CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
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DATE: April 17, 2009

TO: Commissioners and Interested Parties

FROM: Charles Lester, Senior Deputy Director
Ruby Pap, North Central Coast District Supervisor

SUBJECT: **Montara Water and Sanitary District Public Works Plan No. 2-06-006 Certification Review.** Concurrence with the Executive Director's determination that the action by the Montara Water and Sanitary District, accepting certification of PWP No. 2-06-006 with suggested modifications is legally adequate (for Commission review at the meeting of May 7, 2009).

1. BACKGROUND:

The Commission acted on Montara Water and Sanitary District Public Works Plan No. 2-06-006 on November 12, 2008. The proposed Public Works Plan (Phase I) involved improvements to portions of the District's water system for the communities of Montara and Moss Beach in the urban midcoast of unincorporated San Mateo County.

The Commission rejected the Public Works Plan as submitted and then ultimately approved it with suggested modifications. These suggested modifications involved making technical corrections to the document and adding several development standards for each development project listed in the public works plan, including the Alta Vista Wells and Tank, the Schoolhouse Tank, and the Airport Wells Treatment Plant. At the hearing, the Commission also imposed additional suggested modifications requiring the District to (1) conduct hydrologic monitoring of individual private wells on Alta Vista Road, if granted permission by the property owners; and (2) not obstruct existing hiking trails to Montara Mountain on the Alta Vista ridge due development of the facilities contained in PWP 2-06-006.

2. EFFECTIVE CERTIFICATION:

On December 18, 2008, the Montara Water and Sanitary District held a public hearing and adopted Resolution No. 1443 which acknowledged receipt of the Commission's resolution of certification and accepts and agrees to the Coastal Commission's modifications, agrees to approve the Public Works Plan projects in conformance with the modified PWP, and formally approves the necessary changes to the District's Public Works Plan (see Exhibit No. 1).

As provided in Sections 13544 and 13544.5 of the California Code of Regulations, for the Public Works Plan to become effective, the Executive Director must determine that the District's actions are legally adequate and report that determination to the Commission. Unless the Commission objects to the determination, the certification of the Montara Water and Sanitary District Public Works Plan No. 2-06-006 shall become effective upon the filing of a Notice of Certification for the Public Works Plan with the Secretary of Resources, as provided in Public Resources Code 21080.5(d)(2)(v).

3. STAFF RECOMMENDATION:

Staff recommends that the Commission concur with the determination of the Executive Director that the actions of the Montara Water and Sanitary District to accept the Commission's certification of Montara Water and Sanitary District Public Works Plan No. 2-06-006 and adopt the necessary changes to the Public Works Plan are legally adequate, as noted in the attached letter, Exhibit No. 3 (to be sent after Commission concurrence).

EXHIBITS

1. MWSD Resolution No. 1443
2. Modified Public Works Plan (Phase I) No. 2-06-006
3. Sample letter to MWSD

RESOLUTION NO. 1443

RESOLUTION OF THE MONTARA WATER AND SANITARY DISTRICT ACKNOWLEDGING RECEIPT OF RESOLUTIONS OF THE CALIFORNIA COASTAL COMMISSION (i) DENYING CERTIFICATION OF THE MONTARA WATER AND SANITARY DISTRICT PUBLIC WORKS PLAN PHASE I AS SUBMITTED AND (ii) CERTIFYING MONTARA WATER AND SANITARY DISTRICT PUBLIC WORKS PLAN PHASE I AS MODIFIED BY THE COMMISSION; AGREEING TO MODIFICATIONS SO STATED; AUTHORIZING AND DIRECTING THE GENERAL MANAGER TO IMPLEMENT THE PUBLIC WORKS PLAN WITH SAID MODIFICATIONS AND AGREEING TO APPROVE PROJECTS SUBJECT TO THE PUBLIC WORKS PLAN AS APPROVED BY THE CALIFORNIA COASTAL COMMISSION

WHEREAS, the Montara water and sanitary District ("MWSD") submitted a proposed Public Works Plan Phase 1 ("PWP ") to the California Coastal Commission ("CCC") pursuant to the provisions of Public Resources Code Section 30605; and

WHEREAS, the PWP includes development projects consisting of a new water storage tank located at MWSD's Alta Vista site, demolition and reconstruction of the existing "Schoolhouse" water storage tank, a water production well and appurtenances at the Alta Vista site and a water treatment facility appurtenant to existing wells located at the Half Moon Bay Airport (collectively, "Projects"); and

WHEREAS, on November 12, 2008 the CCC held a public hearing on the question of certification of the PWP;

WHEREAS, upon conclusion of the public hearing the CCC adopted the following resolutions:

> "Resolution I: The Commission hereby denies certification of the Montara Water and Sanitary District Public Works Plan Phase I and adopts the findings stated below on the grounds that the Plan does not conform with the San Mateo County local coastal program. Certification of the Plan would not comply with the California Environmental Quality act because there are feasible alternatives or feasible mitigation measures that would substantially lessen the significant adverse effects that the approval of the Plan would have on the environment."
>
> "Resolution II: The Commission hereby certifies the Montara Water and Sanitary District Public Works Plan Phase I as modified and adopts the findings stated below on the grounds that the Plan as modified conforms with the San Mateo County certified local coastal program. Certification of the Plan as modified complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Plan on the environment, or 2) there are no further feasible mitigation

measures or alternatives that would substantially lessen any significant adverse impacts of the Plan on the environment."

(hereinafter, "Resolution I" and "Resolution II," respectively); and

WHEREAS, the Board desires acknowledge receipt of Resolutions I and II as adopted by the CCC and to set forth certain assurances hereinafter stated;

NOW THEREFORE, be it resolved by the Board of the Montara Water and Sanitary District, a public agency in the County of San Mateo, California, as follows:

1. The foregoing recitals are hereby incorporated herein as true statements of fact and findings.

2. This Board hereby acknowledges receipt of Resolution I and Resolution II.

3. This Board, for and on behalf of MWSD, does hereby accept and agree to the modifications to the PWP that are suggested in Resolution II and as the PWP has been approved and certified by the CCC.

4. The General Manager is hereby authorized and directed to implement the modifications to the PWP as approved and certified pursuant to Resolution II.

5. This Board, for and on behalf of MWSD, does hereby agree to approve the PWP Projects subject to the PWP as certified and approved by the CCC.

6. The District Secretary is hereby authorized and directed to transmit a certified copy of this resolution to the Executive Director of the California Coastal Commission.

President, Montara Water and Sanitary District
Paul Perkovic

COUNTERSIGNED:

Secretary, Montara Water and Sanitary District
Scott Boyd

* * * *

I HEREBY CERTIFY that the foregoing Resolution No. 1443 was duly and regularly adopted and passed by the Board of the Montara Water and Sanitary District, County of San Mateo, California, at a Regular Meeting thereof held on the 18th day of December 2008, by the following vote:

AYES, Directors: Perkovic, Boyd, Harvey Ptacek, Slater-Carter

NOES, Directors: None

ABSENT, Directors: None

Secretary, Montara Water and Sanitary District

PUBLIC WORKS PLAN PHASE I

1. Introduction and Overview

The Montara Water and Sanitary District (District) provides water, sanitary sewer, and solid waste disposal services to the coastal communities of Montara, Moss Beach, and adjacent areas located north of Half Moon Bay and south of Pacifica, in San Mateo County, California (Figures 1-1 and 1-2). The District owns and operates water storage, treatment, and distribution facilities that provide domestic water to approximately 1,650 domestic water connections, most of which (approximately 90%) are single family and multi-family residential connections. The system currently includes a surface water source, a water treatment plant, ten groundwater wells (eight active and two standbys), three potable water storage tanks, and over 150,000 feet of distribution pipelines.

The 2004 Montara Water and Sanitary District Master Plan identified several areas of the District's water system that require immediate improvement. Several previous and concurrent studies and system valuation reports (performed during the District's acquisition of the water system in 2003) documented poor conditions of the existing facilities.

The District must address three major categories of immediate improvements required for the water system:

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

The Public Works Plan Phase I encompasses several components recommended in the 2004 Master Plan, including the following:

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

Amendments to Public Works Plan

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.

2. Project Objective

The objective of the District's Public Works Plan Phase I (the proposed project) 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 proposed improvements are not intended to, nor would they accommodate, expanded existing connections or new connections to the system. 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 above, 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. The improvements would not enable the District to ease or lift the existing moratorium on new water service connections.

To achieve the project objective, the District has proposed adding water supply and storage capacity, as well as improving treatment of groundwater. SRT Consultants prepared a Fire Flow Deficiencies Project Draft Alternatives Analysis Technical Memorandum in January 2005. The Technical Memorandum provides background information on the District's immediate needs, which are summarized below.

Existing Storage Facilities

The District maintains three existing treated water storage tanks with a combined capacity of 662,000 gallons (Table 2-1).

Table 2-1: Existing Treated Water Storage Tanks

Storage Tank Location	Tank Material	Storage Capacity (Gallons)	Year Built
Portola Estates	Wood	100,000	1981
Alta Vista	Steel	462,000	1976
Schoolhouse	Concrete	100,000	1959

The three existing treated water storage tanks have been evaluated in the past for compliance with current codes, including the 2000 Uniform Building Code (UBC), their physical condition, and their remaining service life. All three tanks require various improvements to extend their service life and to ensure operational and seismic reliability. The required improvements are:

- **Alta Vista and Portola Estates Tanks.** Structural strengthening to ensure seismic reliability
- **Alta Vista Tank.** Internal and external coating
- **Schoolhouse Tank.** Replacement; this tank has reached the end of its service life

The Schoolhouse Tank replacement is incorporated within the Public Works Plan Phase I (proposed project). Currently, the District has no ability to take any of the storage tanks out of service for any period of time for maintenance and/or repair due to the absence of any system-wide storage redundancy. Removing a tank from service would not allow the District to meet its current water demands. In addition, the District requires increased storage to satisfy the District's operational and emergency response needs.

Current Storage Requirements. The District's current storage requirements are comprised of three elements:

- Operations
- Emergencies
- Fire suppression

Operational Storage. Customer water demands vary over the 24-hour period, with higher demands occurring in the morning and evening hours, and decline to a nominal baseline during the day. Operational storage is the storage volume required to meet the daily demand variations. It is typical in the water industry that water supply sources such as treatment plants and groundwater wells operate at a constant rate during the 24-hour period. The constant water production rate is augmented by flow from storage tanks during peak demand periods, lowering the storage volume. The storage tanks are then refilled when the demand drops below the constant production rate. In the United States, storage tanks are customary designed to hold a reserve of about 50 percent of the water used during maximum day demand for equalization purposes. With the District's current demand of 423 gallons per minute (gpm), this amounts to an Operational Storage requirement of 306,000 gallons.

Emergency Storage. A reserve of potable water is required to meet demands during emergency outage periods when normal supply may be interrupted due to a natural disaster (e.g., seismic event, flood), power failure, loss of supply, loss of treatment, or a scheduled outage for repair and maintenance. The industry standard recommended by the American Water Works Association (AWWA) and other leading authorities in disaster preparedness and readiness is the storage volume equivalent to a two maximum day demand. This storage volume amounts to 1,224,000 gallons.

Fire Storage. Fire fighting storage requirements are identified by the National Fire Code (NFC), the Insurance Service Office guidelines, and by the local Fire Department. The fire storage requirements are based on the fire flow requirements and the anticipated fire duration. The fire requirement for the District's service area includes fire flows of 2,000 gpm for a two-hour duration, equating to a storage volume requirement of 240,000 gallons.

The District's total storage requirement under three these criteria amounts to 1,770,000. With the existing storage of 662,000 gallons, an additional volume of 1,108,000 gallons is required, as summarized in Table 2-2 on the following page.

Table 2-2: Current Storage Requirements	
[illegible]	[illegible]
Required Equalization (Operational) Storage	306,000
Required Emergency Storage	1,224,000
Required Fire Storage	240,000
Required Total Storage	1,770,000
Existing Storage	662,000
Storage Deficit	**1,108,000**

Existing Water Supply

The District currently withdraws water from one surface source and several groundwater wells, as discuss further below.

