CALIFORNIA COASTAL COMMISSION
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W16

NORTH CENTRAL COAST DISTRICT
DEPUTY DIRECTOR'S REPORT

For the
December Meeting of the California Coastal Commission

MEMORANDUM

Date: December 10, 2013

TO: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director

SUBJECT: ***Deputy Director's Report***

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the December 2013 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

DETAIL OF ATTACHED MATERIALS

REPORT OF EXTENSION - IMMATERIAL

Applicant	*Project Description*	*Project Location*
2-09-013-E1 Tomales Farm and Dairy, LLC	authorizes the subdivision, merger and re-subdivision of certain properties on the urban-rural community boundary of Tomales in Marin County	Urban-Rural community boundary of Tomales in Marin County

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NOTICE OF PROPOSED PERMIT EXTENSION

Date: November 25, 2013

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager *Nancy Cave*

Subject: **Proposed Extension to Coastal Development Permit (CDP) 2-09-013**
Applicant: Tomales Farm and Dairy, LLC

Original CDP Approval

CDP 2-09-013 was approved by the Coastal Commission on May 12, 2011, and authorized the subdivision, merger and re-subdivision of certain properties located on the urban-rural community boundary of Tomales in Marin County.

Proposed CDP Extension

The expiration date of CDP 2-09-013 would be extended by one year to May 12, 2014. The Commission's reference number for this proposed extension is **2-09-013-E1.**

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified Marin County Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on December 11, 2013 in San Francisco. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact the North Central Coast District office.

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Memorandum December 10, 2013

To: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director
North Central Coast District

Re: ***Additional Information for Commission Meeting Wednesday, December 11, 2013***

Agenda Item	Applicant	Description	Page
W18a	A-2-SMC-11-040 & A-2-SMC-11-041 Hodge, San Mateo	Staff Report Addendum	
W19a	2-06-006-A1 PWP Amend. MWSD Water Connections	Staff Report Addendum	
W18a	A-2-SMC-11-040 & A-2-SMC-11-041 Hodge, San Mateo	Ex Parte Communication, Carole Groom	1
		Correspondence, Evy Smith	2-4
		Correspondence, Lennie Roberts	5-6
W19a	2-06-006-A1 PWP Amend. MWSD Water Connections	Correspondence, Paul Stewart	7-8
		Correspondence, Hale' Guerra	9

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W18a

Prepared December 10, 2013 for December 11, 2013 Hearing

To: Coastal Commissioners and Interested Persons

From: Nancy Cave, District Manager
Jeannine Manna, District Supervisor

Subject: STAFF REPORT ADDENDUM for W18a
Appeal Numbers A-2-SMC-11-040 & A-2-SMC-11-041 (Hodge Residential Development and Vegetation Clearing)

The purpose of this addendum is to modify the staff recommendation for the above-referenced item. Specifically, in the time since the staff report was distributed, staff was able to verify the height of the proposed single-family residence (at a height of 28 feet for the main portion of the house, and a height of 23 feet for the garage portion), and further discussed restoration and mitigation options with both the County Parks Department and the Applicants as a means of coming up with a package that appropriately addresses project impacts in a way that best provides for on- and off-site wetland and riparian resources. On the latter, staff remains convinced that restoration on and around the Applicants' property makes the most sense biologically, as is presented in the staff report, but County staff have in the past several days raised some concerns with restoration on County property that lies adjacent to the Applicant's property, and it is not clear if the County will allow for restoration in that form at the current juncture. To account for the possibility that the County does not allow for such restoration on County property adjacent to the site, this addendum provides an option for allowing that portion of the required restoration to be accounted for offsite, namely at San Vicente Creek in the County's Fitzgerald Marine Reserve where such restoration activities are ongoing. In such a scenario, the Applicant would pay for an equivalent amount of restoration offsite.

Thus, the staff report dated prepared November 27, 2013 will be modified throughout to conform to the changes shown below (where applicable, text in underline format indicates text to be added, and text in strikethrough format indicates text to be deleted):

1. Modify references to the height of the single-family residence as follows:

a. Modify Special Condition 1(a) on page 8 as follows:

Height. *The revised project plans shall illustrate that the height of the residential development is no greater than ~~24~~ 28 feet for the main residence portion, and 23 feet for the garage portion.*

b. Modify the 3rd sentence of footnote 2 on page 15 as follows:

Alternative 3 included the smallest (and shortest) house alternative of 2,081 square feet, with a height of 28 feet~~not indicated in the staff report~~, maintained the required front property line setback of 20 feet, but still required a variance to reduce the side yard setback from 10 to 5-7 feet.

c. Modify the 2nd sentence in the second paragraph on page 29 as follows:

The two-story residence would be 2,081 square feet in size, with a lot coverage of 1,414 square feet and would contain a pitched roof with a height of 28 feet for the main residence portion, and 23 feet for the garage portion ~~an unspecified height~~.

d. Modify the 4th sentence in the second paragraph of page 40 as follows:

*Finally, to further minimize the project's visual impacts, **Special Condition 1** requires that the maximum height of the house not exceed 28 feet consistent with alternative ~~evaluated by the CDRC~~ approved by the County Board of Supervisors and places lighting restrictions to minimize glare to the surrounding public use areas and sensitive habitats.*

2. Modify the habitat restoration and mitigation as follows:

a. Replace Special Condition 2(a) on page 9 with the following:

***Restoration Area.** A detailed site plan of all restoration areas with habitat acreages identified shall be provided, based on **Exhibit 10**, where all areas noted as "Riparian Impact" on Exhibit 10 shall be restored with riparian vegetation and all areas noted as "Proposed Wetland" on Exhibit 10 shall be restored as wetland/riparian areas, where the objective is to maximize biological value in relation to the creek feature (running along the northwest property line) and related riparian areas both on and offsite at this location, and to maximize screening value (to protect public viewsheds). If the County does not allow for such restoration on adjacent County property, then the required restoration area shall be limited to the Permittee's property and the Permittee shall submit a fee of $11,328 to the County to provide for offsite restoration of San Vicente Creek at the County's Fitzgerald Marine Reserve facility. If the County allows for some such restoration on their adjacent property, then such fee shall be commensurately reduced.*

b. Modify the second paragraph on page 40 as follows:

…The Applicants are now proposing 2,720 square feet of riparian restoration and 5,915 square feet of wetland restoration/mitigation as follows: 1) the 2,720 square feet of riparian habitat cleared without a coastal development permit (CDP) on the portion of the subject property located northeast of the proposed house, and on the portion of the County property northeast of the proposed house, will be restored in place; 2) the 1,823 square feet of wetland cleared without a CDP on the portion of the subject property east and west of the proposed house and on the County property north of the proposed house, will be restored as wetland/riparian area; 3) the former wetland occupied by the footprint of the house will be mitigated at a ratio of 4:1 ~~offsite~~ adjacent to the site as wetland/riparian area on adjacent County property. In all cases, the objective is to maximize biological value in relation to the creek feature (running along the northwest property line) and related riparian areas both on and offsite at this location, and to maximize screening value (to protect public viewsheds). If the County does not allow for such restoration on adjacent County property, then the required restoration area shall be limited to the Permittee's property and the Permittee shall submit a fee of $11,328 to the County to provide for offsite restoration of San Vicente Creek at the County's Fitzgerald Marine Reserve facility. If the County allows for some such restoration on their adjacent

property, then such fee shall be commensurately reduced. ~~*between the restored wetland and the restored riparian habitat east and north of the proposed house on the subject property and County property, west of the proposed house, on the northwest end of subject parcel, and on County land between the Trail and the western property boundary. T*~~ *In addition to maximizing biological value in relation to the creek feature (running along the northwest property line) and related riparian areas both on and offsite at this location, the restoration proposed by the Applicants would reduce the visibility of the house as seen from the trail and Highway 1 and improve the visual characteristics associated with the surrounding sensitive habitats by restoring the front yard setback area, the area between the trail and the western property boundary, and the north east portions of the parcel. Lastly, the Applicants propose to restrict future development within the restored and mitigated areas on the subject property…..…*

c. Modify the fourth paragraph on page 41 as follows:

…by proposing a Habitat Restoration Plan that includes 4:1 mitigation for the impacts of the proposed single-family residence on wetlands and also proposes to restore in place, or on other areas of the Applicants' property and the adjacent County property, the wetlands and riparian habitat impacted without benefit of a CDP on both the Applicants' and the County's properties. The Habitat Restoration Plan would include the restoration of wetland and riparian areas to their 2004 boundaries where possible, as illustrated on page 2 of ***Exhibit 10****…..*

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W19a

Prepared December 10, 2013 (for December 11, 2013 hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Deputy Director
Nancy Cave, District Manager
Nicholas Dreher, Coastal Planner

Subject: STAFF REPORT ADDENDUM for Item W19a
Montara Water and Sanitary District Public Works Plan Amendment Number 2-06-006-A1 (Water Connections)

Staff's proposed suggested modification 5 for the above-referenced item is meant to update the Montara Water and Sanitary District (MWSD) Public Work Plan (PWP) in light of current and updated data, including to ensure the plan appropriately references projects already completed under the PWP to date and changes since the PWP was first certified by the Commission. The primary intent of this suggested modification in that sense is to ensure the PWP is accurate, and can best inform PWP project decisions moving forward. In the time since the staff report (dated prepared November 27, 2013) was distributed, staff has worked closely with MWSD staff on language to do just that. Given that MWSD was in agreement on staff's proposed other suggested modifications (i.e., suggested modifications 1 through 4), staff also worked with MWSD staff to incorporate those changes into a revised PWP document as well. Attached to this addendum is a copy of the PWP as it would be certified under the staff recommendation, reflecting not only the District's proposed changes, but also all of staff's suggested modifications, including suggested modification 5. This addendum adds this document to the staff report as **Exhibit 3**. The new exhibit reflects the staff report recommendation, but does not in any way alter the staff recommendation to approve the PWP amendment as modified.

PUBLIC WORKS PLAN

1. Introduction and Overview

The Montara Water and Sanitary District (MWSD or District) provides water, sanitary sewer, and solid waste disposal services to the coastal communities of Montara, Moss Beach, and adjacent areas located north of Half Moon Bay and south of Pacifica, in San Mateo County, California (Figure 1-1). The District owns and operates water storage, treatment, and distribution facilities that currently (as of December 11, 2013) provide domestic water to approximately 1,650 domestic water connections, most of which (approximately 90%) are single family and multi-family residential connections. The system currently includes a surface water source, a water treatment plant, eleven groundwater wells (nine active and two standbys), three potable water storage tanks, and over 150,000 feet of distribution pipelines.

MWSD prepared a Master Plan in 2004 that identified several areas of the District's water system that required immediate improvement at that time. Several previous and concurrent studies and system valuation reports (performed during the District's acquisition of the water system in 2003) documented poor conditions of the existing facilities. The 2004 Plan identified three major categories of immediate improvements required for the water system:

- Additional storage facilities
- New sources of supply
- New treatment system for the Airport Wells Facility

MWSD subsequently prepared a Public Works Plan (PWP) reflecting those needs (referred to as PWP Phase I). The PWP encompassed several components recommended in the 2004 Master Plan, including the following:

1) **Water Storage Facilities.** Construction of a new water storage tank at the Alta Vista site and at the Schoolhouse site and demolition of the old tank at the Schoolhouse site
2) **New Water Well Production.** Initiation of water production (150 gallons per minute) from the Alta Vista Well No.1 and construction of a new pipeline and electrical conduit
3) **Water Treatment Facility.** Construction of a water treatment facility to address water quality issues at the airport wells

The PWP was originally certified by the Coastal Commission in 2008.

Figure 1.1: Location of Montara Water and Sanitary District Jurisdiction

2013 Water System Update

When the PWP was first certified in 2008, the moratorium on new connections that initially had been imposed by the California Public Utilities Commission in the 1980s on the then privately-owned system was still in effect. After acquiring the water system in 2003, the District continued the moratorium due to the substandard infrastructure and the unreliable water supply. Accordingly, the PWP acknowledged the existence of the moratorium by including reference to it and providing that the improvements authorized by the PWP were not intended to lift the moratorium. That provision also was consistent with the 2004 Water System Master Plan (2004 Master Plan) and the condition of MWSD's system at the time of the PWP approval.

However, through on-going efforts, MWSD has improved the system's infrastructure by extensive water system improvements and high levels of conservation. These improvements and practices are detailed in Tables 1-1 and 1-2 in the sections below. As a result of conservation and system improvments, and as reflected in MWSD's Water System Master Plan Update in 2011, MWSD's water supply has increased independently of any of the improvements encompassed by the PWP. Accordingly, MWSD repealed the moratorium established under its water system regulations in March 2011. The conservation analysis completed by the District staff is summarized in the sections below as justification that the District's efforts in infrastructure improvements and conservation are the primary reason for lifting the moratorium and allowing new connections.

Additionally, since the District's water system has changed substantially since the approval of the PWP, this update includes a section acknowledging the infrastructure that is constructed and currently operational in the District's water system, as well as revised storage, supply, and demand values, correspondant to the parameters initially presented in the approved PWP.

Water System Improvements and Conservation

Since MWSD acquired the water system in 2003, the District has made significant efforts to reduce water losses within the existing water system and minimize customer water usage.

Water System Operational Efficiency Improvements. MWSD acquired the system in August 2003 and immediately implemented projects and programs to improve operational efficiency and minimize water losses. The projects that have most significantly improved operational efficiencies are listed in Table 1-1.

Table 1-1 Water System Improvements

System Improvement	Description	Benefits
Water Main Replacement Program	System-wide in-kind replacements of water mains started in 2003 based on MWSD's leak detection and monitoring program.	Reduced water losses, improved flow efficiency and water quality. Resulted in a six-percent reduction in water losses between 2003 and 2010.
Raw Water Pipeline Replacement	The severely deteriorated Alta Vista Raw Water Pipeline was replaced in 2004 in its entirety.	Improved water quality, reduced water losses, and improved water flows.
Addition of Schoolhouse Control Valve	The addition of a control valve in the Schoolhouse pressure zone in 2009 allowed better water transport in the entire water system.	Improved water conveyance and reduced the volume of water necessary for flushing procedures to protect water quality. Reduced need for flushing equates to significant water savings.

