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STAFF REPORT: PUBLIC WORKS PLAN
NOTICE OF IMPENDING DEVELOPMENT

Application No.:	**MWS-NOID-0001-14**
Applicant:	**Montara Water and Sanitary District**
Location:	Alta Vista Road, Montara (San Mateo County)
Project Description:	Construction of a new 44-foot tall, 500,000-gallon capacity water storage tank northeast of the existing Alta Vista water storage tank. Project includes movement of 77,000 cubic yards of soil, and construction of related pipeline, electrical power line, solar panels, and security fence.
Staff Recommendation:	Approval as submitted.

SUMMARY OF STAFF RECOMMENDATION

The Montara Water and Sanitary District (MWSD) Phase I Public Works Plan (PWP) was certified by the Coastal Commission on May 7, 2009. The Commission approved an amendment with modifications to the existing PWP on December 11, 2013. MWSD indicated their acceptance of the Commission's action on March 27, 2014 through submission of the final amended PWP as modified by the Commission. MWSD amended its certified PWP to allow the District to use existing available water supply to provide new water connections for properties

currently served by private domestic wells in the urban mid-coast, and to also provide connections to new residential, commercial, and industrial development. Now that the PWP has been amended, MWSD is pursuing its fourth project pursuant to its newly certified PWP, and has submitted the above-referenced Notice of Impending Development (NOID) for this fourth project to the Commission. MWSD requests that the Commission concur that the proposed project is consistent with the certified PWP as amended.

The objective of MWSD's PWP is to improve specific portions of the District's water system to ensure an adequate and reliable supply of water for its existing customers for domestic and fire protection uses. The PWP identifies several areas of the District's water system that require improvement in order to achieve this objective. Specific projects identified in the PWP for this purpose include: (1) additional storage facilities; (2) new supply sources; and (3) a new treatment system for the existing Airport Wells Facility. The current NOID is for a project that meets MWSD's objective to develop additional water storage facilities through construction of a new 500,000-gallon capacity Alta Vista water storage tank.

The proposed Alta Vista Tank No. 2 site is located on top of a northeast-southwest trending ridge on an unpaved road at the end of Alta Vista Road 300 feet north of the existing MWSD Alta Vista water storage tank (Alta Vista Tank No.1) in Montara, San Mateo County. The road and surrounding area is moderately vegetated with native grass and shrubs, and a number of pine trees occupy the site near the crests of the ridge slopes. The project proposes construction of a new, 44-foot tall, 500,000-gallon capacity, pre-stressed concrete water storage tank; installation of telemetry and remote operating devices to operate the new tank, a buried electrical power line, and solar panels (with non-reflective finish) on the tank roof; diversion of an existing access road; installation of a chain-link security fence; and movement/grading of approximately 7,700 cubic yards of soil. An approximately 300-foot long, 10-inch diameter, pipeline connection to the existing tank and treatment facilities will be buried under the site.

The proposed project incorporates the certified PWP-required mitigation measures and conditions for the construction of the Alta Vista Tank No. 2 Project. These measures include, Mitigation Measure 3.2g and 3.2f for the protection of sensitive habitat and biological resources: prior to the initiation of construction a minimum 25-ft buffer shall be established around active nests or burrows adjacent to the project site and a qualified biological monitor shall be present on-site during all construction activities, including grading; a pre-construction bird survey for nesting birds shall be conducted no more than 30 days prior to the initiation of construction; if migratory birds are found to be nesting within 250 feet of the construction zone construction activities shall be stopped until the qualified biologist defines the protective buffer for nests , i.e., 50 feet for passerine species and 250 feet for raptors. Mitigation Measures 3.1-5 requires hydroseeding the graded slopes with native species; Mitigation Measure 3.1-4 requires a detailed Erosion Control Plan that includes a requirement to implement Best Management Practices (BMPs) such as the use of silt fencing and or fiber rolls to mitigate for soil impacts; BMPs shall be in place year round; effective drainage control within the work site and shall be routed to prevent/avoid impacts to adjacent properties; MWSD will take corrective action and stop work at any time if drainage controls are not working effectively; mulch shall be applied to exposed soils shall be mulched will be conducted by a qualified biologist no more than 30 days prior to the initiation of construction; the installation of protective fencing around all dusky-footed woodrat nests prior to the initiation of construction and required to be maintained for the duration of the

project, no work will be allowed in these areas. The area around the tank will be revegetated with native species as required by Mitigation Measure 3.1-5. This will control erosion in that area. The required revegetation of the tank site will reduce visual impacts of the tank and the security fencing around it, as well. The exterior of the tank, as required by Mitigation Measure 3.9-1, shall be painted green to blend with the existing vegetation. MWSD shall also inspect the finish on the tank annually and repaint the tank as often as is necessary in order to maintain the tank free of peeling or chipped paint, graffiti, or other visual offensive paint conditions. The proposed 44-ft tall, tank is sited and will be constructed in a manner to minimize its visibility and to reduce visual impacts to the natural characteristics of the surrounding area. It will be partially buried below the surface of the ground so that only 18 feet of the structure would be visible above ground. As required by Mitigation Measure 3.2s, none of the existing hiking trails to Montara Mountain shall be obstructed; this will protect and ensure public access in the area. These protective conditions and mitigation measures address potential impacts to sensitive habitat; minimize geologic hazards; and protect visual resources and public access.

The proposed project incorporates project specific conditions imposed by the PWP and is consistent with the Water Storage Facilities component of the PWP. Accordingly, the submitted NOID and its associated project report adequately reflect and match the requirements of the PWP. Therefore, Staff recommends that the Commission find that the proposed project is consistent with the PWP. The motion to carry out this recommendation can be found below on Page 4 of this staff report.

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I. MOTION AND RESOLUTION

Motion.

I move that Commission determine that the development described in MWS-NOID-0001-14 is consistent with the certified Montara Water and Sanitary District Public Works Plan.

Staff Recommendation of Concurrence.

*Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in MWS-NOID-0001-14 as submitted is consistent with the certified Montara Water and Sanitary District Public Works Plan, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.*

Resolution to Determine Development is Consistent with PWP.

The Commission hereby determines that the development project described in Notice of Impending Development SMC-NOID-0001-14, as submitted, is consistent with the certified Montara Water and Sanitary District Public Works Plan for the reasons discussed in the findings herein.

II. FINDINGS AND DECLARATIONS

A. PROCEDURAL ISSUES AND STANDARD OF REVIEW

Coastal Act Sections 30605 and 30606, California Code of Regulations (CCR) Title 14, Sections 13357(a)(5), 13359, 13353-54 and PWP Section 5.1.3 govern the Coastal Commission's review of subsequent development under the certified PWP. When MWSD intends to undertake a development project identified in the PWP, MWSD is required to send a NOID identifying such development project to the Commission for consideration. CCR Section 13354 and PWP Section 5.1.3(A) require the Commission's Executive Director to review the NOID within five working days of receipt and determine whether it provides sufficient information to determine if the proposed development is consistent with the certified PWP. The notice is deemed filed when all necessary supporting information has been received by the Commission.

Pursuant to CCR Section 13359 and PWP Section 5.1.3(A)(2), within thirty working days of a NOID being deemed filed, the Executive Director is required to report the proposed project and NOID to the Commission and make a recommendation regarding the consistency of the proposed project with the certified PWP. After a public hearing, by a majority of its members present, the Commission then determines whether the development project is consistent with the certified PWP, including whether conditions are required to bring the development into conformance with the PWP. No construction may commence until after the Commission determines that the proposed development project is consistent with the certified PWP, either with conditions or without.

B. MWSD PUBLIC WORKS PLAN (PWP)

1. General PWP Background

Coastal Act Section 30605 allows public agencies to develop public works plans for Coastal Commission certification, as an alternative to project-by-project coastal permit review. The public agency, after the Commission has certified its public works plan, is the primary entity responsible for ensuring that future development for the affected area is consistent with the certified public works plan, subject to ongoing Commission oversight.

2. Montara Water and Sanitary District

MWSD 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. It provides water to approximately 1,650 connections, of which (nearly 90%) are single-family and multi-family residential users. The MWSD system includes a surface water source (Montara Creek), a water treatment plant, eleven groundwater wells that withdraw water from the Montara and Denniston Creek groundwater basins (nine active and two standby wells), three potable water storage tanks, and over 150,000 feet of distribution pipelines.

3. MWSD's Phase I PWP

MWSD's Phase I PWP (PWP Number 2-06-006) was certified by the Coastal Commission on May 7, 2009. The primary objective of the PWP is to improve specific portions of MWSD's water system to ensure an adequate and reliable water supply for existing domestic and fire protection uses. The improvements identified in the PWP are not intended to accommodate expanded existing connections or new connections to the system.

The PWP identifies several areas of MWSD's water system that require improvements to address the lack of adequate fire suppression capabilities and the lack of adequate water supply to serve existing customers during times of drought. First, it calls for additional storage facilities, including construction of a new water storage tank at the existing Alta Vista water tank site, and demolition of the old tank and construction of new storage tanks at the Schoolhouse water tank site. Construction of the new Schoolhouse tanks and the demolition of the original tank were conducted during 2012/2013. Second, the PWP calls for new water well production, including initiation of water production (at 150 gallons per minute) from Alta Vista Well Number 1 and construction of a new pipeline and electrical conduit to be extended from the production well and monitoring well to the existing Alta Vista water storage tank. The PWP calls for the construction of a new water treatment facility to address water quality issues at the airport wells. The system for the Airport Wells Facility has documented high levels of nitrates, 1, 2, 3-trichloropropane (TCP), corrosives, and manganese. All PWP projects, except the subject proposed Alta Vista Tank No. 2 and the Airport Wells Water Treatment Facility, have been constructed by MWSD, as of December 2013.

According to the certified PWP, the subject projects are needed to achieve the District's goal to provide adequate fire suppression capabilities, and adequate service to its existing customers during times of drought. MWSD, as mentioned above, has completed three projects under the PWP; namely one of the new Schoolhouse tanks was built in 2011, pursuant to the first NOID under the certified PWP[1] and the second project addressed the need for new water sources,

[1] SMC-NOID-1-10. The first tank was constructed adjacent to the existing concrete tank.

specifically the Alta Vista Wells. The current project site is located northeasterly of existing Alta Vista Tank No. 1 and is for the envisioned new Alta Vista Storage Tank No. 2 component of the certified PWP. This project is to establish adequate water storage facilities consistent with the PWP.

