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Staff:	N. Dreher-SF
Staff Report:	6/21/12
Hearing Date:	7/13/12

STAFF REPORT: PUBLIC WORKS PLAN
NOTICE OF IMPENDING DEVELOPMENT

Application No.:	**SMC-NOID-1-12**
Applicant:	**Montara Water and Sanitary District**
Location:	Schoolhouse Site, at the west end of Buena Vista Street, Moss Beach (San Mateo County)
Project Description:	Demolish existing 100,000 gallon concrete water storage tank and construction of new 100,000 gallon steel storage tank in same location. Project includes 125 cu. yds. of grading (cut), retaining wall, buried power lines and other related development.
Staff Recommendation:	Approval as submitted.

SUMMARY OF STAFF RECOMMENDATION

The Montara Water and Sanitary District (MWSD) Phase I Public Works Plan (PWP) was certified by the Coastal Commission on May 7, 2009. MWSD is now pursuing its third project pursuant to the PWP, and has submitted the above-referenced notice of impending development (NOID) for that third project to the Commission and is requesting that the Commission concur

that the proposed project is consistent with the certified PWP.

The objective of the PWP is to improve specific portions of the District's water system to ensure an adequate and reliable supply of water for its existing customers for domestic and fire protection uses. The PWP identifies several areas of the District's water system that require improvement in order to achieve this objective. Specific projects identified in the PWP for this purpose include: (1) additional storage facilities; (2) new supply sources; and (3) a new treatment system for the existing Airport Wells Facility.

In this case, the proposed project that is the subject of the NOID is intended to increase storage capacity at the Schoolhouse site. The project includes demolishing the existing 100,000 gallon water storage tank and constructing a new steel 100,000 gallon water storage tank in the same location. In addition, the project also includes construction of related facilities, including approximately 125 cubic yard cut of grading for the pad with excavated materials to be hauled to Ox Mountain disposal site, a 50 ft. long 6 ft. tall retaining wall along a section of the tank, installation of an 8-inch diameter 20 foot long buried pipeline, installation of telemetry and remote operating devices, and a buried electrical supply line.

The proposed project incorporates the mitigation measures and conditions certified in the PWP that correspond to this particular project. These measures include: confirming with geotechnical experts that this project remains consistent with the materials provided at the time of certification of the PWP; an erosion control plan to be prepared prior to construction; hydroseeding on regraded slopes with native seed mix; a site-specific health and safety plan prepared prior to construction and implemented during all phases of construction; an asbestos and lead survey conducted prior to demolition of the existing tank; warnings and precautions regarding potential diesel fuel and PM10 emissions exposure; odor precautions involving paint and exhaust from idling construction vehicles; road maintenance where necessary before and after activity to ensure roads remain intact; construction time restrictions; signs posting construction times and contact in the event of disturbance; coloring of tank to blend into surroundings; cultural resource training; and a stop-work provision in case of archaeological resources. Additionally, the project incorporates the project-specific conditions imposed by the PWP regarding submittal of an erosion control plan, recognizing that the subject project is to provide additional storage capacity for existing, not future, connections and requiring sufficient construction vehicle access that will not impair existing levels of vehicle access in the area.

The proposed project is consistent with the project described in the PWP, and the previously certified conditions and standards are adequately reflected in the project description and the project approval documents. Additionally, the proposed project includes a provision to ensure that the water storage expansion is only used for existing customers, and not new connections. Accordingly, the submitted NOID and its associated project report adequately reflect and match the requirements of the PWP. Therefore, Staff recommends that the Commission find that the proposed project is consistent with the PWP. The motion to carry out this recommendation can be found on page 3.

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I. MOTION AND RESOLUTION

Motion.

I move that the Commission determine that the development described in SMC-NOID-1-12 as submitted is consistent with the certified Montara Water and Sanitary District Public Works Plan.

Staff Recommendation of Concurrence.

*Staff recommends a **YES** vote. Passage of this motion will result in a determination that the development described in SMC-NOID-1-12 as submitted is consistent with the certified MWSD PWP, and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.*

Resolution to Determine Development is Consistent with PWP.