Table 1-1 Water System Improvements		
System Improvement	**Description**	**Benefits**
Distribution System Flow Improvements	Critical modifications were made to the distribution system starting in 2003 to allow for flexibility in delivering water to different pressure zones.	Improved water system flows and energy efficiency.
Supervisory Control & Data Acquisition System (SCADA) Improvements	Starting in 2003, MWSD was making improvements to its SCADA system.	Improved monitoring allowing staff to make better-informed decisions in system efficiency and reliability.
Groundwater Pumping and Treatment Improvements	District implemented well rehabilitation and treatment and pumping modifications, restoring the wells to their respective rated capacities.	Increased water supply and reduced pressure losses throughout the water system.
Surface Water Treatment and Storage Improvements	Montara Creek treatment and storage improvements	Improved seismic reliability and water delivery efficiency.

Water Conservation Efforts. MWSD has employed strategies aligned with the California Urban Water Conservation Council (CUWCC) Best Management Practices (BMPs) to achieve high levels of conservation over the past seven years. The specific conservation methods employed by the District to realize these reductions are included in Table 1-2.

Table 1-2 Conservation Efforts and Benefits		
Conservation Effort	**Description**	**Benefits**
Water Conservation Program	In late 2003, MWSD established the Water Conservation Program to install water-efficient fixtures while offering a customer rebate program.	Reduced the amount of water used by customers and resulted in lower water demands.
Leak Detection Program	In 2007, the District replaced all customer water meters, totaling 1,614, with new radio-read meters. This system alerts operators about any leaks on the customer side.	Reduced the amount of water that was lost through leaks in the customers' homes; resulted in lower water demands.
Water Audits	MWSD purchased several Orion water meter monitors to monitor for leaks. These water meter monitors can be borrowed or purchased by customers through the District.	Reduced water demands due to early leak detection.
Public Education	The District provides free conservation kits to customers, including showerheads and faucet aerators, and emphasizes conservation in newsletters.	Generated community awareness of conservation and resulted in water demand reduction.

Conservation Analysis. The system-wide improvements and conservation efforts summarized in Tables 1-1 and 1-2 resulted in substantial reduction in water usage and system demands, and therefore an increase in the supply available for potential new connections. The conservation

analysis underlying the increased supply availability of the water system is included in the section below. This analysis shows that, mathematically speaking, the repeal of the moratorium was not reliant on the water supply capacity associated with the Alta Vista Well, but upon water supply availability realized through conservation efforts. Thus, the connection prohibition in the original PWP regarding the Alta Vista Well can be safely deleted without having diluted or contravened its intent. The analysis is threefold:

1) Presentation of the updated production and consumption values (2004-2010), detailing the decrease of consumption through system improvements and conservation efforts, resulting in a corresponding decrease in production.
2) Calculation of the general consumption decrease between 2004 and 2010.
3) Calculation of water supply availability resulting from system improvements and conservation.

Production and Consumption Update. A detailed analysis was completed as part of the 2011 Master Plan to evaluate the District's water system production and consumption trends since the acquisition of the system in 2003. MWSD has collected seven full years of data on water source production and customer consumption, allowing for a comprehensive evaluation of the changes in water use and system efficiency due to the management and conservation programs at MWSD. Data on the volume of water delivered to metered customers was used to calculate consumption, or metered sales, values.

Volumes of source water produced from 2004 through 2010 were used to calculate the total water production values, and ultimately the water system demand values. MWSD source production is dependent upon customer consumption, as the sources only produce water in response to customer demands. This water system dynamic is critical in understanding the production and consumption analysis conducted, because production numbers are actually indicative of system demand, not the supply capacity of the system. As consumption decreases, the system production will also decrease, since the sources are directly reacting to customer demands. Therefore, the production numbers presented do not represent the water source production capacity.

The difference between the production and consumption represents water system losses. These water system losses, or unaccounted-for-water, represent water used for fire flow testing, water main flushing, repairs, filter backwash operations at the water treatment plant, and distribution system leaks. Table 1-3, below, presents a summary of daily water production and metered sales in gallons per day (gpd), and unaccounted-for-water values for 2004-2010.

Table 1-3 MWSD System Production and Consumption Data

	2004	2005	2006	2007	2008	2009	2010
Average Daily Production, gpd	359,023	340,539	343,315	314,225	315,050	282,653	274,118
Average Daily Consumption, gpd	321,649	314,983	304,574	286,642	292,393	271,066	254,318
Unaccounted-for-water, Percent of Total Production	10.41%	7.50%	11.28%	8.78%	7.20%	4.1%	7.2%

The water production and consumption values presented were generally decreasing since 2004, and unaccounted-for-water, or system losses, also generally decreasing since 2004. The average unaccounted-for-water over the period of analysis is 8 percent.

Conservation. In order to establish the volume of water supply available due to conservation, an analysis was completed using the data collected by the District since 2004. Volumes and percentages of water conservation have been calculated based on the consumption data presented in Table 1-3. Data from 2004 – 2010 was used to calculate an annual average conservation of 4 percent, and cumulative conservation of 21 percent. Table 1-4 presents the annual changes in consumption and resulting percentages of conservation.

Table 1-4 Annual and Total Changes in Consumption, 2004 – 2010

Year	Average Daily Consumption (gpd)	Annual Change (gpd)	Annual Percent Change
2004	321, 649	--	--
2005	314,983	- 6,666	- 2%
2006	304,574	- 10,408	- 3%
2007	286,642	- 17,932	- 6%
2008	292,393	5,751	+ 2%
2009	271,066	- 21,327	- 7%
2010	254,318	- 16,748	- 6%
Average annual change in consumption			**- 4%**
Total change in consumption (2004 – 2010)			**- 21%**

Additional Supply Availability. Due to the ability of the water supply sources to produce the same volume of high quality water and the recent conservation trend at MWSD, additional supply has been made available for potential new customer connections. Based on the established reliability of the data set collected since MWSD acquired the system, the 2004 annual daily consumption value with an 8-percent adjustment for system losses was used as the baseline value to represent the past production capabilities of the system. The current demand on the system was determined by adjusting the 2010 annual daily consumption by 8 percent for unaccounted-for-water. These values do not represent the overall production capacity of the system, which is actually significantly higher than the values presented.

Based on the consumption and production values, it was determined by MWSD that there is supply available to serve additional customers due to conservation. Calculations determined that there is an excess of 72,718 gpd made available through system improvements and community conservation efforts. Table 1-5 presents this calculation.

Table 1-5 Supply Availability Due to Conservation

2004 Annual Daily Consumption, gpd	321, 649
2004 System Production (Demand), gpd (includes 8% unaccounted-for-water)	347,381
2010 Annual Daily Consumption, gpd	254,318
2010 System Production (Demand), gpd (includes 8% unaccounted-for-water)	274,663
Water Supply Availability, gpd *(2004 System Production – 2010 System Production)*	72, 718

This analysis concludes that there is available water supply in the water system realized through conservation efforts, and the repeal of the moratorium was not reliant on the water supply capacity associated with the Alta Vista Well, or other approved PWP projects.

2013 Water System Facilities Update

Due to the significant changes that took place in the District's water system since the initial PWP approval in 2008, a facilities update has been developed to reflect the existing facilities and planning parameters as of December 2013. The information and tables in the section below are based upon the data collection analysis conducted for the 2011 Master Plan, and are meant to serve as an update to Section 2 of this document.

Existing Storage Facilities. The District maintains three existing treated water storage tanks with a combined capacity of 662,000 gallons. Table 1-6, below, summarizes the available storage and is consistent with Table 2-1.

Table 1-6 Existing Treated Water Storage Tanks

Storage Tank Location	Tank Material	Storage Capacity (Gallons)	Year Built
Portola Estates	Wood	100,000	1981
Alta Vista	Steel	462,000	1976
Schoolhouse Tank East	Steel	100,000	2012

Schoolhouse Tank West, an approved PWP project, is currently under construction and will put another 100,000 gallons of storage online in January 2013. Historically, the District did not have the ability to take any of the storage tanks out of service due to the absence of system-wide storage redundancy. Once the newly constructed Schoolhouse Tank West is brought on line, the District will have the necessary storage redundancy to take storage tanks out of service for maintenance and/or repairs.

Storage Requirements. A more thorough assessment of the District's storage needs was conducted prior to the publication of the 2011 Master Plan, and a summary of the analysis is included in Section 5 of the document. Please reference the 2011 Master Plan for further details and explanation of the calculated values. The values have changed substantially since initial PWP approval, as the PWP was based on the 2004 Master Plan, which was extremely conservative due to limited access to historical data, condition assessments of existing facilities, and information regarding efficient system operations. The total volume of storage estimated includes water for operational, emergency, and fire-fighting uses.

Operational Storage. Operational storage is directly related to the amount of water necessary to meet peak demands, and therefore the only value related to the number of customers connected to the system. The intent of operational storage is to provide the difference in quantity between the customer's peak demands and the system's available supply. MWSD operational storage is 25% of the maximum day demand (MDD), or 118,440 gallons (gal).

Emergency Storage. The volume of water allocated for emergency uses is established by a water utility based on the historical record of emergencies experienced, and on the amount of time which is expected to lapse before the emergency can be corrected. There are several ways in which emergency storage can be calculated, as the ultimate reservation of emergency storage capacity is at the discretion of the water utility. The District's 2011 Master Plan presents a comparison of methods used to calculate emergency storage and can be referenced for further detail. The emergency storage values from this analysis range from 157,916 gal to 636,836 gal. The District

has established its emergency storage goal at the most conservative value, 636,836 gal, based on the American Water Works Association (AWWA) Guidelines for conservative emergency preparedness.

Fire Storage. The National Fire Code, Insurance Service Office, and local Fire Department regulate the quantity of water storage suggested for fire fighting purposes. The quantity of water that the District is required to provide can be drawn from operating sources or from storage facilities. Although areas of the District's system are strictly residential and only require 1,000 gpm for 2 hours, the District has established its fire-fighting delivery and storage goal based on the ability of the District to provide 2,000 gpm for 2 hours, strictly drawn from storage facilities. The District's established fire storage goal is considered conservative, and totals 240,000 gal.

Table 1-7, below, summarizes the District's established storage goal and contains consistent units of measurement with Table 2-2.

Table 1-7 MWSD Storage Goals

Category	Storage Volume (Gallons)
Equalization (Operational) Storage	118,440
Emergency Storage Goal (2 days of ADD)	636,836
Fire Storage Goal	240,000
Total Storage Goal	995,276
Existing Storage	662,000
Additional Storage Needed to Meet Storage Goal	**333,276**

The total storage goal is a target value that the District has set for the operation of its system and is not a mandated requirement, specifically regarding the emergency storage and fire storage goals. The values calculated are conservative estimates of the amount of storage needed in a worst-case scenario, should a disaster occur. The District is not out of compliance with any requirements and has sufficient storage to serve new and existing customers. Operational storage is the only target storage value that would be increased with additional connections, and the impact would be minimal.

If the District established less conservative storage goals, the existing system would already meet the storage goals for operational, emergency, and fire-fighting storage. Assuming an emergency storage goal of 157,916 gal, based on the 8 hrs of the MDD (AWWA recommended target), it is apparent that the District already has enough storage to safely serve existing and new customers. Table 1-8 presents a storage analysis based on a less conservative emergency storage goal. The total storage goal could be further reduced if the fire-fighting storage goal was also established as less conservative.

Table 1-8 Alternative Storage Goals: Less Conservative

Category	Storage Volume (Gallons)
Equalization (Operational) Storage	118,440
Emergency Storage Goal (8 hrs of MDD)	157,916
Fire Storage Goal	240,000
Total Storage Goal	516,356
Existing Storage	662,000
Additional Storage Needed to Meet Storage Goal	**0**

The District has set conservative target values in its 2011 Master Plan in an effort to continue implementing improvements to the water system that further safeguard public health and property, improve efficiency, and provide additional operational flexibility.

Existing Water Supply. The District currently withdraws water from one surface water source and nine groundwater wells, as discuss further below.

Surface Water. The District's surface water source is Montara Creek. The District diverts water from the Creek at a diversion point northeast of Montara. The water is conveyed from the diversion point to the Alta Vista water treatment plant, co-located with the existing Alta Vista Tank. The District's maximum diversion is limited to 70 gpm, which is the rated capacity of the Alta Vista water treatment plant in accordance with the permit for the plant issued by the California Department of Public Health (CDPH).

Groundwater. Groundwater is currently extracted at the following locations:

- The Airport Wells: North Airport Well, South Airport Well, and Airport Well 3 (wells are located within 800 feet of each other on the Half Moon Bay Airport property),
- Portola Estates Wells I, III, and IV,
- Drake Well,
- Wagner Well, and
- Alta Vista Well, approved pursuant to this PWP.

Capacity. Table 1-9 presents a summary of the District's current water supply capacity and presents a calculation of the reliable capacity. Table 1-9 contains consistent units of measurement with Table 2-3. Additional information regarding the water system available supply capacity is included in the 2011 Master Plan.

Table 1-9 Supply Capacity

Supply Source	Capacity (gpm)
Montara Creek	75
Airport Wells	255
Six other groundwater wells	290
Total Supply/Production Capacity[1]	**620**
Total Reliable Capacity Largest Single Source Out of Service	**470**

[1] With all sources at maximum production capacity.

Water System Needs. The California Code of Regulations Title 22, Chapter 16, Article 2 outlines water supply requirements for the state and specifies that the District must deliver sufficient quantities of water to satisfy MDD. Table 1-10 summarizes the current supply and demand comparison, and contains consistent units of measurement with Table 2-4.

Table 1-10 Production Demand	
Demand by Category	**Water Use (gpm)**
Average Daily (2040 - 2010)[1]	221
Maximum Daily[1]	332
Maximum Hourly[1]	575
Maximum Fire Flow (2 hours)	2,000
Total Reliable Capacity Largest Single Source Out of Service	**470**
Production Surplus (Existing Reliable Supply - Maximum Daily Demand)	138
[1] Based on daily production data presented in the 2011 Water System Master Plan.	

Amendments to the Public Works Plan

Amendments to this PWP shall be made in accordance with Public Resources Code Section 30605. All amendments to the Public Works Plan that are certified by the Commission are hereby incorporated into Public Works Plan 2-06-006, as referenced in the San Mateo County LCP.

