carmel River. The grant does not include a legal description of the affected land, but specifies that the Vasquez's owned land on the Carmel River. Therefore Lot 2 would have riparian rights.

While the language in this grant is slightly different than the Meadows grant, the analysis remains the same, in that the appropriative right that was granted to PIC, only referred to the surface riparian rights and did not encumber the riparian rights associated with the CVA.

EXCEPTION #13 RECORDED IN BOOK 88, PAGE 581 OF DEEDS

Exception #13 consists of a conveyance between Luis and Jane Mary L. Wolter and PIC, and their respective successors and assigns, for the right to appropriate and use such portions of the waters of the Carmel River and its tributaries as may seem proper, and also all rights under the laws known as riparian laws and otherwise to the waters of said Carmel River, together with the right to convey

said waters in the pipes now in use and such other pipes as said Company deems necessary. The grant also included the right to enlarge the pipes whenever desired.

Here again, there is no legal description for the affected parcel, however per the Chain of Title, Wolter owned Lot 3 in Section 23 in Township 16 South Range 1 East M.D.M. and Lot 3 abutted the Carmel River, therefore possessed riparian rights.

Like the document described in Exceptions #10 and #11, this document was also recorded on February 20, 1906. The language in this conveyance is identical to the language in the aforementioned Meadows grant of riparian rights therefore, the same legal conclusion may be drawn. While the surface riparian rights were waived by this document, no such waiver occurred for the riparian rights associated with the CVA.

In all four cases, the mutual intent of the parties is clear. PIC desired to purchase, and the selling parties (Meadows, Wolter, and Vasquez) desired to sell, only the riparian surface flow rights to the Carmel River. The parties to the contract control the scope of the grant, and during this period of time, it was recognized that a landowner could grant all or any portion of his riparian right. Per *Gould v. Stafford* (1891) 91 Cal. 146, 27 P. 543 "*If, therefore, the grantors of the plaintiff, while they owned the land, granted to the corporation (Montecito Water Company), "its successors and assigns," all or any portion of their riparian rights to the waters of Montecito Creek, they thereby, to the extent of such grant, severed from the land their riparian rights, and disabled themselves to grant such rights to the plaintiff;*" All four deeds are silent to the percolating ground water rights and similarly silent to any reference to underground water flowing in distinct channels. In the absence of express language, and based on the legal conclusions at the time of the grants, it is clear that no party intended to waive or sever the property owner's rights to the underground water.

Historical Ground Water/CVA Subsurface Flow Use

There is a long history of well development on the both the Meadows Tract and the Wolters properties. In fact, prior to the construction of the current residence, there were two well sites on Parcel 7 as show on the site plan by Bestor Engineers, Inc. (**Exhibit L**). Monterey County Planning and Building Inspection records associated with APP95232, (**Exhibit M**) notes indicate that one of the two wells on the property is 30+ years old. This would indicate that at least one well has been on the site since the 1960's. Of additional importance is the fact that there are also no claims of record to the underground water by Cal-Am or its predecessors in interest. This further supports the conclusion that the PIC deeds were not intended to waive the underground water rights.

In conclusion, it is our opinion the surface riparian rights to the Carmel River for 8630 River Meadows Rd. Carmel CA, APN 416-028-018, appear to have been waived as a result of the 1906

Cook
September 3, 2025
Case File 5739.000

deeds between Pacific Improvement Company and the respective property owners however, the riparian rights associated with the Carmel Valley Alluvial flow remain intact.

No assertion is made regarding the quantity of water that may be diverted as a result of this riparian right or the entitlements required to establish the right. This legal opinion is made in reliance upon the information supplied by Chicago Title Company. This legal opinion does not guarantee the accuracy of the information supplied by Chicago Title Company.

Thank you for your consideration in this matter. Please feel free to contact me should you need any additional information or supporting documentation.

Sincerely,



Sheryl Fox, Attorney

CC: client

Enclosures



COUNTY OF MONTEREY HEALTH DEPARTMENT

Elsa Jimenez, Director of Health

Administration Animal Services Behavioral Health Clinic Services
Emergency Medical Services Environmental Health Public Administrator/Public Guardian Public Health

Suzanne Cook
8630 River Meadows Road
Carmel-By-The-Sea, CA 93923

May 29, 2025

Re: Source Capacity Test, APN 416-028-018, 8630 River Meadows Road

Dear Suzanne Cook,

On March 18, 2025, an 8-hour source capacity test was conducted by Bierman Hydrogeologic in association with Well Permit #WSAL 95-302. The "8-Hour Constant Rate Well Pumping and Aquifer Recovery Test" for the well has been reviewed by the Monterey County Health Department, Environmental Health Bureau (EHB).

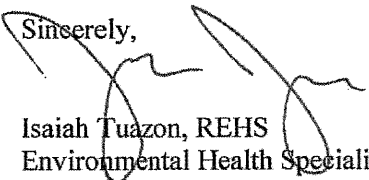
In accordance with the California Waterworks Standards, Section 64554, (C), the well shall demonstrate that, within a length of time not exceeding the duration of the pumping time of the well capacity test, the water level shall recover to within two feet of the static water level measured at the beginning of the well capacity test or to a minimum of ninety- five percent of the total drawdown measured during the test, whichever is more stringent.

Your source capacity test did fully recover in accordance with the above referenced California Waterworks Standards; therefore, based upon the data collected during the source capacity test, a credit of **11.22 gallons per minutes (GPM)** has been given.

Water quality results submitted for the well, Lab Number 250318_049 sampled March 18, 2025, were submitted with this report. The sample was over the secondary Maximum Contaminant Level (MCL) but below the notification level for Iron and Manganese. A waiver for testing of asbestos, MTBE, and thiobencarb is granted.

If you have any questions, please feel free to contact me at (831) 755-4689.

Sincerely,


Isaiah Tuazon, REHS
Environmental Health Specialist



Hydrogeologic Consulting & Water Resource Management
Office: (931-888 8888) Cell: (931-334 2237) E-Mail: ebierman@comcast.net
3153 Redwood Drive, Aptos, CA. 95003

CONSTANT RATE WELL PUMPING / AQUIFER RECOVERY TEST QUANTITY & QUALITY ANALYSIS REPORT

April 13, 2025

Executive Summary:

Project Name:	Cook and Pitts
Site Address:	8630 River Meadows Road
Assessor Parcel Number(s):	416-028-018-000
RMA File No:	Not Applicable
Project Type:	Addition of an Accessory Dwelling Unit (ADU) to form 1-parcel, 2-connection water system
Project Scope:	Regulated, 8hr Source Capacity Test
Water Well Construction Permit No:	WSAL 95-302
DWR Well Completion Report No:	544562
Minimum Required Flow Rate:	>6-gpm for 2-connections
Pre-Recovery, 4-hr Flow Rate:	11.22-gpm (4hr avg flow rate ¹)
4hr Specific Capacity:	34 gpm/ft of drawdown
Percent Recovery Needed:	95%
Percent Recovery Obtained:	100%
Percent Lack of Recovery:	0%
Post-Recovery Pumping Rate:	11.22-gpm
Well Adequacy for Intended Use:	Source capacity exceeds regulatory requirements for 2-connection.
Off-Site Impact/Radius of Influence:	Less than significant impacts (0-ft) at 1,000-ft radial distance. Radius of influence: 350-ft
Groundwater Quality:	Very Good: no primary constituent ² above maximum Drinking Water Standards (DWS) ³ and three secondary constituents ⁴ above recommended DWS with NO total-coliform bacteria. (NOTE: Water sample obtained pre-treatment)
Water Treatment System	Existing water treatment system includes Chlorine Injection, Ozonation and Carbon Filtration. No post-treatment water sample obtained.