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

Groundwater. Groundwater is currently extracted at the following locations:

- The Airport Well Facility, including the North Airport Well, South Airport Well, and Airport Well 3 (wells are located within 800 feet of each other on the Half Moon Bay Airport property)
- Drake Well, Portola Estates Wells I, III, and IV, and Wagner Well

Park and Portola Estates II wells are also existing groundwater wells, but have been out-of-service due to higher-than-acceptable iron and manganese levels and have not contributed to system production in the last six years. The Park and Portola Estates II wells are permitted as standby by California DHS.

Capacity. Table 2-3 presents a summary of the existing District water supply capacity and presents a calculation of the reliable capacity.

Table 2-3: Current Supply Capacity	
[illegible]	[illegible] (gpm)
Montara Creek	70
Airport Wells Water Treatment Facility	225
Five other groundwater wells	171
Total Production Capacity1	**466**
Total Reliable Capacity with the Largest Single Source Out of Service2	**241**

[1] With all sources at maximum production capacity
[2] In accordance with the California DHS guidelines, the reliable capacity of a water system is calculated based on the largest source out of service. This calculation is based on the three existing Airport wells (collectively considered one single water supply source) being offline.

Airport Wells Facility. Water from the three Airport Wells has demonstrated elevated levels of nitrate, corrosivity, manganese, and 1,2,3-trichloropropane (TCP). Currently, the District utilizes a water blending operation to ensure that the water delivered to customers complies with safe drinking water standards. However, due to rising levels of nitrate in the last two years and promulgation of more stringent drinking water regulations, it has become apparent that blending may soon prove inadequate. The increased likelihood of the shutdown of all Airport Wells for water quality reasons requires development of immediate alternate solutions, including but not limited to developing new water sources to replace the 225 gpm production of the Airport Wells or installation of a treatment facility to address all water quality issues and to ensure water supply reliability for the District.

Water System Needs. The California Code of Regulations Title 22, Chapter 16, Article 2 outlines water supply requirements for the state and specifies that the District must deliver sufficient quantities of water to satisfy maximum day demand. Table 2-4 presents a summary of the District's water demand to comply with current AWWA and other industry standards.

During periods of water supply shortages, various water use restrictions have been instituted in the District. The District has employed some form of a progressively tiered program since 1985 to manage customer water demand in response to water supply availability. The levels progress from basic public education on water conserving practices to mandatory measures. The specific demand management level is triggered by the availability of water supply and the ability to maintain fire fighting and emergency reserves in distribution system storage tanks. For example, Stage 1 of the program requests customers to voluntarily water early in the day or late in the evening; Stage 5 prohibits irrigation at any time.

Table 2-4: Current Production Demand1	
Average Daily (2000 - 2004)	271
Maximum Daily	423
Maximum Hourly	700
Maximum Fire Flow (2 hours)	2,000
Total Reliable Capacity with the Largest Single Source Out of Service	**241**
Production Deficit (Existing Reliable Supply - Maximum Daily Demand)	182

[1] Based on daily production data presented in the Montara Water and Sanitary District 2004 Water System Master Plan.

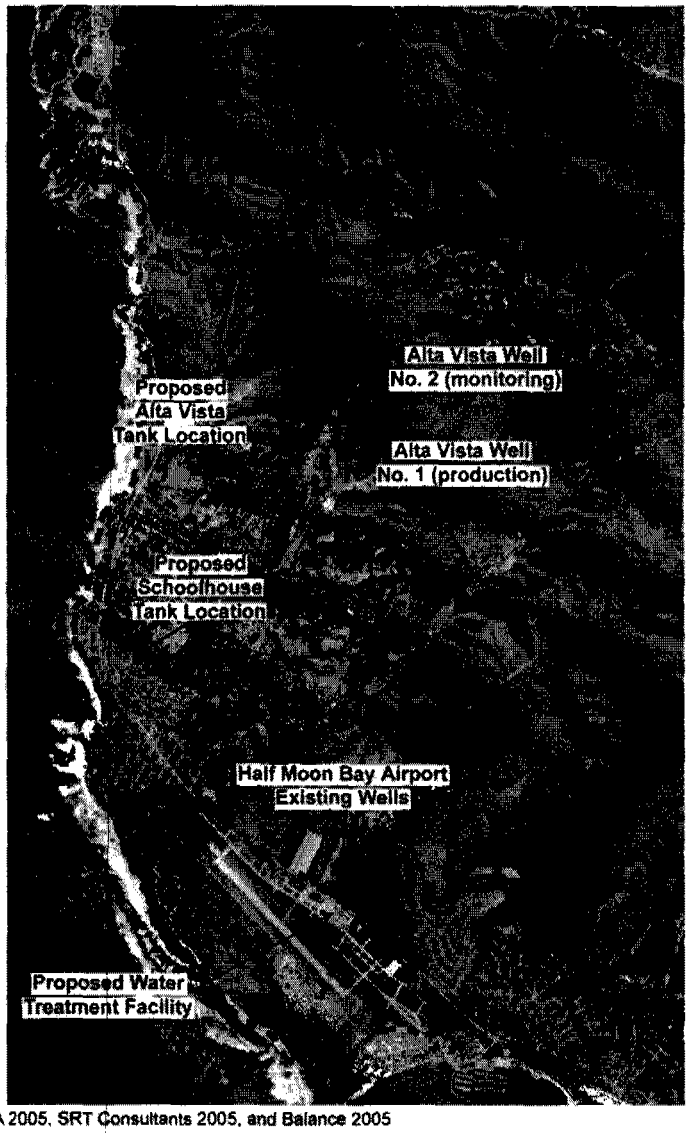
3 Project Location

PROJECT LOCATION

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

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

Figure 3.1: Location of Proposed Water System Upgrades



SOURCE: MHA 2005, SRT Consultants 2005, and Balance 2005

LEGEND
- Montara Sanitary Service Boundary
- Montara Water Service Boundary

SCALE: 0 — 1 Miles

NORTH

4 Project Description

The proposed water system improvements include:

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

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

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

STORAGE TANKS

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

Alta Vista Tank

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

Table 4-1: Existing and Proposed Storage Tank Capacities

[illegible]	[illegible]	[illegible]	[illegible]
Portola Estate	100,000	100,000	No Change
Schoolhouse Tank	100,000	0	Demolished or Repaired
Alta Vista Tank	462,000	462,000	No Change
New Schoolhouse Tank	-	200,000	New
New Alta Vista Tank	-	1,000,000	New
Totals	**662,000**	**1,762,000**	

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

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

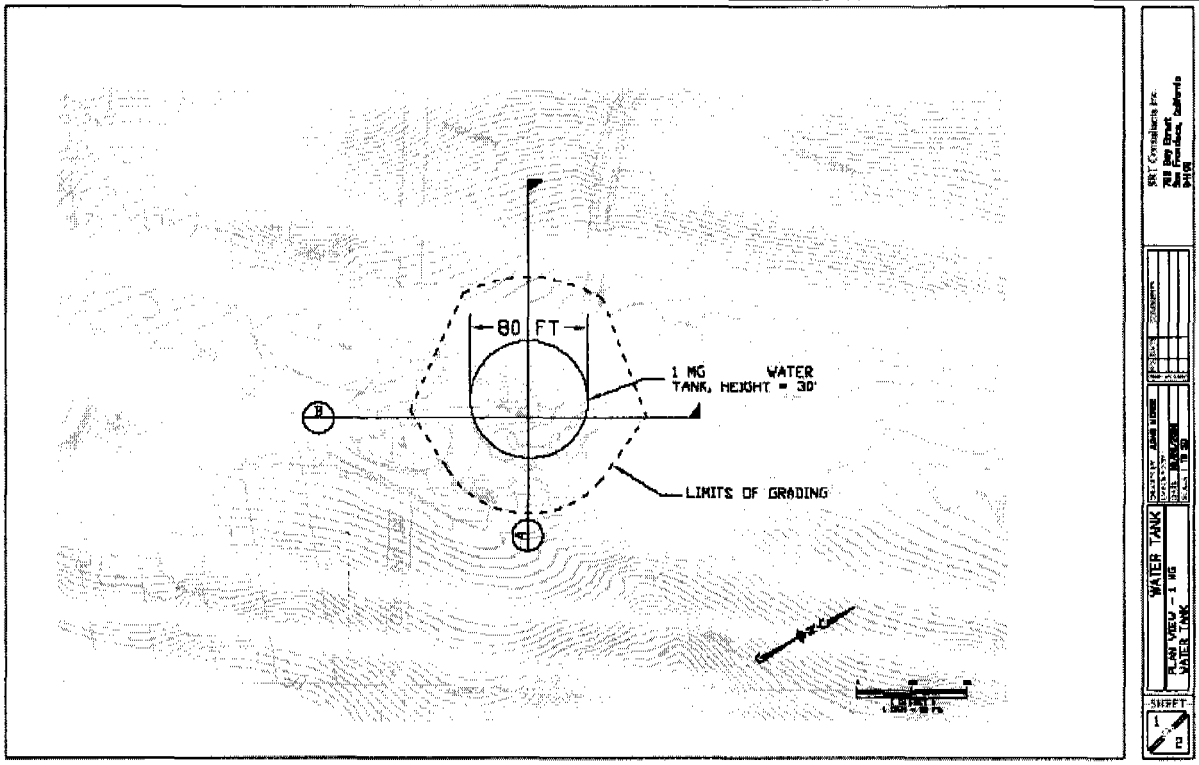
There will be no obstruction of existing hiking trails to Montara Mountain on the Alta Vista ridge property due to design, construction, and operation of the facilities authorized pursuant to PWP 2-06-006. If it is necessary to block the trail temporarily, alternative means of access to Montara Mountain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

