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esassoc.com

January 4, 2021

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308

Subject: Gallagher Well No. 2 - Coastal Permit Application

Dear County of Marin Community Development Agency:

Environmental Science Associates (ESA) has prepared this coastal permit (CP) application package on behalf of the following prospective permittee:

North Marin Water District
Drew McIntyre, General Manager
999 Rush Creek Place
P.O. Box 146
Novato, CA 94948-0146
Telephone: 415-897-4133
Email: info@nmwd.com

The North Marin Water District (NMWD) is proposing to construct Gallagher Well No. 2 as part of the Gallagher Wells and Pipeline Project, which was approved by NMWD in 2009. The purpose of the project is to increase the reliability of the Point Reyes Water System by allowing production of groundwater at the Gallagher Well site to offset production at the Coast Guard Wells. The source of water for the Point Reyes Water System consists of three wells at two sites adjacent to Lagunitas Creek. Two wells are located on U.S. Coast Guard property in Point Reyes Station (“Coast Guard Wells”), while the third well is located on water district property approximately one mile upstream (“Gallagher Well No. 1”).

An Initial Study/Mitigated Negative Declaration (IS/MND) was completed for the proposed Gallagher Well No. 2 in March of 2009, and the majority of proposed facilities have been constructed. NMWD has continued to pursue additional planning phase steps required for Well No. 2 construction, including coordination with the property owners to identify a preferred location for Well No. 2, and additional hydrogeologic testing. As a result, NMWD proposes placement of Gallagher Well No. 2 at a slightly different onsite location than described in the 2009 IS/MND, approximately 450 feet north of the existing Well No. 1. While this new location is within the 400-800-foot distance from the Gallagher Ranch residence described in the 2009 IS/MND, it requires an alternate alignment for the pipeline. To address these minor project changes, NMWD is preparing an Addendum to the 2009 IS/MND, which will be provided under separate cover.

Recent salinity intrusion has impacted water quality from the existing Coast Guard Wells, threatening public health for municipal water users. This change in conditions, though planned for, has made the need for

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constructing Well No. 2 more urgent to protect the quality of water served to NMWD's Point Reyes Water System customers. NMWD proposes to construct the project in spring of 2021.

We have enclosed for your consideration the following materials within the CP application package in electronic format:

1. Completed application for coastal permit
2. A supplemental information document, including:
 - Detailed project description, additional information describing consistency with the Coastal Plan, discussions of potential coastal resources impacts and avoidance measures, and accompanying maps and graphics
3. Appendices
 - Appendix A - Evidence of Water Supply (Water Rights and License)
 - Appendix B - 2009 Initial Study/Mitigated Negative Declaration
 - Appendix C - Addendum to the Mitigated Negative Declaration (NOTE: The Addendum to be provided under separate cover)
 - Appendix D - Resource Protection Measures (NOTE: The Resource Protection Measures will be revised as part of the CEQA Addendum and will be provided under separate cover)
 - Appendix E - Groundwater and Streamflow Response Analysis Technical Memorandum (NOTE: The Groundwater and Streamflow Response Analysis Technical Memorandum will be provided under a separate cover attached to the Addendum (Appendix C))
 - Appendix F - Topographic Survey and Site Plan
 - Appendix G - Selected Maps from the Local Coastal Program
 - Appendix H - Cultural Resources Studies

In addition, we have provided in hard copy format the following:

1. Completed application for coastal development permit. (NOTE: The signature page has not been signed by the property owner and will be provided signed under separate cover)
2. A supplemental information document, including:



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- Detailed project description, additional information describing consistency with the Coastal Plan, discussions of potential coastal resources impacts and avoidance measures, and accompanying maps and graphics
3. Three sets of selected Project plans

NMWD looks forward to receiving notification of the completeness of this CP application package, or the need for any additional information, as soon as possible. NMWD would very much appreciate the CP being scheduled for a hearing by spring 2021, to enable initiation of the construction bid process in late spring 2021.

If you have any questions regarding the contents of this application package, please do not hesitate to contact me at 707.795.0904 or via email at jotoole@esassoc.com. Thank you for your assistance on this Project.

Sincerely,

A handwritten signature in blue ink that reads "James E. O'Toole".

James E. O'Toole,
Senior Vice President