Purpose & Scope:

Monterey County Environmental Health Bureau (MCEHB) has regulations⁵ regarding using wells for domestic use. The project involves Assessor Parcel Number (APN) 416-028-018-000 that has one well currently serves one existing Single-Family Dwelling (SFD) with a proposed Accessory Dwelling Unit (ADU) to be added. The purpose of our work was to determine the wells' quantity & quality and assess whether Sensitive Environmental Receptors (SERs)⁶ or, neighboring wells/springs could be adversely impacted by the intended use of the well.

Bierman Hydrogeologic (BHgl) scope of work included; 1) Completion of a regulated 8-hr constant rate pumping/aquifer recovery test which followed MCEHB⁶ guidelines; 2) Extrapolation of the pumping/recovery data and well yield for the proposed development; 3) Evaluation of impacts to neighboring wells/springs/SERs; 4) Evaluation of groundwater laboratory analytical results in relation to State Drinking Water Standards (DWS); 5) Providing groundwater treatment recommendations for the project (as applicable) and; 6) Preparation of this report for satisfying MCEHB well adequacy for intended use for facilitating building permits from MCHCD.

In summary, the wells source capacity is more than adequate for intended use to serve an existing SFD and proposed ADU and create a single-parcel, two-connection local small water system with less than significant offsite impacts to SERs and neighboring wells. The groundwater quality is very good minus elevated iron and manganese which is already being treated by an onsite water treatment system to meet recommend drinking water standards (note: water sample obtained was pre-treatment).

1: MCEHB allowed early termination of the test due to lack of drawdown at the flow rate given. Test was terminated at 4hrs and the aquifer recovered within 3-minute.
2: Primary constituents are contaminants that can cause health and safety issues and are regulated by and are enforceable by regulatory agencies
3: California Administrative Code, Title 22, Chapter 15: Primary & Secondary Standards- Inorganic, General Mineral/Physical, Bacteriological, Perchlorate -May 2020
4: Secondary constituents are contaminants that may cause cosmetic effects or aesthetic effects (such as staining, taste, odor, or color) in drinking water. EPA has recommended threshold values however, MCEHB does not enforce these standards unless the secondary constituent is/ are 3x the recommended threshold level.
5: Monterey County Environmental Health Bureau; Monterey County Code, Title 15.08 Water Wells & Source Capacity Test Procedures" dated August, 2011
6: SERs are any one of the following areas or locations: (1) the Carmel Valley Alluvial Aquifer as delineated by the State Water Resources Control Board (SWRCB) in Order 95-10 as modified by Order 98-04; (2) the five tributaries; Tularecitos, Hitchcock Canyon, Garzas, Robinson Canyon and Potrero Creeks; (3) Seaside Groundwater Basin; (4) Pacific Ocean or (5) other locations as designated by Resolution of the MPWMD Board of Directors.

Documentation:

This report provides documentation of a 4-hr constant rate well pumping & aquifer recovery test (see footnote #1) and, includes: 1) Executive Summary Table- Table 1, 2) Analysis of the project's conceptual water demand including system and treatment losses – Table 2, 3) A Department of Water Resource Well Completion Report (no permit obtained), 4) Analysis of pumping and recovery test data to determine post-recovery pumping rate, 5) Calculation of aquifer parameters for determining theoretical calculated well yield, 6) Technical calculations for analysis of on and off-site groundwater impact analysis, 7) Groundwater quality analytical results and, 8) confirmation of components for the existing groundwater treatment system.

Background:

- 1995: Well #1 was drilled to serve the existing SFDs.
- March 2025: BHgl completes source capacity testing and groundwater sampling/analysis on well,
- April 2025: BHgl completes this Report for a well serving 1-parcel and two-connections.

Site Location:

The site is located 8630 Riber Meadows road, in Carmel Valley on the south side of Carmel River off of Rancho San Carlos Road, Mid-Valley as shown on Location Map, Figure 1. Site Map, Figure 2 shows the existing well, the treatment system shed and tank-farm along with the existing SFD, garage, shed and the proposed ADU. Although the Onsite Wastewater Treatment System (OWTS) locations for the SFD and proposed ADU are not shown, based on personal communication, the SFD OWTS is in the back of the house and the ADU will have its OWTS located toward the southeast meeting setbacks to neighboring well and onsite well.

Regional Geology & Site Geomorphology:

The regional geology consists of the Salinian Block of the Central Coast Ranges which contains a crystalline basement of granitic and regionally metamorphosed sedimentary rocks overlain by multiple sets of Quaternary deposits. The Tularcitos Fault System and associated splays/fracture systems in the region trend northwest-southeast through Carmel Valley none of which extend immediately across the property.

The site geomorphology generally consists of the properties occupying the valley floor overlying the Carmel Valley Alluvial Aquifer (CVAA).

MCEHB Water Well Construction Permit & DWR-Well Completion Report:

A file review at MCEHB indicated that there was no Well Construction Permit on file, although a Department of Water Resources (DWR) Well Completion Report (WCR) was existing and is attached. The DWR-WCR indicates that Salinas Pump (C-57 License #515945) was contracted to drill the well using mud-rotary drilling methodologies. Based on the DWR-WCR a 12.25" diameter bit was used to drill the borehole to a depth 115-ft and subsequently, set 5" ID PVC SDR-21 well casing to 112-ft with 52-ft of perforated interval (unknown factory slots) between 60-112' bgs. As reported on the DWR-WCR, the borehole annulus was backfilled with an 6x12 washed gravel from 55-112 ft bgs, with (per State and County Well Standards⁷) a minimum of a 2" sanitary seal to a depth of 55-ft bgs.

Water Demand:

The Water Demand (Table 2) for the project is based on the well serving a existing SFD and a proposed ADU. This conceptual water demand is based on average day demand data for SFDs/ADUs in Carmel Valley which in-turn is based on the September Ranch Environmental Impact Report (EIR)⁸. This EIR indicates that the average SFD interior/exterior use is 0.355/0.18 acre-feet per year (afy) while an ADU interior/exterior use is 0.17/0.123 afy respectively giving an average annual demand 0.828 afy (Table 2).

The Average Annual Demand after system and treatment losses was calculated to be 0.89-afy and is based on 7% system loss (per MCEHB) and a 0% treatment loss ($S\&T_{Losses}$) as the water quality is very good minus iron and manganese which has no treatment losses by using chlorine injection.

The dry season demand (May through October) represents the highest six month demand period with approximately ~59.85% of annual demand during this period⁹. The dry season demand (including $S\&T_{Losses}$) was calculated to be 0.1.05 afy, equivalent to 1.31-gpm pumping 12hr/day or, 0.66-gpm pumping 24/7.

The maximum day demand ($MDD\ S\&T_{Losses}$) is calculated by multiplying the average day demand (after $S\&T_{Losses}$) by the average day peaking factor of 2.25¹⁰. Applying this peaking factor results in a $MDD_{S\&T_{Losses}}$ of ~ 1,785 gallons per day (2 afy) equivalent to a pumping rate of 2.48-gpm in equivalent 12-hour pumping cycle or, 1.24-gpm pumping 24/7 with a peak hourly demand of 1.86 gpm.

7: California Well Standards, Bulletin 74-90, supplement to Bulletin 74-81, June 1991 and, Monterey County Code, Title 15.08 Water Wells.

8: September Ranch Final Revised Environmental Impact Report dated July 2006, Michael Brandman & Associate; Final Revised Water Demand Analysis dated August 27, 2010, and Additional Errata to Final Revised Water Demand Analysis, dated October 29, 2010.

9: Analysis of Dry Season Demand using data from Cal-Am Water Company monthly water production reports: 1992-2003; MPWMD, October 2, 2003.

10: California Code of Regulations, Title 22, Division 4, Chapter 16, Article 2, Section 64554 New and Existing Source Capacity, April 16, 2019.