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

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

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

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



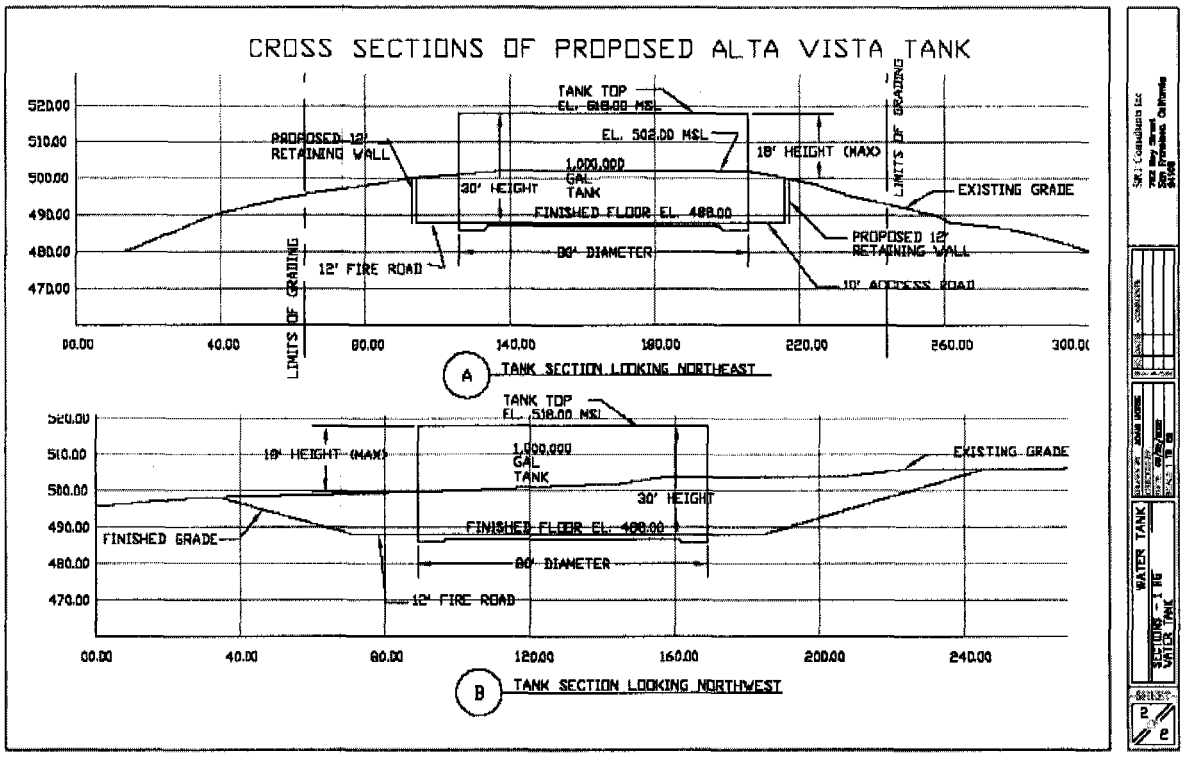
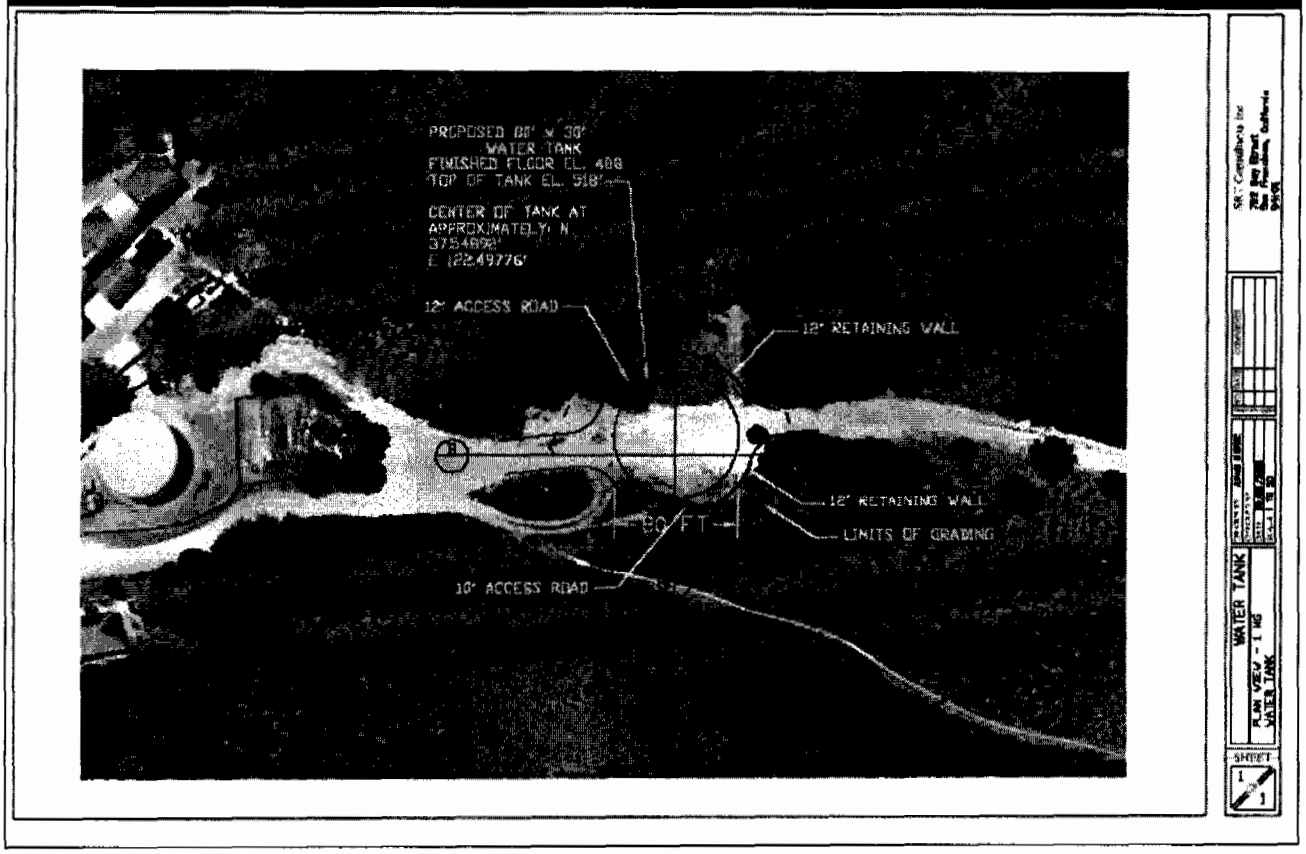


Figure 4-2: Aerial Depiction of Proposed Alta Vista Tank



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

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

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

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

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

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

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

Schoolhouse Tank

The existing 100,000-gallon Schoolhouse Tank is located along an unpaved roadway at the end of Buena Vista Street. The tank is constructed of concrete and is 34 feet in diameter and 16 feet tall. A booster pump station is housed in a small structure adjacent to the tank (Figure 4-3).

The proposed new 200,000-gallon Schoolhouse Tank would be constructed with an overall diameter of 48 feet and height of 16 feet (Figure 4-3). The elevation of the proposed tank's floor and water level would be identical to that of the existing tank to allow for balancing the tanks and maintaining consistent pressure throughout the District's system.

The existing tank is located at 174 feet asl. The proposed tank site is situated on a gently sloping hillside ranging in elevation from 176 to 179 feet asl. Installation of the Schoolhouse Tank would require cutting a portion of the hillside and the final tank bottom would be at 174 feet asl (Figure 4-4). A retaining wall up to 6-feet in height would be constructed along a section of the tank site to retain areas that would be excavated to accommodate the new tank (Figure 4-5).

The installation of the tank would require movement of at least 150 cubic yards of soil and weathered granitic rocks based on the geotechnical recommendations (Terrasearch 2005). The cut and fill would be as balanced as possible at the site but approximately 100 cubic yards would be taken off site. The excavated material would likely be hauled to the Ox Mountain disposal site in Half Moon Bay.

An alternative design would place two new 100,000 gallon tanks at the Schoolhouse Tank site. One tank would replace the existing tank, while the other would be placed adjacent to the existing pump station on its southeast side (Figure 4-6). Both tanks would be constructed with a diameter of 34 feet and a height of 16 feet. The new tanks would both sit at the existing tank's current elevation. The material out of which the tank(s) will be constructed has not been established, but poured in place or cast in place concrete will not be used.

Figure 4-3: Proposed Schoolhouse Tank Site Plan

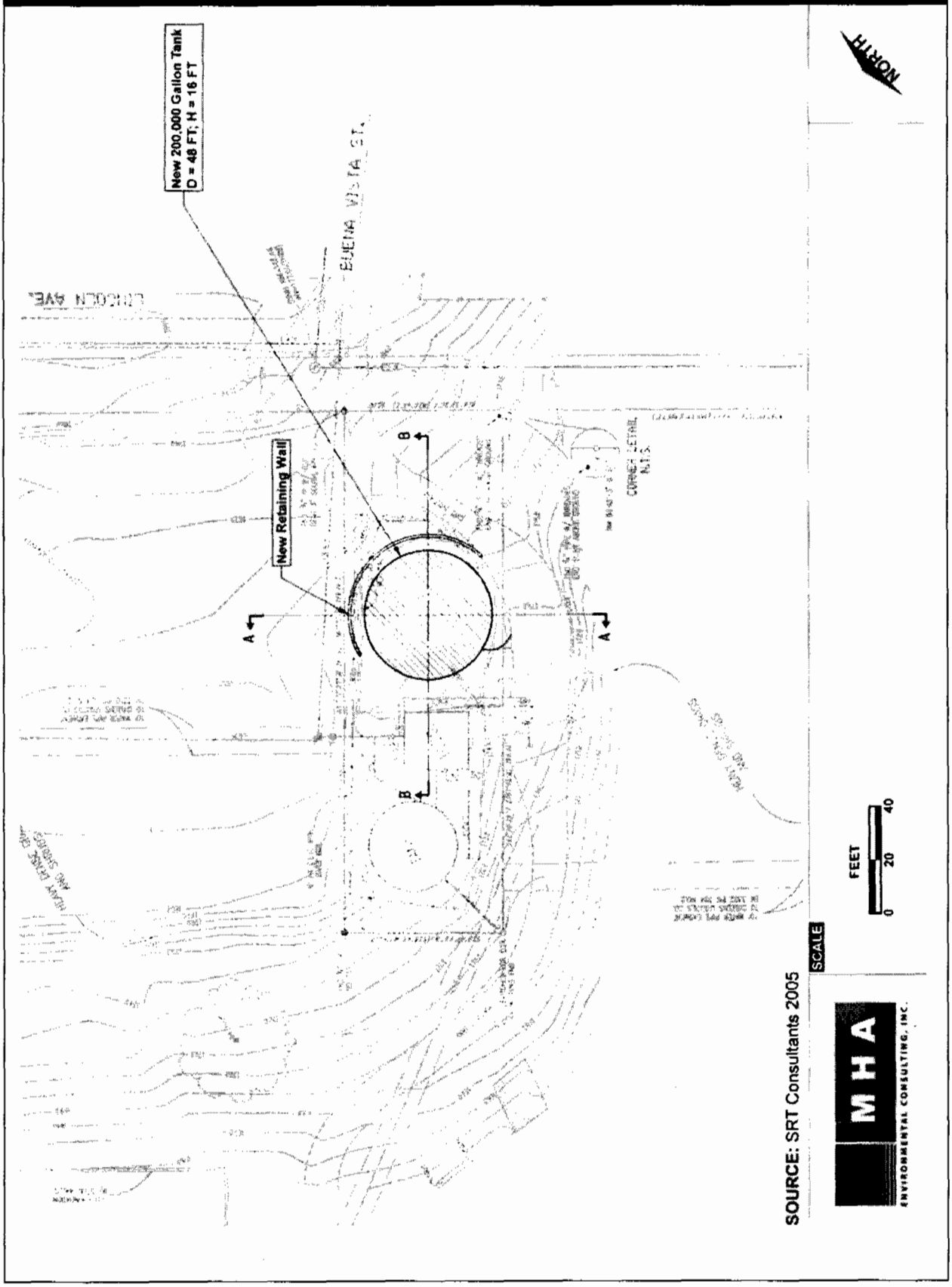
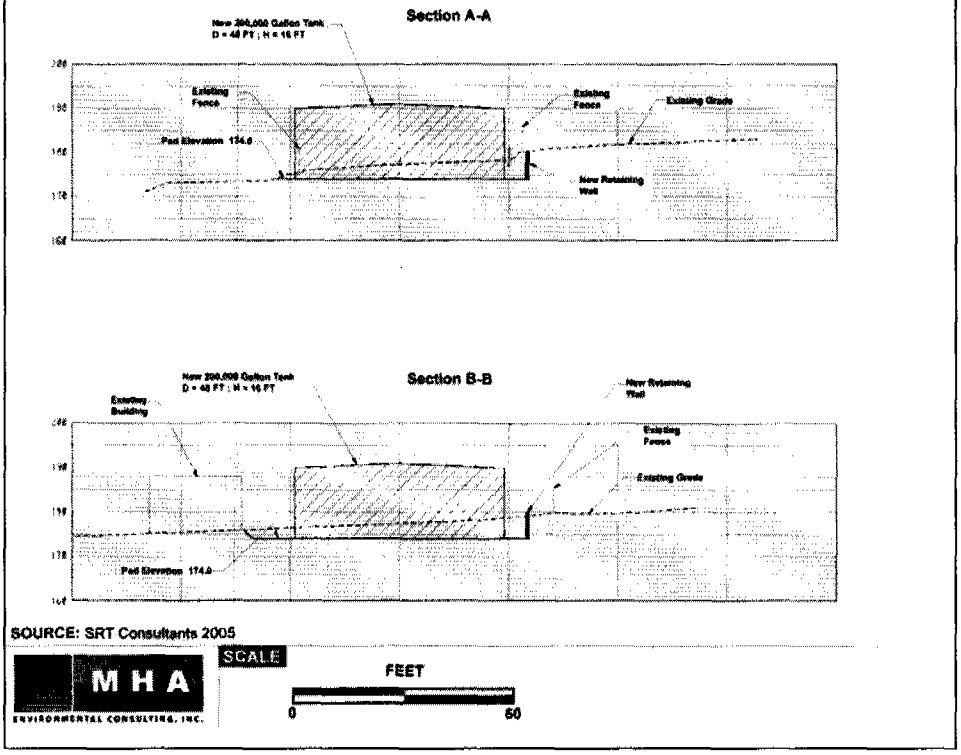