4. **MWSD's Amendment to Phase I PWP**

On December 11, 2013, the Commission amended with modifications MWSD's existing PWP Phase I (PWP No. 2-06-006). The Commission effectively certified the amended PWP on March 27, 2014. The primary objective of the amended PWP, as stated above, was to allow the MWSD to use its existing, available water supply to provide water connections in order to serve new and existing development, including new residential, commercial, and industrial development. PWP No. 2-06-006-A1 as approved by the Commission also allows MWSD to provide new connections to serve existing private, domestic well users in the urban mid-coast area of San Mateo County, including the communities of Montara and Moss Beach. The amended MWSD PWP does not facilitate future growth that would exceed the capacities of other available public services in the mid-coast area.

5. **Specific Project (of this NOID) - Alta Vista Storage Tank No. 2**

As discussed above, the PWP calls for new water storage facilities to be constructed northeast of the existing Alta Vista Tank No. 1 site on Alta Vista Road in Montara. The Alta Vista Tank No. 2 site is located inland of the ocean and Highway 1 and is sited along a ridgeline on Alta Vista Road in Montara, San Mateo County (**Exhibit 1**). The proposed new 500,000-gallon Alta Vista Tank No. 2 would not exceed a height of 44 feet, would have an overall diameter of 56 feet and would be constructed of pre-stressed concrete (**Exhibit 2**). A more detailed description of the proposed project is provided below in Section D.2.

C. NOTICES OF IMPENDING DEVELOPMENT

Development of specific projects contained in the PWP can proceed without a coastal permit under a certified PWP, provided the District sends a Notice of Impending Development (NOID) to the Commission prior to undertaking the development project; and either the Commission deems the identified development project to be consistent with the PWP (with or without conditions to make it so) or does not respond in a timely manner to the NOID. The Commission may impose conditions on such development project proposals only if it finds them inconsistent with the certified PWP, pursuant to Coastal Act Sections 30605 and 30606.

Pursuant to Section 5.1.3 of the PWP, the MWSD NOID Number MWS-NOID-0001-14 was filed as complete by the Commission on April 21, 2014 (**Exhibit 4**- NOID); therefore, the Commission must take action by May 30, 2014.

D. PUBLIC WORKS PLAN CONSISTENCY ANALYSIS

1. **Applicable PWP Provisions**

The PWP includes multiple provisions regarding MWSD's proposed development to increase water storage capacity in their water distribution system. These provisions protect coastal resources, such as sensitive habitat, visual resources, and public access, and minimize geologic hazards. Specific applicable provisions as related to the proposed new Alta Vista Tank No. 2 project are provided below.

SENSITIVE HABITAT

PWP Page 15 of 36. *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.*

PWP Page 19 of 36 and Mitigation Measure 3.3-1. *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.*

PWP Page 20 of 36 and Mitigation Measure 3.3-2. *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.*

Mitigation Measure 3.3-4. *The area within a 50-ft radius surrounding the Alta Vista water tank site shall be surveyed one year after tank installation is complete. The survey shall (1) determine the condition of the landscape surrounding the tank; (2) identify the need for replantings, if any; (3) and identify non-native species, if any. If non-native species are present within the surveyed area, a weed control plan shall be prepared by the biologist and implemented by the District in order to control or eliminate invasive non-native species at the site.*

Mitigation Measure 3.3-6. *Prior to initiating construction, the District will place high visibility plastic fencing around the trees located at the sharp curves along Alta Vista Road. During all phases of construction, the construction contractor will ensure that equipment traveling to the Alta Vista site will be of the size and design (i.e., shorter haul vehicles) that permits travel within the existing footprint of Alta Vista Road and will not require extending the road beyond its existing width. No trees will be damaged or removed along the main Alta Vista Road.*

HAZARDS (GEOLOGY/SOILS/SEISMICITY/EROSION CONTROL)

Mitigation Measure 3.1-4. *A detailed erosion control plan (ECP) and narrative shall be prepared and implemented in accordance with the San Mateo County Watershed Protection Program Best Management Practices (discussed further in Section 3.2 Hydrology and Water Quality). The purpose of the ECP shall be to mitigate erosion and sedimentation impacts during construction. At a minimum, the ECP and written narrative shall include the following:*

a) A proposed schedule of grading activities, monitoring, and infrastructure milestones in chronological format
b) Identification of critical areas of high erodibility potential and/or unstable slopes
c) Contour and spot elevations indicating runoff patterns before and after grading
d) Identification of erosion Control measures on slopes, lots, and streets. Measures shall be based on recommendations contained in the "Erosion and Sediment Control Field Manual" published by the San Francisco Bay Regional Water Quality Control Board
e) Methods to capture and contain construction generated waste water
f) Utilization of soil stabilization techniques such as short-term biodegradable erosion control blankets and hydroseeding
g) Post-construction inspection of all drainage facilities for accumulated sediment, and cleaning of these drainage structures of debris and sediment

Concurrent with the submittal of the Notice of Impending Development (NOID) for the Alta Vista Tank,…, the District shall submit a detailed erosion control plan to the Executive Director for review and approval in accordance with Mitigation Measure No. 3.1-4 of the of the FEIR.

Mitigation Measure 3.1-5. *Hydroseeding with a native seed mix to minimize erosion control shall utilize the following performance standards:*

a) Hydroseeding on the regraded slopes shall include only native species
b) Hydroseeding shall take place at a time designated by a biologist as appropriate to ensure germination
c) As dictated by weather and field conditions at the time of hydroseeding, the installation of erosion control blankets or matting may be required to secure the hydroseed

Mitigation Measure 3.1-6. *A landscape plan shall be prepared by a landscape architect to revegetate the area around the Alta Vista Tank to control erosion and screen views of the tank from all existing homes on Alta Vista Road and Riviera Street. The landscape plan shall use native plants and include a mixture of trees, low-lying vegetation, and species that substantially screen the tank within 1 years of installation. If the palette of native plants does not include species that can reach a height of 5 feet within 1 year, a berm shall be installed around the tank upon which the selected species shall be installed to assure landscape screening of the tank within 1 year. The landscape plan shall be fully implemented not more than 1 month after completion of the construction of the Alta Vista Tank. The District shall be responsible for maintaining the installed landscape materials, including watering and replacement of specimens that do not survive. The landscape plan shall be approved by the Point Montara Fire Protection District prior to implementation.*

Concurrent with the submittal of the NOID for the construction of the Alta Vista Tank, the District shall submit to the Executive Director for review and approval a landscape plan to

revegetate the area around the Alta Vista Tank to control erosion and screen views, in accordance with Mitigation Measure 3.1-6 of the FEIR.

Mitigation Measure 3.1-7. *The drainage of the Alta Vista Tank site shall be designed to avoid erosion, siltation, and loss of topsoil to receiving areas, which may include the addition of an energy dissipater or rip rap at the outlet point to reduce runoff velocity and increase infiltration into soils.*

AESTHETICS AND VISUAL RESOURCES

Mitigation Measure 3.9-1. *The exterior of the tank shall be painted green to blend with the existing vegetation. The District shall inspect the finish on the tank annually and shall repaint the tank as often as is necessary to maintain the tank free of peeling or chipped paint, graffiti, or other visual offensive paint conditions.*

Mitigation Measure 3.9-4. *All electrical power lines to the tank shall be installed underground.*

Mitigation Measure 3.9-7. *District personnel shall collect any vegetation or solid waste debris that collects on the chain link security fence not less than one time each week, or more frequently if there are more frequent monitoring or maintenance activities at the Alta vista site.*

Mitigation Measure 3.9-8. *The exterior of the tank shall be painted a light tan to blend with the existing undeveloped lands to the site's north, east, and west. If and when the surrounding lands are developed with urban structures, the color of the tank shall be evaluated and a determination made at that time if an alternative color would better serve to visual diminish the tank's presence in the area. The District shall inspect the finish on the tank annually and shall repaint the tank as often as is necessary to maintain the tank free of peeling or chipped paint, graffiti, or other visually paint conditions.*

PUBLIC ACCESS

PWP Page 15 of 36. *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.*

Mitigation Measure 3.7-1. *The District shall document pre-construction conditions of the streets leading to the project sites (including Alta Vista Road, Drake, Buena Vista, and California Streets, and the Airport frontage drive) through photographs and/or video-tape logs and a written narrative. The pre-construction survey shall be conducted after road improvements are complete, as outlined in Mitigation Measure 3.7-2 below. The District shall document the post-project conditions for the streets using the same method after construction activities are complete. The District shall engage a contractor to repair all damage to the roads within 1 month of completing construction.*

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 obstruction of existing hiking trails to Montara Mountain on the Alta Vista ridge property is prohibited at all times.

2. **Proposed Project - Alta Vista Tank No. 2 Project Description**

The Alta Vista Tank Project is one of several components of the certified PWP. The proposed project would construct a new water storage tank (Alta Vista Tank No. 2) northeast of the existing Alta Vista water storage tank (Alta Vista Tank No. 1) (See **Exhibit 3**). The existing 462,000-gallon tank is located along an unpaved extension of Alta Vista Road in Montara. The existing tank is constructed of steel and is approximately 54 feet in diameter and 29 feet tall. A 100,000-gallon settling tank and associated water treatment facility are located directly north of Alta Vista Tank No. 1. The settling tank and adjacent treatment facility store and treat water that is diverted from Montara Creek before it is introduced into the water distribution system. The specific project report prepared for the proposed Alta Vista Tank No. 2 project as required by the PWP and MWSD's April 11, 2014 letter to Coastal Commission staff indicate that the originally contemplated geotechnical recommendations in the PWP to include retaining walls as part of the project are no longer components of the proposal. Instead, the new tank will be constructed out of pre-stressed concrete and MWSD will back-fill the tank site with native soils rather than using retaining walls. Staff has reviewed this proposal and finds that this approach is appropriate and would not affect coastal resources.

The proposed new 500,000-gallon Alta Vista Tank No. 2 would be constructed of pre-stressed concrete, would not exceed a height of 44 feet, and would have an overall diameter of 56 feet (**Exhibit 2**). The elevation of the proposed overflow is 506 feet above sea level in order to match the existing Alta Vista Tank No. 1 overflow elevation of 506 feet above sea level. The proposed tank site is situated on the center of the ridge line. The new tank will partially be located below grade, thereby having a line of site less than 18 feet above the ridgeline. The tank will be constructed on property under the ownership of MWSD.