It should be noted that although this well obtains its water from the CVAA (which is an adjudicated aquifer) the amount of water used to serve the proposed ADU is de minimis in regard to the wells 11-year historical annual water use data supplied by MPWMD noted as being 4.25 afy

Pump Specifications & Pre-Testing Operations:

The well is an existing active well serving the SFD so the well was already equipped with a 20-gpm, 2hp, 1ph, 230-volt 'dedicated' pump set at 85-ft bTOC along with a 1" diameter 'dedicated' totalizer meter¹¹ graduated in gallons-per-minute (gpm). Beyond the flow meter was a ball valve which was used to regulate the flow rate. Beyond the ball valve, was a 5/8" conveyance line (garden hose) allowing the pumped water to be discharged to the sites garden to prevent direct recharge to the shallow unconfined aquifer.

Prior to any testing, a static groundwater level measurement was obtained. Following static water level measurements, a pressure transducer was programmed to record data on a log-time scale which was installed immediately above the top of the pump to monitor groundwater levels prior to, during, and after the testing period. In addition to continuous electronic measurements, hand measurements were made to cross-reference/calibrate transducer data.

On March 17, 2025 per MCEHB regulations, a 2-hr pretest was completed a minimum of 12-hr in advance of the 8-hr test. At the start of the Pre-Testing, the starting totalizer reading on the meter was 2,382,075 gallons and the static water level (SWL) was measured to be 17.68-ft below Top-Of-Casing (bTOC). At the end of the pre-testing the meter reading was 2,382,745.7 gallons. Pre-testing data is depicted on the attached field notes. The pretesting was only completed for 1-hr as the well is an active well which pumps daily to serve the existing SFD.

8-hr Constant Rate Well Pumping Test:

On March 18, 2025, directly prior to start of the 8hr test, the SWL was measured to be 17.50-ft bTOC (shallower than the previous day's SWL). At 9-am with the presence of MCEHB¹² the 8hr constant rate well pumping test was started. The pumping rate at the start of the test was 11.2-gpm and was maintained at this rate until 10-minutes at which point the flow rate was increased slightly from 11.18 to 11.21 gpm. The flow rate was adjusted upward again at 60-minutes to 11.24 gpm which fell to 11.22 gpm at 190-minutes to the end of the test. Because there was a lack of drawdown (only 0.33-ft) and stabilization of the pumping water level (at 17.83' bTOC), the test was allowed to be terminated at 4hr into the test.

At 4hr into test (240-min) the average flow rate was 11.22-gpm and drawdown were 0.33-ft with a pumping water level of 17.83-ft giving a specific capacity of 34-gpm per foot of drawdown. After 4hr of pumping, there remained 67.17-ft of water above the pump – which is a significant factor in assessing the adequacy of the well/aquifer at the flow rate given. This available head value suggests that the well has enough groundwater storage to maintain capacities at 11+ gpm for several more days beyond 8hrs without breaking pump-suction (see Figure 3 - Groundwater Drawdown & Recovery Curve). It should be noted that the groundwater level in the well actually started rising at 40-minutes into the test as a recharge boundary from Carmel River was encountered.

As shown on attached field notes, the flow rate was maintained within the 5% fluctuation through-out the testing period as required, and therefore the 4hr average flow rate will be used to assess the wells post-recovery flow rate. Field notes are attached and depict the above data.

Table 1 - Summary Table shows all pertinent project data including a summary of post-recovery pumping rate and theoretical calculated well-yield. Figure 3 (attached) depicts the groundwater drawdown curve along with calculations of early & later time transmissivity values.

Observation Wells in Response to Pumping:

As shown on Figure 2, although there are two neighboring wells within 500-ft of the subject well these wells were not monitored as the CVAA is considered a very highly productive aquifer with the wells screened within the aquifer to be hydrogeologically connected.

Pumping-Well Recovery Test:

On March 18, 2025, at the 4-hour (240-minutes) time of pumping, the pump in the well was turned off and the groundwater levels were allowed to recover. The previously installed transducer was still recording all groundwater level information for the recovery test. The groundwater drawdown and recovery curve (Figure 3) depicts the recovery event.

For this test, a recovery percentage of 95% was needed (as per MCEHB and State Regulations). As shown on Field Notes and on Figure 3, after 3-minutes, the aquifer/well recovered to 100% which is excellent, and meets MCEHB requirements and therefore, the pre-recovery pumping rate required no reduction.

11: A Precision "Dedicated" Meter Serial Number 98485205 was used for the test.

12: Isaiah Tuazon of MCEHB allowed the start of the pumping test without their presence per the condition they would show up later in the day.

The post-recovery pumping rate of 11.22-gpm is greater than MCEHB requirement of >6 gpm for 2-connections. Moreover, the post-recovery pumping rate also exceeded the projects MDD_{S&TLosses} which accounts for irrigation use calculated to be 2.48-gpm (pumping 12/7/365).

It should also be noted in the Theis Recovery Method Analysis (Figure 4) that the slope and placement of the residual drawdown as T/t' value approaches 1 suggests; A) there was direct recharge to the well during the pumping period as the residual drawdown curve intersect T/t' >2; B) the alluvial aquifer is unconfined and appears to be completely elastic.

Aquifer Parameters:

Transmissivity:

The drawdown curves as shown on Figure 3, allows for the calculation of the aquifer parameters (Transmissivity and Hydraulic Conductivity). The initial portion of the drawdown curve displays casing storage effects. Casing storage effects were calculated¹³ to expire within 1 minutes into the test at a flow rate of 11.2-gpm.

The graph on Figure 3 shows two manual, best straight-line analysis of the drawdown curve over 4hrs. The solid-red straight-line was used to analyze early time data (1-10 minutes). The dashed-red, straight-line was manually fit across the best-fit one-log cycle for analysis of later time data (24 to 240 minutes) and although this data is representative of a longer-term pumping cycle, the T and K values from this straight-line extrapolation would be erroneous as there was recharge to the well during this period and therefore no Later time T was calculated. As shown, the Early time transmissivity (T) was calculated to be ~32,853 gpd/ft and appears to be slightly higher than other published values for the CVAA.

Generally, transmissivity values generated from pumping data are not as accurate as that compared to recovery test data. Therefore, Figure 4 shows early and later time transmissivity analysis of recovery test data which is based on the Theis Recovery Method. As shown on Figure 4, the dashed-red, straight-line was manually fit across the best-fit one log-cycle for analysis of early-time recovery T equivalent to ~10,970 gpd/ft. The solid-red, straight-line was manually fit across the best fit one-log cycle for analysis of later-time recovery T was ~26,928 gpd/ft. The logarithmic average algorithm for the recovery data (black line of Figure 4) generates a T value of ~10,970 gpd/ft and a hydraulic conductivity of 1.15×10^2 gpd/ft². These values are considered the most representative value for the alluvial aquifer based on the data obtained.

Saturated Thickness:

The saturated thickness is defined as the difference between Static Water Level (SWL) and bottom-most perforated interval of the well. The lowest perforated interval for the well is 112-ft below ground surface (bgs). The SWL was 16.67-ft bgs (TOC is 0.83ft above ground surface) giving a saturated thickness of 95.33-ft.

Available Drawdown:

The Available Drawdown (Avail_{Dd}) is defined by MCEHB as one-third of the wells saturated thickness for hardrock wells and, 1/2 saturated thickness for alluvial wells. For this well, the Avail_{Dd} was calculated to be 1/2 of the wells saturated thickness or, 47.67-ft.

The available drawdown is a variable used to calculate the sustainable well yield, as this value considers the decrease in groundwater level in the well either due to prolonged drought conditions, from constructive interference of nearby pumping, well-screen bio-fouling or decreased water levels due to onsite over-pumping.

Calculated Well Yield:

Although MCEHB uses a 'pumping rate' versus a 'calculated yield' for assessing whether the well is adequate for intended use, the calculated yield is a valid way of determining the wells sustainable longer-term sustainable yield as it considers declining water table (drought conditions) as well as, a reduction in the wells specific capacity over-time due to biofouling, natural groundwater decline.