Figure 4-4: Proposed Schoolhouse Tank Site Plan

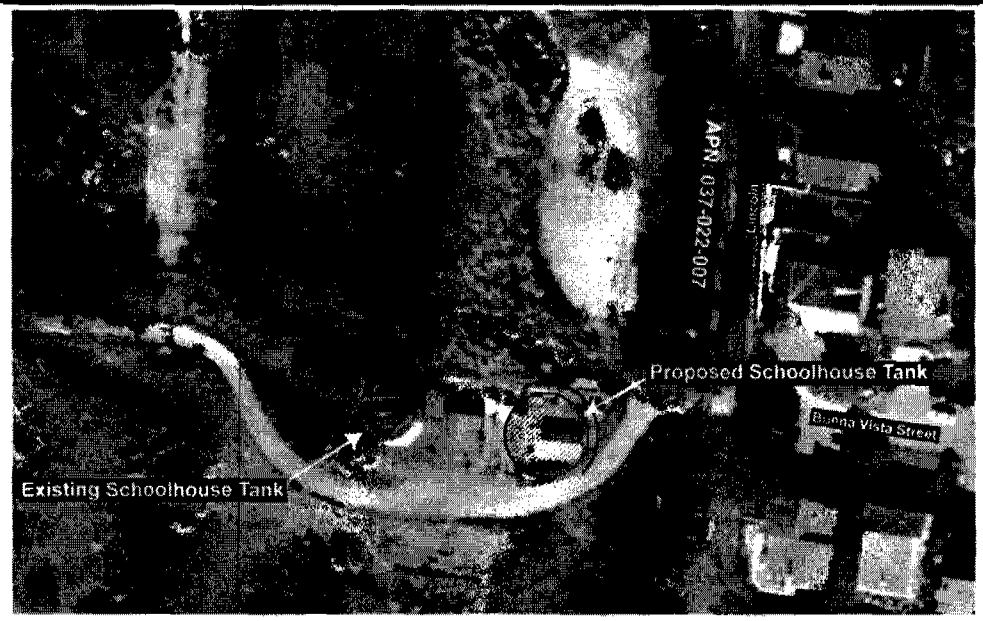


SOURCE: SRT Consultants 2005

MHA ENVIRONMENTAL CONSULTING, INC.

SCALE 0 FEET 60

Figure 4-5: Aerial Depiction of Proposed Schoolhouse Tank



SOURCE: MHA 2005

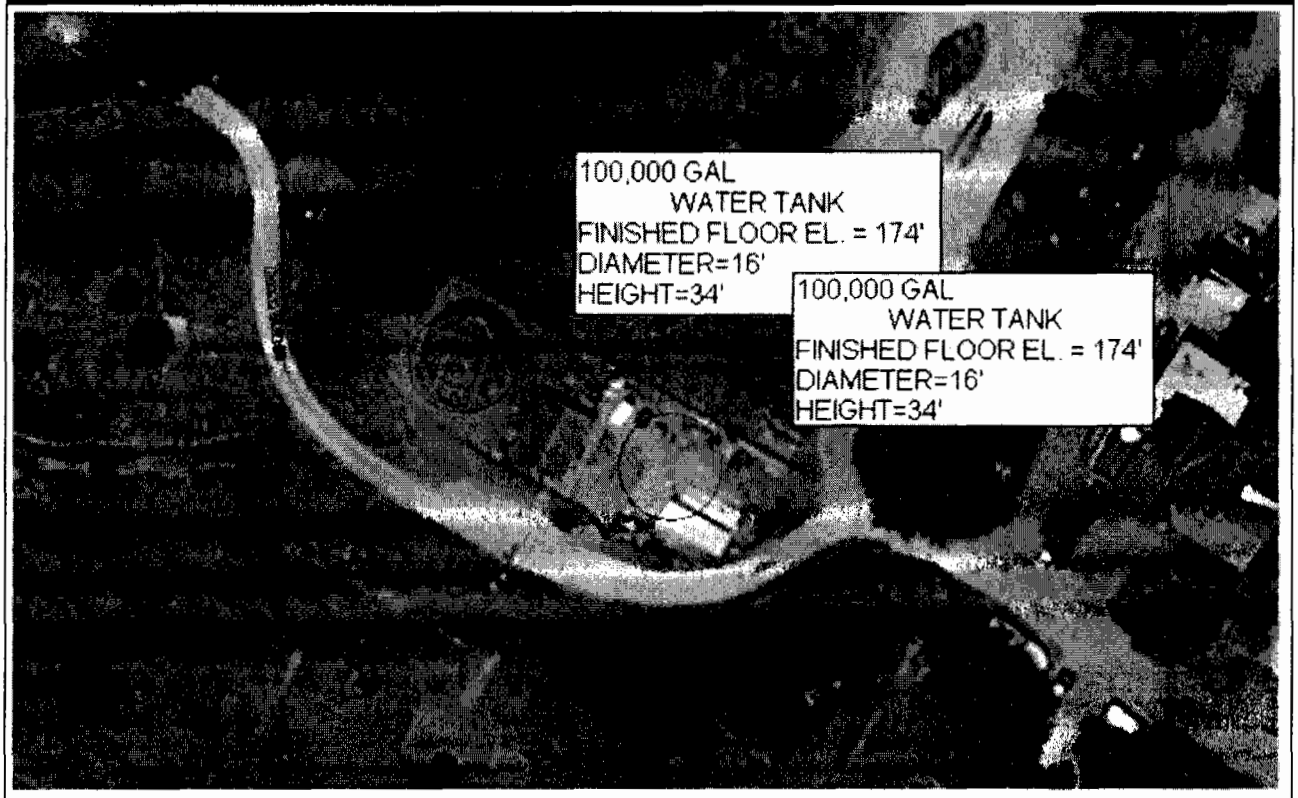
MHA ENVIRONMENTAL CONSULTING, INC.

SCALE 0 60 FEET

LEGEND Approximate Parcel Line

NORTH

Figure 4-6: Proposed Schoolhouse Tank Site Plan



Pipeline and Power. The new tank would be connected to the existing pump house via an 8-inch diameter, less than 20-foot long buried pipeline. The Schoolhouse Tank would also include the installation of telemetry and remote operating devices to simplify the tank's operation and to

minimize the need for on-site operation of the tank. Electrical power to supply the tank's telemetry and remote operating devices would be via a buried electrical supply line.

Solar Panels. Solar panels would be installed on top of the proposed Schoolhouse Tank to provide at least a portion of the electrical power required for equipment at the site. The panels would have a non-reflective finish and would be angled up from the roof of the tank toward the south to optimize solar exposure. Conduit from the solar panels would be run down the side of the tank to ground mounted equipment necessary to distribute the electrical power to the site's electrically power equipment, as well as to deliver excess electrical power into the Pacific Gas and Electric Company power grid.

Existing Schoolhouse Tank Demolition. Following installation of the new Schoolhouse Tank, the existing 100,000-gallon Schoolhouse Tank would be decommissioned and removed from the site. This area would then be paved and used by the District as a maintenance yard, consistent with the current use of the proposed tank location.

Construction. Construction of the Schoolhouse Tank(s) shall conform to the specifications and recommendations contained in the Geotechnical Investigation Report for Proposed Schoolhouse and Alta Vista Tank Sites, Montara, California prepared by Terrasearch, Inc. dated August 4, 2005. If a two-tank option is chosen, the existing Schoolhouse Tank may be repaired for use as one of the two tanks, if an inspection report signed by a licensed structural engineer that is reviewed and approved by the Executive Director shows that the repaired tank would be seismically sound.

Prior to commencement of construction, all development subject to PWP-2-06-006 shall obtain all other agency approvals and property owner approvals, as necessary. This includes certification by the San Mateo County engineer that direct damage or indirect threats to public health and safety as a results of construction of the Schoolhouse Tank(s) would be unlikely in the event of a fire or geologic hazard.

Tree removal and all other activities associated with tank construction shall be performed between September 1 and January 30 to prevent disturbance to bird nests. If tree clearing and all other activities associated with tank construction is desired outside of this period, a pre-construction survey for nesting birds shall be conducted prior to clearing of trees and all other activities associated with tank construction. The survey will be conducted by a qualified biologist no more than 30 days prior to initiation or clearing or construction. The survey shall include any areas proposed for any activities such as earthmoving. If occupied migratory bird nests are found within 250 feet of the construction zone, clearing shall not begin until after the nests are protected by an adequate setback (in general, 50 feet for passerines and 250 feet for raptors) defined by a qualified biologist.

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

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

PRODUCTION AND MONITORING WELLS

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

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

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

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

Conversion of the Alta Vista Well No.1 to a production well would include (Figure 4-7):

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

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

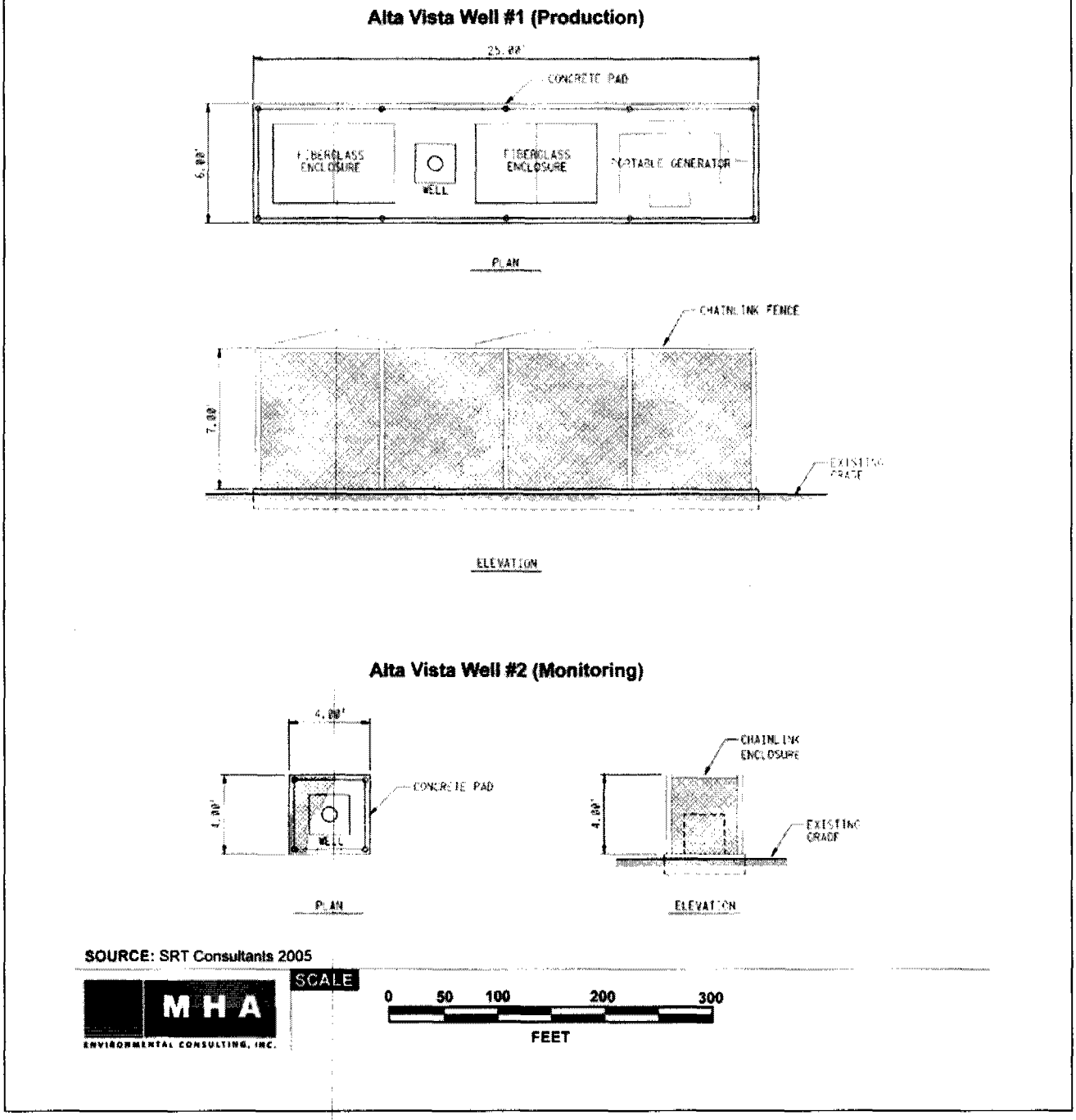
The project also includes enclosing and securing the existing Alta Vista Well No.2, located approximately 400 feet north of Alta Vista Well No.1, for use as a monitoring well to provide a method for monitoring the aquifer's condition (level and quality). The Alta Vista Well No.2 project improvements would include (Figure 4-7):

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

Concurrent with the Notice of Impending Development (NOID) for 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.