An amendment to this PWP shall be required for any increase in water supply capacity, including any increase in pumping rates beyond existing supply capacity. The application for such amendment shall include information concerning phasing of infrastructure capacity in conformity with the requirements of the San Mateo County LCP. The information provided shall be sufficiently detailed and complete to enable the Commission to evaluate whether the proposed increase in water supply capacity is in phase with the existing or probable future capacity of other area infrastructure, including but not limited to the need for an adequate level of service for Highways 1 and 92 as required by the LCP.

2. PWP Objective

The objective of the District's Public Works Plan is to guide improvements to specific portions of the District's water system to ensure an adequate and reliable supply of water for its customers for domestic and fire protection uses. New water service connections to MWSD's water system shall be made in accordance with the *Established Guidelines for New Connections* below:

Established Guidelines for New Connections

MWSD and the California Coastal Commission (CCC) have cooperatively established the below guidelines for adding new service connections within the LCP-designated urban area of the MWSD water system with regard to MWSD's Public Works Plan (PWP). New domestic service connections, and the extension of water mains for any purpose, are prohibited in LCP-designated rural areas. These guidelines are effective as of December 11, 2013, and will remain effective under the PWP until amended.

Section I. Conditions

The following conditions have been established to serve as guidance for adding new water service connections to MWSD's water system including usage of PWP improvements.

A. New Service Connections

This Public Works Plan recognizes that as of December 11, 2013 the District currently has

128,000 gallons per day (gpd) available to be utilized for new service connections, beyond those connections existing as of December 11, 2013. Available water supply may be utilized to serve existing development that is within the LCP urban area that is currently served by private wells, or it may be utilized to provide new service connections to development that has been authorized pursuant to the County's LCP, including the LCP's growth limitation, which is currently 1% each year. Consistent with the LCP Land Use Plan, including Policies 2.8 and 2.24 and Table 2.17, the District shall reserve water supply for priority uses. Although 80,959 gallons per day is currently required to be reserved for priority uses, that requirement may be reduced through an update to the LCP, and the amount of water required to be reserved will decrease as priority connections are made.

Montara Water and Sanitary District may allocate priority capacity in accordance with LCP Table 2.17 to provide municipal water service to residential dwellings which are connected to the public sanitary sewer system, when such a connection is necessary to avert a substantial hardship caused by the failure of a private well serving the dwelling in production quantity or quality as certified by the County's Director of the Environmental Health Division, and when non-priority connections are not available. For purposes of this policy, "substantial hardship" shall not include any failure which can be remedied by repair or replacement of well equipment or facilities, or relocation of a well on a parcel. Whether substantial hardship exists shall be determined by the Community Development Director, following consultation with the Director of Environmental Health and the General Manager of MWSD.

Given existing water availability and LCP requirements as of December 11, 2013, 47,041 gpd are available for non-priority uses, including residential, commercial and industrial uses, as well as for conversion of private residential wells within MWSD's service area. Additional water for non-priority uses may become available if the LCP is amended to reduce the quantity of water required to be reserved for Coastal Act and LCP priority uses.

The following definitions apply:

- Annual Water Demand: The annual water demand will be calculated based on MWSD's daily production records for a full calendar year. Since MWSD water source production is directly dependent upon customer demand, recorded production values reflect the water system's demand. The annual water demand will be calculated at the end of the calendar year and included in the annual report submitted by MWSD to CCC, as detailed in Section II.

- Drought Supply Capacity: Drought supply capacity is determined through rated source capacities, as opposed to the recorded source production per water industry standards. The water supply capacity under drought conditions is calculated utilizing the conservative industry-wide water resources methodology in which the sources are assumed to be capable of producing only 50 percent of their rated capacity. This conservative methodology is representative of drought water shortages or other extreme conditions. The drought supply capacity is subject to change over time if new sources are added to the MWSD water system.

If the demand reaches 90% of the calculated drought supply capacity, MWSD will initiate efforts to secure additional water supplies. New connections to MWSD's water system will continue to be available under the PWP until the demand reaches 100% of the drought supply capacity, provided capacity is still reserved for LCP priority uses. However, it is not anticipated that demand will reach 100% of drought supply capacity prior to the need to secure additional water supplies but when it does, a PWP amendment providing for infrastructure improvements will be required to allow for an increase in the drought supply capacity of the water system.

B. Large Service Connections

Large developments will require additional analysis prior to approval of connections to MWSD's water system. All applicants for commercial, industrial, and multi-family residential development must provide MWSD with a justified estimate of the development's projected daily water demand.

Applicants for development that has a projected daily demand of over 200 gallons per day (gpd) must provide additional analysis regarding the projected demand and potential for future growth and associated increased water demand. MWSD will determine, based on its existing supply and demand, whether the District has adequate capacity to serve the development, given requirements to reserve water supply for priority uses, allowances for additional residential connections for well conversions, and for building permits or Coastal Developments permits or other entitlements authorized for issuance by San Mateo County in compliance with its LCP.

Section II. Monitoring and Reporting

The objective of the monitoring and reporting program is to provide an annual report to the CCC about the status of the District's water resources. The annual report for the previous calendar year will be submitted to MWSD's governing Board and CCC staff by March 31 of the following year. The annual report will be prepared by the District Water System Engineer and include the following data:

- Number of connections to MWSD's system, including:
  - The number of new residential connections in the previous calendar year, expressed as the number of physical connections and equivalent residential unit connections (ERUs).
  - The number of new commercial or industrial connections in the previous calendar year, expressed as physical connections and ERUs.
  - The number of new connections provided to LCP priority uses in the previous calendar year, and the remaining available reserved priority use water supply.
  - The number of connections in the previous calendar year that were made to properties previously relying on private wells, which of those connections were made pursuant to the County's abandonment condition, and the number of remaining private domestic wells within the District's water service area.
- Existing water system supply capacities, including:
  - Total supply capacity
  - Reliable supply capacity.
  - Drought supply capacity.
- Existing water system demands, including:
  - Annual system demands since 2004, based on production data.
  - Per capita demand for the previous calendar year, based on annual system demands and number of connections.
- Supply and demand comparison, including:
  - A graphical comparison of the annual system demands since 2004 versus the total supply, reliable supply, and drought supply capacities.
  - The percentage of the drought supply that is being utilized by existing demand.
  - The percentage of reliable supply that is being utilized by existing demand.

- District Water System Engineer's analysis and recommendations, including:
  - The surplus supply availability, based on the supply and demand comparison.
  - Projection of system demands, based on the history of new connections in previous years.
  - Recommendation regarding the necessity of initiating Phase II PWPpursuing additional water supplies.
- An annual data report to the County and Coastal Commission summarizing the results of this monitoring, including:
  - The actual amount of water consumption by land use.
  - The rate of growth of new development.
  - The quantity of water available for non-priority connections.
  - The quantity of water reserved and available for Local Coastal Program priority connections.

3 Location

PWP PROJECTS

MWSD improvement projects would be constructed at several locations throughout the District, as depicted on Figure 3-1. The general locations of the facilities are:

- **Alta Vista Tank and Wells.** Northeast end of Alta Vista Road
- **Schoolhouse Tanks.** West end of Buena Vista Street
- **Airport Wells Water Treatment Facility.** Cabrillo Highway (State Highway 1) at Half Moon Bay Airport

Figure 3.1: Location of Proposed Water System Upgrades

4. PWP Project Descriptions

PWP water system improvements include:

- Construction of a new water storage tank (Alta Vista Tank) northeast of the existing Alta Vista water storage tank.

- Conversion of an existing test well to a production well (Alta Vista Well No.1) northeast of the existing Alta Vista water storage tank.
- Conversion of an existing test well to a monitoring well (Alta Vista Well No.2) northeast of the existing Alta Vista water storage tank.
- Installation of an underground water conveyance pipeline and electrical conduit extending from the production well and monitoring well, respectively, to the existing Alta Vista water storage tank.
- Repair and maintenance of Alta Vista Road that does not result in an addition to, enlargement, or expansion of the road.
- Placement of a security fence on Alta Vista Road, northeast of the existing Alta Vista water treatment facility.
- Construction of one or two new water storage tank(s) (Schoolhouse Tank(s)) adjacent to and in place of (if two are built) the existing Schoolhouse water storage tank. If a two-tank option is chosen, the existing Schoolhouse Tank may be repaired for use as one of the two tanks, if an inspection report signed by a licensed structural engineer that is reviewed and approved by the Executive Director shows that the repaired tank would be seismically sound.
- Demolition of the existing Schoolhouse water storage tank.
- Installation of a water treatment facility (Airport Wells Water Treatment Facility) at the Half Moon Bay Airport to treat groundwater pumped from three existing water production wells for nitrates, TCP, corrosivity, and manganese.
- Installation of an underground water conveyance pipeline to convey pumped groundwater from the existing Airport wells to the Airport Wells Water Treatment Facility.
- Construction of a road leading to the southernmost Airport well.
- Potential installation of solar panels at the Half Moon Bay Airport and on the roofs of the existing and proposed Alta Vista water tanks.

As of December 11, 2013, all PWP projects have been constructed except for the Alta Vista Tank and related development and the Airport Wells Water Treatment Facility and related development.

For remaining development conducted pursuant to the PWP, the District shall assure that safe and reliable access for construction vehicles that does not hinder or jeopardize the safety of regular traffic circulation is provided to each construction site. The improvements are described further below.

The PWP improvements shall be undertaken in accordance with Mitigation Measures listed in the MWSD Public Works Plan Phase I Final Environmental Impact Report (FEIR) SCH# 2004112107 with modifications as certified by the California Coastal Commission. Attached, as Exhibit A, is the Mitigation Monitoring and Reporting Plan (MMRP) section, found in the FEIR, with applicable revisions per CCC's certification.

STORAGE TANKS

The PWP authorized the construction of three new water storage tanks in the vicinity of the District's existing Alta Vista and Schoolhouse water storage tanks. Specifically, the proposed tanks are described in Table 4-1.

Alta Vista Tank

The existing 462,000-gallon Alta Vista Tank is located along an unpaved extension of Alta Vista Road. The existing tank is constructed of steel and is approximately 52 feet in diameter and 28 feet tall. A 100,000-gallon settling tank and associated water treatment facility are located directly north of the existing Alta Vista Tank. The settling tank and adjacent facility store and treat water diverted from Montara Creek before it is introduced into the District's storage and distribution system.

Table 4-1: 2008 Storage Tank Capacities

Location	Existing Storage Tank Capacity (gallons)	Proposed Storage Tank Capacity (gallons)	Comment
Portola Estate	100,000	100,000	No Change
Schoolhouse Tank	100,000	0	Demolished or Repaired
Alta Vista Tank	462,000	462,000	No Change
New Schoolhouse Tanks	-	200,000	New
New Alta Vista Tank	-	1,000,000	New
Totals	**662,000**	**1,762,000**	

The proposed new up to 1,000,000-gallon Alta Vista Tank would be constructed with an overall diameter of about 80 feet and height of about 30 feet (Figure 4-1). The elevation of the proposed tank's floor is set at 488 feet above sea level (asl) allowing 12 feet of the tank's side to be concealed below grade, thus fulfilling the Coastal Commission's line-of-site requirement. The existing 462,000-gallon Alta Vista Tank is located at 470 feet asl. Pumps and pressure vessels may be required to maintain adequate levels in both the existing and new tank. The proposed tank site is situated on the center of the ridge line at an elevation of 502 feet asl. Because the new tank must be "dug" into the site (Figure 4-1), installation would require construction of retaining walls of up to 12 feet in height on either side of the ridge line. The retaining walls would be constructed 10 to 12 feet from the tank to maintain space for an access road.

The installation of the tank would require movement of approximately 7,000 cubic yards of soil and weathered granitics. The cut and fill would be as balanced as possible at the site but approximately 6,000 cubic yards would be taken off site. The excavated material would likely be hauled to Ox Mountain Sanitary Landfill just east of Half Moon Bay. The general area of the reconstruction is shown on Figure 4-2; however the exact boundaries of excavation and fill cannot be determined until bedrock presence is confirmed during grading activities. The tank will be constructed in its entirety on the property owned by the District. The material out of which the tank will be constructed has not been established, but poured in place or cast in place concrete will not be used.

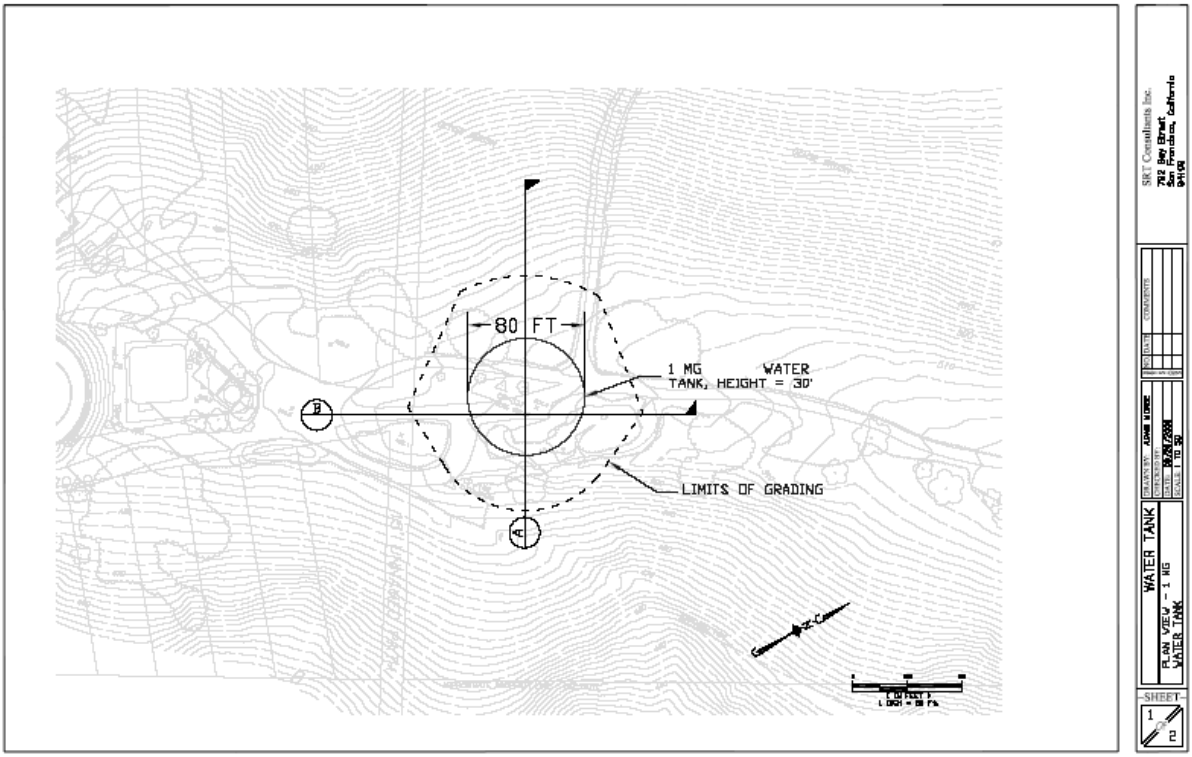
There will be no obstruction of existing hiking trails to Montara Mountain on the Alta Vista ridge property due to design, construction, and operation of the facilities authorized pursuant to PWP 2-06-006. If it is necessary to block the trail temporarily, alternative means of access to Montara Mountain on the Alta Vista ridge property shall be provided.