The hydrogeologic industry generally accepts the "calculated yield" for alluvial wells as the product of the wells; 8-hr specific capacity 24-hr specific capacity with the wells available drawdown. For this test (as shown on Figure 3, there was no difference in the early and later-time transmissivity values and therefore the specific capacity was not adjusted.

In short, the 4hr Specific Capacity was used with the Available Drawdown (Avail_{Dd}) giving a calculated, longer-term post-recovery well yield (which accounts of being impacted by long-term droughts) of ~1,6203-gpm¹⁴ which is greater than the projects MDD_{S&TLosses} of 2.48-gpm pumping in equivalent 12-hr pumping cycles.

13: Schafer, 1978: How Casing Storage Can Affect Pump Test Data, The Johnson Drillers Journal, January-February 1978.

14: It should be noted that the Calculated Well Yield presented above is a theoretical pumping rate the well could produce based on the conservative values used in the technical calculation to derive the wells "yield". Whereas in practice, the actual achievable pumping rate of any given well is based on; 1) size of pump and motor in well; 2) depth of pump in-take in relation to pumping head; 3) well casing diameter and 4) discharge pipe diameter. A larger pump in this well could achieve substantially higher flow rates.

Calculation of Projected Drawdown:

In addition to an assessment of well adequacy for intended use, an assessment of potential drawdown impacts on neighboring wells and SERs was completed. Figure 5 shows a theoretical distance-drawdown curve using the Theis Nonequilibrium Well Equation based on using an average recovery transmissivity of 10,970 gpd/ft¹⁵, a storage coefficient value of 0.20¹⁶ (unitless) and an intermittent dry-season demand pumping rate of 0.66-gpm¹⁷.

Projected Drawdown Impacts:

As shown on Figure 5, the projected drawdown calculations suggest that there would 0-feet of groundwater drawdown impacts at a 1,000-ft radius from the well and that the wells radius of influence was approximately 350-ft which is typical for an alluvial well.

The values calculated for this analysis suggest that drawdown impacts calculated are insignificant relative to any neighboring well(s) and SERs and the amount of water to be used for the ADU is considered de minimis relative to the wells 11-year historical production history calculated to be 4.25 afy.

Groundwater Quality Analysis:

A groundwater quality sample was obtained prior to the end of testing and was transported to and analyzed at Monterey Bay Analytical Services (MBAS). Analysis included general mineral, general physical, inorganic, perchlorate, 1,2,3 TCP, bacteriological scan (presence/absence) and, total/free chlorine. Groundwater analytical results are attached and discussed below.

Total Coliform and E-Coli Bacteriological Analysis:

Total-Coliform are bacteria which are naturally present in the environment and are used as an indicator that other, potentially harmful, pathogenic bacteria may be present¹⁸, like E-Coli. Usually, the presence of coliform bacteria is a sign that there is dirt or contamination in the pump column, well column, and/or filter pack.

- E-Coli Bacteria was ABSENT.
- Total Coliform Bacteria was ABSENT.

General Mineral, General Physical and Inorganic Analysis:

Groundwater analytical results for the most recent sampling are attached and discussed below.

- Zero Primary Constituents¹⁹ was detected exceeding the State DWS²⁰ Maximum Contaminant Level (MCL).
- Three Secondary Constituent²¹ was detected exceeding State Recommended Contaminant Levels (RCL). Specifically:
 - 1) Hardness was detected at 164 parts per million (ppm) above the RCL of 80-120 ppm for domestic use.
 - 2) Iron was detected 625 ppb, above the RCL of 300 ppb.
 - 3) Manganese was detected at 138 ppb above the RCL of 50 ppb.

Groundwater Quality Waiver:

A groundwater quality waiver for Asbestos, Thiobencarb and MTBE is attached. This waiver is requested as these constituents are not considered to be vulnerable to the well due to the distance from the well to site-locations that these types of constituents are used and/or the type of formation penetrated by the well. More specifically:

- Asbestos does not occur in alluvial formations for which the well is perforated. Asbestos occurs in serpentinite, greenschist and blueschist formations.
- MTBE is a constituent used in gasoline and generally found as a contaminant in gasoline plumes. There are no gasoline stations within 1-mile upgradient of the well and no known hazardous materials storage facilities near the well.
- Thiobencarb is a constituent used in herbicides. The parcel for which the well resides has no historic agricultural practices which is based on historical Google Earth images dated back to 1985.

Groundwater Quality Summary:

Based on the groundwater quality results, the overall groundwater quality is very good although the water does have elevated Iron and manganese concentrations. Because of this a groundawter treatment system has already been installed and consist of chlorine injection, ozone injection and carbon filtration. No post-treatment water sample was obtained.

15: Based on average recovery transmissivity from recovery test data.

16: Average value of an alluvial aquifer - Driscoll 1995; Groundwater & Wells, Second Edition.

17: Value calculated as the projects dry season demand after System and Treatment losses (Table 2).

18: Driscoll, Groundwater and Wells, Second Edition, 1986.

19: Primary constituents are contaminants that may cause adverse effects to human health and safety and are enforceable by regulatory agencies.

20: California Administrative Code, Title 22, Chapter 15 - Domestic Water Quality & Monitoring Regulations- April 16, 2019.

21: Secondary constituents are contaminants that may cause cosmetic effects (such as skin or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water. Secondary constituents are non-enforceable; however, Environmental Protection Agency (EPA) recommends secondary standards to water systems but does not require systems to comply. Individual States and/or local counties may choose to adopt them as enforceable standards. MCEHB does not enforce these standards for single, local-small or state small water system unless the secondary constituent in-question are 10x the recommended level.

Summary & Conclusions:

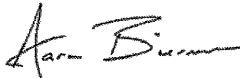
Based on the source capacity/aquifer recovery test, technical calculations of aquifer parameters and well yield, including onsite and offsite impact analysis, the wells post-recovery pumping rate of 11.22-gpm exceeds MCEHB minimum source capacity requirements for 2-connection on a single-parcel. As discussed above, due to the very good groundwater quality, the existing treatment system already accounted for reducing iron and manganese concentrations to acceptable levels for tastes and aesthetics.

Limitations:

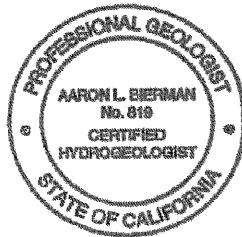
Our service consists of professional opinions and recommendations based on the data compiled. *Bierman Hydrogeologic P.C.* bases the conclusions provided upon the tests and measurements, using accepted hydrogeologic principles and practices of the groundwater industry. Additionally, conditions in water wells are subject to dramatic changes, even in short periods of time. The techniques employed in conducting pump testing may be subject to considerable error due to factors within the well and/or aquifer, which are beyond our immediate control or observation.

Therefore, the data included within this report are valid only as of the date and within the observational limitations of the test(s) conducted. The test conclusions are intended for general comparison of the well and/or aquifer in its present condition against known water well standards and/or guidelines. The analysis and conclusions in this report are based on information reviewed, and field-testing which are necessarily limited. Additional data from future work may lead to modification of the opinions expressed herein and, may have a different future pumping rate, calculated well yield or water quality that was expressed herein. Our report is not a guarantee of any water production rate, yield or water quality.