No re-boring or re-configuration of the well casings would be required at Alta Vista Wells No.1 or No.2.

Figure 4-7: Alta Vista Production and Monitoring Wells Proposed Improvements



Monitoring. Hydrologic Monitoring shall continue for a period of three years according to the "Hydrologic and Vegetation Monitoring Schedule Alta Vista Well" and "Hydrologic and Vegetation Monitoring Plan Alta Vista Well," dated September 5, 2008. In addition, if granted permission by individual property owners, the District shall also conduct hydrologic monitoring of individual private wells on Alta Vista Road. Annual and final monitoring reports shall be submitted to the Executive Director. The vegetation monitoring portion of the aforementioned Alta Vista Monitoring Plan shall be superseded and replaced by the plan described below.

Concurrent with the submittal of the Notice of Impending Development (NOID) for conversion of the Alta Vista Well No.1 from a test well to production well, a qualified biologist or biometrician shall prepare a revised Vegetation Monitoring Plan for review and approval by the Executive Director, and shall at a minimum include the following:

(i) A baseline assessment, including photographs, of the current physical and ecological condition of the potential impact site and appropriate control sites that are unlikely to be affected by the pumping. All sites shall be sampled using the same methods.

(ii) A description of the goals of the vegetation monitoring plan, including a description of how the potential impact site will be compared to the control sites and how significant effects will be demonstrated. If statistical tests are to be employed there must be a statistical power analysis before sampling begins to insure that there is sufficient replication to detect biologically meaningful differences between the potential impact area and the control areas.

(iii) A formal monitoring plan

(iv) A schedule

(v) Description of sampling units

(vi) Sampling design, e.g. how will the sampling units be placed in the field, including description of the random component in the spatial distribution of samples and sample size for the various variables.

(vii) Detailed description of the variables to be measured and the field methods used in their estimation. For continuous variables, estimates of the actual value should be made. Continuous variables should not be converted to categorical variables through the use of thresholds or lumping data into broad categories. Estimates of changes in survivorship, tree height, and condition should be based on repeated observations of at least 30 randomly selected and marked individuals of each species of interest in each sample area.

(viii) A monitoring period of at least three years, beginning with the first sample taken based on the revised sampling plan.

(ix) Provision for submission of annual reports of monitoring results to the Executive Director for the duration of the required monitoring period for purposes of review for a future Phase II Public Works Plan application. Each report shall be cumulative and shall summarize all previous results. Each report shall document the condition of the sample sites with photographs taken from the same fixed points in the same directions. Each report shall also include an "Impact Evaluation" section where information and results from the monitoring program are used to evaluate whether there is evidence of an effect of the pumping.

(x) Provision for submission of a final monitoring report to the Executive Director at the end of the final monitoring period for purposes of review for a future Phase II Public Works Plan application. The report must evaluate whether the vegetation near the wells has been negatively affected by the pumping.

(xi) Provision for possible further action. If the final report indicates that there have been negative impacts, the applicant shall submit within 90 days a mitigation plan to compensate

for those impacts. The revised restoration program shall be processed as an amendment to the coastal development permit unless the Executive Director determines that no permit amendment is required.

AIRPORT WELLS WATER TREATMENT FACILITY

The District currently operates three production wells at the Half Moon Bay Airport, each of which includes wellhead water treatment facilities. Based on elevated levels of nitrates, TCP, corrosion, and manganese in the water extracted from these wells, the District has determined that an additional treatment system is required prior to the well water's introduction into the District's distribution system. The proposed new treatment system would be centrally located and serve all three wells (Figure 4-8). Water extracted from the three wells would first be blended to treat for manganese and then conveyed through the Airport Wells Water Treatment Facility's following components:

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

Air stripping would also potentially be accomplished by (1) diffused aeration, (2) utilization of a spray nozzle and tray aerator, or (3) aeration by piping a diffuser down the wells and adding air directly into the groundwater. A flow diagram of the treatment process is depicted in Figure 4-9.

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

The centralized treatment facility components would be installed on a 40-foot by 15-foot concrete pad and enclosed by a 7-foot tall chain link fence. The facility would be sited at the east side of the Half Moon Bay Airport, just northwest of the fence line surrounding the existing Half Moon Bay Airport Administration Building, and southwest of the Airport's frontage road. A new access road would be constructed off the Airport's frontage road (Figure 4-9).

The centralized treatment facility would be connected with the three existing wells and the District's distribution system via existing and new buried pipelines. Electrical power supply to the Facility would be through buried electrical conduits or solar panels. Solar panels would be placed on an undeveloped area directly northwest of the proposed Airport Wells Water Treatment Facility (Figure 4-8).

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

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

Solar Panels

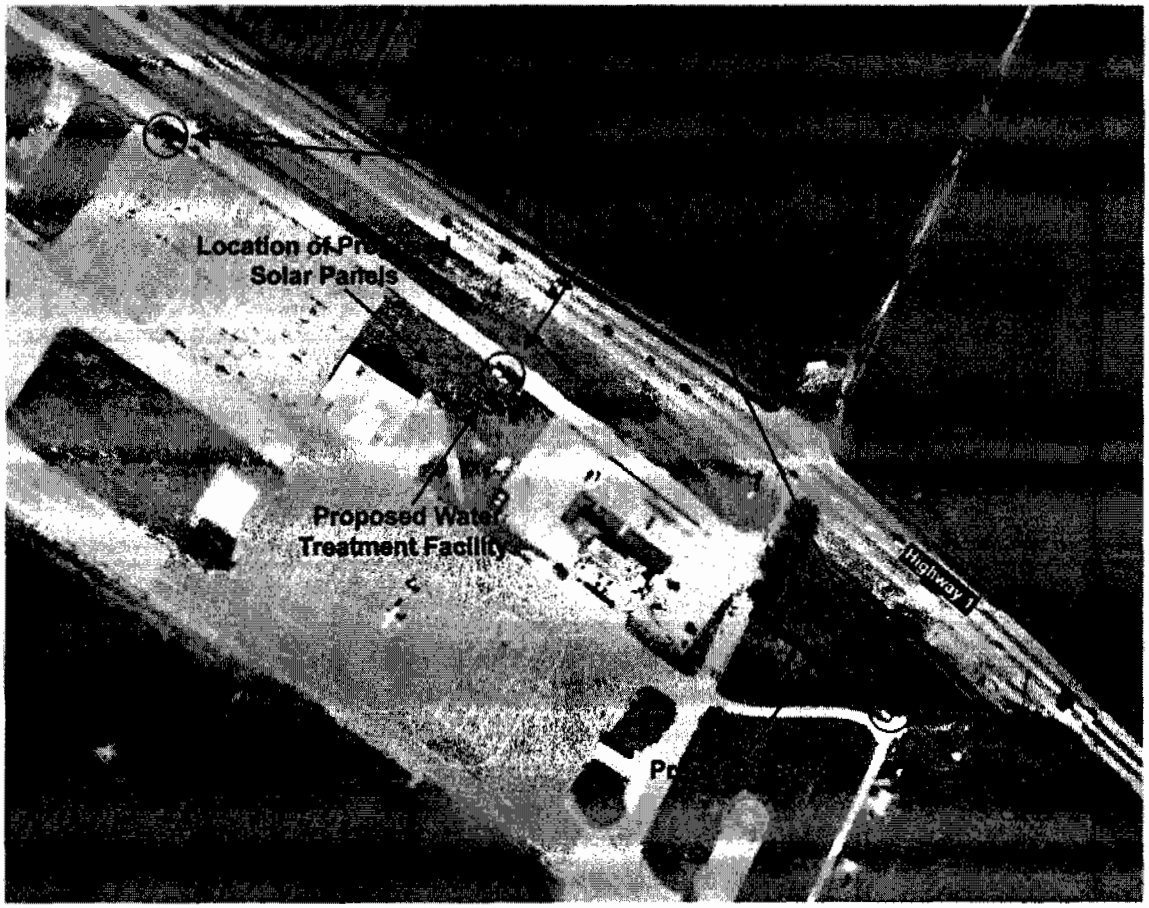
Approximately 2,500 square feet of solar panels would be installed just northwest of the proposed Airport Wells Water Treatment Facility. The panels would have a non-reflective finish, mounted on a structural system raised off the ground, and angled up toward the south to optimize solar

exposure. Conduit from the solar panels would be run in buried conduit to ground-mounted equipment necessary to distribute the electrical power to the site's equipment, as well as to deliver excess electrical power into the Pacific Gas and Electric Company power grid. The panels would be screened from view by low lying landscape around the installation's perimeter.