The Commission hereby determines that the development project described in Notice of Impending Development SMC-NOID-1-12, as submitted, is consistent with the certified MWSD Phase I Public Works Plan for the reasons discussed in the findings herein.

II. FINDINGS AND DECLARATIONS

A. PROCEDURAL ISSUES AND STANDARD OF REVIEW

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

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

B. MWSD PHASE I PUBLIC WORKS PLAN (PWP)

1. General PWP Background

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

2. Montara Water and Sanitary District

MWSD provides water, sanitary sewer, and solid waste disposal services to the coastal communities of Montara, Moss Beach, and adjacent areas located north of Half Moon Bay and south of Pacifica, in San Mateo County. The District provides water to approximately 1,650 connections, about 90% of which are single-family and multi-family residential users. The MWSD system includes a surface water source (Montara Creek), a water treatment plant, ten groundwater wells that withdraw water from the Montara and Denniston Creek groundwater basins (eight active and two standby wells), five potable water storage tanks, and over 150,000 feet of distribution pipelines.

3. MWSD's Phase I PWP

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

The PWP identifies several areas of the District's water system that require improvement to address the lack of adequate fire suppression capabilities and the lack of adequate supply to serve existing customers during times of drought. First, it calls for additional storage facilities, including construction of a new water storage tank at the Alta Vista site, and either one or two new storage tanks at the Schoolhouse site. Second, it calls for new water well production, including initiation of water production (at 150 gpm) from Alta Vista Well Number 1 (and initiation of monitoring from Alta Vista Well Number 2) and construction of a new pipeline and electrical conduit, extending from the production well and monitoring well to the existing Alta Vista water storage tank. Finally, the PWP calls for a new treatment system for the Airport Wells Facility, which has documented high levels of nitrates, 1,2,3-trichloropropane (TCP), corrosives, and manganese. The locations of these PWP-identified projects are depicted on **Exhibit 1.**

According to the certified PWP, the above projects are needed to achieve its goal of providing adequate fire suppression capabilities, and adequate service to its existing customers during times of drought. MWSD has completed two projects under the PWP; namely one of the Schoolhouse tanks was built in 2011, pursuant to the first project (and first NOID) under the certified PWP[1] and the second project addressed that portion of the PWP geared toward new water sources, specifically the Alta Vista Wells. The current project concerns the second component of the Schoolhouse site in order to establish adequate water storage facilities consistent with the PWP.

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

4. **Schoolhouse Water Tanks**

As discussed above, the PWP calls for new water storage facilities to be constructed at the District's Schoolhouse site. The Schoolhouse site is located inland of Highway 1 and the ocean along a ridgeline at the end of Buena Vista Street, developed residential street in Moss Beach. The existing concrete 100,000 gallon water storage tank that will be demolished is 34 feet in diameter and 16 feet tall. The previously undertaken storage tank (SMC-NOID-1-10) was constructed adjacent to this older concrete tank on its southeast side (**Exhibits 1 and 3**).

C. NOTICES OF IMPENDING DEVELOPMENT

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

MWSD NOID Number SMC-NOID-1-12 was filed as complete on June 8, 2012, and the 30-working day action deadline is July 20, 2012. Thus, unless the MWSD General Manager waives MWSD's right to a hearing within thirty working days (as provided for by the certified PWP), and agrees to an extension to a date certain, no more than three months from the action deadline, the Commission has until July 20, 2012 to act upon this NOID or it will be deemed consistent with the PWP.

D. PWP CONSISTENCY ANALYSIS

1. **Applicable PWP Provisions**

The PWP includes multiple provisions regarding the subject development for increased water storage capacity. These provisions protect sensitive habitat, geologic, visual, and public access resources, and serve to avoid inducing growth that is inconsistent with the LCP, consistent with San Mateo County LCP requirements.

GROWTH INDUCEMENT

PWP Page 3 of 33: *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.

Page 2 of 33 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.*

Page 4 of 33 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 customarily 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.

PUBLIC ACCESS

***PWP Page 9 of 33**:....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.*

EIR 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.