The installation of the tank will require movement of approximately 7,700 bank (11,500 loose) cubic yards of soil and weathered granitics. The cut and fill will be as balanced as possible at the site with approximately 5,500 loose cubic yards taken off-site. Access to existing hiking trails on the Alta Vista ridge that lead to Montara Mountain will be retained and not impacted, as required by the PWP. The proposed project also includes the following elements:

- <u>Pipeline and Power</u>
  The new tank will be connected to the existing Alta Vista Tank and associated treatment facilities via a 300-ft long, ten-inch diameter, buried pipeline. The pipeline would be installed under Alta Vista Road. The proposed project will also include the installation of telemetry and remote operating devices to facilitate operation of the new tank and to minimize the need for additional on-site operational support. Electrical power to supply telemetry and remote operating devices will be provided via a buried electrical supply line.

- Access Road
  An existing 12-ft wide access road will be diverted to the western edge of the proposed new tank in order to maintain MWSD's vehicular access north of the tank (**Exhibit 3**).

- Solar Panels
  Solar panels are proposed to be installed on top of the new tank to provide a portion of the electrical power that is necessary for the Alta Vista Well and other equipment at the site. The panels will have a non-reflective finish and will be angled up from the roof of the tank, towards the south so as to optimize solar exposure. A conduit from the solar panels will connect to ground-mounted equipment required to distribute the electrical power on-site; and to deliver excess electrical power to the Pacific Gas and Electric grid.

- Security Fence
  A chain-link fence, no more than eight feet tall, will be installed around the circumference of the new Alta Vista Tank No. 2 (**Exhibit 2**).

3. **Consistency Analysis**
The PWP allows for the expansion of water storage capacity at the Alta Vista Tank No. 2 site subject to certain criteria, including measures to protect coastal resources such as sensitive habitat, visual resources, and public access, and minimize geologic hazards.

As of December 2013, MWSD maintains three existing treated water storage tanks with a combined capacity of 662,000 gallons. Existing Alta Vista Tank No. 1, one of three storage tanks, has a storage capacity of 462,000 gallons. MWSD's established storage goal to meet its requirements for operational storage, emergency storage, and fire storage, is conservatively calculated to be 995,276 gallons. Therefore additional storage is needed for 333,276 gallons which, combined with the existing 662,000 gallons, will meet this conservative storage goal. MWSD established conservative goals (targeted values) in an effort to continue implementing improvements to the system that further provide safeguards for public health and property, improve efficiency, and provide additional operational flexibility.[2]

Sensitive Habitat. The proposed Alta Vista Tank No. 2 is sited on the ridge where the existing Alta Vista Tank No. 1 is located in order to avoid potential impacts to sensitive habitats. It is possible that four California Species of Special Concern use habitat on or immediately adjacent to the proposed project site. The MWSD Public Works Plan Phase I Final Environmental Impact Report (FEIR) SCH # 2004112107 identified four California Species of Special Concern that could potentially use habitat on or immediately adjacent to the proposed project site: white-tailed kite, loggerhead shrike, San Francisco dusky-footed woodrat, and American badger. Results of bird surveys that were conducted as part of the initial PWP certification process indicate that habitat-use by sensitive raptor species is unlikely. However, white-tailed kite and loggerhead shrike, as well as other bird species could be disrupted by tank construction activities if they were to move in to the area and use the existing habitat.[3]

[2] MWSD Public Works Plan, Page 9 December 2013

[3] Adopted Findings for Application No. 2-06-006 (Montara Water and Sanitary District Public Works Plan Phase I). Page 37 of 82. November 17, 2008.

The ridge contains sensitive habitat for the San Francisco dusky-footed woodrat (SFDFW), a California Species of Concern, and potential habitat for nesting raptors should they move into the area. For these reasons, MWSD includes mitigation measures in the proposed project consistent with those required by the PWP that require 25-foot buffers to be maintained around SFDFW nests and that require nesting bird surveys to be conducted prior to construction. Staff of the California Department of Fish and Wildlife (CDFW) has confirmed that a 25-foot buffer is adequate to protect SFDFW sensitive habitat at the project site. The proposed project is therefore in conformity with the above-listed protective provisions of the PWP and the adopted mitigation measures for sensitive resources, such as American badger habitat. In addition, construction of the new tank requires onsite bird surveys to ensure that no impacts to nesting birds occur during construction. Therefore, the proposed project is consistent with the certified PWP and will avoid impacts to sensitive resources.

Hazards (Geology, Soil, Seismicity, Erosion Control). The proposed Alta Vista Tank No. 2 site is located on top of a northeast-southwest trending ridge on an unpaved road at the end of Alta Vista Road. It is at approximately 504 feet elevation, and the tank would be sited approximately 300 feet north of the existing MWSD Alta Vista water storage tank No. 1. The site does not lie within an area defined as highly unstable on the County of San Mateo Landslide Susceptibility Areas Map.[4] The road and surrounding area is moderately vegetated with native grass and shrubs, and a number of pine trees occupy the site near the crests of the ridge slopes. The east and west sides of the ridge are approximately 100 feet high, with a slope of 2.5:1. An adjacent area has the highest susceptibility to land-sliding however, the geotechnical study reports for the proposed water tank site indicate that the shallow land slides do not threaten development on the ridge crest.

While the ridge slopes surrounding the proposed tank site are susceptible to continued future land sliding, the proposed tank is sited sufficiently set back from encroachment of any potential landslide head scarps. The potential for seismically-induced shear offset (i.e. differential settlement) of clay-filled joints within weathered granitic rock beneath the proposed tank site is considered very low. Geologic hazards that may exist at the Alta Vista Tank No. 2 site mainly consist of potential hazards associated with moderate to large earthquakes that may occur on one of the regional active faults in the vicinity. Such earthquakes could include strong ground-shaking and potential land-sliding. However, hazards related to fault rupture; expansive soils, liquefaction, dynamic settlement, and lateral spread are also considered very low.[5]

MWSD has submitted an Erosion Control Plan and Landscape Plan as required by Mitigation Measures 3.1-4 and 3.2j in the PWP. The control measures included in the Erosion Control Plan will assure the protection of water quality and will mitigate for potential erosion impacts in the area, in conformity with the certified PWP and EIR Mitigation Measure 3.1-4. The Erosion

[4] Adopted Findings for Application No. 2-06-006 (Montara Water and Sanitary District Public Works Plan Phase I). Page 37 of 82. November 17, 2008.

[5] Geotechnical Consultants, Inc., *Geotechnical Report Alta Vista Tank No. 2 Project Alta Vista Road Unincorporated Part of San Mateo County Near Montara, Ca*. Prepared for Montara Water and Sanitary District. October 2013

Control Plan that MWSD submitted for the proposed new Alta Vista Tank No. 2 project includes several measures to reduce geologic, soil, and erosion impacts. Measures include, but are not limited to, the requirement that fiber rolls and silt fencing be installed prior to ground disturbing activities, that erosion control Best Management Practices (BMPs) be in place year round, that hydroseeding and mulching take place in the areas that have been exposed from construction activities, and that installation of effective drainage control take place. Drainage shall be re-routed and contained within the work site in order to prevent runoff to adjacent properties. The Landscape and Erosion Control plans for the proposed project require that hydroseeding and plantings shall only include native species, shall take place at a time designated by a qualified biologist as appropriate to ensure germination of the vegetation. The Landscape Plan includes native plant species as required by the PWP. The submitted Erosion Control Plan complies with mitigation measures 3.1-4 and 3.2j; and the Landscape Plan complies with Mitigation Measures 3.1-6 and 3.2k and is therefore consistent with the PWP.

In addition, the protection of the ridge top area from encroachment of shallow landslides is ensured through the tank design. Further, the implementation and maintenance of drainage and erosion control measures to reduce runoff and saturation of soils at the top of slopes will reduce the potential for hazards. Slope protection with vegetation, and periodic inspection and monitoring of the slopes on and near the tank site are in conformity with the provisions of the PWP and mitigation measures listed above for hazards. The proposed project, therefore, avoids and minimizes hazards in conformity with the requirements of the certified PWP and EIR mitigation measures as provided above.

Visual Resources. The proposed project includes the grading of approximately 7,000 cubic yards on the site, as discussed above. The proposed Alta Vista Tank No. 2 would be sited on the ridge in order to avoid potential impacts to sensitive habitat and the geologic conditions associated with the area. To mitigate visual concerns, the tank would be dug below the ground surface with the finished floor at an elevation of 478 feet (i.e., 26 feet below the existing grade of 504 feet); 26 feet of the 44-ft tall tank therefore would be below the ground with no more than 18 feet visible above ground.

The proposed project also includes installation of electrical power to supply telemetry and remote operating devices. The electrical supply line would be buried and thus would not affect the visual character of the area. Solar panels also may be installed on top of the new tank to provide a portion of the electrical power that is necessary for the Alta Vista Well and other equipment at the site. The panels will have a non-reflective finish and will be angled up from the roof of the tank, towards the south so as to optimize solar exposure.

The PWP requires protection of visual resources of the area. As such, all surfaces will be of a non-reflective, non-glare finish, and the new tank would be painted green to blend in with the existing, surrounding vegetation. As sited and designed, the proposed project would not have a significant impact on public views. The tank would be dug into the ground below the surface, as discussed above, with the finished floor at 26 feet below the existing grade. The site already has one water tank in existence and would add a second tank in close proximity. Thus, the proposed project is consistent with the visual resource protection measures of the PWP.

Public Access. The PWP prohibits any obstruction of existing hiking trails to Montara Mountain on the Alta Vista ridge at all times. The proposed project includes a requirement that existing

hiking trails to Montara Mountain on the Alta Vista ridge will be maintained pursuant to the PWP. This requirement is therefore in conformity with the PWP, and there would be no impacts to public access as a result of the proposed project. Thus, the proposed project is consistent with the public access mitigation measures of the PWP.

Conclusion. The proposed new Alta Vista Tank No. 2 project, as proposed and described above, is consistent with the PWP, including with regard to sensitive habitat, geologic hazards, and visual resource concerns.

4. **California Environmental Quality Act**

CCR Section 13096 requires the Commission to make a specific finding that a permit application is consistent with any applicable requirements of the California Environmental Quality Act (CEQA). This requirement also applies to the Commission's review of NOIDs, based on CCR Section 13550(d). CEQA Section 21080.5(d)(2)(A) prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant, adverse, effect which the activity may have on the environment.