Pipeline and Power. The new tank would be connected to the existing Alta Vista Tank and associated treatment facilities via an 8-inch, approximately 250-foot long buried pipeline. The pipeline would be installed within the existing unpaved extension of Alta Vista Road.

The Alta Vista Tank would also include the installation of telemetry and remote operating devices to simplify the tank's operation and to minimize the need for on-site operation of the tank. Electrical power to supply the tank's telemetry and remote operating devices would be via a buried electrical supply line or solar panels installed on the roof of the new and existing tanks.

Access Road. 16-foot wide access road, also requiring some landform recontouring, would be constructed leading to the tank site as depicted on Figures 4-1 and Figure 4-2.

Figure 4-1: Proposed Alta Vista Tank Site Plan and Cross-Section



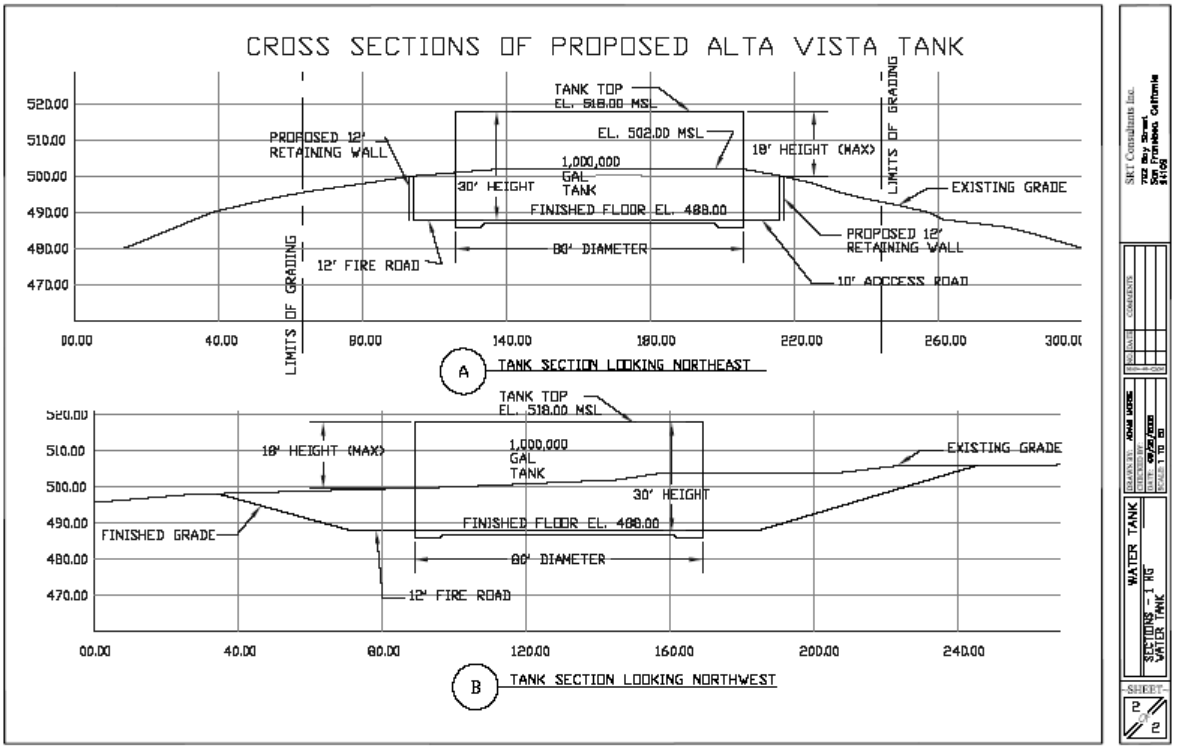
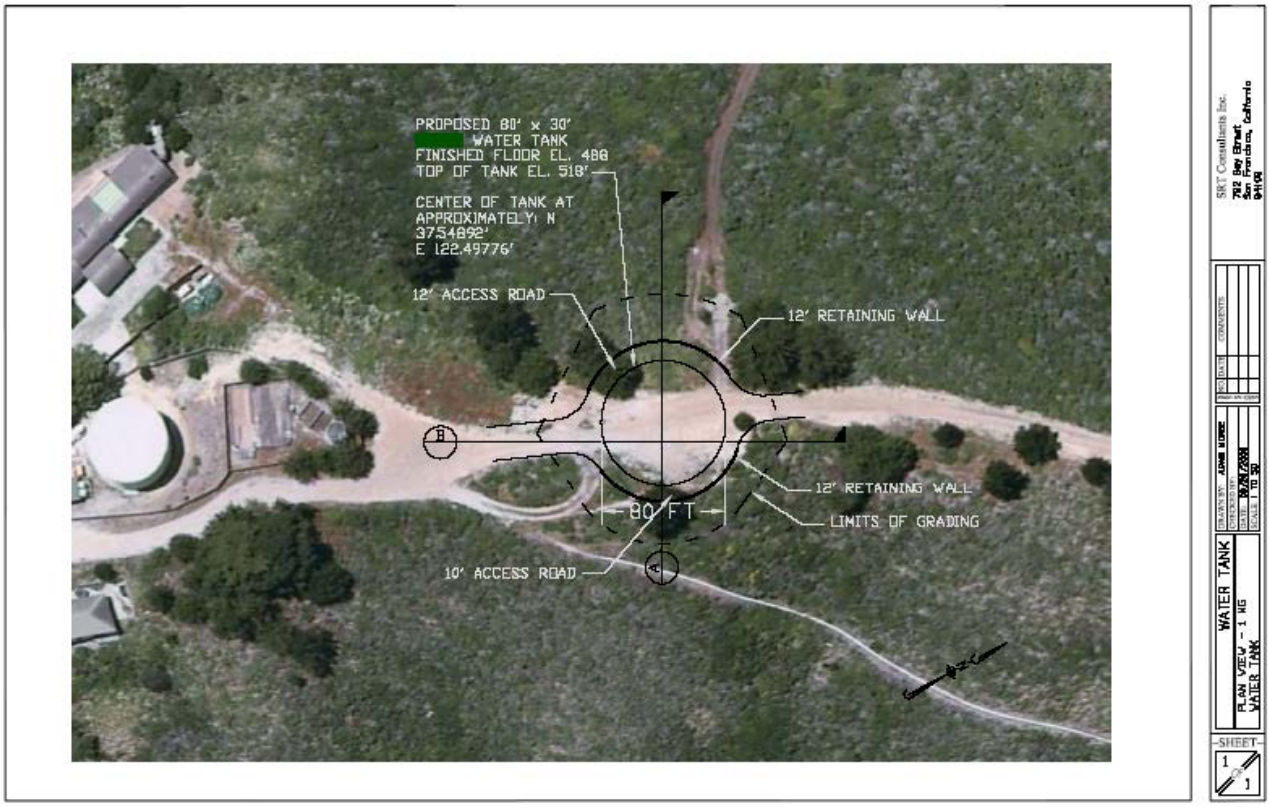


Figure 4-2: Aerial Depiction of Proposed Alta Vista Tank



Solar Panels. Solar panels would be installed on top of the existing and proposed Alta Vista Tanks to provide at least a portion of the electrical power required for the Alta Vista Well No.1 and other electrically powered equipment at the site. The panels would have a non-reflective finish and would be angled up from the roofs of the tanks toward the south to optimize solar exposure. Conduit from the solar panels would be run down the side of the tanks to ground mounted equipment necessary to distribute the electrical power to the equipment, as well as to deliver excess electrical power into the Pacific Gas and Electric Company power grid.

Security Fence. The District has proposed the installation of a chain link fence across the unpaved extension of Alta Vista Road access road. The fence would be installed just northeast of the existing Alta Vista water treatment facility for the purpose of discouraging access to, and vandalism of, the new tank and the proposed production and monitoring wells (Figure 4-2). The fence would be 6 feet in height and approximately 30 feet in length. A gate would be installed at the point where the fence crosses the unpaved extension of Alta Vista Road to provide District staff access to the new storage tank and wells.

Construction. Construction of the Alta Vista Tank shall conform to the specifications and recommendations contained in the Geotechnical Investigation Report for Proposed Alta Vista Tank Site, Montara, California prepared by Terrasearch, Inc. dated August 14, 2008. Prior to commencement of construction, all development subject to PWP-2-06-006 shall obtain all other agency approvals and property owner approvals, as necessary. This includes certification by the San Mateo County engineer that direct damage or indirect threats to public health and safety as a results of construction of the Alta Vista Tank would be unlikely in the event of a fire or geologic hazard.

Tree removal and all other activities associated with tank construction shall be performed between September 1 and January 30 to prevent disturbance to bird nests. If tree clearing and all other

activities associated with tank construction is desired outside of this period, a pre-construction survey for nesting birds shall be conducted prior to clearing of trees and all other activities associated with tank construction. The survey will be conducted by a qualified biologist no more than 30 days prior to initiation or clearing or construction. The survey shall include any areas proposed for any activities such as earthmoving. If occupied migratory bird nests are found within 250 feet of the construction zone, clearing shall not begin until after the nests are protected by an adequate setback (in general, 50 feet for passerines and 250 feet for raptors) defined by a qualified biologist.

All development subject to PWP-2-06-006 shall avoid impacts to the San Francisco Dusky-Footed Woodrat (DFWR) and American badger. Prior to commencement of construction of the Alta Vista water tank, including grading or placement of equipment, a minimum 25-foot buffer shall be established around the active stick nests or burrows adjacent to the project site. A qualified biological monitor shall be present at the site during all grading and construction activities to ensure that the San Francisco DFWR and American Badger are not harmed. Deconstruction of the DFWR nests or relocating the American Badgers or DFWRs is prohibited.

Concurrent with the Notice of Impending Development (NOID) for the Alta Vista Tank, the District shall submit to the Executive Director for review and approval a detailed erosion control plan and landscape plan to revegetate the area around the Alta Vista Tank to control erosion and screen views, in accordance with Mitigation Measures No. 3.1-4 and 3.1-6 of the FEIR, respectively.

Coastal Resource Protection. All development associated with the Alta Vista Tank project shall be sited, designed, and undertaken in such a way as to protect coastal resources to the maximum extent feasible.

Schoolhouse Tanks

Two new storage tanks have been constructed at the Schoolhouse Tank site as part of this PWP, and the original concrete Schoolhouse Tank has been demolished. The original 100,000-gallon Schoolhouse Tank was located along an unpaved roadway at the end of Buena Vista Street. The original tank was constructed of concrete and was 34 feet in diameter and 16 feet tall. A booster pump station is housed in a small structure adjacent to the tank.

The Schoolhouse Tank site is situated on a gently sloping hillside ranging in elevation from 176 to 179 feet asl. Installation of the Schoolhouse Tanks required cutting a portion of the hillside to achieve the final tank bottom elevation of 178 feet asl. A retaining wall of 6-feet in height was constructed along a section of the tank site to retain areas that would be excavated to accommodate the new tanks.

MWSD constructed a 100,000-gallon water storage tank at the Schoolhouse site (Schoolhouse Tank East) in June 2012, directly adjacent to the existing 100,000-gallon concrete Schoolhouse Tank. The new welded steel water storage tank is 35-feet in diameter and 17-feet tall and sits at an elevation of 178 asl.

In September 2013, MWSD demolished the existing concrete Schoolhouse Tank and began the construction of a new 100,000-gallon storage facility (Schoolhouse Tank West) in its place. Schoolhouse Tank West is directly adjacent to the 100,000-gallon Schoolhouse Tank East. Schoolhouse Tank West is made of welded steel, is 35-feet in diameter and 17-feet tall, and sits at the same elevation as Schoolhouse Tank East. Schoolhouse Tank West is currently under construction and will be brought online in January 2013. Figure 4-3 is the site plan for the construction of Schoolhouse Tank West, and includes the location of both tanks on the

Schoolhouse site. Figure 4-4 shows the general location and dimensions of the two Schoolhouse Tanks.