SENSITIVE RESOURCES

***PWP Page 9 of 33:** The PWP improvements shall be undertaken in accordance with Mitigation Measures listed in the MWSD Public Works Plan Phase I Final Environmental Impact Report (FEIR) SCH # 2004112107 with modifications as certified by the California Coastal Commission.*

***PWP Page 18 of 33.** Tree removal and all other activities associated with tank construction shall be performed between September 1 and January 30 to prevent disturbance to bird nests. If tree clearing and all other activities associated with tank construction is desired outside of this period, a pre-construction survey for nesting birds shall be conducted prior to clearing of trees and all other activities associated with tank construction. The survey will be conducted by a qualified biologist no more than 30 days prior to initiation or clearing or construction. The survey shall include any areas proposed for any activities such as earthmoving. If occupied migratory bird nests are found within 250 feet of the construction zone, clearing shall not begin until after the nests are protected by an adequate setback (in general, 50 feet for passerines and 250 feet for raptors) defined by a qualified biologist.*

***PWP Page 18 of 33.** 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.

EROSION CONTROL

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

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

EIR 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*

VISUAL RESOURCES

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

2. **Proposed Project**

The existing concrete 100,000 gallon storage tank will be demolished and a new steel 100,000 gallon storage tank will be constructed in its place. The proposed steel tank will be located in the same location as the concrete tank and at the same specifications (34-foot diameter and 16 foot height). The proposed tank will be painted a light tan color to blend in with existing undeveloped lands to the north, east and west of the immediate area. The tank will be supported by a 50-ft. long, 6-ft. tall retaining wall to retain areas excavated to accommodate the proposed tank. This project does not propose any tree removal.

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.

Existing Schoolhouse Tank Demolition. Prior to the construction and installation of the new 100,000 gallon Schoolhouse Tank, the existing concrete 100,000-gallon Schoolhouse Tank would be decommissioned and removed from the site. This area will become the site of the proposed steel storage water tank.

Construction. Construction of the Schoolhouse Tank will 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 and the Schoolhouse site specific Geotechnical Investigation Report, prepared by Ronig Engineers, Inc., dated March 2010.

The proposed project also incorporates three measures based on the Commission's suggested modifications to the original PWP (2-06-006):

(1) Pursuant to Condition J, concurrent with the submittal of the Notice of Impending Development (NOID) for the Schoolhouse Tank, the District will submit a detailed erosion control plan to the Executive Director for review and approval, in accordance with Mitigation Measure No. 3.1- 4 of the Final Environmental Impact Report.

(2) Pursuant to Condition N, the use of the proposed storage facility is limited to those areas served by the District as of 11/12/08 and will 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.

(3) Pursuant to Condition R, the District will assure safe and reliable access for construction vehicles that does not hinder or jeopardize the safety of regular traffic circulation.

3. **Consistency Analysis**

The District's certified PWP allows for the expansion of water storage capacity at the Schoolhouse site subject to certain criteria, including measures to protect key coastal resources,

including sensitive habitats, public access, water quality and visual resources. In addition, the PWP limits the quantity of additional water that can be produced, and prohibits the District from using the additional water supplies to expand existing connections or for any new water connections.

New Water Supply Well Use Limitations. Page 3 of the certified PWP states that the use of new water supplied from improved facilities, including construction of new water storage tanks at the Schoolhouse site, is limited to those District service connections existing as of November 12, 2008, and such water is not allowed to be used for any new water connections, nor for the extension of water mains into rural areas, including rural areas designated Open Space or Agriculture within the urban/rural boundary, for any reason, including for the purpose of private fire protection. In addition, the PWP states that such new water supply production is solely to be used to address fire suppression and drought for existing connections, and it cannot be used for any type of expanded service for existing connections. As proposed, the project is consistent with the PWP on these points because the NOID Project Report conditions limit the use and distribution of the water supply in this way. These restrictions against new connections and expanded service to existing connections were and are important components of the certified PWP as approved by the Commission, including ensuring that the PWP and its projects did not induce inappropriate growth. The District has proposed Condition N which makes clear that the use of water from the new production water well is limited to the District's service area boundaries and connections as of November 12, 2008, that it can only be used to address fire suppression and drought for existing connections (and it is not allowed to be used for any type of expanded service), and that it may not be used for any new water connections, including no extension into rural areas. It also expresses the PWP requirement that any different use of such water must be preceded by a Commission-certified amendment to allow for different use parameters. As proposed, the Commission finds that the project is consistent with the certified PWP with regards to the limitations on the use of such water.