The Montara Water and Sanitary District, as the lead agency under CEQA, certified a Final Environmental Impact Report (FEIR)[6] for the PWP. This FEIR identified a series of mitigation measures, all of which were incorporated as enforceable components of the PWP, including several designed to be tied to individual development projects as they came online to be implemented. Several FEIR mitigation measures are included as part of the proposed project, pursuant to the terms and conditions of the PWP. These include, but are not limited to, Mitigation Measure numbers 3.1-1, 3.1-2, 3.1-3, 3.1-4 (as modified by Suggested Modification 3.2j), 3.1-5, 3.1-6 (as modified by Suggested Modification 3.2k), 3.1-7, and 3.7-3(storm water drainage) to mitigate hazards impacts (geology/soils/seismicity/erosion); 3.3-1 (as modified by Suggested Modification 3.2f), 3.3-2 (Superseded by Suggested Modification 3.2g), 3.3-4, 3.3-5, 3.3-6, and 3.7-4 to mitigate impacts to sensitive resources (biology); 3.7-1, 3.7-5, 3.7-6, and Suggested Modification 3.2s (protects access to Montara Mountain hiking trails at all times) to mitigate traffic/public access impacts; and 3.9-1, 3.9-4, and 3.9-7 to mitigate for visual resource impacts.

The Coastal Commission's review and analysis of development and land use proposals has been certified by the Secretary of Natural Resources as being the functional equivalent of environmental impact review under CEQA. The Commission has reviewed the relevant coastal resource issues raised by the proposed project, including its incorporated mitigation measures, and has determined that the proposed project will not have adverse impacts on coastal resources. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

The Commission finds that the proposed project will avoid significant adverse effects on the environment, within the meaning of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse

[6] FEIR SCH#2004112107, March 2006

environmental effects that approval of the proposed project would have on the environment within the meaning of CEQA. The proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed, consistent with CEQA Section 21080.5(d)(2)(A).

Appendix A – Substantive File Documents

Final Response to CCC Alta Vista Tank NOID, Montara Water District. April 11, 2014

Adopted Findings for the Montara Water and Sanitary District (MWD) Public Works Plan Phase I (No. 2-06-006). November 12, 2008.

Certified Public Works Plan Amendment No. 2-06-006-A1. December 2013.

Exhibit 2- AERIAL PROJECT LOCATION AND VICINITY

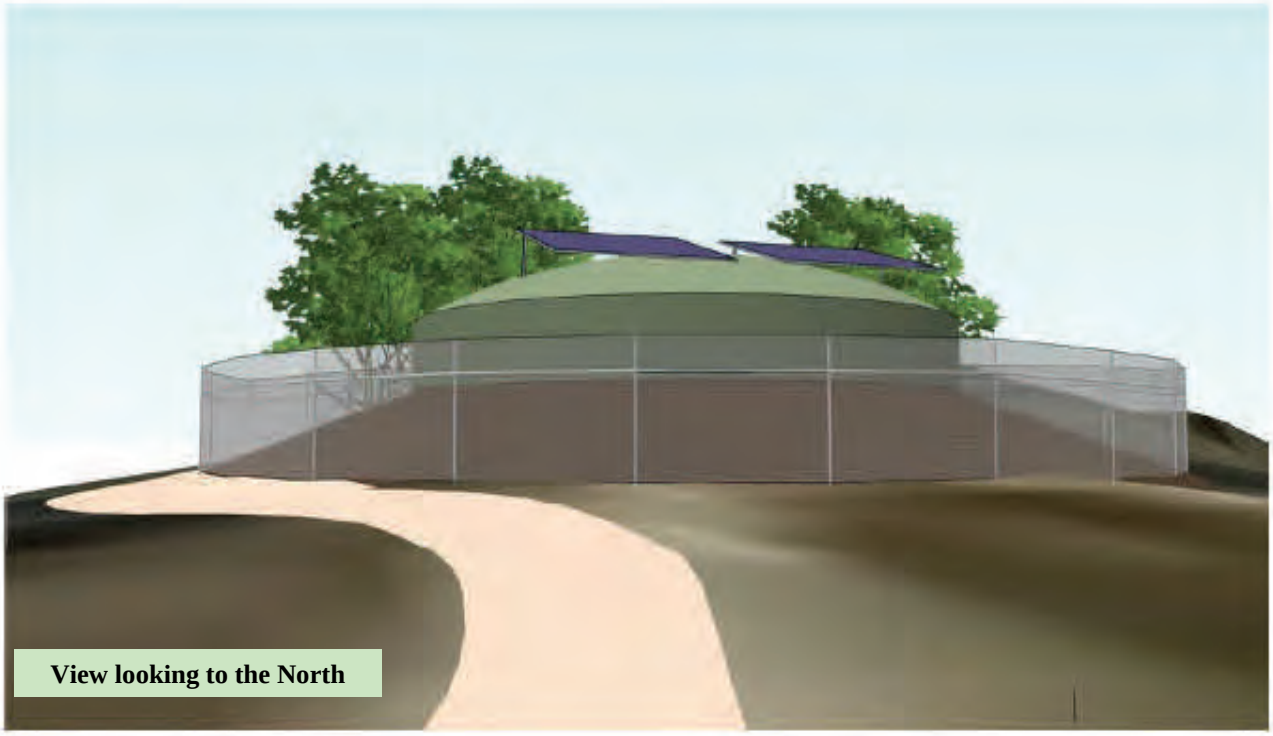


Exhibit 3—PROPOSED ALTA VISTA

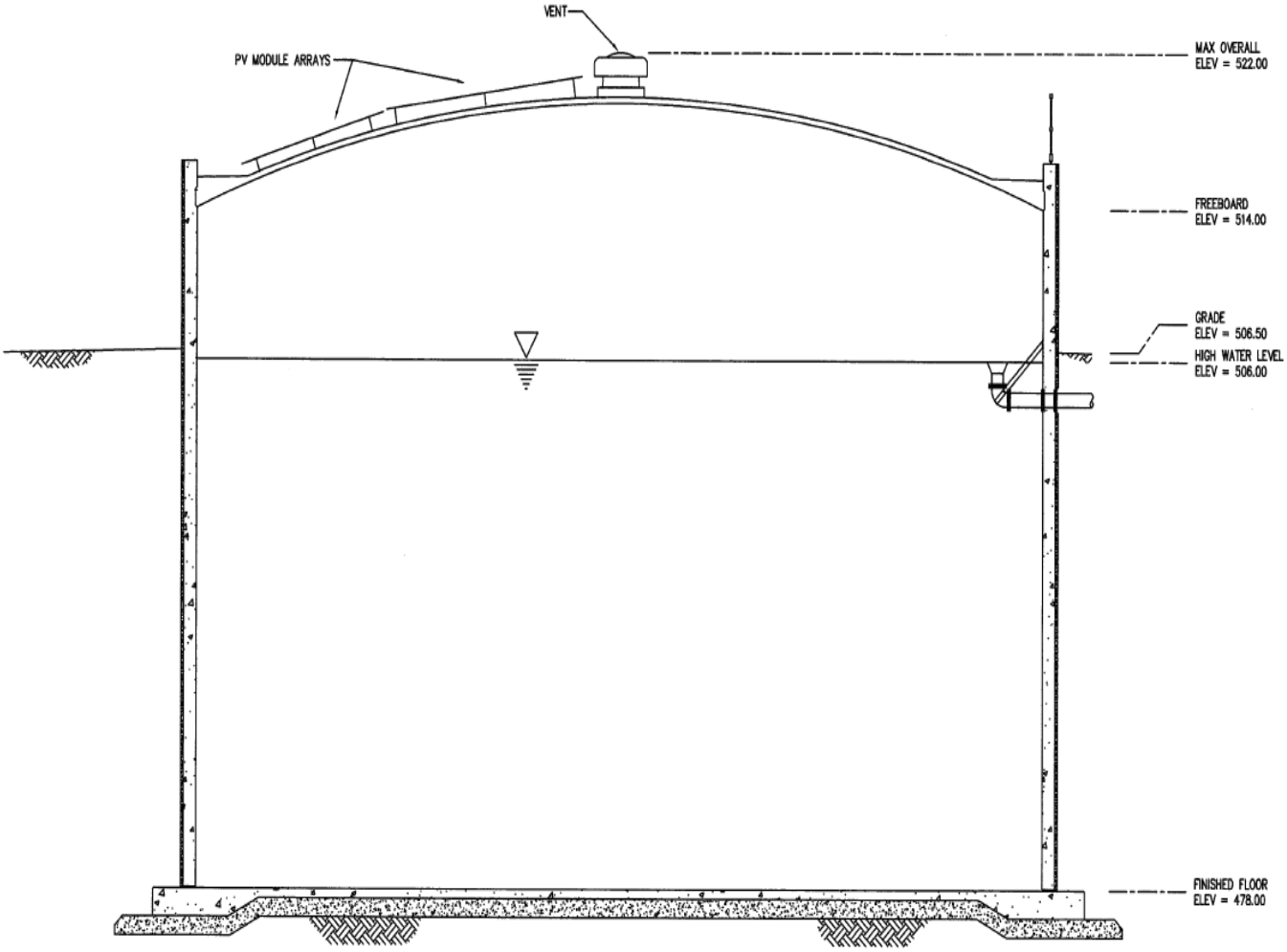
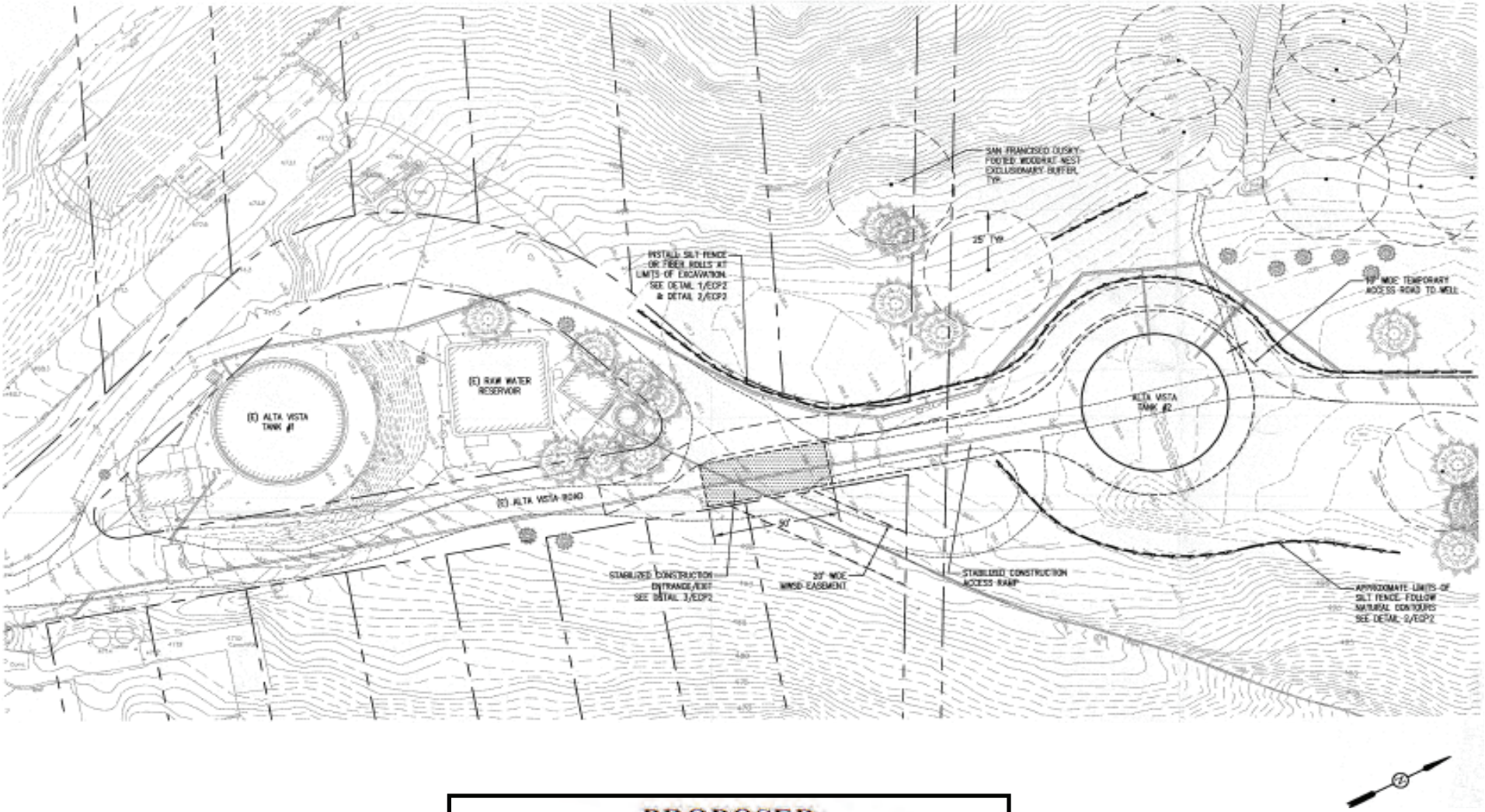