Respectfully submitted,



Aaron Bierman
Certified Hydrogeologist #819



Attachments:

- Table 1: Executive Summary
- Table 2: Conceptual Water Demand
- Figure 1: Location Map
- Figure 2: Site Map
- Figure 3: Groundwater Drawdown and Recovery Curve
- Figure 4: Theis Recovery Analysis
- Figure 5: Theoretical Distance-Drawdown Analysis
- Appendix A: DWR Well Completion Report
MPWMD 11-Year Production History for APN 416-028-018-000
- Appendix B: 4hr Aquifer Pumping Test Data Information Field Sheet
- Appendix C: Groundwater Quality Analytical Results
MCEHB Groundwater Quality Waiver

Table 1
Executive Summary

PROJECT SPECIFICATIONS	UNITS	NOTES, COMMENTS / SOURCE OF DATA
Project Name:	Cook & Pitts	Client Communications
MCRMA Planning Permit #:	Not Yet Applicable	Client Communications
Client / Contact:	Suzanne Cook	Client Communications
Proposed Project:	Addition of ADU to existing SFD	Client Communications: 1-Parcel, 2-Connections
Assessor Parcel Number(s):	416-028-018-000	Monterey County Assessor Office - Web Page
Well Site Address:	8630 River Meadows Road	Monterey County Assessor Office - Web Page
Project Acreage Size:	8.95	Site Map - Figure 2
Average Annual Water Demand after S&T Losses:	0.89	Typical Water Use ^{1,2} and includes 7% System and 0% Treatment Loss. No Treatment as water quality is very good

WELL SPECIFICATIONS

MCEHB Well Construction Permit:	WSAL 95-302	Dated 11/28/95
DWR Well Completion Report No:	544562	Dated 12/12/95
Drilling Contractor:	Salinas Pump Co	C57 License# 515945
Date Drilled:	11/20 to 11/27/95	DWR Well Completion Report
Borehole Diameter:	12.25	ft, (OD) DWR Well Completion Report
Borehole Depth:	115	ft DWR Well Completion Report
Well Diameter:	5	ft, (ID) DWR Well Completion Report
Well Depth:	112	ft, bgs DWR Well Completion Report
Casing Material:	PVC	PVC DWR Well Completion Report
Perforated Interval:	60-112	ft DWR Well Completion Report
Lowest Perforation Depth:	112	ft, bgs DWR Well Completion Report
Formation(s) Penetrated:	Sand, Gravel, Blue Clay	DWR Well Completion Report
Formation Perforated:	CVAA	Field Observations
Ground Elevation:	106	ft, msl Global Position Survey
Top of Casing and/or Sounding Tube:	0.83	ft, ags As measured in field from ground surface to top of casing.
Top Of Casing Elevation:	106.83	ft, msl Not a surveyed elevation. For estimation purposes only.

WELL PUMPING & AQUIFER RECOVERY TEST SPECIFICATIONS

Date of Source Capacity Pre-Testing:	March 17, 2025	Field Notes, Appendix B.
Dates of Source Capacity Test:	March 18, 2025	Field Notes, Appendix B.
Dates of Recovery Test:	March 18, 2025	Field Notes, Appendix B.
Performed By:	Blerman Hydrogeologic	Field Notes, Appendix B.
Witnessed By:	MCEHB	Isaiah Tuzazon from MCEHB witnessed the test operations
Length of Test:	4	hr Field Notes, Appendix B. MCEHB allowed early termination of test due to lack of and stabilized drawdown
Discharge Location:	>200	ft Per MCEHB Source Capacity Testing Procedures
Pump Type:	20 gpm, 2ph, 230v	"Dedicated" Pump
Pump Setting Depth:	85	ft Per Field Measurement
Static Water Level:	17.5	ft, bTOST As measured in field
Static Water Level:	16.67	ft, bgs As calculated in field
Groundwater Elevation:	90.16	ft, msl Calculated Value - Not a survey elevation. Based on GPS data / Elevation App
Saturated Thickness:	95.33	ft Difference between static water level and bottom of wells perforation
Available Drawdown:	47.67	ft 1/2 of the wells saturated thickness
Data Collection Method:	Water Level Indicator	Linear Temporary Installation
Flow Rate Control Method:	Ball Valve	Temporary Installation
Flow Meter Type:	Precision	Field Notes, Appendix B - "Dedicated" Meter
Flow Meter Diameter:	1	in As shown on Meter & Field Notes, Appendix B
Flow Meter Serial Number:	98485205	As shown on Meter & Field Notes, Appendix B
Totalizing Meter at Test Start:	2,382,745.70	gallons As determined in field
Totalizing Meter at Test End:	2,385,438.80	gallons As determined in field
Total Water Pumped:	2,693.10	gallons As calculated in field
4-Hr Average Flow Rate:	11.22	gpm As calculated in field
4-Hr Drawdown:	0.33	ft As calculated in field
4-Hr Specific Capacity:	34.00	gpm/ft of Dd As calculated in field
Lowest Sustainable Flow Rate:	11.18	gpm This flow occurred @ 10-minutes into the test.
% Recovery Required:	95	% Recovery percentage per MCEHB Regulations - (95% or, 2-ft from static level (whichever is more stringent))
% Recovery Obtained:	100	% As calculated in field.
% Lack of Recovery	-5	% values < 0 suggest recovery percentage achieved.
Pumping Rate Reduction	0.00	gpm As calculated in field.
Post Recovery Pumping Rate	11.22	gpm Difference between 4hr Avg. Flow Rate and Pumping Rate Reduction based on % lack of Recovery

WELL PUMPING & AQUIFER RECOVERY TEST SPECIFICATIONS

Early Time Transmissivity:	32,853	gpd/ft	Cooper-Jacob Time-Drawdown Method Analysis; Semi-Log Plot, Figure 3
Late Time Transmissivity:	Not Applicable - Recharge during test	gpd/ft	Cooper-Jacob Time-Drawdown Method Analysis; Semi-Log Plot, Figure 3
Ratio of Early to Late Time T:	Not Applicable	unitless	Not applicable
Adjusted 8-hr Specific Capacity:	Not Applicable	gpm/ft of drawdown	Product of Ratio of Early to Late Time T and 24hr Specific Capacity
Pre-Recovery Calculated Well Yield ³ :	1620.61	gpm	4-hr Specific Capacity x Available Drawdown based on lack significant difference between early and later-time T values. Value is a Theoretical Yield/Pumping Rate.
Post-Recovery Calculated Well Yield:	1620.61	gpm	Based on 0% lack of recovery.
Recovery Time Transmissivity	10,970.00	gpd/ft	Logarithmic Average Theis Recovery Method Analysis; Semi-Log Plot, Figure 4
Storativity:	2.00E-01	unitless	Storage Coefficient based on average of published data (Driscoll 1984, Groundwater & Wells)
Theoretical Radius of Influence:	350	ft	Based on pumping test data and Theoretical Distance Drawdown Analysis
Theoretical Drawdown @ 1000Gt:	0	ft	Based on pumping intermittently 12hrs/day for 1-yr at Dry Season Demand of 0.66 gpm

1: September Ranch Final Revised Environmental Impact Report dated July 2006, Michael Brandman & Associate; Final Revised Water Demand Analysis dated August 27, 2010 and, Additional Errata to Final Revised Water Demand Analysis, dated October 29, 2010.

2: Monthly Demand Factor obtained from compilation of data from California-American Water Company monthly production reports from 1992-2003 (Monterey Peninsula Water Management District, October 2, 2003).