Public Access. Page 9 of the certified PWP requires that construction vehicles not hinder regular traffic circulation. As proposed, access impacts from the demolition and construction of the tanks at the end of this residential street in Moss Beach will be insignificant. According to the EIR, Buena Vista Street and nearby California Avenue operate without any delay or congestion. While Average Daily Traffic (ADT) and Level of Service (LOS) have not been measured along Buena Vista Street, based upon the use of this road by residents and District personnel only, the ADT is expected to be low and the LOS is anticipated to be at level A. Construction-related vehicles and equipment may travel an average of twice per day along these roads. The limited amount of construction vehicles and travel time along these roads will not result in a substantial increase in traffic beyond the existing traffic load. Additionally, this site is located east of Highway 1, nestled in the Moss Beach residential area. Therefore, the proposed project will not have significant impacts on public access and it is consistent with the certified PWP.

Geologic Stability. The proposed Schoolhouse Tank site is located within an LCP-defined Hazards Area because it is located within a Seismic Hazard Zone (as defined by the California Geological Survey Seismic Hazard Maps), which is an area prone to earthquake induced landslides. However, the specific site is located in an area rated least susceptible to deep-seated landslides with very low risk of liquefaction potential (Brabb et al 2000; Knudsen et al 2000). Further, it is not located within an area defined as highly unstable on the LCP Landslide

Susceptibility Areas Map and it is not designated on the Fault and Associated Fracture Zones Areas Map. Therefore, the certified zoning Hazards to Public Safety Criteria apply to the site, but not the Seismic/Fault/Fracture Area Criteria or the Section 6326.4 - Slope Instability Area Criteria.

Development of the tank would not pose a hazard to persons or property outside the development. The tank would be designed to meet current seismic standards to ensure structural integrity. Terrasearch, Inc. conducted a geotechnical investigation of the site in 2005 (updated by Romig Engineers, Inc. in March 2010) and recommended several measures to ensure structural integrity. These include recommendations for site preparation, grading, appropriate foundations, construction considerations, retaining walls, pavement design, utility trenches, and onsite monitoring during construction by a geotechnical engineer. Both reports concluded that construction of the proposed tank is feasible based on these recommended parameters. The proposed project incorporates these geotechnical recommendations, and therefore, the proposed project would avoid and minimize potential impacts from the seismic hazards on the site.

Further, the Schoolhouse Tank construction would not require major modification of existing landforms to eliminate hazards. Its construction would require minimal cut into the existing hillside in order for the tank bottom to be at the same elevation as the existing tank to allow for balancing the tanks and maintaining constant pressure throughout the District's system. In addition, a retaining wall would be constructed on the northeast side of the tank to support surrounding soils, but the retaining wall is small in scale and would not require major modification of the existing landform.

Water Quality. To protect water quality, PWP EIR Mitigation Measure 3.1-4, which is incorporated into the certified PWP, requires an Erosion Control Plan to mitigate erosion and sedimentation impacts during construction. The District submitted the required Erosion Control Plan in its proposal for the subject project. The Erosion Control Plan includes measures such as preservation of existing vegetation, slope grading, hydroseeding in disturbed areas, and the use of erosion control blankets and silt fencing to reduce sediment in runoff. The implemented measures will ensure water quality will be protected in a variety of ways including that they: (1) will direct runoff away from disturbed areas; (2) retain existing vegetation to the extent feasible; (3) fit grading to the surrounding terrain; (4) contour slopes in accordance with soil type and natural repose; (5) incorporate temporary drainage ways and outlets to handle concentrated runoff until permanent drainage structures are constructed; (6) restrict the timing of grading operations to minimize soil exposure during the rainy season; (7) minimize length and steepness of slopes; (8) emphasize erosion controls by vegetating and mulching and stabilizing disturbed areas; (9) keep runoff velocities low; (10) trap sediment on site using a combination of effective erosion and sediment control measures and (11) inspect/maintain such measures before and after each rainstorm, including maintaining a log of site inspections retained for at least three years. The submitted Erosion Control Plan complies with the mitigation measure, and is therefore consistent with the PWP. Therefore, the proposed project avoids and minimizes impacts to water quality, consistent with the requirements of the PWP.