Exhibit 4—PROPOSED ALTA VISTA TANK NO. 2 CROSS SECTION



PROPOSED
ALTA VISTA TANK NO. 2
SITE PLAN

MWS-NOID-0001-14
Exhibit 3
Page 1 of 1

MWS-NOID-0001-14

NOTICE OF IMPENDING DEVELOPMENT

MONTARA WATER AND SANITARY DISTRICT

1. Project Description

The Alta Vista Tank Project (Project) is one of several components in the District's Public Works Plan (PWP) Phase 1, certified by the California Coastal Commission (CCC) on May 7, 2009. The Project consists of the construction of a new water storage tank (Alta Vista Tank No. 2) northeast of the existing Alta Vista water storage tank (Alta Vista Tank No. 1). An Alternative Analysis was performed to determine the preferred size and material of the proposed new Alta Vista Tank No. 2.

The existing 462,000-gallon Alta Vista Tank No. 1 is located along an unpaved extension of Alta Vista Road. The existing tank is constructed of steel and is approximately 54 feet in diameter and 29 feet tall. A 100,000-gallon settling tank and associated water treatment facility are located directly north of the existing Alta Vista Tank No. 1. 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.

The proposed new Alta Vista Tank No. 2 will be a 500,000-gallon pre-stressed concrete tank constructed with an overall diameter of 56 feet and an overall height not-to-exceed 44 feet. The elevation of the proposed overflow is 506 feet above sea level (asl) to match the existing 462,000-gallon Alta Vista Tank No. 1 overflow. The proposed tank site is situated on the center of the ridge line. The new tank will be partially buried into the site, thus fulfilling the Coastal Commission line-of-site requirement of less than 18 feet above the ridgeline. The tank will be constructed in its entirety on the property owned by the District.

The installation of the tank will require movement of approximately 7,700 *bank* (11,500 *loose*) cubic yards of soil and weathered granitics. The cut and fill will be as balanced as possible at the site, and only approximately 5,500 *loose* cubic yards will be taken off site. The exact boundaries of excavation and fill cannot be determined until grading activities begin.

There will be no obstruction of existing hiking trails to Montara Mountain on the Alta Vista ridge property due to 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 would be provided.

The complete Alta Vista Water Storage Tank No. 2 Project Report is available upon request of the *Alta Vista Water Storage Tank No. 2 Supporting Information* document at the MWSD offices.

2. MWSD Board Approval

The MWSD Board approved the contract documents for the Project on February 6, 2014. Verification of approval is available upon request of the *Alta Vista Water Storage Tank No. 2 Supporting Information* document at the MWSD offices.

3. Construction Commencement

Construction of the 500,000-gallon Alta Vista Tank No. 2 will begin June 1, 2014.

4. Project Contact Information

For more information, or to request the *Alta Vista Water Storage Tank No. 2 Supporting Information* document, please contact:

Tanya Yurovsky, Project Manager
Registered Professional Engineer
California, No. CO51955
Phone: (415) 776-5800 x 301
Email: tanya@srtconsultants.com

Clemens Heldmaier, General Manager
Montara Water and Sanitary District
Physical Address: 8888 Cabrillo Hwy,
Montara, CA 94037
Phone: (650) 728-3545
Email: mwsd@coastside.net

5. CCC Review Process for PWP Consistency

The Project will undergo the following review process by the CCC (per MWSD PWP SECTION 5.1.3 C) to ensure its consistency with the approved Public Works Plan:

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).

For more information regarding the CCC review process or additional related questions, contact:

Nicholas Dreher, California Coastal Commission, (415) 904-5260, Nicholas.Dreher@coastal.ca.gov

Nancy Cave, California Coastal Commission, (415) 904-5260, Nancy.Cave@coastal.ca.gov

6. List of NOID Recipients

The following interested agencies, parties, and persons are recipients of this NOID:

Sewer Authority Mid-Coastside, City of Half Moon Bay, Coastal Watershed Council, Environmental Services Agency, San Mateo County Public Works Department, Coastside County Water District, San Mateo County Resource Conservation District, San Mateo County Farm Bureau, Mid-Peninsula Regional Open Space District, Cabrillo Unified School District, Granada Sanitary District, Midcoast Community Council, California Department of Fish and Game, Half Moon Bay Fire Protection District, County of San Mateo Community Development Department, Local Agency Formation Commission, Point Montara Fire Protection District, Santa Cruz Unit of the California Dept of Forestry & Fire Protection, California Department of Transportation, California State Clearinghouse and Planning Unit, and all owners or persons residing on properties located within 100 feet of the proposed Project (5 residents total).