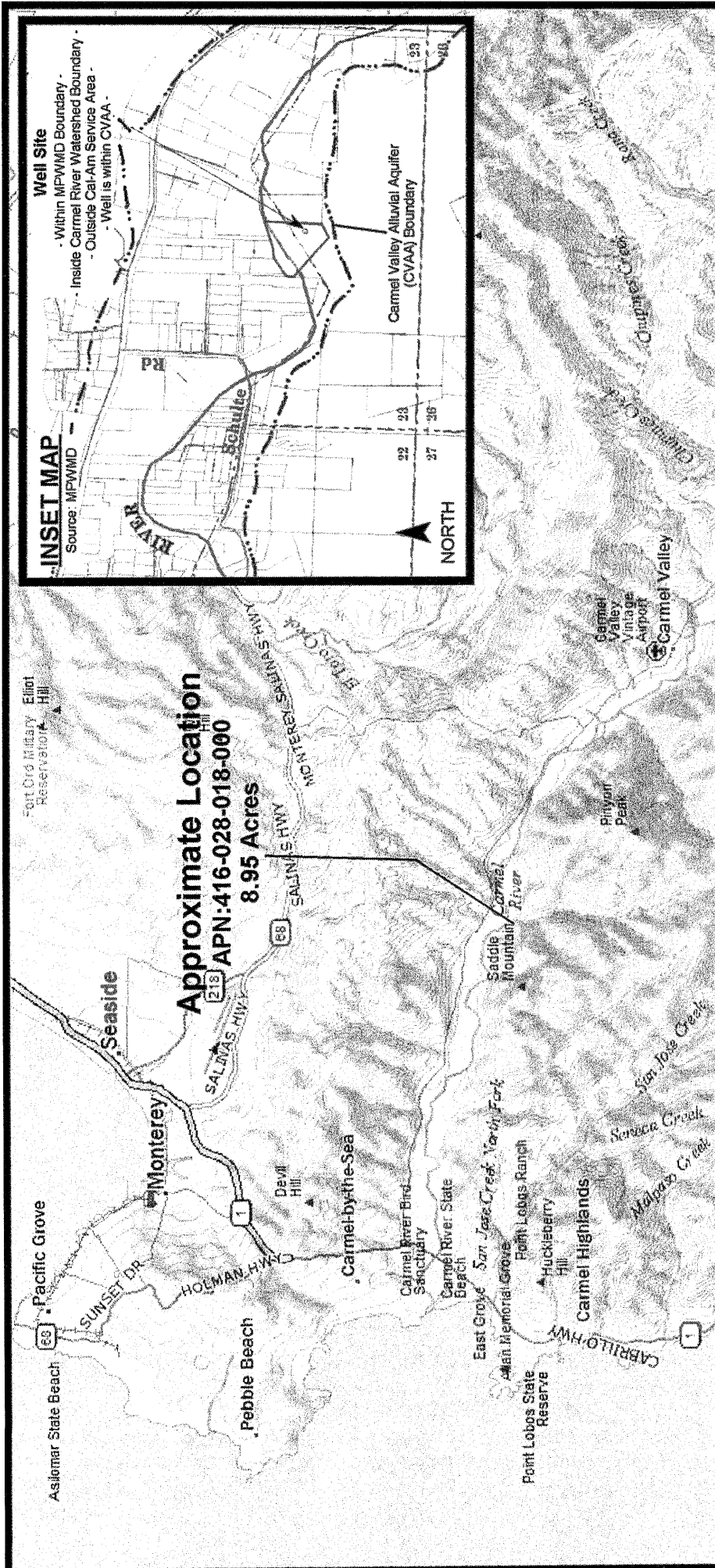
3: MPWMD; Procedures for Preparation of Well Source and Pumping Impact Assessments, September, 2005, Revised May, 2006.

Table 2
Conceptual Water Demand

WATER DEMAND VARIABLES	WATER YEAR												ANNUAL TOTALS
	October	November	December	January	February	March	April	May	June	July	August	September	
Monthly Demand Factor ¹	8.98%	7.16%	6.42%	6.38%	5.74%	6.75%	7.70%	9.21%	9.99%	10.75%	10.96%	9.98%	100%
Combined Monthly and Annual Demand (Acre-Feet) ²	0.074	0.059	0.053	0.053	0.048	0.056	0.064	0.076	0.083	0.089	0.091	0.082	0.828
Annual Day Demand (in GPD) ³	781.56	807.62	781.56	781.56	865.30	781.56	807.62	781.56	807.62	781.56	781.56	807.62	
Annual Day Demand (in GPM) ⁴	0.54	0.56	0.54	0.54	0.60	0.54	0.56	0.54	0.56	0.54	0.54	0.56	
Average Annual Demand ⁵ :	0.51 gpm	(pumping 24/7)	equal to	0.828	af/year	or	1.03 gpm	(pumping on 12 hour cycles)					
Average Annual Demand after System & Treatment Loss ⁶ :	0.55 gpm	(pumping 24/7)	equal to	0.89	af/year	or	1.10 gpm	(pumping on 12 hour cycles)					
Dry Season Demand ⁸ :	0.66 gpm	(pumping 24/7)	equal to	1.06	af/year	or	1.31 gpm	(pumping on 12 hour cycles)					
Maximum Day Demand ⁹ :	1.15 gpm	(pumping 24/7)	equal to	1.86	af/year	or	2.31 gpm	(pumping on 12 hour cycles)					
Maximum Day Demand after System & Treatment Loss ⁶ :	1.24 gpm	(pumping 24/7)	equal to	2.00	af/year	or	2.48 gpm	(pumping on 12 hour cycles)					
Peak Hourly Demand ¹⁰ :	1.86 gpm	or	103.80 gph										

NOTES:

- ¹: Monthly Demand Factor obtained from compilation of data from California-American Water Company monthly production reports from 1992-2003 (Monterey Peninsula Water Management District, October 2, 2003).
- ²: Monthly Demand calculated by dividing Total Use (indoor + outdoor use) by Monthly Demand Factor.
- Interior Water Demand calculated to be 0.525 afy; 0.355 afy for existing Single Family Dwelling (SFDs) and 0.17 afy for proposed ADU
- Exterior Water Demand calculated to be 0.303 afy; 0.18 afy for 1-SFD and 0.123 afy for ADU; Exterior water is not treated.
- Water Demands: September Ranch Final Revised EIR dated July 2006, Michael Brandman & Associates, Final Revised Water Demand Analysis dated August 27, 2010 and, Additional Errata to Final Revised Water Demand Analysis, 10/29/2010.
- ³: Monthly Demand converted to Day Demand in gallons per day (gpd). Conversion factors: 325,851 gallons per acre-foot; # day per month (Jan-31; Feb-28; Mch-31; Apr-30; May-31; June-30; July-31; Aug-31; Sep-30; Oct-31; Nov-30; Dec-31)
- ⁴: Day Demand (in gpm) calculated by dividing Day Demand (in gpd) by 1440 minutes (1440 minutes per day).
- ⁵: Average Annual Day Demand (gpm) calculated by dividing sum of Day Demands (in gpm) by 12.
- ⁶: For MCEHB, a 7% System Loss is used¹¹. For MPWMD a 5% System Loss is used¹¹. For conservative purposes for this report, the greater percentage value (7%) is used.
- ⁷: Treatment Loss depends on water quality. This wells water quality is good with low TDS yet elevated iron and manganese. An ozone unit is used for treatment and has no treatment losses and therefore no treatment losses have been accounted for¹².
- ⁸: Dry Season Demand (May through October) represents highest six month demand period with approximately 59.85% of annual demand during this period¹.
- ⁹: Maximum Day Demand obtained by multiplying the Average Day Demand by Average Day Peaking Factor. Peaking Factors vary from agency to agency.
- State and MCHD use a Peaking Factor of 2.25. (State of CA Code of Regulations, Title 22, Division 4, Chapter 16, Article 2, Section 64554 New and Existing Source Capacity, March, 2008).
- MPWMD uses a Peaking Factor of 1.5. (MPWMD; Procedures for Preparation of Well Source and Pumping Impact Assessments, September, 2005, Revised May, 2006).
- ¹⁰: Peak Hourly Demand determined by calculating the average hourly flow during maximum day demand and multiplying by a peaking factor of 1.5 (State of California Code of Regulations, Title 22, Division 4, Chapter 16, Article 2, Section 64554, March, 2008).
- ¹¹: A 7% System Loss is Based on data from Canada Woods and Monterra Ranch Mutual Water Systems, Monterey County, 2008 to present.
- ¹²: If treatment is needed A 30% Treatment Loss is based on a 2-pass Reverse Osmosis Treatment System.



NOTES:
 Basemap from Delorme TOPO North America, v9.0

LOCATION MAP
 8630 RIVER MEADOWS ROAD
 CARMEL VALLEY, MONTEREY, CALIFORNIA



BIERMAN
Hydrogeo Logic
 A Professional Company
 Hydrogeologic Consulting & Water Resource Management

FIGURE 1



GEOLOGIC LOG

WELL OWNER _____

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE _____ (SPECIFY)

DEPTH TO FIRST WATER _____ (Ft.) BELOW SURFACE

DEPTH FROM SURFACE

Ft. to Ft.