Figure 4-3: Schoolhouse Tanks Site Plan

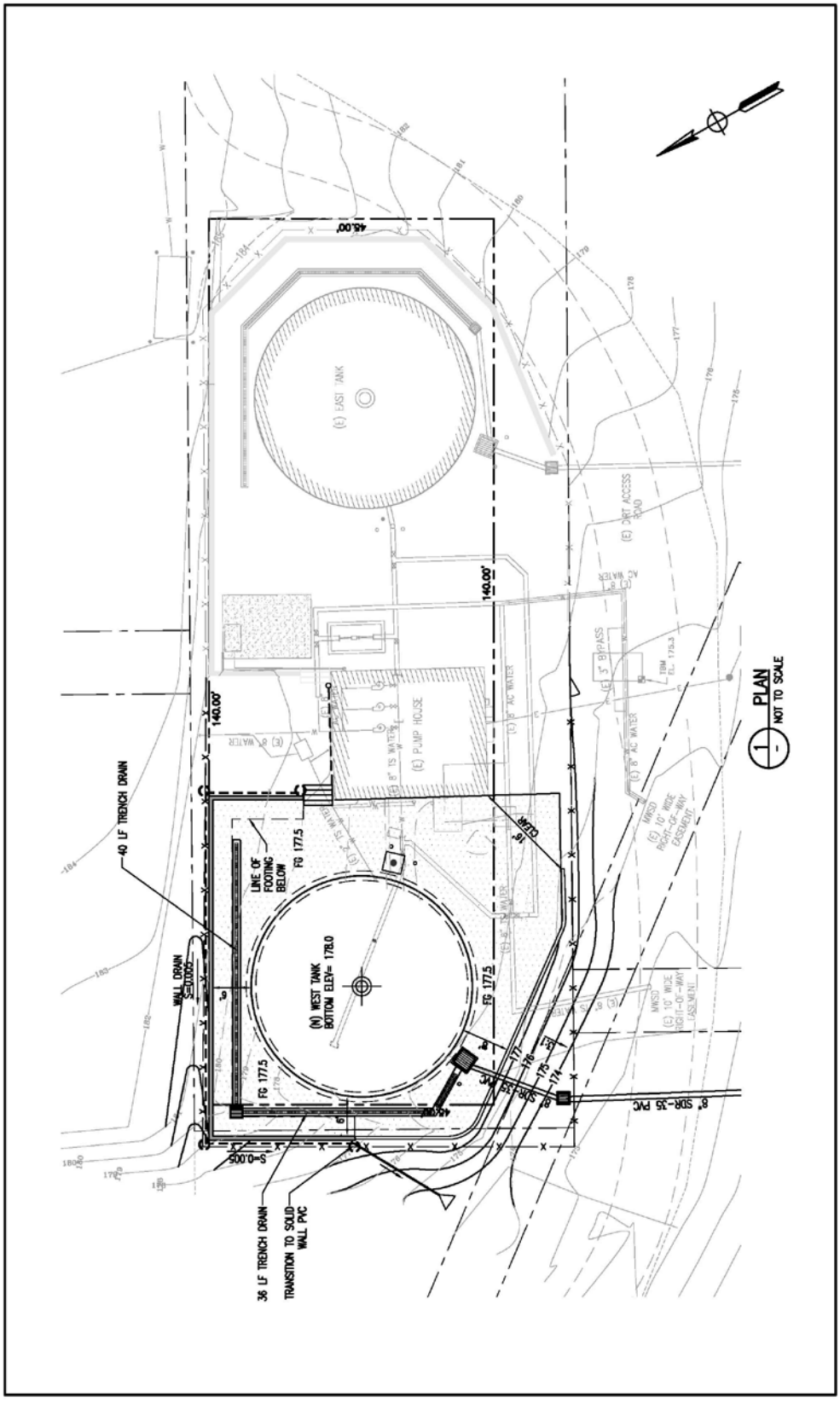
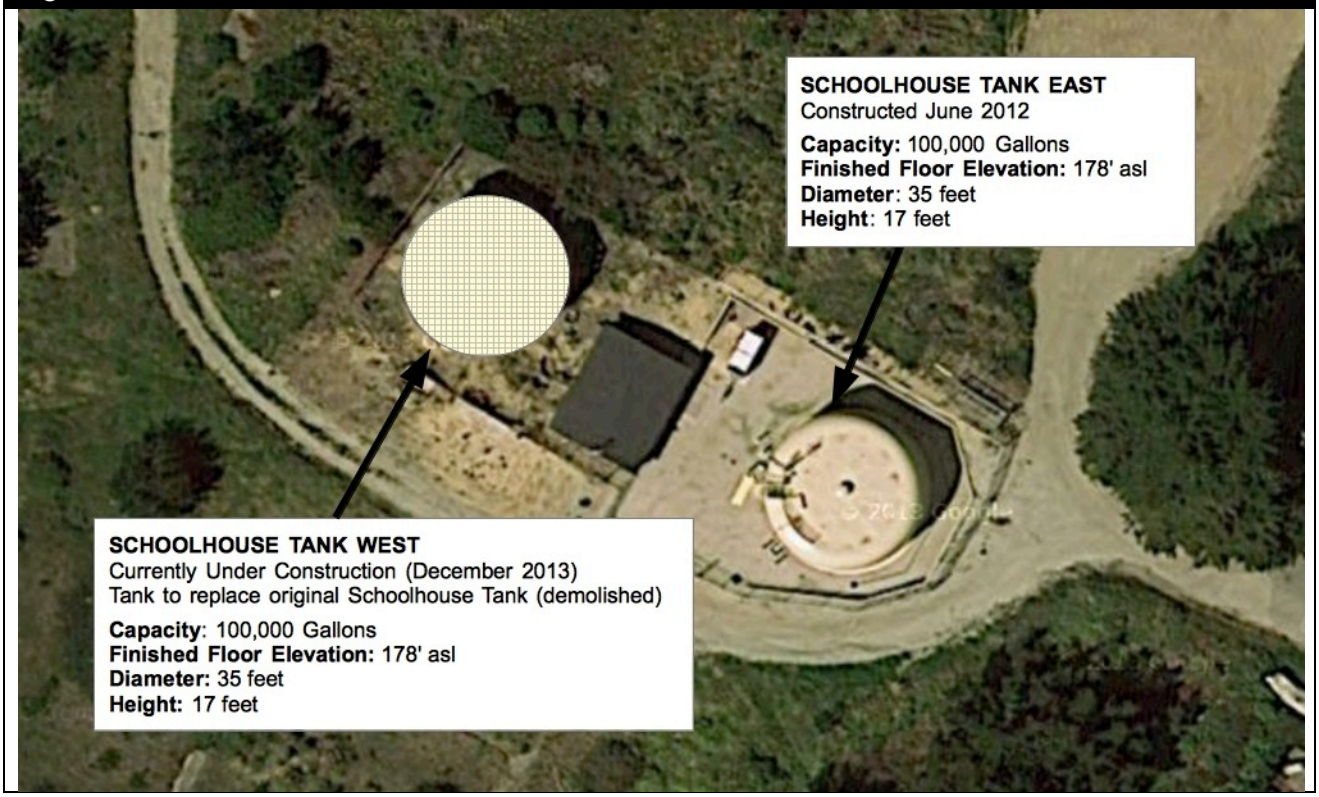

(E) EAST TANK
(E) PUMP HOUSE
(E) DIRT ACCESS ROAD
(E) 3" BYPASS
(E) 8" AC WATER
(E) 8" TS WATER
(E) 6" WATER
(N) WEST TANK
BOTTOM ELEV= 178.0
FG 177.5
LINE OF FOOTING BELOW
40 LF TRENCH DRAIN
WALL DRAIN
S=0.005
36 LF TRENCH DRAIN
TRANSITION TO SOLID WALL PVC
8" SDR-35 PVC
MWSD (E) 10' WIDE RIGHT-OF-WAY EASEMENT
140.00'
45.00'
S=0.005
1 PLAN
NOT TO SCALE

Figure 4-4: Schoolhouse Tanks Aerial View



Coastal Resource Protection. All development associated with the Schoolhouse Tank projects was sited, designed, and undertaken in such a way as to protect coastal resources to the maximum extent feasible.

PRODUCTION AND MONITORING WELLS

A test well, referred to as Alta Vista Well No.1 (also known as BH-9b or 2004-4 during hydrological investigations), was installed in 2004 to assess the potential for increasing the District's available domestic water supply through additional groundwater extraction. A second well, referred to as Alta Vista Well No.2 (also known as BH-9 or 2004-3), was installed concurrently for monitoring purposes. Both wells were installed in accordance with a Coastal Development Permit (CDP) issued by the San Mateo County Environmental Services Agency on May 19, 2004.

Following a series of tests, the District determined that the test well Alta Vista No.1 has the capability of producing a sustainable volume of water suitable for the District's existing needs. The existing test well draws water from open joints in the granitic formations located approximately 780 feet below the ground surface. Initial tests of the well's production capabilities suggest that it can produce up to 300 gallons of water per minute over a 120-hour duration. The District has proposed to pump the well at 150 gallons per minute continuously. Pumping of the Alta Vista Well No.1 shall not exceed 150 gpm averaged over a 24-hour period. Any future proposals to increase the pumping rate shall require an amendment to this public works plan, and the District shall comply with any informational requests, including pumping tests, to demonstrate with sufficient evidence that the increased pumping rate will not impact nearby wetlands, riparian areas, and sensitive habitats. The District may not initiate any pumping tests for increased pumping rates without authorization from Commission staff after the PWP amendment application has been submitted. The District shall submit to the Coastal Commission annual water production reports for review

and approval by the Executive Director by December 1st of each year that the Alta Vista Well No. 1 is in production. These reports shall demonstrate that the pumping rate of the well does not exceed 150 gpm averaged over any 24-hours period.

The Alta Vista Wells No.1 and No.2 are located approximately 840 feet and 1,250 feet, respectively, northeast (upslope) of the District's existing 462,000-gallon Alta Vista water storage tank, and approximately 590 feet and 1,000 feet respectively from the proposed new Alta Vista water storage tank. Both wells are located along the unpaved extension of Alta Vista Road on District property.

Alta Vista Well No. 1, originally a test well beginning in 2004, was converted to a production well as part of a PWP development project in 2012.

Conversion of the Alta Vista Well No.1 to a production well included (Figure 4-5):

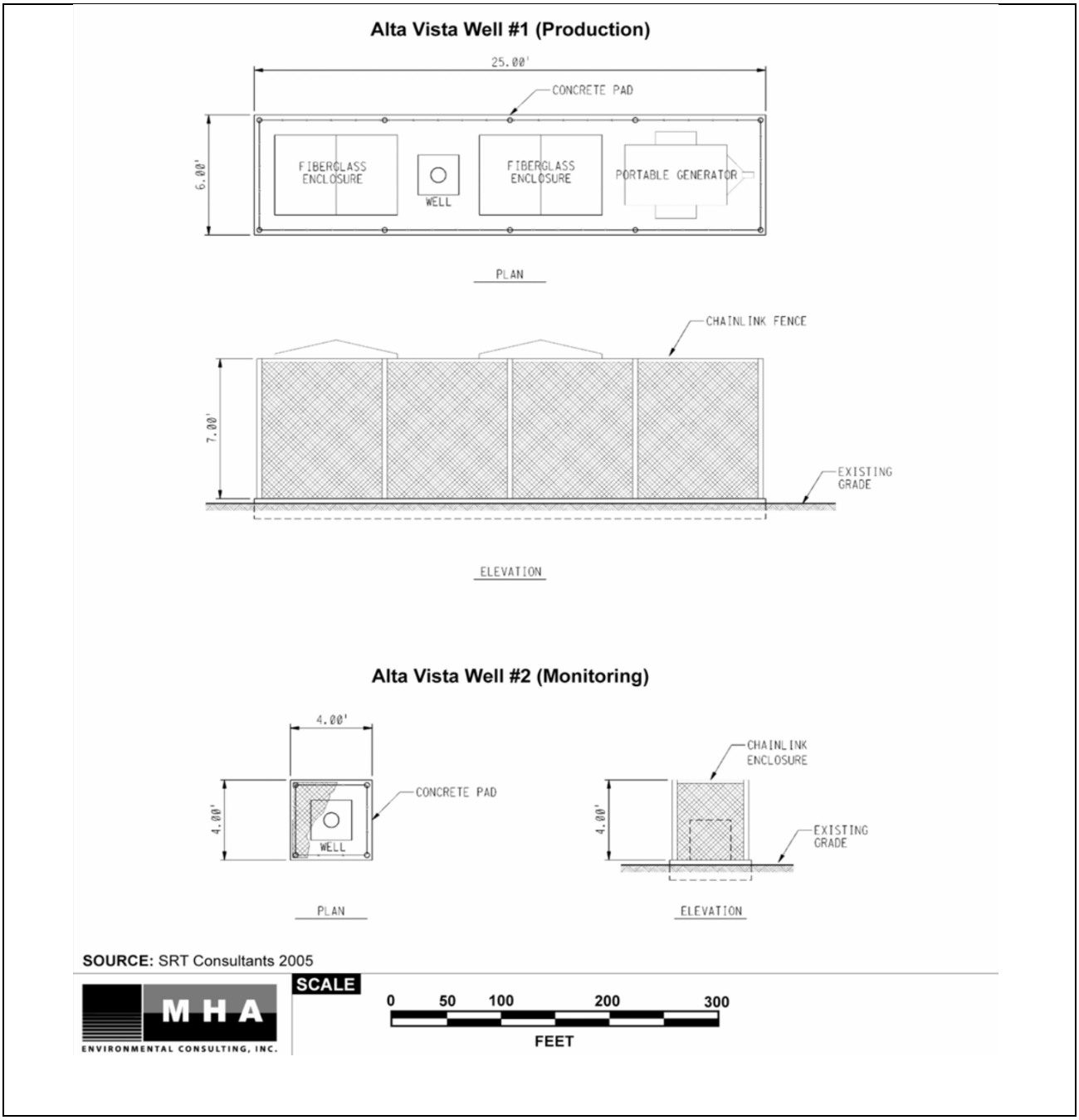
- Construction of a 25-foot by 6-foot concrete pad around wellhead No.1
- Installation of a 7-foot high chain-link fence around the perimeter of the concrete pad
- Placement of two 7-foot tall fiberglass enclosures adjacent to the wellhead and within the fenced enclosure, which would house telemetry equipment for remote monitoring and operation and an electrical pump
- Placement of a portable diesel-powered generator on the concrete pad and within the fenced enclosure
- Installation of an approximately 790-foot long, 6-inch diameter underground pipeline along the unpaved road to convey water from the well to the existing Alta Vista water storage tank
- Installation of a buried electrical conduit along the unpaved road extending from the existing Alta Vista Tank to the well

Water quality testing indicates that groundwater extracted from Alta Vista Well No.1 currently meets drinking water standards. If water quality changes in the future, the District would treat the water with sodium hypochlorite (liquid chlorine) prior to conveyance to District customers. The chlorine would be stored at the wellhead.

The project also included enclosing and securing the existing Alta Vista Well No.2, located approximately 400 feet north of Alta Vista Well No.1, for use as a monitoring well to provide a method for monitoring the aquifer's condition (level and quality). The Alta Vista Well No.2 project improvements included (Figure 4-5):

- Construction of a 4-foot by 4-foot concrete pad around wellhead No.2
- Installation of a 4-foot high chain-link fence around the perimeter of the concrete pad
- Installation of an approximately 1,200-foot long underground electrical conduit along the unpaved road, connecting with Alta Vista Well No.1, and continuing on to the existing Alta Vista water storage tank

Figure 4-5: Alta Vista Production and Monitoring Wells Proposed Improvements



Coastal Resource Protection. All development associated with the Alta Vista Production and Monitoring wells projects was sited, designed, and undertaken in such a way as to protect coastal resources to the maximum extent feasible.