Existing Airport Wells Treatment Facilities

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

Figure 4-8: Aerial Depiction of Proposed Airport Wells Water Treatment Facility



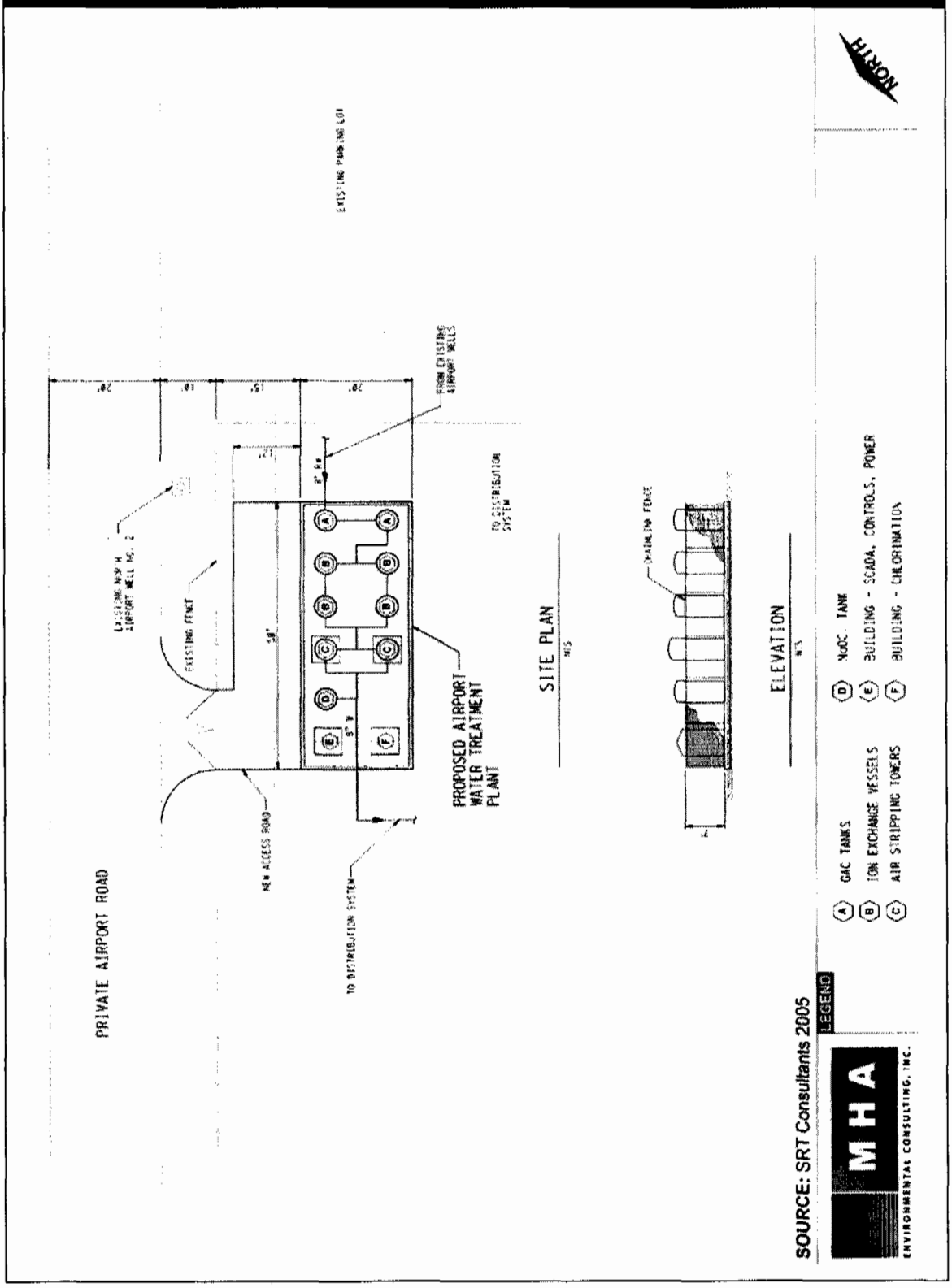
SOURCE: MHA 2005

MHA ENVIRONMENTAL CONSULTING, INC.

SCALE 0 1/4 MILE

NORTH

Figure 4-9: Airport Wells Proposed Water Treatment Plant Site Plan and Cross Section



5 Permits and Approvals

The proposed system improvements included in the first phase of the Public Works Plan will require the approval of permits by a number of public agencies, including:

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

5.1 Public Works Plan Project Procedures

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

5.1.1. Definitions, General Provisions and Supplemental Reports

A. Definitions

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

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

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

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

"Components of the PWP" means, collectively, the eleven projects comprising the PWP, such as the Alta Vista Well, the AltaVista Water Storage Tank, the Schoolhouse Water Storage Tank and the Airport Wells Water Treatment Facility. "Component" means any one of the projects.

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

"MWSD" means the Montara Water and Sanitary District.

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

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

"Project" means a development component specifically included in the PWP.

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

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

B. Computation of time

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

C. MWSD's General Manager

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

D. Procedures for Project Review and Authorization

1. Preparation of PWP Project Reports

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

2. Contents of a PWP Project Report

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

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

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

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

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

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

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

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

3. Early Coordination with the Coastal Commission

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

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

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

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

4. Distribution of Project Reports to the Board

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

5. Board Authorization of PWP Revisions

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

(a) The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and/or the National Environmental Policy Act (NEPA), the Board has completed all related CEQA and/or NEPA documents and all conditions and/or mitigation

measures identified in those CEQA and/or NEPA documents have been incorporated as part of the project;

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

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

6. Project Authorization Required

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

7. Coastal Commission's Retained Jurisdiction

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

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

5.1.2 Notice of Impending Development

A. Provision of Advance Notice and Information to Coastal Commission

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

B. Recipients of Notice of Impending Development

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

1. The Executive Director;
2. Owners of record of each property within 100 feet (excluding road rights-of-way) of the proposed project(s);
3. Persons residing on properties located within 100 feet (excluding road rights-of-way) of the proposed project(s);
4. All other persons, parties, and agencies who have requested in writing to receive such notice, either for the project(s) that is the subject of the notice or for all PWP projects;
5. All parties consulted with pursuant to Section 5.1.1.D.2 above; and

6. Persons, parties, and agencies that are known by MWSD to be interested in the specific project(s) that is the subject of the notice (e.g., persons, parties, and agencies that submitted testimony or other comments during the CEQA/NEPA process for the PWP, etc.).

C. Contents of Notice of Impending Development

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

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

D. Posting Requirements for Notice of Impending Development

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

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

E. Supporting Information for the Notice of Impending Development

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

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

5.1.3 Coastal Commission Review of PWP Components

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

A. Filing the Notice of Impending Development

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

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

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

B. Coastal Commission Hearing Deadline

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

C. Coastal Commission Review and Determination of Consistency with PWP

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

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

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

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

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

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

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

A. Effective Date of PWP Project Authorizations

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

B. Expiration Date of Project Authorizations

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

C. Extension of Component Authorizations

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

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

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

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

5.1.5 Monitoring PWP Project and Components

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

approval documents and shall maintain the verified as-built plans, which shall be made available for public review.

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

5.1.6 Enforcement

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

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

APPENDIX A
MITIGATION MONITORING AND REPORTING PLAN

MITIGATION MONITORING AND REPORTING PLAN

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
Geology, Soils, and Seismicity						
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, as 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 to prepare design plans for the Alta Vista Tank which site the Tank along the approximate centerline of the Alta Vista Ridgeline.	Alta Vista Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to finalization of project plans.	District Manager
	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	District to consult with the project geotechnical engineer.	Alta Vista Tank and Schoolhouse Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to finalization of tank plans.	District Manager

	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.					
	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 to prepare a grading plan that incorporates the recommendations of the project geotechnical engineer.	Alta Vista Tank and Schoolhouse Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiation of grading activities.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
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	District to prepare an erosion control plan in accordance with the San Mateo County Watershed Protection Program Best Management Practices.	Alta Vista Tank, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiation of grading activities.	District Manager

	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					

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing	Responsible Party
	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	District to incorporate into the erosion control plan the use of hydroseeding using a native seed mix, in accordance with the San Mateo County Watershed Protection Program Best Management Practices.	Alta Vista Tank, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiation of grading activities.	District Manager
	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	District to retain a licensed landscape architect to prepare a landscape plan to revegetate the area around the Alta Vista Tank to	Alta Vista Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiation of grading activities.	District Manager

	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	control erosion and screen views of the tank from all existing homes on Alta Vista Road and Riviera Street.				

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible (Oversight)
	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					
	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 to prepare design plans for the Alta Vista Tank site to avoid erosion, siltation, and loss of topsoil to receiving areas.	Alta Vista Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiation of grading activities.	District Manager
Potential Impact 3.1-3: Would the proposed project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Mitigated to less than significant with Mitigation Measures 3.1-1 and 3.1-2					

Potential Impact 3.1-4: Would the proposed project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Mitigated to less than significant with Mitigation Measure 3.1-2					
Hydrology and Water Quality						
Potential Impact 3.2-1: Would the proposed project violate any water quality standards or waste discharge requirements?	Mitigated to less than significant with Mitigation Measures 3.1-4, 3.1-5, and 3.1-6					
Potential Impact 3.2-2: Would the proposed project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in the volume of water stored in the aquifer or a lowering of the local groundwater levels in a manner which would result in substantial effects to existing groundwater users (e.g., a significant effect to an existing wetland or riparian vegetation, or the production rate of pre-existing nearby wells would drop to levels which would not support existing land uses or planned uses for which permits have been granted)?	**Mitigation Measure 3.2-1:** Finalize and implement the Draft Hydrological Monitoring and Mitigation Program included in Appendix G. *Project Location:* Near Alta Vista Well #1 and as specified in the Hydrological Monitoring and Mitigation Program *Implemented By:* District, and qualified personnel as specified in the Hydrological Monitoring and Mitigation Program *Schedule:* Prior to initiating pumping from Alta Vista Well #1 and as specified in the Hydrological Monitoring and Mitigation Program	District to finalize and implement the Hydrological Monitoring and Mitigation Program.	Near Alta Vista Well #1 and as specified in the Hydrological Monitoring and Mitigation Program	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating pumping from Alta Vista Well #1 and as specified in the Hydrological Monitoring and Mitigation Program.	District Manager
Potential Impact 3.2-3: Would the project	**Mitigation Measure 3.2-2:** A drainage plan shall be	District to develop a drainage system	Airport Wells Water	District Engineer to prepare a	Prior to initiating construction	District Manager

Impact	Mitigation Measure	Implementing Action	Location Verification	Method of Implementation	Timing of for Verification	Party Responsible
substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	prepared and implemented for the Airport Wells Water Treatment Facility. The plan shall incorporate measures that address runoff from the Water Treatment Facility, the new road to the southernmost Airport well, and solar panels. Project Location:Airport Wells Water Treatment Facility Prepared By: Project Engineer Submitted To and Implemented By:District Schedule:Prior to initiating construction activities	plan for the Airport Wells Water Treatment Facility. Manager.	Treatment Facility	compliance report and submit the report to the District	activities.	
Potential Impact 3.2-5: Would the proposed project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Mitigated to less than significant with Mitigation Measures 3.1-3, 3.1-7, and 3.2-2					
Potential Impact 3.2-6: Would the proposed project otherwise substantially degrade water quality?	Mitigated to less than significant with Mitigation Measures 3.1-3, 3.1-4, and 3.1-5					
Potential Impact 3.2-10: Would the project result in inundation by seiche, tsunami, or mudflow?	Mitigated to less than significant with Mitigation Measure 3.1-1					
Biological Resources						
Potential Impact 3.3-1: Would the project have a substantial adverse effect,	**Mitigation Measure 3.3-1:** Tree removal and all other activities associated with tank	District to retain a qualified biologist to conduct a pre-	Alta Vista Tank	District Engineer to prepare a compliance report	Within 30 days prior to any clearing, tree removal, grading, or	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
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?	construction shall be performed between September 1 and January 30 to prevent disturbance to bird nests. If tree clearing is desired outisde of this period a pre-construction survey for nesting birds shall be conducted prior to clearing of tress and all other activities associated with tank construction. The survery 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 or 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 a qualified biologist. *Project Location:* Alta Vista Tank *Implemented By:* Construction contrator and Qualified Biologist *Schedule:* Within 30 days prior to any clearing, tree removal, grading, or construction activities	construction survey for nesting birds prior to any tree removal if removal is to occur after January 30thand before September 1st	and submit the report to the District Manager.	construction activities.		
	Mitigation Measure 3.3-2: 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	District to retain a qualified biologist to conduct a pre-construction survey for the San Francisco dusky-footed woodrat and	Alta Vista Tank and Wells and along Alta Vista Road	District Engineer to prepare a compliance report and submit the report to the District Manager.	Within 30 days prior to any clearing, tree removal, grading, or construction activities.	District Manager

Impact	Mitigation Measure	Implementing Action	Timing of Action	Method of Verification	Timing of Verification	Responsible Party for Verification
	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	American badger				
	Mitigation Measure 3.3-3: A Biological Resources Monitoring and Mitigation Program shall be developed for the creek, wetland, and spring system that may be indirectly impacted by the installation of the new production Alta Vista Well #1. The Program shall be approved by the California Coastal Commission prior to initiating pumping of Alta Vista Well #1. The Program should be coordinated with the Hydrological Monitoring and Mitigation Program and may include:	District to prepare a Biological Resources Monitoring and Mitigation Program.	As specified in the Program	District Engineer to prepare a compliance report and submit the report to the District Manager, after receipt of approval by the California Coastal Commission.	Prior to groundwater pumping and as specified in Program.	District Manager and California Coastal Commission

Impact	Mitigation Measure	Implementation Action	Location	Method of Verification	Timing of Verification	Party Responsible for Verification
	a) Written and photographic documentation of the existing conditions of the wetland and riparian habitats, which includes an assessment of the general health of these communities and the hydrologic regime. Baseline data will be collected during various times of the year to be used as a reference prior to the initiation of pumping. b) Identification and mapping of any additional sensitive plant or animal species and/or associated habitat communities not identified during the various 2005 field surveys. c) Protocol surveys would be conducted beginning in early 2006 for the California red-legged frog, which would also assess the likelihood of the western pond turtle and San Francisco garter snake occurring in the site vicinity. d) Further evaluation of Montara Creek for potential barriers to steelhead, particularly the on-stream reservoir located upstream of George Street.					