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Potential Impact 3.1-1: Would the proposed project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, a delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic shaking; seismic-related ground failure, including liquefaction; or landslides?	**Mitigation Measure 3.1-1:** The Alta Vista Tank shall be sited along the approximate centerline of the Alta Vista Ridgeline (approximately the alignment of the existing unpaved extension of Alta Vista Road) as described in Section 5.4 Alternative Sites and as depicted in Figure 5.4-1. *Project Location:* Alta Vista Tank *Implemented By:* District, Project Engineer, and Construction Contractor *Schedule:* Prior to commencement of any element associated with design or construction of the Alta Vista Tank.	District hired a surveyor and a topographic map was created. Design locates the center of Alta Vista Tank along the centerline of the Alta Vista Ridgeline.	District Engineer has reviewed construction contract documents for conformance with this siting requirement. District Engineer to check the location of center of tank during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Design-Complete. Design sites tank on centerline of the Alta Vista Ridgeline. Construction. District Engineer to field verify tank location.
	Mitigation Measure 3.1-2: The District shall consult with the geotechnical engineer to determine the applicability of the existing geotechnical report to the new Alta Vista Tank location as specified in Mitigation Measure 3.1-1. The report shall be updated, if appropriate. All applicable geotechnical recommendations, except Recommendation # 20, outlined in the geotechnical investigation report (Terrasearch 2005; Appendix E) shall be implemented, including providing for an onsite Geotechnical Engineer or Engineering Geologist during specified stages of tank installation. *Project Location:* Alta Vista Tank and Schoolhouse Tank *Implemented By:* District, Project Engineer, and Construction Contractor *Schedule:* Different stages of projects. Prior to finalization of tank location and design, certain measures consult with geotechnical engineer during design phase and prior to initiating any grading activities, and have geotechnical engineer or engineering geologist on site during grading and construction phases.	District hired a new geotechnical engineer - Geotechnical Consultants, Inc (GTC) - who provided an updated AV Tank No. 2 Project Geotechnical Report in October 2013. Geotechnical services include site visits during specified stages of tank construction.	District Engineer has reviewed construction contract documents for conformance with the updated geotechnical recommendations.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Geotechnical services ongoing through construction. See CCC Suggested Modification 3.2b.
	Mitigation Measure 3.1-3: A grading plan shall be prepared which includes all recommendations outlined in the updated geotechnical investigation report. *Project Location:* Alta Vista Tank and Schoolhouse Tank *Implemented By:* Qualified Engineer *Submitted To:* District *Schedule:* Prior to initiation of grading activities	District prepared a grading plan that incorporates the recommendations of the geotechnical engineer.	District Engineer has reviewed the grading plan for conformance with the geotechnical recommendations.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Complete.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Potential Impact 3.1-2: Would the proposed project result in substantial soil erosion or the loss of topsoil?	**Mitigation Measure 3.1-4:** A detailed erosion control plan (ECP) and narrative shall be prepared and implemented in accordance with the San Mateo County Watershed Protection Program Best Management Practices (discussed further in Section 3.2 Hydrology and Water Quality). The purpose of the ECP shall be to mitigate erosion and sedimentation impacts during construction. At a minimum, the ECP and written narrative shall include the following: a) A proposed schedule of grading activities, monitoring, and infrastructure milestones in chronological format b) Identification of critical areas of high erodibility potential and/or unstable slopes c) Contour and spot elevations indicating runoff patterns before and after grading d) Identification of erosion control measures on slopes, lots, and streets. Measures shall be based on recommendations contained in the "Erosion and Sediment Control Field Manual" published by the San Francisco Bay Regional Water Quality Control Board e) Methods to capture and contain construction generated wastewater f) Utilization of soil stabilization techniques such as short-term biodegradable erosion control blankets and hydroseeding g) Post-construction inspection of all drainage facilities for accumulated sediment, and cleaning of these drainage structures of debris and sediment The Erosion Control Plan for the Alta Vista Tank shall designate an area of disturbance that will allow for practical construction of the facility while limiting the area of ground to be disturbed, where possible. The area should be delineated with construction fencing before grading begins. *Project Location:* Alta Vista Tank, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By* : District *Submitted To and Approved By:* District Engineer *Schedule* : Prior to initiation of grading and/or construction	District prepared an erosion control plan in accordance with the San Mateo County Watershed Protection Program Best Management Practices.	District Engineer has reviewed the ECP and the construction contract documents for conformance with all requirements listed in Mitigation Measure 3.1-4	District Engineer to prepare a compliance report and submit the report to the District Manager.	ECP submitted concurrently with NOID to CCC ED per CCC Suggested Modification 3.2j. Implementation of measures through construction.
	Mitigation Measure 3.1-5: Hydroseeding with a native seed mix to minimize erosion control shall utilize the following performance standards: a) Hydroseeding on the regraded slopes shall include only native species b) Hydroseeding shall take place at a time designated by a biologist as appropriate to ensure germination c) As dictated by weather and field conditions at the time of hydroseeding, the installation of erosion control blankets or matting may be required to secure the hydroseed *Project Location:* Alta Vista Tank, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By* : District *Schedule:* Prior to initiation of grading and/or construction; incorporated into Erosion Control Plan	See Mitigation Measure 3.1-6	See Mitigation Measure 3.1-6	See Mitigation Measure 3.1-6	See Mitigation Measure 3.1-6
	Mitigation Measure 3.1-6: A landscape plan shall be prepared by a landscape architect to revegetate the area around the Alta Vista Tank to control erosion and screen views of the tank from all existing homes on Alta Vista Road and Riviera Street. The landscape plan shall use native plants and include a mixture of trees, low-lying vegetation, and species that substantially screen the tank within 1 years of installation. If the palette of native plants does not include species that can reach a height of 5 feet within 1 year, a berm shall be installed around the tank upon which the selected species shall be installed to assure landscape screening of the tank within 1 year. The landscape plan shall be fully implemented not more than 1 month after completion of the construction of the Alta Vista Tank. The District shall be responsible for maintaining the installed landscape materials, including watering and replacement of specimens that do not survive. The landscape plan shall be approved by the Point Montara Fire Protection District prior to implementation. *Project Location:* Alta Vista Tank *Submitted To and Approved By:* Point Montara Fire Protection District followed by District Engineer *Implemented By:* Landscape architect prepares landscape plan; District maintains landscape materials *Schedule:* Prepare plan prior to initiation of grading and/or construction. Implement plan no more than one month after finalizing tank installation activities.	District has hired a licensed landscape architect, with WRA Environmental Consultants, to develop a landscape plan for revegetation of Alta Vista Tank site. Landscape plan has been submitted to Point Montara Fire Protection District. District to maintain landscape materials.	District Engineer has reviewed the landscape plan and checked conformance with Mitigation Measures 3.1-5 and 3.1-6. District Engineer to check landscape materials 1 year after installation.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Landscape plan submitted concurrently with NOID to CCC ED per CCC Suggested Modification 3.2k. Trough design, construction and post-construction.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
	Mitigation Measure 3.1-7: The drainage of the Alta Vista Tank site shall be designed to avoid erosion, siltation, and loss of topsoil to receiving areas, which may include the addition of an energy dissipater or rip rap at the outlet point to reduce runoff velocity and increase infiltration into soils. *Project Location:* Alta Vista Tank *Implemented By:* Qualified Engineer *Submitted To:* District *Schedule:* Design of the system should occur prior to initiating grading activities	District designed site drainage to avoid erosion, siltation, and loss of topsoil to receiving areas.	District Engineer has reviewed the drainage design and checked conformance with Mitigation Measure 3.1-7.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Complete.
Potential Impact 3.3-1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**Mitigation Measure 3.3-1 (as modified by Suggested Modification 3.2f):** 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 of 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. *Project Location:* Alta Vista Tank *Implemented By:* Construction contractor and Qualified Biologist *Schedule:* Within 30 days prior to any clearing, tree removal, grading, or construction activities	Contractor shall retain a qualified biologist to conduct a pre-construction survey for nesting birds prior to any tree removal if removal is to occur between January 30th and September 1st Measure included in construction contract documents.	District Engineer to check implementation during construction observation visits.	District Engineer to prepare a compliance report of construction activities.	No more than 30 days prior to tank construction.
	Mitigation Measure 3.3-2 (Superseded by Suggested Modification 3.2g): A pre-construction survey for the San Francisco dusky-footed woodrat and American badger shall be conducted by a qualified biologist no more than 30 days prior to initiation of clearing. The survey shall include any areas proposed for any other activities such as equipment and materials storage. If nests/burrows are found in areas proposed for clearing, the biologist shall manually deconstruct woodrat nests or passively relocate badgers at a time when young are not present, relocating individuals prior to initiation of construction. *Project Location:* Alta Vista Tank and Wells and along Alta Vista Road *Implemented By:* Qualified Biologist *Schedule:* Within 30 days prior to any clearing, tree removal, grading, or construction activities	Superseded by Suggested Modification 3.2g See Suggested Modification 3.2g	Superseded by Suggested Modification 3.2g See Suggested Modification 3.2g	Superseded by Suggested Modification 3.2g See Suggested Modification 3.2g	Superseded by Suggested Modification 3.2g See Suggested Modification 3.2g
Potential Impact 3.3-2: Would the project have a substantial adverse effect on any riparian habitat, sensitive habitat, environmentally sensitive area, or other sensitive natural community identified in Local Coastal Program, California Coastal Act or other local or state plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	**Mitigation Measure 3.3-4:** The area within a 50-foot radius surrounding the Alta Vista water tank site shall be surveyed one year after tank installation is complete. The survey shall: (1) determine the condition of the landscape surrounding the tank; (2) identify the need for replantings, if any; (3) and identify non-native species, if any. If non-native species are present within the surveyed area, a weed control plan shall be prepared by the biologist and implemented by the District in order to control or eliminate invasive non-native species at the site. *Project Location:* Alta Vista Tank *Implemented By:* Qualified Biologist *Schedule:* One year after tank installation is complete	District to hire a qualified biologist to survey and as necessary remediate the area within a 50-foot radius surrounding the Alta Vista water tank site.	District Engineer to review survey and check compliance with Mitigation Measure 3.3-4	District Engineer to prepare a compliance report and submit the report to the District Manager.	One year after tank installation is complete.
Potential Impact 3.3-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	**Mitigation Measure 3.3-5:** A tree survey shall be conducted prior to tree removal activities for installation of the Alta Vista tank. Appropriate permits shall be obtained from the San Mateo County Planning Department prior to tree removal, if required. The tree survey shall also be used in consultation with the California Department of Forestry and Fire Protection, to support an application for a public utility right of way exemption. *Project Location:* Alta Vista Tank *Implemented By:* District *Schedule:* Prior to tree removal activities	District hired a qualified biologist to survey trees for use in obtaining tree removal permits from the San Mateo County Planning Department (SMC).	District Engineer has checked that design is in conformance with the requirements of the tree removal permit. District to obtain a tree removal permit through SMC	District Engineer to prepare a compliance report and submit report to the District Manager	Prior to tree removal. See Mitigation Measure 3.3-1.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
	Mitigation Measure 3.3-6: Prior to initiating construction, the District will place high visibility plastic fencing around the trees located at the sharp curves along Alta Vista Road. During all phases of construction, the construction contractor will ensure that equipment traveling to the Alta Vista site will be of the size and design (i.e., shorter haul vehicles) that permits travel within the existing footprint of Alta Vista Road and will not require extending the road beyond its existing width. No trees will be damaged or removed along the main Alta Vista Road. *Project Location:* Alta Vista Tank and Wells *Implemented By:* District and Construction contractor *Schedule:* During all phases of construction	Contractor to place high visibility plastic fencing around trees located at the sharp curves along Alta Vista Road. During all phases of construction equipment traveling to the Alta Vista site shall be of the size and design that permits travel within the existing footprint of Alta Vista Road. Measure included in construction contract documents.	District Engineer to check implementation during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Following Mitigation Measure 3.7-4 and Mitigation Measure 3.7-1; and prior to initiating construction.
Potential Impact 3.5-2: Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**Mitigation Measure 3.5-2:** A site-specific Health and Safety Plan shall be prepared to minimize the exposure of workers and the public to potentially hazardous materials during all phases of project construction. The Plan shall include, but will not be limited to, appropriate personal protection equipment to be worn, decontamination methods, spill control measures, and emergency preparedness and response. All site workers will be required to attend a mandatory safety meeting to overview the Plan before commencing work. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* Construction contractor *Schedule:* Prior to initiating construction	Contractor to prepare a site-specific Health and Safety Plan to minimize the exposure of workers and the public to potentially hazardous materials during all phases of project construction. Plan shall include provisions of Mitigation Measure 3.5-11. Measure included in construction contract documents.	District Engineer to obtain a copy of Health & Safety Plan from Contractor.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction.
Potential Impact 3.5-5: For a project located within an Airport land use plan or, where such a plan has not been adopted, within two miles of a public Airport or public use Airport, would the project result in a safety hazard for people residing or working in the project area?	**Mitigation Measure 3.5-10:** Vehicular access north of the Alta Vista Tank shall be maintained during and after construction of the tank. If necessary, a portion of the unpaved extension of Alta Vista Road shall be realigned around the west side of the tank. During construction, blocking access along the unpaved road should be avoided, to the extent possible, in order to allow for potential access of fire response vehicles. No vehicle or equipment shall be staged or parked long-term along the narrow portion of the unpaved road, which may block fire response vehicle access. *Project Location:* Alta Vista Tank and Wells *Implemented By:* Construction contractor *Schedule:* During construction activities	Design includes the realignment of a portion of the unpaved extension of Alta Vista Road around the west side of the tank. Contractor to avoid blocking access along the unpaved road during construction. Measure included in construction contract documents.	District Engineer to check implementation during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through design and construction.
Potential Impact 3.5-6: Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**Mitigation Measure 3.5-11:** The following measures shall be incorporated into the Health and Safety Plan and implemented during construction and District maintenance activities: a) Construction and District maintenance vehicles shall be equipped with appropriate fire combatant equipment at all times. b) Smoking shall not be allowed outside of designated areas at any time, which would include anywhere with dry grass underfoot. c) No equipment shall be fueled, maintained, or left to idle within 50 feet of dry grass or potentially flammable vegetated areas at any time. d) During operation of sparking equipment, all appropriate precautions shall be instituted to ensure that sparks do not reach nearby vegetation. Separate personnel equipped with fire combatant equipment shall oversee spark producing operations at all times. *Project Location:* Alta Vista Tank and Wells *Implemented By:* Construction contractor and District *Schedule:* During construction and maintenance activities; incorporated into Health and Safety Plan	See Mitigation Measure 3.5-2.	See Mitigation Measure 3.5-2.	See Mitigation Measure 3.5-2.	See Mitigation Measure 3.5-2.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Potential Impact 3.6-2: Would the proposed project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	**Mitigation Measure 3.6-2:** The following measures, which are outlined in the *BAAQMD CEQA Guidelines* for construction to prevent PM_{10} emissions, shall be implemented during construction activities: a) Water all active construction and disturbed areas at least twice daily during dry periods. b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. c) Apply water three times daily or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. d) Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites. Dust, sediment, and debris shall not be washed into the storm drain system. e) Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. Dust, sediment, and debris shall not be washed into the storm drain system. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* Construction contractor *Schedule:* During construction	Measure included in construction contract documents.	District Engineer has reviewed construction contract documents for conformance with Mitigation Measure 3.6-2 District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through construction.
Potential Impact 3.7-1: Would the proposed project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	**Mitigation Measure 3.7-1:** The District shall document pre-construction conditions of the streets leading to the project sites (including Alta Vista Road, Drake, Buena Vista, and California Streets, and the Airport frontage drive) through photographs and/or video-tape logs and a written narrative. The pre-construction survey shall be conducted after road improvements are complete, as outlined in Mitigation Measure 3.7-2 below. The District shall document the post-project conditions for the streets using the same method after construction activities are complete. The District shall engage a contractor to repair all damage to the roads within 1 month of completing construction. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* District *Schedule:* Prior to initiating construction activities; and immediately after construction is complete	Contractor to document pre- and post- construction conditions of all streets and roads leading to the construction site. Contractor to repair all roads damaged during construction within 1 month of the completing construction.	District Engineer to review videotape logs and check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Following Mitigation Measure 3.7-3 and prior to initiating construction.
Potential Impact 3.7-3: Would the proposed project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	**Mitigation Measure 3.7-2:** Prior to initiating construction activities, the District shall remediate areas of Alta Vista Road (such as filling the ruts) to ensure the safe passage of construction equipment. *Projection Location:* Alta Vista Tank and Wells *Implemented By* : District *Schedule:* Prior to initiating construction activities	Contractor to remediate areas of Alta Vista Road to ensure the safe passage of construction equipment. Measure included in construction contract documents.	District Engineer to check implementation of measures during weekly construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Following Mitigation Measure 3.7-4 and prior to initiating construction.
	Mitigation Measure 3.7-3: As part of the road improvement, a drainage system shall be installed to address runoff and alterations in stormwater drainage patterns along and adjacent to the roadway resulting from the road improvements outlined in Mitigation Measure 3.7-2 only. The system shall be designed to encourage stormwater infiltration into soils, to avoid erosion of receiving areas, and to avoid sedimentation and/or pollutant (hydrocarbon residual) migration to nearby creeks or waterways. *Projection Location:* Alta Vista Tank and Wells *Implemented By:* District *Schedule:* Prior to initiating construction; during road improvements	Contractor shall not alter existing stormwater drainage patterns during remediation as part of Mititgation Measure 3.7-2. Measure included in construction contract documents.	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through construction.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
	Mitigation Measure 3.7-4: Prior to initiating road improvement construction activities, a qualified biologist shall conduct a biological survey(s) of the areas adjacent to the roadway to inventory the existing vegetation and any potential sensitive habitat or species which may require special precautions (i.e., fenced off to prevent disturbance). The survey(s) shall include, but is not limited to, identifying any nesting migratory birds or their habitat present along the roadway that may be disturbed by road improvement efforts. If potential migratory nesting habitat is identified within 250 feet of the road, road improvements activities shall begin between September 1 and January 30 to prevent disturbance to potential bird nests. If road improvements are desired outside of the above period, a preconstruction survey for nesting birds shall be conducted by a qualified biologist no more than 30 days prior to initiation of improvements. If occupied migratory bird nests are found, construction shall not commence until after the nests are protected by an adequate setback (in general, 50 feet for passerines and 250 feet for raptors) approved by a qualified biologist in consultation with the California Department of Fish and Game. *Projection Location:* Alta Vista Tank and Wells *Implemented By:* Qualified Biologist; recommendations implemented by Construction Contractor *Schedule:* Within 30 days of initiating road improvements	Contractor to hire a qualified biologist to conduct a biological survey of the areas adjacent to the roadway (i.e., within the Public Right-of-way) to inventory the existing vegetation and any potential sensitive habitat or species which may require special precautions. Measure included in construction contract documents.	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	No more than 30 days prior to initiating road remediation activities.
	Mitigation Measure 3.7-5: Alta Vista Road shall be maintained as a passable and usable road during all phases of construction. Flag persons shall direct traffic onto Alta Vista Road (at the Drake Street intersection) and along Alta Vista Road to ensure that construction vehicles do not inhibit the movement of residents, residential service vehicles, or emergency access vehicles along any of the area's road system. *Projection Location:* Alta Vista Tank and Wells *Implemented By:* Construction contractor *Schedule:* During all phases of construction	Contractor to maintain Alta Vista Road as a passable and usable road during all phases of construction. Measure included in construction contract documents.	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Following Mitigation Measure 3.3-6 and during all phases of construction.
	Mitigation Measure 3.7-6: The District shall maintain Alta Vista Road for one year (12 months) after the completion of the project improvements at the Alta Vista site. *Projection Location:* Alta Vista Tank and Wells *Implemented By:* District *Schedule:* Continuing for one year after the completion of the proposed project	District to maintain Alta Vista Road for one year (12 months) after the completion of the project improvements at the Alta Vista site.	District Engineer to periodically check on road.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Continuing for one year after construction is complete.
Potential Impact 3.8-1: Would the proposed project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**Mitigation Measure 3.8-1:** Project construction activities shall not take place between the hours of 6 p.m. and 7 a.m. on weekdays, 5 p.m. and 9 a.m. on Saturdays, or at any time on Sundays or federal holidays. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* Construction contractor *Schedule:* During construction	Construction contract documents prohibit construction activities between the hours of 6 p.m. and 7 a.m. on weekdays, 5 p.m. and 9 a.m. on Saturdays, or at any time on Sundays or federal holidays.	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through construction.
	Mitigation Measure 3.8-2: A sign stating the allowed days and hours for construction shall be posted in a conspicuous place on the property where it can be viewed by all contractors. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank *Implemented By:* Construction contractor *Schedule:* During construction activities	Measure included in construction contract documents.	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit report to the District Manager	Through construction.
	Mitigation Measure 3.8-3: A sign stating the name and telephone number of a disturbance coordinator shall be posted in a conspicuous place on the property where it can be viewed by the public. This person shall be responsible for responding to noise-related complaints. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank *Implemented By:* Construction contractor *Schedule:* During construction activities	Measure included in construction contract documents.	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit report to the District Manager	Through construction.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Potential Impact 3.9-1: Would the proposed project have a substantial adverse effect on a scenic vista?	**Mitigation Measure 3.9-1:** The exterior of the tank shall be painted green to blend with the existing vegetation. The District shall inspect the finish on the tank annually and shall repaint the tank as often as is necessary to maintain the tank free of peeling or chipped paint, graffiti, or other visual offensive paint conditions. *Project Location:* Alta Vista Tank *Implemented By:* District *Schedule:* Initial painting done immediately after tank installation; inspections conducted annually; repainting conducted when deemed necessary	Contractor to paint the exterior of the tank green to blend with the existing vegetation. Measure included in construction contract documents. The District shall inspect the finish on the tank annually and shall repaint the tank as often as is necessary to maintain the tank free of peeling or chipped paint, graffiti, or other visual offensive paint conditions.	District will be responsbile for inspection of tank finish annually and will repaint if necessary.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Initial painting done immediately after tank installation; inspections conducted annually; repainting conducted when deemed necessary.
Potential Impact 3.9-3: Would the proposed project substantially degrade the existing visual character or quality of the site and its surroundings?	**Mitigation Measure 3.9-4:** All electrical power lines to the tank shall be installed underground. *Project Location:* Alta Vista Tank and Wells *Implemented By:* District *Schedule:* Prior to initiating construction activities	Design shall comply with Mitigation Measure 3.9-4.	District Engineer has reviewed design for compliance with Mitigation Measure 3.9-4	District Engineer to prepare a compliance report and submit the report to the District Manager.	Complete.
	Mitigation Measure 3.9-7: District personnel shall collect any vegetation or solid waste debris that collects on the chain link security fence not less than one time each week, or more frequently if there are more frequent monitoring or maintenance activities at the Alta vista site. *Project Location:* Alta Vista Tank and Wells *Implemented By:* District *Schedule:* Ongoing; once per week	District personnel to collect any vegetation or solid waste debris that collects on the chain link security fence not less than one time each week, or more frequently if there are more frequent monitoring or maintenance activities at the Alta Vista site.	District Engineer will ensure Alta Vista Tank site is maintained once per week.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Ongoing, post-construction
Potential Impact 3.10-2: Would the proposed project cause a substantial adverse change in the significance of an archaeological resource?	**Mitigation Measure 3.10-1:** The District shall inform all construction personnel of the potential for exposing subsurface cultural resources and to recognize possible buried cultural resources. Personnel shall be informed of the procedures that will be followed upon the discovery or suspected discovery of archaeological materials, including Native American remains and their treatment. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* District informs construction personnel; Construction contractor implements procedures *Schedule:* Prior to initiating construction activities	District to inform all construction personnel of the potential for exposing subsurface cultural resources and to recognize possible buried cultural resources. Personnel shall be informed of the procedures that will be followed upon the discovery or suspected discovery of archaeological materials.	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities.
	Mitigation Measure 3.10-2: All excavation contracts for the District shall contain provisions for *stop-work* in the vicinity of a find in the event of the exposure of a significant archaeological resources during subsurface construction. In addition, the contract documents shall recognize the need to implement any mitigation conditions required by the permitting agency. In general, the appropriate construction language should be included within the *General Conditions* section of any contract that has the potential for ground disturbing operations. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* District *Schedule:* Prior to initiating construction activities	Construction contract documents include provisions listed in Mitigation Measure 3.10-2	District Engineer has reviewed construction contract documents for compliance with Mitigation Measure 3.10-2	District Engineer to prepare a compliance report and submit the report to the District Manager.	Complete.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
	Mitigation Measure 3.10-3: Upon discovery of possible buried cultural materials (including potential Native American skeletal remains), work in the immediate area of the find shall be halted and the District Manager shall be notified. The District Manager shall retain a qualified professional archaeologist to review and evaluate the find. Once the find has been identified and evaluated, the archaeologist shall inform the District Manager of the necessary plans for treatment of the find(s) and mitigation of impacts if the finds are found to be significant according to CEQA. The District Manager shall make every effort to insure that the treatment program is completed. The results shall be forwarded to the California Historical Resources Information System, Northwest Information Center, CSU Rohnert Park. In the event of the exposure of possible Native American skeletal remains, the San Mateo County coroner shall be notified. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. Native American monitors shall be allowed to observe conditions following any such discovery. If it is determined that an intact archaeological deposit will be further damaged by construction activities, it shall be the responsibility of the District to submit a plan for the evaluation and mitigation of any such resource to the relevant agency and receive approval of that plan before construction can resume in the area of the archeological deposit. Disposition of the Native American human remains shall comply with CEQA Guidelines Section 15064.5(e). *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* Construction contractor, District Manager, and qualified professional archaeologist *Schedule:* During construction activities	Construction contract documents include provisions listed in Mitigation Measure 3.10-3	District Engineer to check implementation of measures during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through construction.