DESCRIPTION

Describe material, grain size, color, etc.

0	2	Top soil
2	48	Sand & gravel
48	56	Sandy blue clay
56	110	Sand & gravel
110	115	Hard granite

CITY

WELL LOCATION

STATE

ZIP

Address Rancho Carmel (Holt Ranch)City Carmel ValleyCounty Monterey

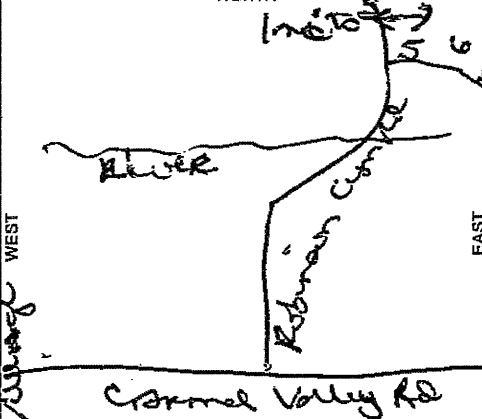
APN Book _____ Page _____ Parcel _____

Township _____ Range _____ Section _____

Latitude _____ NORTH Longitude _____ WEST

LOCATION SKETCH

NORTH



SOUTH

Illustrate or Describe Distance of Well from Landmarks such as Roads, Buildings, Fences, Rivers, etc.
PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓) -

☒ NEW WELL

MODIFICATION/REPAIR

☐ Deepen☐ Other (Specify) _____

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USE(S)

☐ MONITORING

WATER SUPPLY

☒ Domestic☐ Public☐ Irrigation☐ Industrial☐ "TEST WELL"☐ CATHODIC PROTECTION☐ OTHER (Specify) _____DRILLING METHOD Rotary FLUID Bentonite

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH OF STATIC

WATER LEVEL _____ (Ft.) & DATE MEASURED _____

ESTIMATED YIELD* _____ (GPM) & TEST TYPE _____

TEST LENGTH _____ (Hrs.) TOTAL DRAWDOWN _____ (Ft.)

* May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 115 (Feet)TOTAL DEPTH OF COMPLETED WELL 112 (Feet)

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING(S)					DEPTH FROM SURFACE		ANNULAR MATERIAL							
			TYPE (✓)				MATERIAL / GRADE			INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE				
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE								Ft.	to	Ft.	CE- MENT (✓)
0	60	12½	x				PVC	5			0	55	x				
60	112	12½		x			PVC	5			55	112			x	6X12 sand	

ATTACHMENTS (✓)

- ☐ Geologic Log
☐ Well Construction Diagram
☐ Geophysical Log(s)
☐ Soil/Water Chemical Analyses
☐ Other _____

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME Salinas Pump Co., INC.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

ADDRESS 772 Vertin Ave., Salinas, Ca. 93901

CITY

STATE

ZIP

Signed

WELL DRILLER AUTHORIZED REPRESENTATIVE

DATE SIGNED 12/12/95

515945

C-57 LICENSE NUMBER

10-Year Production History
for Well No. 100894
on APN: 416-028-018

Water Year	AF
2013	4.135
2014	5.145
2015	4.184
2016	3.446
2017	3.853
2018	5.550
2019	4.733
2020	4.449
2021	5.206
2022	3.178
2023	2.839

All information based on observations by MPWMD staff.



Bierman Hydrogeologic

Aaron Bierman
3153 Redwood Dr
Aptos, CA 95003

4 Justin Court Suite D, Monterey, CA 93940

831.375.MBAS (6227)

www.MBASinc.com

ELAP Certification Number: 2385

Friday, April 4, 2025

Sample Condition Upon Receipt

Order ID #: 250318_049

If laboratory received sample(s) on the same day of collection, is there evidence of chilling?	Yes
If not received by the laboratory on the day of collection, is/are sample(s) within correct temperature range? <10°C (Microbiology) or <=6°C (Chemistry/Non-metals)	N/A
If NO to either above, was client notified that sample was received at improper temperature?	N/A
Did bottle(s) arrive intact?	Yes
Did bottle label(s) agree with COC?	Yes
Adequate sample volume?	Yes

Bierman Hydrogeologic
Aaron Bierman
3153 Redwood Dr
Aptos, CA 95003

4 Justin Court Suite D, Monterey, CA 93940
831.375.MBAS (6227)
www.MBASinc.com

ELAP Certification Number: 2385

Friday, April 4, 2025

List of Non-Accredited Tests

Order ID #: 250318_049

California ELAP does not offer certification for the following analyses that may performed by our laboratory.

Test/Method/Description	
Aggressivity Calculation	Odor-SM 2150 B
Langelier Index/Corrosivity - SM 2330B	Lithium - EPA 200.8
Oxidation-Reduction Potential (ORP)	
Ryznar Stability Index - Ryznar 1944	
Salinity - SM 2520B (Calculation)	
SAR - Suarez 1981	
Urea - Mulvenna & Savidge	

Please note: Tests reported with method of "Calculation" are outside the scope of our ELAP accreditation.

Field tests are outside the scope of laboratory accreditation, as there is no certification available for field testing. However, samples collected by MBAS were obtained in accordance with the MBAS Sampling and Collection Standard Operating Procedure.

Abbreviations/Definitions:

mg/L: Milligrams per liter (=ppm)

µg/L: Micrograms per liter (=ppb)

MDL: Method Detection Limit

ND: Not Detected at the PQL (or MDL, if shown)

E: Analysis performed by External Laboratory; see Report attachments

J: Result is < PQL but ≥ MDL; the concentration is an approximate value.

MPN: Most Probable Number

PQL: Practical Quantitation Limit

MCL: Maximum Contamination Level

H: Analyzed outside of method hold time

QC: Quality Control

Quality Control Explanation:

Method Blank: Prepared to verify that the preparation process is not contributing contamination to the samples.

LCS/LCSD: Laboratory Control Standard/Sample (Duplicate) - Used to verify that the analytical method is meeting specifications.

CCVB: Continuing Calibration Verification Blank - sample containing no analyte of interest, used to monitor for potential contamination or system drift during analysis.

QCS: Quality Control Sample - A second source standard used to to help verify the accuracy of calibration standards and over-all method performance.

MS: Matrix Spike - A random sample is spiked with a known amount of analyte. The recoveries are an indication of how that sample matrix affects analyte recovery.

MSD: Matrix Spike Duplicate of MS/MSD pair - A random sample duplicate is spiked with a known amount of analyte. The recoveries are an indication of how that sample matrix affects analyte recovery. Used to calculated RPD and analysis precision.

RPD: Relative Percent Difference - Is an indication of precision for the preparation and analysis and is used to assess the consistency and reliability of analytical results.

LFB/LFBD: Laboratory Fortified Blank (Duplicate) - is a quality control matrix-matched blank used in analytical chemistry to assess the accuracy of a laboratory's digestion process. Prepared to verify that the preparation process is not affecting analyte recovery.

LCSL: Laboratory Control Standard/Sample (Low) - a quality control measure specifically designed to evaluate the performance of an analytical method at the reporting limit (RL).

GGA: Glucose-Glutamic Acid (GGA) - solution is used in Biochemical Oxygen Demand (BOD) testing as a quality control check to ensure the accuracy and validity of the test results.

IPC: Initial Performance Check - Its purpose is to ensure that the analytical instrument is functioning properly before or during the analysis of samples.