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Monitoring
	e) Establishing a significance criteria threshold for evaluating potential reductions in surface water flows to ensure no significant effects to special status species, including steelhead. f) Weekly to monthly field surveys of established, unaffected control points (such as upstream from pumping and in nearby comparable systems) to be used as a informative guideline of normal conditions and numerous established sample points in areas that may be affected by pumping. The data collected at the sample points will be used to identify and evaluate evidence of riparian-plant water stress which may be measured by early canopy defoliation using a foliage health rating scale, induced daytime stomatal closure (a plant's mitigating response to water stress that constrains growth), or a depressed dawn plant-water potential level (indicating a plant water deficit). The two latter methods will be implemented via leaf collection and laboratory analysis. All vegetated strata will be evaluated in					

Impact	Mitigation	Implementation	Location	Timing/ Criteria	Timing of Implementation	Party Responsible for Verification
	these three methods from the tree canopy down to the herbaceous layer. g) Ongoing monitoring evapotranspiration and pan evaporation via analyzing weather conditions and evaporation rates soil moisture availability. h) Definition of conservative significance thresholds (with impacts to Montara Creek being considered significant when early signs of stress are apparent) and identification of shallow groundwater drawdown levels (established at a 1- to 4-foot interval at this point) that would produce effects and no effects to the local riparian vegetation. i) Notification to the District Manager, USACE, RWQCB, CDFG, USFWS, National Oceanic and Atmospheric Administration (NOAA), and Coastal Commission if and when significant effects are observed. j) Mitigation to avoid or eliminate significant effects to sensitive species if the hydrological mitigation is not effective and effects occur.					

Impact	Mitigation Measure	Implementation Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Implementation
	Mitigation would include the reduction or cessation of groundwater pumping. *Project Location:* As specified in Program *Implemented by:* Qualified biologists, as specified in the Program *Schedule:* Prior to groundwater pumping and as specified in Program					
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 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 retain a qualified biologist to survey and as necessary remediate the area within a 50-foot radius surrounding the Alta Vista water tank site.	Alta Vista Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	One year after tank installation is complete.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Timing of Completion	Timing of Implementation	Party Responsible for Verification
Potential Impact 3.3-3: Would the project have a substantial adverse effect on federally protected wetlands as defined by San Mateo County Local Coastal Program (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, depletion of groundwater supplies or other means?	Mitigated to less than significant with Mitigation Measure 3.2-1 and 3.3-3					
Potential Impact 3.3-4: Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Mitigated to less than significant with Mitigation Measure 3.3-3					
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	District to conduct a tree survey for use in obtaining tree removal permits from the San Mateo County Planning Department, if required.	Alta Vista Tank	District Engineer to prepare a compliance report and submit report to the District Manager	Prior to tree removal activities.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	Tank *Implemented By:* District *Schedule:* Prior to tree removal activities					
	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	District 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 (i.e., shorter haul vehicles) that permits travel within the existing footprint of Alta Vista Road.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	During all phases of construction.	District Manager
Agricultural Resources						
Potential Impact 3.4-3: Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of	Mitigated to less than significant with Mitigation Measure 3.2-1					

[illegible]	[illegible]	[illegible]	[illegible]	Method of Verification	[illegible]	[illegible]
Farmland to non-agricultural use?						
Hazards and Hazardous Materials						
Potential Impact 3.5-1: Would the proposed project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**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	District to prepare a Spill Prevention and Containment Plan 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.	Alta Vista Wells and Alta Vista Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to storage of diesel, chlorine, or any hazardous materials at the site.	District Manager

Impact	Mitigation Measure	Implementation Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	diesel, chlorine, or any hazardous materials at the site					
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	District 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.	Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager	Prior to initiating construction.	District Manager
	Mitigation Measure 3.5-3: An asbestos and lead-based paint survey shall be performed on the existing Schoolhouse Tank prior to demolition. If lead-based paints are identified, then federal and state construction worker health and safety regulations shall be	District to retain a Certified Asbestos and Lead Abatement Contractor to conduct an asbestos and lead-based paint survey on the existing	Existing Schoolhouse Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to demolition activities.	District Manager

	followed during demolition activities, including California Occupational Safety and Health Administration (Cal/OSHA) regulations and California Department of Health Services Lead Work Practice Standards. If asbestos-containing materials or lead are determined to be present, the materials shall be abated by a certified abatement contractor in accordance with the regulations, limitations, and notification requirements of the Bay Area Air Quality Management District (Regulation 11, Rules 1 and 2). The lead-based paint and asbestos-containing material may be considered hazardous waste depending on the condition. All demolished material will be disposed as recommended by the abatement contractor and in accordance with local, State, and Federal regulations. *Project Location:* Existing Schoolhouse Tank slated for demolition *Implemented By:* Certified Asbestos and Lead Abatement Contractor *Schedule:* Prior to initiating demolition activities	Schoolhouse Tank. If lead-based paints are identified, then federal and state construction worker health and safety regulations shall be followed during demolition activities.				
	Mitigation Measure 3.5-4: The Health and Safety Plan prepared for the Airport Wells	District to incorporate into the Airport Walls Water	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report	Prior to initiating construction	*District Manager*

Impacts	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Implementation
	Water Treatment Facility (Mitigation Measure 3.5-2) shall identify that groundwater at the site contains elevated concentrations of trichloropropane and nitrates. The Plan shall identify chemical-specific exposure limits and include appropriate safety measures to be implemented if untreated groundwater is encountered. *Project Location:* Airport Wells Water Treatment Facility *Implemented By:* Construction contractor *Schedule:* Prior to initiating construction	Treatment Facility Health and Safety Plan the identification of chemical-specific exposure limits and include appropriate safety measures to be implemented if untreated groundwater is encountered.		and submit the report to the District Manager		
	Mitigation Measure 3.5-5: If untreated groundwater is encountered during construction activities, the water shall be (1) contained and transported offsite for disposal at an appropriate facility, or (2) treated and then tested to confirm constituent levels meet wastewater discharge requirements prior to discharge into the sanitary sewer. *Project Location:* Airport Wells Water Treatment Facility *Implemented By:* Construction contractor *Schedule:* Upon encountering groundwater	District shall contain and transport to an appropriate offsite facility and/or treat, test, and discharge into the sanitary sewer untreated groundwater if encountered during construction activities.	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Upon encountering groundwater.	District Manager

	Mitigation Measure 3.5-6: If any project-related activities (subgrade pipeline installation, solar panel installation, road construction, construction staging areas, etc.) are conducted within 150 feet a fuel station (i.e., the Chevron station location near the Airport terminal building), the manager of the fuel station shall be contacted to determine (1) if any underground tanks are present at the site, and if so, the exact location of the tank(s), and (2) any potential hazards the fuel storage may present to the project. The location of underground tanks, if present, and the existing aboveground fuel tank at the Chevron station will be identified on the Health and Safety Plan for the Airport Wells Water Treatment Facility. Appropriate precautions will be implemented to ensure that underground tanks are not encountered during below grade activities and that potential sparking construction equipment is not utilized in the vicinity of aboveground tanks. *Project Location:* Airport Wells Water Treatment Facility *Implemented By:* District (confirms tank locations) and Construction contractor (incorporates into Health and Safety Plan and implements	District to consult and coordinate with the manager of the fuel station if any project-related activities are conducted within 150 feet of a fuel. The location of underground tanks, if present, and the existing aboveground fuel tank at the Chevron station will be identified in the Health and Safety Plan for the Airport Wells Water Treatment Facility.	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Timing of Verification	Timing of Implementation	Party Responsible for Verification
	appropriate safety measures) *Schedule:* Prior to initiating construction activities					
Potential Impact 3.5-3: Would the proposed project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Mitigated to less than significant with Mitigation Measures 3.5-1, 3.5-3					
Potential Impact 3.5-4: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	**Mitigation Measure 3.5-7:** All construction personnel shall be notified that diesel was previously stored on the site. If an indication of diesel or petroleum is observed during any construction activities (i.e., odors or darkened soil), the Construction Manager shall contact the District Manager immediately. Construction activities shall temporarily cease in this area until appropriate protocol is established regarding how to remove, handle, and dispose of the contaminated material. The material shall be handled and disposed in accordance with local, State, and Federal regulations. *Projection Location:* Schoolhouse Tank *Implemented By:* Construction contractor *Schedule:* Prior to initiating and during construction	District to notify all construction personnel that diesel was previously stored on the site. The Construction Manager shall contact the District Manager if an indication of diesel or petroleum is observed during any construction activities and construction activities temporarily ceased in the area until appropriate protocol is established regarding how to remove, handle, and dispose of the contaminated material.	Schoolhouse Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating and during construction activities.	District Manager

Impact	Mitigation Measure	Implementation	Location	Method of Verification	Timing of Implementation	Responsible Party
	activities					
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 3.5-8:** A written notice shall be provided to the Half Moon Bay Airport Manager indicating construction dates, a location map, and maximum height extensions of all construction equipment to be used and Facility equipment to be installed at the Airport. The District shall receive approval from the Airport Manager for development of the Facility and shall abide by all height restrictions outlined by the Airport Manager. *Project Location:* Airport Wells Water Treatment Facility *Implemented By:* District *Submitted To and Approved By:* Half Moon Bay Airport Manager *Schedule:* Prior to bringing any construction equipment to the site	District to notify the Half Moon Bay Airport Manager in writing and identify construction dates, a location map, and maximum height extensions of all construction equipment to be used and Facility equipment to be installed. The District shall receive approval from the Airport Manager for applicable and necessary FAA requirements for development of the Facility and shall abide by all height restrictions outlined by the Airport Manager.	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to bringing any construction equipment to the site.	District Manager and Airport Manager
	Mitigation Measure 3.5-9: A written notice shall be provided to the Half Moon Bay Airport Manager indicating the exact design and location of the solar panels. The District shall receive approval from the Airport Manager prior to installing the solar panels. *Project Location:* Airport Wells Water Treatment Facility	District to notify Half Moon Bay Airport Manager in writing indicating the exact design and location of the solar panels. The District shall receive approval from the Airport Manager for applicable and necessary FAA	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to installing solar panels.	District Manager and Airport Manager

Impact	Mitigation Measure	Implementation Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Implementation
	Implemented By: District *Submitted To and Approved By:* Half Moon Bay Airport Manager *Schedule:* Prior to installing solar panels	requirements prior to installing the solar panels.				
	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	District to maintain vehicular access north of the Alta Vista Tank during and after construction of the tank.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	During construction activities.	District Manager
Potential Impact 3.5-6: Would the proposed project impair implementation of or physically interfere with an adopted emergency	**Mitigation Measure 3.5-11:** The following measures shall be incorporated into the Health and Safety Plan and implemented during	District shall incorporate into the Health and Safety Plan the following	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District	During construction and maintenance activities.	District Manager

response plan or emergency evacuation plan?	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	provisions: 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		Manager.		