Visual Resources. The PWP also requires measures to protect visual resources. It requires that all finished metalwork or reflective surfaces be non-reflective, non-glare finish, and that the new tank be painted a light tan color to blend with surrounding undeveloped areas on the hillside. The

proposed project, through the Project Report's mitigations and conditions section, requires these measures to be implemented, and includes compliance measurements and methods of verification. As sited and designed, the proposed project would not have a significant impact on public views, including because the actual physical development is small, located well inland from the coast, and is not visible from Highway 1, due to intervening topographic features and urban development. The proposed tank site would be visible when looking north along Buena Vista Street, but the impacts to this view would be mitigated by the proposed light tan coloring. Therefore, the proposed project is consistent with the visual resource protection measures of the certified PWP.

Conclusion. As described above, as proposed, the project is consistent with the certified PWP, including with regard to growth inducement concerns, public access, geologic hazards, water quality and visual resources.

4. **California Environmental Quality Act (CEQA)**

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

The Montara Water and Sanitary District, as the lead agency under CEQA, certified a Final EIR (FEIR) for the PWP in March 2006. This FEIR identified a series of mitigation measures, all of which were incorporated as enforceable components of the PWP, including several designed to be tied to individual development projects as they came online. In this case, FEIR mitigation measures 3.4-1, 3.5-1, 3.5-2, 3.5-3, 3.5-7, 3.6-2, 2.6-3, 3.7-1, 3.8-1, 3.8-2, 3.8-3, 3.9-8, 3.10-1, 3.10-2, and 3.10-3 were included as part of the proposed project pursuant to the terms of the certified PWP.

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

The Commission finds that the proposed project will avoid significant adverse effects on the environment, within the meaning of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse environmental effects that approval of the proposed project would have on the environment within the meaning of CEQA. The proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