Public Works Plan Condition (Per CCC 2009 Adoped Findings Suggested Modifications)	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Suggested Modfication 3.2b: 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 for CDM by Terrasearch INC. dated August 14, 2008 *Project Location* : Alta Vista Tank *Implemented By* : District Engineer *Schedule:* Prior to completion of construction documents	District hired a new geotechnical engineer - Geotechnical Consultants, Inc (GTC) - who provided an updated AV Tank No. 2 Project Geotechnical Report in October 2013. Geotechnical services include site visits during specified stages of tank construction.	District Engineer has reviewed construction contract documents for conformance with the updated geotechnical recommendations.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Geotechnical services ongoing through construction. See Mitigation Measure 3.1-2
Suggested Modfication 3.2d: 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 that direct damage or indirect threats to public health and safety as a result of construction of the Alta Vista and Schoolhouse Tanks would be unlikely in the event of a fire or geologic hazard. Project Location: Alta Vista Tank Implemented By: District Engineer Schedule: Prior to commencement of construction	District to obtain San Mateo County approval prior to initiating construction. District to obtain CDPH approval prior to putting tank into service.	District Engineer to review approvals.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction acitivties and post-construction.
Suggested Modfication 2f: Mitigation Measure No. 3.3-1 shall be modified as follows: 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 of 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.	See Mitigation Measure 3.3-1.	See Mitigation Measure 3.3-1.	See Mitigation Measure 3.3-1.	See Mitigation Measure 3.3-1.
Suggested Modification 3.2g: All development subject to PWP-2-06-006 shall avoid impacts to the San Francisco dusky-footed woodrat 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 dusky-footed woodrat and American Badger are not harmed. Deconstruction of the DFWR nests or relocating American Badgers or Dusky Footed Woodrats is prohibited. *Project Location:* Alta Vista Tank *Implemented By:* District *Schedule:* During construction	District hired a qualified biologist to conduct a pre-construction survey for the San Francisco dusky-footed woodrat and American badger for design. Per construction contract documents, Contractor shall hire a qualified biologist to conduct a pre-construction survey for the San Francisco dusky-footed woodrat and American badger no more than 30 days prior to initiation of clearing.	District Engineer has reviewed design for compliance with Mitigation Measure3.3-2 District Engineer to check implementation during construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through design and construction.