AIRPORT WELLS WATER TREATMENT FACILITY

The District currently operates three production wells at the Half Moon Bay Airport, each of which includes wellhead water treatment facilities. The proposed new treatment system would be centrally located and serve all three wells (Figure 4-6). Water extracted from the three wells would

first be blended to treat for manganese and then conveyed through the Airport Wells Water Treatment Facility's following components:

1) Two granulated activated carbon (GAC) tanks for TCP removal
2) Four ion exchange vessels for nitrate removal
3) Two air stripping towers for pH adjustment to treat for corrosion potential

Air stripping would also potentially be accomplished by (1) diffused aeration, (2) utilization of a spray nozzle and tray aerator, or (3) aeration by piping a diffuser down the wells and adding air directly into the groundwater. A flow diagram of the treatment process is depicted in Figure *4-7.*

The Airport Wells Water Treatment Facility would also include two fiberglass buildings that would house Supervisory Control and Data Acquisition (SCADA), controls, power systems, and a chlorination system.

The centralized treatment facility components would be installed on a 40-foot by 15-foot concrete pad and enclosed by a 7-foot tall chain link fence. The facility would be sited at the east side of the Half Moon Bay Airport, just northwest of the fence line surrounding the existing Half Moon Bay Airport Administration Building, and southwest of the Airport's frontage road. A new access road would be constructed off the Airport's frontage road (Figure 4-7).

The centralized treatment facility would be connected with the three existing wells and the District's distribution system via existing and new buried pipelines. Electrical power supply to the Facility would be through buried electrical conduits or solar panels. Solar panels would be placed on an undeveloped area directly northwest of the proposed Airport Wells Water Treatment Facility (Figure 4-6).

A 380-foot long and 12-foot wide unpaved access road would be constructed leading to the southernmost Airport well. The components of the proposed project at the Half Moon Bay Airport would be located on property not currently owned by the District.

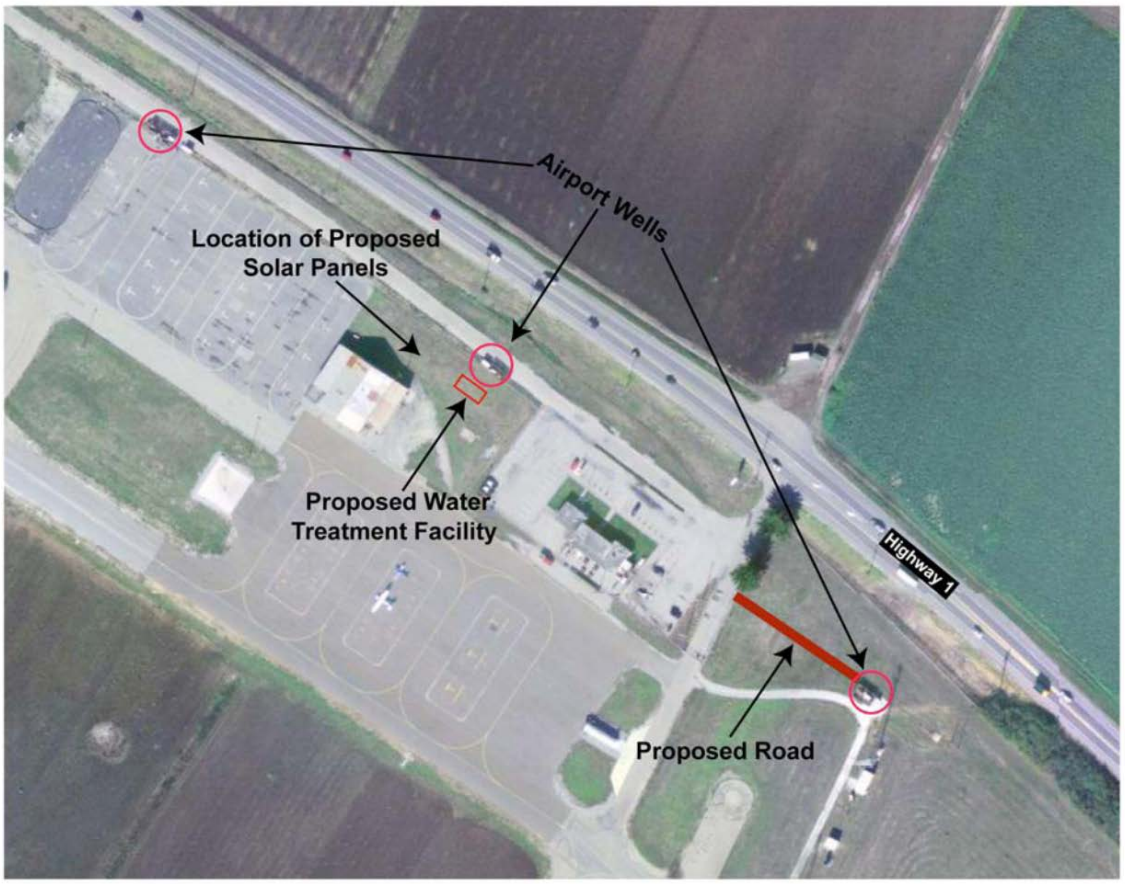
Concurrent with the Notice of Impending Development (NOID) for the Airport Wells Water Treatment Facility, the District shall submit to the Executive Director for review and approval a detailed erosion control plan, drainage plan, and landscape plan to generally screen the Treatment Facility equipment and solar panel array from Highway 1 views in accordance with Mitigation Measures No. 3.1-4, 3.2-2, and 3.9-3 of the FEIR, respectively.

Solar Panels. Approximately 2,500 square feet of solar panels would be installed just northwest of the proposed Airport Wells Water Treatment Facility. The panels would have a non-reflective finish, mounted on a structural system raised off the ground, and angled up toward the south to optimize solar exposure. Conduit from the solar panels would be run in buried conduit to ground-mounted equipment necessary to distribute the electrical power to the site's equipment, as well as to deliver excess electrical power into the Pacific Gas and Electric Company power grid. The panels would be screened from view by low lying landscape around the installation's perimeter.

Existing Airport Wells Treatment Facilities. The existing individual wellhead treatment facilities would be decommissioned and removed from the site following installation of the new central treatment facility.

Coastal Resource Protection. All development associated with the Airport Wells Water Treatment Facility project shall be sited, designed, and undertaken in such a way as to protect coastal resources to the maximum extent feasible.

Figure 4-6: Aerial Depiction of Proposed Airport Wells Water Treatment Facility



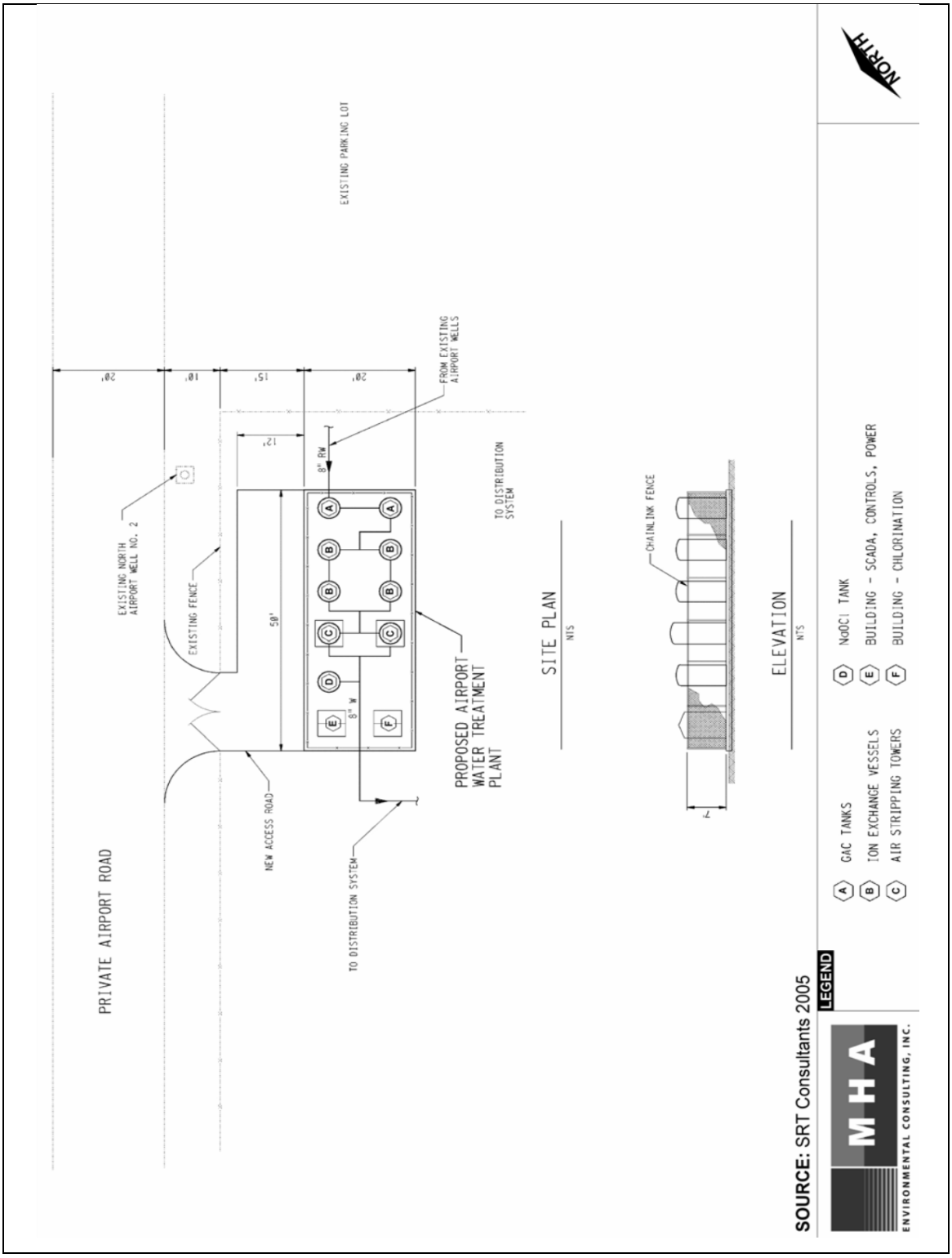
SOURCE: MHA 2005

MHA ENVIRONMENTAL CONSULTING, INC.

SCALE 0 1/4 MILE

NORTH

Figure 4-7: Airport Wells Proposed Water Treatment Plant Site Plan and Cross Section



5. Permits and Approvals

The proposed PWP system improvements included in the Public Works Plan require the approval of a number of public agencies, including:

- Approval by the California Coastal Commission pursuant to Section 30605 of the California Coastal Act
- Coverage under the Construction General Permit obtained from the Regional Water Quality Control Board (Alta Vista Tank and possibly Airport Wells Water Treatment Facility)
- Domestic Water Supply Permit Amendment issued by the California Department of Health Services Drinking Water Program (Airport Wells Water Treatment Facility)
- Drinking Water Supply Permit issued by the California Department of Health Services Drinking Water Program (Alta Vista Well No.1)

5.1 Public Works Plan Project Procedures

The purpose of this chapter is to set forth procedures for reviewing and authorizing projects contained in the Montara Water and Sanitary District ("MWSD") Public Works Plan ("PWP") for MWSD's water facilities improvements. This chapter is divided into six sections. The first section sets forth definitions, general provisions and procedures for supplemental reports. The second section sets forth public notice requirements. The third section sets forth the Coastal Commission's areas of responsibility with regard to the PWP project review process. The fourth section sets forth the procedure for determining the effective and expiration dates of PWP project authorizations and provisions for extension of authorizations. The fifth section sets forth a post-construction authorization monitoring program. The sixth section sets forth procedures for the enforcement of the PWP. All development subject to PWP-2-06-006 shall adhere to the project procedures outlined in this Section.

5.1.1. Definitions, General Provisions and Supplemental Reports

A. Definitions

"California Coastal Commission" and "Coastal Commission" and "Commission" mean the California Coastal Commission.

"Contract Documents" means the plans, specifications, general and specific conditions, agreement and other documents prepared by or for MWSD for the construction or acquisition of a specific project contained in the PWP.

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code) and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes.

"District General Manager" means MWSD's General Manager or her/his designee.

"Components of the PWP" means, collectively, the eleven projects comprising the PWP, such as the Alta Vista Well, the AltaVista Water Storage Tank, the Schoolhouse Water Storage Tank

and the Airport Wells Water Treatment Facility. “Component” means any one of the projects.

“Executive Director of the Commission” or “Executive Director” mean the Executive Director of the California Coastal Commission or his/her designee.

“MWSD” means the Montara Water and Sanitary District.

“MWSD Board” or “Board,” means MWSD's Board, the governing body of MWSD.

“Notice of Impending Development” means a notice of MWSD’s intention to construct one or more of the projects contained in the PWP, which notice shall be provided by MWSD’s General Manager to the Coastal Commission and to interested persons, organizations, and governmental agencies, and which also shall be posted conspicuously at the same locations within MWSD’s boundaries that MWSD’s official notices are posted and at the site of the impending construction of a project of the PWP.

“Project” means a development component specifically included in the PWP.

"Project Report" means the report on the PWP dated November 12, 2008, including the certified FEIR, submitted with MWSD’s application for certification of its PWP and any supplements thereto and containing all of the information specified in subsection 5.1.1 D2.

“Public works” means (a) all production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities; (b) all public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities and (c) all publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any Development by a special district.

B. Computation of time

The time in which any act under this PWP is to be done shall be computed by excluding the first day and including the last, unless the last day is a weekend or state holiday, which is also excluded.

C. MWSD’s General Manager

MWSD's General Manager shall be the responsible person for contact regarding inquiries concerning PWP authorizations and implementation.

D. Procedures for Project Review and Authorization

1. Preparation of PWP Project Reports

MWSD’s General Manager shall review all proposed projects pursued under the PWP and prepare a Project Report for each proposed project.