APPENDIX A – SUBSTANTIVE FILE DOCUMENTS

1. MWSD Phase I Public Works Plan (2-06-006).

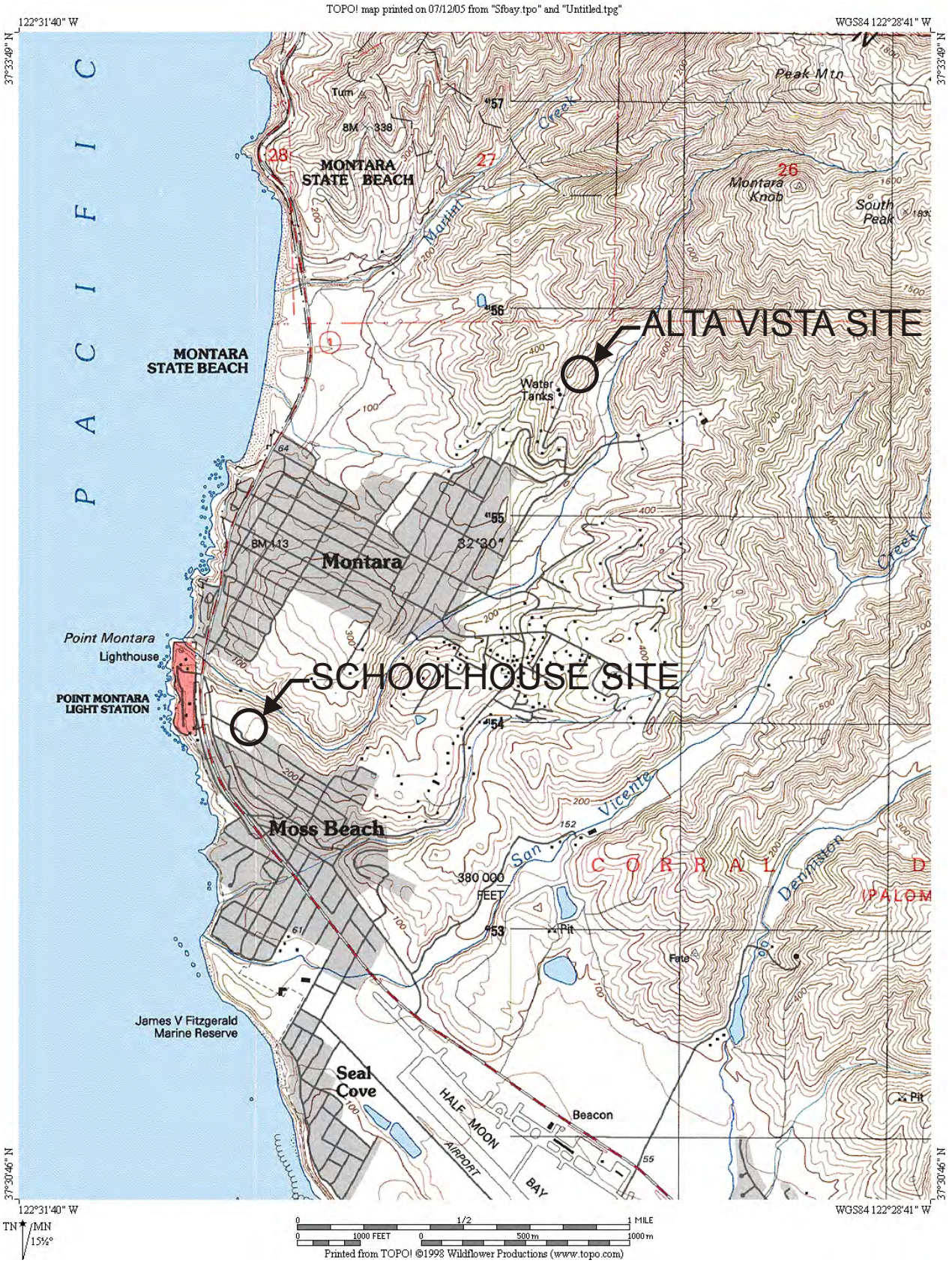
2. MWSD PWP Phase I Environmental Impact Report Materials.

3. "Schoolhouse Water Storage Tank Project – West Tank Erosion Control Plan," prepared by SRT Consultants, dated May 2012.

4. "Geotechnical Investigation Report for Proposed Schoolhouse and Alta Vista Tank Sites," prepared by Terrasearch, Inc., dated August 4, 2005.

5. "Geotechnical Investigation," prepared by Romig Engineers, Inc., dated March 2010.

Figure 3.1: Location of Proposed Water System Upgrades



GEOTECHNICAL ENGINEERS AND GEOLOGISTS

TERRASEARCH INC.

257 WRIGHT BROTHERS AVENUE, LIVERMORE CALIFORNIA 94551 PHONE: (925) 243-6662

Proposed Tank Sites
Montara, California

SITE VICINITY MAP

Project No.	Drawn by:	Scale:	Date:
10690.G	KG	As Shown	7/12/05

Figure No.

1

Exhibit No. 1
Montara Water and Sanitary District No. SMC-NOID-1-12
Project Location Maps
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Exhibit No. 1
Montara Water and Sanitary District No. SMC-NOID-1-12
Project Location Maps
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NOTICE OF IMPENDING DEVELOPMENT

MONTARA WATER AND SANITARY DISTRICT

1. Project Description

The Montara Water and Sanitary District (MWSD) plans to demolish the existing Schoolhouse Water Storage Tank (West) and construct, in its place, a new 100,000-gallon Schoolhouse Water Storage Tank Project (Project). The replacement Schoolhouse Tank (West) will be constructed directly adjacent to the 100,000-gallon Schoolhouse Tank (East) along an unpaved roadway at the end of Buena Vista Street, in Montara, California. The replacement Schoolhouse Tank (West) will be constructed of steel at the existing tank's elevation with a 34-feet diameter and 16-feet tall, matching the Schoolhouse Tank (East).