Impact	Mitigation Measure	Implementation	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	Safety Plan	ensure that sparks do not reach nearby vegetation. Separate personnel equipped with fire combatant equipment shall oversee spark-producing operations at all times.				
Potential Impact 3.5-7: Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	**Mitigation Measure 3.5-12:** The diesel tank associated with the back-up generator shall not be stored permanently at the site. The diesel tank shall be stored at an offsite District facility with at least an existing 30-foot radius vegetation clear zone around it and brought to the project site only in the event of an electrical power outage. *Project Location:* Alta Vista Well #1 *Implemented By:* District *Schedule:* Ongoing	District to store the diesel tank associated with the back-up generator at an offsite District facility with at least an existing 30-foot radius vegetation clear zone.	Alta Vista Well #1	District Engineer to prepare a compliance report and submit the report to the District Manager.	Ongoing.	District Manager
Air Quality						
Potential Impact 3.6-1: Would the proposed project conflict with or obstruct implementation of the applicable air quality plan?	**Mitigation Measure 3.6-1:** If an air stripper is installed for the treatment of groundwater contaminated with organic compounds (which includes trichloropropane), a permit shall be obtained from the Bay Area Air Quality Management	District to obtain a permit from the BAAQMD in accordance with District's Regulation 8, Rule 47 prior to installation of an air stripper.	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to operating Airport Wells Water Treatment Facility.	District Manager and BAAQMD

[illegible]	Mitigation	Implementation	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	District in accordance with BAAQMD's Regulation 8, Rule 47. *Project Location:* Airport Wells Water Treatment Facility *Implemented By:* District *Schedule:* Prior to operating Airport Wells Water Treatment Facility					
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	District to adhere to BAAQMD CEQA Guidelines for the minimization of construction generated airborne emissions	Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	During construction.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	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					
Potential Impact 3.6-3: Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Mitigated to less than significant with Mitigation Measure 3.6-2					
Potential Impact 3.6-4: Would the project expose sensitive receptors to substantial pollutant concentrations?	Mitigated to less than significant with Mitigation Measure 3.5-3 and 3.6-2					
Potential Impact 3.6-5: Would the project create objectionable odors affecting a substantial number of	**Mitigation Measure 3.6-3:** Construction vehicles shall not idle unnecessarily. Paint and finishing spray applications	District to prohibit the unnecessary idling of construction	Schoolhouse Tank	District Engineer to prepare a compliance report and submit the	During construction.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Monitoring Action	Timing of Action	Responsibility for Action
people?	shall not be conducted during windy periods (exceeding 20 miles per hour). *Projection Location:* Schoolhouse Tank *Implemented By:* Construction and paint contractors *Schedule:* During construction	vehicles and shall also prohibit the application of paint and finishing spray applications during periods of wind speeds 20 mph or greater.		report to the District Manager.		
Transportation and Traffic						
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	District to document pre-construction all street and road conditions leading to the construction sites prior to construction. District to repair all roads damaged during construction within 1 month of the completing construction.	Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities; and immediately after construction is complete.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Methodology/Verification	Timing of Implementation	Party Responsible for Action
	Implemented By: District *Schedule:* Prior to initiating construction activities; and immediately after construction is complete					
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	District to remediate areas of Alta Vista Road to ensure the safe passage of construction equipment.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities.	District Manager
	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	District to install a drainage system 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.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction; during road improvements.	District Manager

	Implemented By: District *Schedule:* Prior to initiating construction; during road improvements					
	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 pre-construction 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	District to retain a qualified biologist to 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.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	Within 30 days of initiating road improvements.	District Manager

Impact	Mitigation Measures	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Enforcement
	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					
	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	District to maintain Alta Vista Road as a passable and usable road during all phases of construction.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	During all phases of construction.	District Manager

	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.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	Continuing for one year after the completion of the proposed project.	District Manager
Potential Impact 3.7-4: Would the proposed project result in inadequate emergency access?	Mitigated to less than significant with Mitigation Measure 3.5-10					
Noise						
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	District to 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.	Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	During construction.	District Manager
	Mitigation Measure 3.8-2: A sign stating the allowed days and hours for construction	District to erect a sign in a conspicuous	Alta Vista Tank and Wells, Schoolhouse Tank	District Engineer to prepare a compliance report	During construction activities.	District Manager

[illegible]	Mitigation [illegible]	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	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	location stating the allowed days and hours for construction.		and submit the report to the District Manager.		
	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	District to erect a sign stating the name and telephone number of a disturbance coordinator.	Alta Vista Tank and Wells, Schoolhouse Tank	District Engineer to prepare a compliance report and submit the report to the District Manager.	During construction activities.	District Manager
	Mitigation Measure 3.8-4: Water treatment equipment shall be selected and installed (including solar panels, if utilized) which does not produce noise levels above established County standards, as defined in Title 4, Chapter 4.88 of the San Mateo County	District to select water treatment equipment which does not produce noise levels above established County standards, as defined in Title 4, Chapter 4.88 of the	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to Facility operation.	District Manager

Impact	Mitigation Measure	Implementation Action	Location	Method of Verification	Timing	Responsible for Verification
	Code. *Project Location:* Airport Wells Water Treatment Facility *Implemented By:* Qualified Acoustical Engineer *Schedule:* Prior to Facility operation	San Mateo County Code.				
Potential Impact 3.8-3: Would the proposed project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Mitigated to less than significant with Mitigation Measure 3.8-4					
Potential Impact 3.8-4: Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Mitigated to less than significant with Mitigation Measures 3.8-1, 3.8-2, 3.8-3, and 3.8-4					
Aesthetics and Visual Resources						
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	District to paint the exterior of the tank 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	Alta Vista Tank	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.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	Implemented By: District *Schedule:* Initial painting done immediately after tank installation; inspections conducted annually; repainting conducted when deemed necessary	visual offensive paint conditions.				
	Mitigation Measure 3.9-2: The Airport Wells Water Treatment Facility shall be rotated 90 degrees from its proposed orientation to an east-west orientation. *Project Location:* Airport Wells Water Treatment Facility *Implemented By:* District *Schedule:* Prior to initiating construction activities	District to rotate the orientation of the Airport Wells Water Treatment Facility 90 degrees from its proposed orientation to an east-west orientation.	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities.	District Manager
	Mitigation Measure 3.9-3: A landscape plan shall be prepared by a landscape architect to generally screen the Treatment Facility equipment and solar panel array from views from Highway 1. The landscape plan shall use native plants and include a mixture of low-lying vegetation, and species that substantially screen the facility and solar panel array from views from Highway 1 within 3 years of installation. The landscape plan shall be fully implemented not more than 1 month after completion of the construction of the Treatment Facility. The District	District to retain a licensed landscape architect to prepare a landscape plan to generally screen the Treatment Facility equipment and solar panel array from views from Highway 1. The District shall be responsible for maintaining the installed landscape materials, including watering and replacement of specimens that do not survive.	Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prepare plan prior to initiation of grading and/or construction. Implement plan no more than one month after finalizing treatment facility and solar panel array installation activities.	District Manager

	shall be responsible for maintaining the installed landscape materials, including watering and replacement of specimens that do not survive. *Project Location:* Airport Wells Water Treatment Facility *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 treatment facility and solar panel array installation activities					
Potential Impact 3.9-2: Would the proposed project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?	Mitigated to less than significant with Mitigation Measures 3.1-6					
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	District to install all electrical power lines underground	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities.	District Manager

[illegible]	Mitigation Measure	Timing of Monitoring Activities	Location	Method of Verification	Timing of Implementation	Party Responsible for Verification
	Mitigation Measure 3.9-5: The exterior finish of all metalwork or reflective surfaces on the Alta Vista Wells, including but not limited to filtration vessels, cabinets, fencing material, and hardware, shall be finished in a non-reflective, non-glare finish. This may include paint, textured finishes, vinyl coating, or other similar finishes. There shall be no exposed bare metal surfaces, including cabinet hardware. *Project Location:* Alta Vista Wells #1 and #2 *Implemented By:* District *Schedule:* Immediately following installation of proposed improvements	District to finish all metalwork or reflective surfaces on the Alta Vista Wells utilizing a non-reflective, non-glare finish.	Alta Vista Wells #1 and #2	District Engineer to prepare a compliance report and submit the report to the District Manager.	Immediately following installation of proposed improvements.	District Manager
	Mitigation Measure 3.9-6: All chain link fence material, including supporting poles, shall be vinyl-coated. The District shall inspect all fencing at least once annually and replace and/or repair any fence material from which the vinyl-coating has been removed due to use or accident. *Project Location:* Alta Vista Wells #1 and #2 *Implemented By:* District *Schedule:* Immediately following installation of fence; inspections to occur annually;	District to install only chain link fence material, including supporting poles, that is vinyl-coated. The District shall inspect all fencing at least once annually and replace and/or repair any fence material from which the vinyl-coating has been removed due to use or accident.	Alta Vista Wells #1 and #2	District Engineer to prepare a compliance report and submit the report to the District Manager.	Immediately following installation of fence; inspections to occur annually; replace vinyl coating as needed.	District Manager

	Mitigation Measure	Implementing Action	Location	Method of Verification	Timing of Implementation	Responsible Implementation
	replace vinyl coating as needed					
	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.	Alta Vista Tank and Wells	District Engineer to prepare a compliance report and submit the report to the District Manager.	Ongoing; once per week.	District Manager
	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	District to paint the exterior of the tank light tan to blend with the existing undeveloped lands to the site's north, east, and west. 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 offensive paint conditions.	Schoolhouse Tank	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.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Monitoring/ Verification	Timing of Implementation	Party Responsible for Implementation
	offensive paint conditions. *Project Location:* Schoolhouse Tank *Implemented By:* District *Schedule:* Initial painting done immediately after tank installation; inspections conducted annually; repainting conducted when deemed necessary					
Potential Impact 3.9-4: Would the proposed project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	Mitigated to less than significant with Mitigation Measures 3.9-1, 3.9-2, 3.9-5, and 3.9-7					
Cultural Resources						
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	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.	Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities.	District Manager

	informs construction personnel; Construction contractor implements procedures *Schedule:* 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	District to include in all excavation contracts 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.	Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District Manager.	Prior to initiating construction activities.	District Manager
	Mitigation Measure 3.10-3: Upon discovery of possible buried cultural materials (including potential Native American skeletal remains),	Upon discovery of possible buried cultural materials work in the immediate area of	Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility	District Engineer to prepare a compliance report and submit the report to the District	During construction activities.	District Manager

Impact	Mitigation Measure	Implementing Action	Location	Timing of Implementation	Monitoring Agency	Party Responsible for Implementation
	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	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. 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.		Manager.		

Impact	Mitigation Measure	Reporting Action	Timing of Action	Method of Verification	Timing of Verification	Party Responsible for Verification
	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					
Potential Impact 3.10-4: Would the proposed project disturb any human remains, including those interred outside of formal cemeteries?	Mitigated to less than significant with Mitigation Measures 3.10, 3.10-2, and 3.10-3					
Public Services						
Potential Impact 3.11-1: Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the	Mitigated to less than significant with Mitigation Measures 3.5-11 and 3.5-12					

Impact	Mitigation Measure	Implementation Action	Timing	Method of Verification	Timing of Verification	Party Responsible for Verification
construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities?						
Utilities and Service Systems						
Potential Impact 3.12-1: Would the proposed project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)?	Mitigated to less than significant with Mitigation Measure 3.1-4					
Potential Impact 3.12-3: Would the proposed project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Mitigated to less than significant with Mitigation Measures 3.7-2 and 3.7-3					
Potential Impact 3.12-6: Would the proposed project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Mitigated to less than significant with Mitigation Measure 3.5-3					

CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
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May ___, 2009

Tanya Yurovsky
SRT Consultants
792 Bay Street
San Francisco, CA 94109

SUBJECT: Effective Certification of Montara Water and Sanitary District Public Works Plan (Phase I) No. 2-06-006

Dear Ms. Yurovsky:

The Executive Director of the Coastal Commission has reviewed Montara Water and Sanitary District Board (District) Resolution No. 1443 for effective certification Montara Water and Sanitary District Public Works Plan (Phase I) No. 2-06-006.

The District's resolution indicates that the District acknowledges receipt of and accepts the Commission's resolution for certification and that the District agrees to the Commission's modifications, and agrees to approve the Public Works Plan projects in conformance with the modified PWP.

The Executive Director has found that the District's resolution fulfills the requirements of Section 13544(a) of the California Code of Regulations. In accordance with Section 13544(b) of the regulations, the Executive Director has determined that the District's actions are legally adequate.

The Coastal Commission concurred with this determination at its meeting of May 7, 2009 in San Francisco. Commission approval and the amendment process are now complete. If you have any questions, please don't hesitate to contact me.

Sincerely,

_____
RUBY PAP
North Central Coast District Supervisor

cc: Clemens Heldmaier, MWSD

Exhibit No. 3
MWSD PWP No. 2-06-006
Sample letter to MWSD