Hydrogeological Consulting & Water Resource Management
 0764/003 1-800-895555 Fax 0031-3234 022371 E-Mail: scler@wrc.com.nv, net.
 31 09 Redwood Drive, Agoura, CA 91301

CHAIN-OF-CUSTODY RECORD

PAGE OF

PROJECT NAME AND JOB #: COOK/PITTS WELL

LABORATORY: Monterey Bay Analytical Services

SEND CERTIFIED RESULTS TO: albert@concast.net

Sampler: 43

3/18/25

TURN AROUND TIME:

Standard	24hr Rush	48hr Rush	72hr Rush
----------	-----------	-----------	-----------

Standard

अक्षय प्रियं

अक्षय मिश्र

अक्षय मिश्र

[illegible]

RELEASED BY:

Date & Time

RECEIVED BY:

Debris & Time

1993

NOTES:

Financial assistance for WIC: by EOI, awarded \$2000

For more information, call 1-800-368-5868. For more information, call 1-800-368-5868.

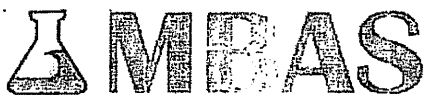
SEPARATE PARTS ARE TO BE USED TOGETHER TO GET THE BEST RESULTS

Groundwater Sample obtained after 3 hr 50 min hours of pumping of a 44 hr Pumping Test

1400 I 206 CF-20

250A2 w/ HNO₃ PHLZ -ac 3/18/25

25001 Agw NaOH pH 12.2



MONTEREY BAY ANALYTICAL SERVICES
CELEBRATING 25 YEARS | 1999-2024

Please send Report and Invoice to:

4 Justin Court Suite D, Monterey, CA 93940

Email: info@mbasinc.com 831.375.MBAS (6227)

www.MBASinc.com

2504311
Subcontract Chain of Custody

Subcontractor Name:



Corporate Office & Laboratory
853 Corporate Blvd
Santa Paula, CA 91361
TEL: (805) 342-1000
Env FAX: (805) 524-4121 Ag FAX: (805) 562-2083
CA ELAP License # 1141571

Customer Name: Bierman Hydrogeologic

Turn Around Time: Standard / RUSH

Project ID:

Sample Type: WW / DW / SaltWater/ Ground / _____

Report Type: EDT / Excel / GeoTracker / _____

Lab Number: 250318_049-01

System ID:

Collection Date/Time: 3/18/2025 12:50

Sample Collector: BIERMAN A

Client Sample #:

Sample Description: Cook/Pitts Well

Analyte	Method	Sample type:	# of Bottles	Preservation
Perchlorate	EPA331.0	DW	1	No
1,2,3-Trichloropropane	SRL 524M	DW	4	HCl

Comments: Perchlorate was field filtered with FGL provided kit. - CZ 3/18/25

Relinquished: MBAS [Signature] Date/Time: 3/18/25 1600 Received: _____ Date/Time: _____
Relinquished: FGL Date/Time: 3/14/25 Received: YML Date/Time: 3/19/25
1225 1225

Condition Upon Receipt (Attach to COC) SP 2504311

Sample Receipt at SP:

1. Number of ice chests/packages received: 1
2. Shipper tracking number(s) 7728 1442 1543
3. Temp IR Gun ID#: TH268
4. Were samples received on Ice? ☒ Yes ☐ No Temps: 1 / / / / /
5. Surface water (SWTR) bact samples: A sample that has a temperature upon receipt of >10C, whether iced or not, should be flagged unless the time since sample collection has been less than two hours.
6. Do the number of bottles received agree with the COC? ☒ Yes ☐ No ☐ N/A
7. Verify sample date, time, sampler ☒ Yes ☐ No
8. Were the samples received intact? (i.e. no broken bottles, leaks, etc.) ☒ Yes ☐ No

Sample Verification, Labeling and Distribution:

1. Were all requested analyses understood and acceptable? ☒ Yes ☐ No
2. Did bottle labels correspond with the client's ID's? ☒ Yes ☐ No
3. Were all bottles requiring sample preservation properly preserved? ☒ Yes ☐ No ☐ N/A **FGL**
[Exception: Oil & Grease, VOA and CrVI verified in lab]
4. VOAs checked for Headspace? ☒ Yes ☐ No ☐ N/A
5. Were all analyses within holding times at time of receipt? ☒ Yes ☐ No
6. Have rush or project due dates been checked and accepted? ☒ Yes ☐ No ☐ N/A

Include a copy of the COC for lab delivery. (Bacti. Inorganics and Radio)

Sample Receipt, Login and Verification completed by:

Reviewed and
Approved By

Matthew Casas



Digitally signed by Matthew Casas
Title: Sample Receiving
Date: 03/20/2025-12:49:02

Discrepancy Documentation:

Any items above which are "No" or do not meet specifications (i.e. temps) must be resolved.

1. Person Contacted: _____ Phone Number: _____
Initiated By: _____ Date: _____
Problem: _____

Resolution:

2. Person Contacted: _____ Phone Number: _____
Initiated By: _____ Date: _____
Problem: _____

Resolution:

(2019144)
Monterey Bay Analytical Services
SP 2504311

MDC-03/20/2025-12:49:02



COUNTY OF MONTEREY HEALTH DEPARTMENT

Elsa Jimenez, Director of Health

Administration
Behavioral Health

Clinic Services
Emergency Medical Services
Environmental Health/Animal Services

Public Health
Public Administrator/Public Guardian

Drinking Water Protection Services Water Quality Analysis Waiver Request

I understand that Monterey County Environmental Health Bureau (EHB) has directed me to collect water samples from the water source indicated below to analyze for Primary Standards (*Table 64431-A in Title 22 of the California Code of Regulations*) and Secondary Standards (*Table 64449-A and B in Title 22 of the California Code of Regulations*) to determine the water quality of the source water.

I am requesting a waiver to not test for the following checked items:

- ☒ Asbestos (no known serpentine formations on the property or historical asbestos disposal)
- ☐ Cyanide (no manufacturing or pesticide use within 1,000 feet of water source)
- ☒ Methyl Tertiary Butyl Ether (MTBE) (no current or historical underground storage tanks within 1,000 feet of the water source)
- ☒ Thiobencarb (no herbicide use related to rice production within 1,000 feet of the water source)

This waiver request is in regards to the following well:

Well Permit # WSAL 95-302 dated November 11, 1995

**Well Permit number can be found on Well Completion Report or Contact EHB for number*

Site Address: 8630 River Meadows Road

Assessor's Parcel No.: 416-028-018-000

Planning or
Building Permit # None Pending
(if applicable)

Owner's Name: Suzanne Cook

AGENT: Aaron Bierman - Hydrogeologist

Owner's Signature: AGENT Signature:

Aaron Bierman

Date 4/13/25

Drinking Water Protection Supervisor Approval: _____ Date _____



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

187 ELDORADO STREET • POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (408) 649-4866
FAX (408) 649-3678

WATER METER INSTALLATION INSPECTION

Inspection Date 8/22/96 Well Name LOT 7
Name (Owner) GARY BRANT Name (Agent) _____
Phone Number 655-0000 Phone Number _____
Well Address RIVER MEADOW RANCH

Assessor's Parcel No. 416-028-018 State Well No. NA

Water Meter Manufacturer Prec. X315 772

Meter Type (e.g. propeller, disc, etc.) _____

Meter Size (Inches) ~~5/8 x 3/4~~ 1" Discharge Line (Inches) _____

Meter Units gallons Meter Reading 00000 210

Installation Date ~8-15-96 Installed By Salinas Ave

Installation Provides Eight (8) Diameters
of Straight Pipe Upstream and Downstream
of the Water Meter

YES ☒ NO ☐

If No, Does Installation Configuration
Conform to Manufacturers Specifications

YES ☐ NO ☐

Installation Provides a Full Flow of Liquid
at the Meter Point

YES ☒ NO ☐

Meter Equipped with Totalizer

YES ☒ NO ☐

Installation is in Accordance with District
Standards and Guidelines

YES ☒ NO ☐

NOTES:

Same parcel as "Pajar Lugostran" well