Public Works Plan Condition (Per CCC 2009 Adoped Findings Suggested Modifications)	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Suggested Modification 3.2j: Concurrent with the submittal of the Notice of Impending Development (NOID) for the Alta Vista Tank, Schoolhouse Tank, and the Airport Wells Water Treatment Facility, the District shall submit a detailed erosion control plan to the Executive Director for review and approval, in accordance with Mitigation Measure No. 3.1-4 of the FEIR.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	See Mitigation Measure 3.1-4.	ECP submitted concurrently with NOID.
Suggested Modificaiton 3.2k: Concurrent with the submittal of the Notice of Impending Development (NOID) for the Alta Vista Tank, the District shall submit to the Executive Director for review and approval a landscape plan to revegetate the area around the Alta Vista Tank to control erosion and screen views, in accordance with Mitigation Measure 3.1-6 of the FEIR.	See Mitigation Measure 3.1-6.	See Mitigation Measure 3.1-6.	See Mitigation Measure 3.1-6.	Landscape Plan submitted concurrently with NOID.
Suggested Modification 3.2m: Concurrent with the submittal of the NOID for the construction of the Alta Vista production well and water tank, the District shall submit to the Executive Director for review and approval, a Spill Prevention and Containment Plan in accordance with Mitigation Measure 3.5-1 of the FEIR. Reference Mitigation Measure 3.5-1. **Mitigation Measure 3.5-1:** A Spill Prevention and Containment Plan shall be prepared for each site that includes measures such as storing all liquid hazardous materials and petroleum products within secondary containment and ensuring the presence of spill kits and Material Safety Data Sheets in the vicinity of these stored items. If 55 gallons or more of diesel, chlorine or any other hazardous material will be stored more than 6 months on the site, a Hazardous Materials Business Plan (HMBP) must be submitted to, and a Unified Permit must be obtained from, the San Mateo County Environmental Health Department. The measures in the Spill Prevention and Containment Plan and HMBP shall be followed for storage and handling of hazardous materials. Copies of these Plans shall be available at the sites. *Project Location:* Alta Vista Wells and Alta Vista Water Treatment Facility *Implemented By:* District *Schedule:* Prior to storage of diesel, chlorine, or any hazardous materials at the site	Not applicable Liquid hazardous materials or petroleum products will **NOT** be stored at this location. Therefore, a Spill Prevention and Containment Plan is not applicable for the Alta Vista Tank site.	Not applicable	Not applicable	Spill Prevention and Containment Plan submitted concurrently with NOID. ***NO** liquid hazardous materials or petroleum products will be stored at the AV Tank site. Therefore, a Spill Prevention ond Containment Plan is not applicable.*

Public Works Plan Condition (Per CCC 2009 Adoped Findings Suggested Modifications)	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Suggested Modification 3.2n: ~~New water supply, storage, and transmission facilities authorized by and pursuant to PWP 2-06-006 is limited to those areas served by the District as of 11/12/08 and shall not be used for any new water connections, or for the extension of water mains into rural areas, including rural areas designated Open Space or Agriculture within the urban/rural boundary, for any purpose, including for the purpose of private fire protection. Proposals for any future water facility development connected to or using water system components or infrastructure authorized pursuant to PWP 2-06-006 shall require an amendment of the PWP as described in (p) except for repair and maintenance activities as defined by Coastal Act Section 30610(d), which shall require coastal authorization from San Mateo County, either in the form of a coastal development permit or a coastal development permit exemption as determined by Section 6328.5(d) of the certified San Mateo County zoning regulations.~~ Suggested Modification 3.2n was modified per MWSD PWP Amendment No. 2-06-006-A1 as approved by the CCC on December 11, 2013. The PWP was modified as follows: *From and after March 1, 2013 new water service connections to MWSD's water system shall be made in accordance with the Established Guidelines for New Connections approved in conjunction with Amendment No. 1 to this Public Works Plan.*	From and after March 1, 2013 new water service connections to MWSD's water system shall be made in accordance with the Established Guidelines for New Connections approved in conjunction with Amendment No. 1 to this Public Works Plan.	A monitoring and reporting program will 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 the MWSD governing Board and CCC staff by March 31 of the following year.	July 1, 2013
~~Suggested Modification 3.2p:~~ ~~Any increase in water supply or distribution capacity, to provide additional service connections in excess of the limitations of this Public Works Plan Phase I, including any increase in the Alta Vista well pumping rate, any augmentation or reallocation of existing water supplies, or changes to the District service area shall require an amendment to this PWP. 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 and/or distribution 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 local coastal program.~~ Suggested Modification 3.2p was modified per MWSD PWP Amendment No. 2-06-006-A1 as approved by the CCC on December 11, 2013. The PWP was modified as follows: Amendments to this Public Works Plan shall be made in accordance with Public Resources Code Section 30605. From and after November 1, 2013 this PWP shall be deemed sufficient to provide for water system connections within the service area that was acquired by MWSD in August 2003; provided, that the requirements of the Established Guidelines for New Connections approved in conjunction with Amendment No. 1 to this Public Works Plan are met.	From and after November 1, 2013 this PWP shall be deemed sufficient to provide for water system connections within the service area that was acquired by MWSD in August 2003; provided, that the requirements of the Established Guidelines for New Connections approved in conjunction with Amendment No. 1 to this Public Works Plan are met.	A monitoring and reporting program will 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 the MWSD governing Board and CCC staff by March 31 of the following year.	From and after November 1, 2013

Public Works Plan Condition (Per CCC 2009 Adoped Findings Suggested Modifications)	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Suggested Modification 3.2r: 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. *Project Location:* Alta Vista Tank *Implemented By:* District *Schedule:* During Construction	Contractor to ensure safe and reliable access for construction vehicles that does not hinder or jeopardize the safety of regular traffic circulation. Measure included in construction contract documents.	District Engineer to check implementation during weekly construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through construction.
Suggested Modification 3.2s: The obstruction of existing hiking trails to Montara Mountain on the Alta Vista ridge property is prohibited at all times. *Project Location:* Alta Vista Tank *Implemented By:* District *Schedule:* During and after construction	Measure included in construction contract documents.	District Engineer to check implementation during weekly construction observation visits.	District Engineer to prepare a compliance report and submit the report to the District Manager.	Through construction.