2. Contents of a PWP Project Report

A Project Report shall include the information that MWSD’s Board deemed necessary to satisfy the standards for the PWP. A Project Report shall include:

(a) A description of the proposed project(s), including a narrative description of the size, kind, intensity and location, of each proposed development and including the supporting site plans and elevations thereof;

(b) Environmental documentation for the Project(s) including information prepared pursuant to the California Environmental Quality Act and an analysis of alternative locations for each proposed development activity;

(c) All technical reports associated with the Project(s) (i.e., biological reports, geotechnical reports, traffic analyses, etc.), including all reports and plans required by the PWP;

(d) The results of consultation with parties interested in, with jurisdiction over, and/or affected by the Project(s), including consultations with concerned public entities and agencies.

(e) All implementing mechanisms associated with the Project(s) (including but not limited to CEQA mitigation monitoring reports, legal documents, etc.);

(f) All correspondence received regarding the Project(s);

(g) Identification of the person responsible for ensuring that the proposed Project(s) shall be constructed in accordance with authorized specifications and that all terms and conditions of the authorization are met (Project Manager).

3. Early Coordination with the Coastal Commission

(a) MWSD shall consult with the Executive Director as early as possible regarding proposed Project(s) with the object of identifying issues of possible concern to the Coastal Commission.

(b) Project Descriptions shall be provided to the Executive Director concurrently with submittal thereof to the Board of Directors.

(c) MWSD shall provide the Executive Director with all public notices and documentation circulated to the public pursuant to the Board's required PWP review process, including the process for that portion of the public which expressly requested to be noticed.

(d) All required coordination/consultation with the Executive Director shall be initiated through and facilitated by planning staff of the Coastal Commission's North Central Coast District Office, 45 Fremont Street, Suite 2000 San Francisco, CA 94105.

4. Distribution of Project Reports to the Board

The General Manager shall submit a Project Report containing all of the information specified in subsection 5.1.1 D2 above as well as an action recommendation to MWSD's Board for each proposed Project pursued under the PWP.

5. Board Authorization of PWP Revisions

The Board may authorize a Project based on information contained in the Project Report and any other information in the record provided that:

(a) The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and/or the National Environmental Policy Act (NEPA), the Board has completed all related CEQA and/or NEPA documents and all conditions and/or mitigation measures identified in those CEQA and/or NEPA documents have been incorporated as part of the project;

(b) The Board finds that the proposed revision advances the specific project objectives of the PWP;

(c) The proposed project, as modified by any conditions and/or mitigation measures incorporated as part of the project, is contained in and consistent with the certified PWP.

6. Project Authorization Required

No Project contained in the PWP shall be undertaken without prior authorization in accordance with this chapter. Any development not contained in the PWP requires coastal development permit authorization by either the Coastal Commission in its retained jurisdiction (e.g., below the mean high tide, on public trust lands, etc.), or San Mateo County pursuant to its certified LCP.

7. Coastal Commission's Retained Jurisdiction

After certification of the PWP, the Coastal Commission continues to retain permit jurisdiction over development on tidelands, submerged lands, and public trust lands, whether filled or unfilled, within MWSD's service area (see "Coastal Commission Retained Jurisdiction Area" in Figure _.1). Under the Federal Coastal Zone Management Act, the Commission also retains federal consistency review authority over federal activities and federally permitted activities on or adjacent to the sites.

The Commission also retains permit jurisdiction outside of the retained jurisdiction area over development that was authorized by Commission action before the date of PWP certification. Projects neither contained in the PWP nor located in the Commission's retained permit jurisdiction shall be reviewed by the County of San Mateo for consistency with its certified LCP.

5.1.1. Notice of Impending Development

A. Provision of Advance Notice and Information to Coastal Commission

The General Manager shall give the Executive Director written notice of MWSD's intent to submit a Notice of Impending Development pertaining to the construction of a project or projects contained in the PWP at least 30 calendar days prior to submittal of the Notice of Impending Development.

B. Recipients of Notice of Impending Development

After approval by the Board of the Contract Documents for a project or projects to be constructed or acquired, and at least 30 working days prior to issuing a notice to proceed to the contractor for such construction or acquisition, the General Manager shall send via first-class mail a written Notice of Impending Development to the following persons, parties and agencies informing them of the Board's decision:

1. The Executive Director;
2. Owners of record of each property within 100 feet (excluding road rights-of-way) of the proposed project(s);
3. Persons residing on properties located within 100 feet (excluding road rights-of-way) of the proposed project(s);
4. All other persons, parties, and agencies who have requested in writing to receive such notice, either for the project(s) that is the subject of the notice or for all PWP projects;
5. All parties consulted with pursuant to Section 5.1.1.D.2 above; and
6. Persons, parties, and agencies that are known by MWSD to be interested in the specific project(s) that is the subject of the notice (e.g., persons, parties, and agencies that submitted testimony or other comments during the CEQA/NEPA process for the PWP, etc.).

C. Contents of Notice of Impending Development

The Notice of Impending Development shall be clearly titled as such and shall, at a minimum, include the following information regarding the PWP authorization:

1. The description of the proposed project(s), including a narrative description of the size, kind, intensity and location of each proposed development as well as an identification of the existence of the PWP Project Report and information regarding where and when it is available for public review;
2. The Board's approval of the Contract Documents for the project(s);
3. The anticipated date of commencement of construction of the project(s);
4. The appropriate MWSD contact person(s) or designated Project Manager and her/his contact information;
5. The process for Coastal Commission review of the project(s) (including contact information for Commission staff); and
6. A list of recipients of the Notice of Impending Development.

D. Posting Requirements for Notice of Impending Development

The General Manager shall post the Notice of Impending Development in conspicuous locations at the proposed project(s) site(s) no later than the date that the Notice of Impending Development is sent pursuant to Section 5.1.2.B, and at least 30 working days prior to the commencement of construction. The Notices shall comply with the following requirements:

1. Notices that are posted shall be clearly visible and printed with black text/graphics on a brightly hued background (e.g., golden-rod yellow) using card-stock weight (at the least) paper or functional equivalent (e.g., wood, cardboard, corrugated plastic (or "coroplast"), plastic, vinyl, metal, etc.). Notices shall be laminated or otherwise weatherproofed so as to be legible at all times, and shall be at least 8½ inches by 11 inches in size, and no greater than 4 feet by 8 feet in size.
2. Notices shall be posted against a solid background at least as large as the notice itself (e.g., posting a card-stock notice on an 8½ inch by 11-inch piece of plywood attached to a stake) or shall be printed onto an integral solid background (e.g., coroplast), and shall be posted at a readable height (i.e., approximately three to six feet).
3. Notices shall be posted at locations on the perimeter (and/or within the perimeter as appropriate) of the proposed project site where the site intersects public use areas (streets, paths, parking lots, etc.). Notices shall also be posted at MWSD office and post offices in Montara and Moss Beach.
4. Notices that do not meet the criteria listed above, that otherwise become illegible, or that otherwise are not visible to pedestrians or disappear (for whatever reason) shall immediately be replaced. All notices shall remain posted until the effective date of authorized commencement of construction (in accordance with Section _.4.C).

E. Supporting Information for the Notice of Impending Development

Supporting information sufficient to allow the reviewer to determine whether the proposed project is consistent with the certified PWP shall accompany the Notice of Impending Development mailed to the Executive Director and to persons, parties, and/or agencies requesting such information. At a minimum, the supporting information shall include:

1. The Project Report (including all of the information identified in subsection 5.1.1.D2), updated to include any changes or additions made in the course of review by MWSD; provided, that copies of lengthy and/or oversized studies, reports, and technical materials included as part of the Project Report shall be provided only to the Executive Director and to interested persons, parties, and agencies that specifically request these materials;
2. Any final authorization documents from the Board (e.g., resolutions, minute orders, certifications, etc.) not included in the Project Report;
3. A separate document that identifies all Project conditions and mitigations and explains how compliance will be achieved and measured for each;
4. Copies of all correspondence received regarding the proposed PWP Project; and
5. For the Executive Director only:
   (a) A mailing list with names and addresses for each of the persons, parties, and agencies listed in Section 5.1.2.B above, where the list is labeled and organized by each of the categories listed;
   (b) One set of plain (i.e., unadorned with no return address) regular business size (9½ inches by 4⅛ inches) envelopes stamped with first class postage (metered postage is not acceptable) addressed to each of the listed addressees from Section 5.1.2.B, above, for each Commission hearing (if applicable) on the matter (i.e., if there are multiple Commission hearings on the matter, then multiple such envelop sets shall be provided as directed by the Executive Director); and,
   (c) Evidence that the Notice of Impending Development has been posted pursuant to the parameters of Section 5.1.2.D, above, (e.g., a site plan with the notice locations noted and/or photos of the notice locations attached).

5.1.3 Coastal Commission Review of PWP Components

The Coastal Commission shall review project(s) authorized for construction by MWSD for consistency with the PWP in accordance with the procedures of this Section.

A. Filing the Notice of Impending Development

Consistent with 14 CCR sections 13357(a)(5), 13359(a), and 13553-13554, unless there are unusual circumstances, within five working days of receipt of the Notice of Impending Development and all applicable supporting information (as described in Section 5.1.2 above) for construction of the project(s), the Executive Director shall review the submittal and shall determine whether additional information is necessary to determine if the proposed project(s) is/are consistent with the PWP, and if additional information is deemed necessary, shall request such information from the General Manager.

1. The Notice of Impending Development shall only be deemed filed if the Executive Director determines that the information supplied is consistent with the information requirements of 14 CCR sections 13357(a)(5), 13359(a) and 13353 and is sufficient to allow the Commission to determine whether the proposed project is consistent with the certified PWP.

2. If the Executive Director has requested additional supporting information needed to determine consistency with the PWP, then the Notice shall be deemed filed when the Executive Director determines that all necessary supporting information has been received.

B. Coastal Commission Hearing Deadline

Consistent with 14 CCR sections 13357(a)(5) and 13359, the thirtieth working day following the day the Notice of Impending Development is deemed filed is the Hearing Deadline. The Hearing Deadline may be extended if, on or before the Hearing Deadline, the General Manager waives MWSD's right to a hearing within thirty working days, and agrees to an extension to a date certain, no more than three months from the Hearing Deadline, to allow for Commission review of the proposed project(s) at a later hearing.

C. Coastal Commission Review and Determination of Consistency with PWP

The Executive Director shall report in writing to the Commission regarding any pending proposed project(s). The Coastal Commission shall review the proposed project(s) at a scheduled public hearing prior to the Hearing Deadline.

The Executive Director's report to the Commission shall include a description sufficient to allow the Commission to understand the location, nature, and extent of the project(s), and a recommendation regarding the consistency of the proposed project(s) with the certified PWP. On or before the Hearing Deadline the Commission shall make one of the following determinations:

1. Determine that the proposed project(s) is/are consistent with the certified PWP, or

2. Determine that conditions are required to render the proposed project(s) consistent with the certified PWP, including identification of the required conditions.

Following the Commission's determination, the Executive Director shall inform the General Manager of the Commission's determination and shall forward any conditions associated with it. If the Commission has identified conditions required to render the project(s) consistent with the PWP, construction shall not be undertaken until the conditions have been incorporated into the project(s).

Coastal Commission review of a proposed project(s) shall be deemed complete on the date of a Commission determination that the project(s) is/are consistent with the PWP with or without conditions.

Upon completion of Commission review, MWSD may undertake construction or acquisition of the project(s) provided, that any conditions imposed by the Commission to render the project(s) consistent with the PWP have been incorporated into the project(s).

5.1.4 Effective Date and Expiration Date of PWP Authorizations; Extension of Authorizations

A. Effective Date of PWP Project Authorizations

Unless expressly stated otherwise in the approval documents, the effective date of a Project authorization shall be the date the Coastal Commission's review of the proposed Project is deemed complete pursuant to Section 5.1.3 C.

B. Expiration Date of Project Authorizations

Unless expressly stated otherwise in the approval documents, the expiration date of a Project authorization pursuant to this PWP shall be three years following its effective date. Thereafter, construction of the Project may not commence unless the authorization has been extended as provided herein, or a new authorization and review by the Commission has been completed in accordance with PWP provisions for initial review of a proposed Project.

C. Extension of Component Authorizations

The expiration date of a Project authorization may be extended for a period not to exceed one year if the General Manager determines that there are no changed circumstances that may affect the Project's consistency with the PWP. In such a case, before the expiration of the authorization, the General Manager shall submit to the Executive Director a notice of intent to extend authorization of the Project together with supporting information sufficient for the Executive Director to determine whether there are changed circumstances that may affect the Project's consistency with the PWP including, at a minimum, any modified and/or new materials comprising the supporting information described in Section 5.1.2.E above. The submittal shall stay the expiration of the authorization and the start of construction.

If the Executive Director determines that the extension is consistent with the PWP, MWSD shall post notice of the determination at the project site consistent with the posting requirements in Section 5.1.2.D, above, and the Executive Director shall mail the notice to all persons, parties, and agencies on the original mailing list for the project and to all persons, parties, and agencies known by the Executive Director to be interested in the proposed extension. The notice shall include a summary of the extension approval process and information on contacting MWSD and the Coastal Commission concerning the proposed extension. If no written objection is received at the Commission office within 10 working days of posting and mailing notice, the determination of consistency shall be conclusive.

If the Executive Director determines that, due to changed circumstances, the Project may not be consistent with the PWP, the proposed extension shall be reported to the Commission at a noticed public hearing. The report shall include any pertinent changes in circumstances relating to the proposed extension. If three or more commissioners object to the extension on grounds the Project may not be consistent with the PWP, the matter shall be set for hearing in the same manner as a new Notice of Impending Development, including posting of notice by MWSD. The General Manager shall provide the Executive Director with supporting information in the manner prescribed for new proposed projects.

Successive extensions of an authorization may not exceed one year each.

5.1.5 Monitoring PWP Project and Components

The Board shall be responsible for ensuring that all terms, conditions, and mitigations associated with an authorized Project, including but not limited to mitigation measures and CEQA/NEPA requirements, are fulfilled. Project managers and other District personnel assigned responsibility to implement and/or monitor authorized Projects shall contact the General Manager annually by the end of each calendar year to provide information regarding compliance with the terms and conditions of authorization for that year and continuing obligations from authorizations in previous years. The General Manager shall verify that all terms and conditions have been timely fulfilled and shall update each Project's list of conditions and mitigations with compliance information on at least a yearly basis. The General Manager shall also review as-built Project plans and verify that the construction is consistent with them, including affixing written documentation to that effect to the as-built plans. The General Manager shall maintain the updated copies of the required approval documents and shall maintain the verified as-built plans, which shall be made available for public review.

The General Manager shall provide an annual written PWP monitoring report that includes a cumulative and calendar year summary of: (i) PWP-authorized Project compliance; (ii)

enforcement undertaken pursuant to Section 5.1.6.; (iii) PWP-required annual monitoring reports (e.g., water quality reports, etc.); (iv) status of PWP-required improvements and other District commitments; and (v) any comments received on PWP implementation. The General Manager shall maintain a record of the annual written summary reports in the General Manager's office, which shall be made available for public review. The General Manager shall submit a copy of each annual report to the Executive Director within ten days of its completion.

5.1.6 Enforcement

In addition to all other available remedies, the provisions of the PWP and the Coastal Act shall be enforceable pursuant to Chapter 9 of California Public Resources Code Division 20. Any person who performs or undertakes Development on MWSD's property that is (a) in violation of the PWP, (b) inconsistent with any pre-PWP certification Coastal Commission authorization (including coastal development permit approval), or (c) inconsistent with any PWP authorization may, in addition to any other penalties or remedies, be civilly liable in accordance with the provisions of Public Resources Code Sections 30820, 30821.6 and 30822.

The Board shall ensure that Development is consistent with the PWP and with the terms and conditions of authorizations pursuant to the PWP. The General Manager shall investigate in a reasonable time allegations regarding Development being undertaken inconsistent with the provisions of the PWP or PWP authorizations, and shall attempt to resolve any such inconsistencies discovered. The Executive Director or Coastal Commission may also enforce the terms of the PWP and the Coastal Act.

W18a

DISCLOSURE OF EX PARTE COMMUNICATIONS

Location of communication:
Phone

Type of communication:
Teleconference

Person(s) in attendance at time of communication:
David Hodge

Person(s) receiving communication:
Carole Groom

Description of project:
Appeal No. A-2-SMC-11-040 & A-2-SMC-11-041 (Hodge, San Mateo County)

Description of communication:

Over the last several months, I have had telephone conversations with David Hodge regarding his appeal before the Coastal Commission. Most of these conversations were not about the project itself but about the scheduling of meetings or phone messages. We did discuss requests made by Coastal Commission staff asking for additional documents and other information. I frequently spoke with Mr. Lester about Mr. Hodge's complaints.

Date: Dec 2 2013

Signature of Commissioner: Carole Groom

W18a

December 6, 2013

To: California Coastal Commission
Re: Appeal Staff Report: Substantial Issue Determination and De Novo Hearing
Appeal Numbers: A-2-SMC-11-041 and A-2-SMC-11-040
From: Evy Smith, Appellant (A-2-SMC-11-040)

Thank you for this opportunity to speak. I am one of two Appellants of San Mateo County's approval of the Hodge Residential Development and Vegetation Clearance. I reside at 216 Magellan Ave., in Half Moon Bay, the closest home with most direct view of the proposed development.

Thank you to the Commission staff for their diligent and thorough review of the history and situation presented with this case. I agree with the staff findings of Substantial Issue in relation to the sensitive habitat and visual resource impacts, the allowance of variance and lot legality.

As an Appellant, I disagree with the Staff recommendation of approval with special conditions of the single-family residence as the house approved is too large and rewards the negative visual impact, the unpermitted clearing of sensitive habitat and the precedent this approval would create. My recommendation is to modify the special conditions of approval and allow only a much smaller home on the lot in order to maximize, to the greatest extent feasible, the restoration of the destroyed vegetation.

My reasoning is based on the following:

A. Th e deliberate destruction of the sensitive habitats, in clear violation of the San Mateo County LCP and Coastal Act
   a. The applicants purchased a $20,000 lot (not a "reasonable investment backed expectation"), which had been on the market for 2 years, and the listing stated that it may not be buildable given the sensitive habitats. There are no valid lots on the Coast, of this size, that can be purchased, for only $20,000.
   b. The applicants signed disclosures at the sale of the lot acknowledging that the lot may not be buildable as per County studies.
   c. The applicants destroyed wetlands or allowed them to be destroyed and ripped out riparian willows and placed fill on the lots without the necessary permits (2008). The applicants not only did so on their lot, but also on the lot in the center of the U-shaped lot that did not belong to them. The owner of the middle lot (which was in his family for decades) was cited for the destruction of the wetlands and the fill. The applicants acknowledged that they were responsible for clearing both lots.

d. And then the applicants cleared the lots again (2009).

B. Th e lot in question is located in a highly scenic area. It is adjacent to the Mirada Surf County Park and Trail, which is part of the Coastal Trail. The lot was covered with wetlands and riparian willows that were destroyed. The native vegetation is gone. The San Mateo County LCP protects visual resources with sensitive habitats and ocean views.
   a. The proposed recommendation would allow set-back variances that would allow the house to be too close to Magellan Ave and create a parallel structure out of context in the neighborhood. It will block the visual beauty of the street and the entrance to the ocean views.
   b. The proposed recommendation is to approve a large home, squeezed on a very small portion of the lot. If the sensitive wetlands vegetation had remained, the buffers applied would not have allowed any space on the lot on which to build a home. If the habitat is completely restored, there will not be any area for a home.
   c. The original size of the U-shaped lot of 10,802 square feet is not relevant, given that the majority of the lot was covered in wetlands and riparian willows.

C. The precedent that the special approval for the large 2,000 square feet home will be extremely damaging to the San Mateo County LCP and the future protection of our sensitive habitats and visual resources.
   a. If the applicants wanted to purchase the lot and propose to build a house, they could have sought permits prior to clearing the sensitive habitats.
   b. The applicants are well versed with the LCP regulations, as they built a custom house a block away from this lot, where they currently reside and where they previously encountered wetland issues. They are also very familiar with the permits needed to clear land as they have built more than one house on the Coast.
   c. The applicant is being financially rewarded for purchasing an "unbuildable" lot for very little money with the intent to destroy the sensitive habitats and build a large house.
   d. If this is allowed to occur, what's to stop someone else from purchasing a lot, such as the adjacent lot to the east of the applicants lot, ripping out the riparian willows that cover the lot, and building any type of home that they desire? This is a dangerous precedent indeed.

My recommended resolution:

- Given the sensitive habitats and the need to first restore the property as close to it's original state and that if done correctly, there would then be no room for a house

- Given the visual resource impact of a large, 2,000 sq ft home on the allowed area of the site
- Given the visual resource impacts of set back variances that allow a two-story structure only 5-7 feet from the Coastal Trail and entry to this popular county park, parallel to the street, creating a large structure that blocks scenic views of the natural beauty of the adjacent Mirada Surf Park
- Given the apparent intent of economic reward for homeowner at the expense of coastal resources

Therefore, I request that you amend the special conditions to allow a smaller house of no more than approximately 900 square feet (maximum) and require it to be designed and positioned as far south and west on the lot as possible.

This will allow the applicants to restore a greater amount of the sensitive habitat that was destroyed, minimize the visual resource impacts, and lessen, to some degree, the precedent this case creates.

Thank you.

Evy Smith
216 Magellan Ave.
Half Moon Bay, CA 94019

COMMITTEE FOR
GREEN FOOTHILLS

W18a

December 8, 2013

Item W18a
Support with additional condition

Chair Mary Shallenberger, and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: Appeal Numbers A-2-SMC-11-041 and A-2-SM-11-040; Appeal of (1) Construction of a 2,081 sq.ft. single-family residence with attached 2-car garage on a 10,802 sq.ft. vacant U-shaped lot (A-2-SMC-11-041), and (2) After-the-fact approval of vegetation clearance on the Applicant's property and an adjacent undeveloped property (A-1-SMC-11-040).

Dear Chair Shallenberger and Commissioners,

CGF supports the Staff Recommendation for Finding of S.I., and Denial of the CDP for wetlands and other habitat destruction.

Regarding the CDP for the single-family residence, CGF requests that the Commission modify Special Condition #1 to specify that no more than a 900 square foot house, located in the south-west portion of the parcel, shall be permitted. This reduction in size of the house will not entirely restore the areas of the property containing ESHA that were destroyed, but will nonetheless help reduce the impacts to scenic and visual resources and ameliorate the disruption of habitat values on the property to the maximum extent feasible.

The Applicants purchased the parcel in April, 2008 for $20,000, an extraordinary low price, no doubt due in large part to the disclosure on the listing that the lot may not be buildable (Staff Report, Exhibit 11).

In September, 2008, the Applicants allowed use of a portion of the parcel as a staging area for the construction of the Mirada Surf Trail, which was being built just to the west. This resulted in clearing of wetland vegetation and stockpiling of large amounts of dirt on the Applicants property as well as on the adjacent property that is now owned by San Mateo County Parks.

In June, 2009, there was more clearing of vegetation, including riparian willows, on the Applicants property and also on the adjacent property.

This unpermitted stockpiling of dirt and clearing of wetland vegetation, riparian vegetation, and areas within the riparian buffer was a clear violation of San Mateo County's LCP sensitive habitat protection policies. The Applicants should not be rewarded for these repeated unpermitted activities, particularly in light of the disclosures that were made with the sale of the property.

The Staff Report points out that other single-family residences in the vicinity range in size from 600 square feet to 5,200 square feet. A 900 square foot house is a reasonable size given the constraints of this particular property, its location, and the nature of the violation(s).

COMMITTEE FOR
GREEN FOOTHILLS
3921 E. Bayshore Road
Palo Alto, CA 94303
650.968.7243 PHONE
650.968.8431 FAX
info@GreenFoothills.org
www.GreenFoothills.org

Thank you for consideration of our comments.

Sincerely,

Signature on file

Lennie Roberts, Legislative Advocate
Committee for Green Foothills

San Mateo County Association of REALTORS®

W19a

December 2, 2013

Mary Shallenberger, Chair
and Commissioners
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105- 2219

Dear Chair Shallenberger and Commissioners;

On December 11, 2013, the California Coastal Commission (CCC) will consider *Item 2-06-006-A1*: A request from the Montara Water and Sanitary District (MWSD) to amend its existing certified Public Works Plan (PWP) to allow the MWSD to use existing available water supply to provide water connections to serve new and existing development, including new residential, commercial and industrial development, as well as new connections to serve existing private domestic well users in the urban midcoast area of San Mateo County, including the communities of Montara and Moss Beach.

The San Mateo County Association of REALTORS®(SAMCAR) would strongly recommend the Commission certify the PWP.

Resolution of this matter would be greatly appreciated as MWSD is prohibited from making any new connections, for any reason, until the PWP is approved. One of the reasons for our fervent urging is, for example, the City of Half Moon Bay has had its clean up revisions at the CCC for more than two years despite a 'Mediator' being brought in; thus with that illustration, we were not initially buoyed for a quick resolution to the PWP.

As staff has noted, through conservation, system upgrades and improvements, MWSD currently has 128,000 gallons per day (gpd) of water supply available for new connections, but because the existing PWP currently prohibits new connections (due - *at the time* - to a lack of available water supply), the PWP must be amended to allow for new connections.

And the CCC needn't worry about the proposal fostering growth or economic development as the standard of review for the proposed amendment is the certified San Mateo County Local Coastal Program (LCP). And the LCP has a 1% growth rate and all future development will be subject to the certified LCP's limitations.

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(It should be noted the Sewer Authority Midcoast [SAM] plant, of which MWSD is a member, has adequate capacity for its members and staff has reported the proposed amendment will not adversely impact the SAM plant or the District's ability to collect, transmit and treat Midcoast runoff and sewage.)

One area of disagreement is the suggestion by staff that the proposed amendment does not adequately protect water for Coastal Act and LCP priority uses. An in-depth review of the MWSD operational paradigm does, in fact, show the provision of water supplies to serve Coastal Act and Local Coastal Program priority uses is addressed. And in addition, the proposed amendment recognizes that any connections that require additional water supply will require yet another PWP amendment.

Thank you for the opportunity to provide our input and we look forward to the Commission taking a positive action in this matter.

Respectfully,
Signature on file

Paul Stewart
Government Affairs Director
San Mateo County Association of REALTORS®

cc: Madeline Cavalieri, CCC staff

W19a

June 10, 2013

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Dear Coastal Commission,

I have been doing the feasibility of buying and building at 0 Date Street in Montara, CA since February of this year (link to property below). I understand that the water moratorium in Montara was lifted approximately three years ago for existing residents as well as for new construction to connect to Montara Water Sanitary District (MWSD) water. I also understand that the Public Works Plan amendment (PWP) is waiting for review and approval by the Coastal Commission. This amendment is holding up my dream of buying, building, and raising my daughter on 0 Date Street in Montara, California. I have put so much work into making sure the project would be a success and this PWP amendment is holding it up. I may even lose out to 0 Date Street because the property owner has a cash offer in the works. This cash offer can clearly wait until the PWP amendment gets on agenda and passes---- but I cannot and I have invested SO much. I have a land/construction loan and there is a time frame on such a loan. So it would not be wise to enter into loan contract hoping the Coastal Commission acts promptly. It is too risky.

I sincerely urge you to act fast and get the PWP amendment on this Wednesday's (6.12.13) meeting consent agenda in Long Beach or on the July or August agenda. If I go into contract with this property and the PWP amendment does not pass, then I will have lost all my money. I am a full time single working mom residing in San Francisco. I grew up in Moss Beach and wish to return to the coast but this PWP amendment is preventing me from moving forward with my project. I sincerely hope that the Coastal Commission acts fast and approves this PWP amendment. If the Coastal Commissioners know that the PWP amendment will not pass, then perhaps an exception can be made for my situation?

Thank you or your time and consideration. I look forward to receiving a response promptly.

Sincerely,

Hale' Guerra
San Francisco, CA 94134
www.linkedin.com/in/haleguerra
halebyrd@gmail.com
415.370.3611

Cc:
Montara Water and Sanitary District
Supervisor Carole Grow
Supervisor Dan Horsley

Link to property:
http://www.zillow.com/homedetails/0-Date-St-Montara-CA-94037/2114406569_zpid/