The new tank will be connected to the existing pumps by an 8-inch diameter buried pipeline onsite. The Project will 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.

The complete Schoolhouse Water Storage Tank Project Report is available upon request of the *Schoolhouse Water Storage Tank (West) Supporting Information* document at the MWSD offices.

2. MWSD Board Approval

The MWSD Board approved the contract documents for the Project on March 1, 2012. Verification of approval is available upon request of the *Schoolhouse Water Storage Tank (West) Supporting Information* document at the MWSD offices.

3. Construction Commencement

Demolition of the existing Schoolhouse Water Storage Tank (West) will begin on June 15, 2012. Construction of the replacement 100,000-gallon Schoolhouse Tank (West) will begin immediately following demolition.

4. Project Contact Information

For more information, or to request the *Schoolhouse Water Storage Tank (West) Supporting Information* document, please contact:

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

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

5. CCC Review Process for PWP Consistency

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

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

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

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

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

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

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

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

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

Nicholas Dreher, California Coastal Commission: (415) 904-5251, ndreher@coastal.ca.gov

6. List of NOID Recipients

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

Sewer Authority Mid-Coastside, City of Half Moon Bay, Coastal Watershed Council, Environmental Services Agency, San Mateo County Public Works Department, Coastside County Water District, San Mateo County Resource Conservation District, San Mateo County Farm Bureau, Mid-Peninsula Regional Open Space District, Cabrillo Unified School District, Granada Sanitary District, Midcoast Community Council, California Department of Fish and Game, Half Moon Bay Fire Protection District, County of San Mateo Community Development Department, Local Agency Formation Commission, Point Montara Fire Protection District, Santa Cruz Unit of the California Dept of Forestry & Fire Protection, California Department of Transportation, California State Clearinghouse and Planning Unit, and all owners or persons residing on properties located within 100 feet of the proposed Project (2 residents total).

PUBLIC WORKS PLAN
NOID Supporting Information
SCHOOLHOUSE WATER STORAGE TANK PROJECT

Attachment Index

PUBLIC WORKS PLAN PROJECT REPORT

SCHOOLHOUSE WATER STORAGE TANK

Exhibit No. 3
Montara Water and Sanitary District No. SMC-NOID-1-12
Excerpts of NOID Project Submittal
Page 2 of 17

ATTACHMENT 1

Specific Project Description – MWSD Schoolhouse Tank West

Specific Project Description

The Montara Water and Sanitary District (MWSD) plans to demolish the existing Schoolhouse Water Storage Tank and construct, in its place, a new 100,000-gallon Schoolhouse Water Storage Tank (West) Project. The new Schoolhouse Tank (West) will be constructed directly adjacent to the 100,000-gallon Schoolhouse Tank (East) along an unpaved roadway at the end of Buena Vista Street, in Montara, California. The replacement Schoolhouse Tank (West) will be constructed of steel at an elevation of 178 above sea level (asl) with a 34-ft diameter and a height of 16 ft, matching the Schoolhouse Tank (East).

The new tank will be connected to the existing pumps by an 8-inch diameter buried pipeline onsite. The Project will 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. Table 1-1 outlines the components of the Schoolhouse Water Storage Tank (West), and Figures 1-1 and 1-2 illustrate the location and elevation profile of the project.

Table 1-1 Schoolhouse Water Storage Tank Project Components

Project Components	Project Description	Project Elements and corresponded Dimensions	Parameters
Schoolhouse Tank West	Demolition of existing, out-of-service Schoolhouse storage tank and construction of a new water storage tank with a capacity of 100,000 gallons.	• Construction of a steel water storage tank with a capacity of 100,000 gallons. • Construction of a retaining wall of up to 6 feet in height along a section of the tank site. • Installation of an 8-inch diameter, less than 20-foot long buried pipeline. • Installation of telemetry and remote operating devices and a buried electrical supply line. • Demolition of existing Schoolhouse storage tank.	Material: Steel Capacity: 100,000 gallons Diameter: 34 ft Height: 16 ft Elevation: 178 ft asl

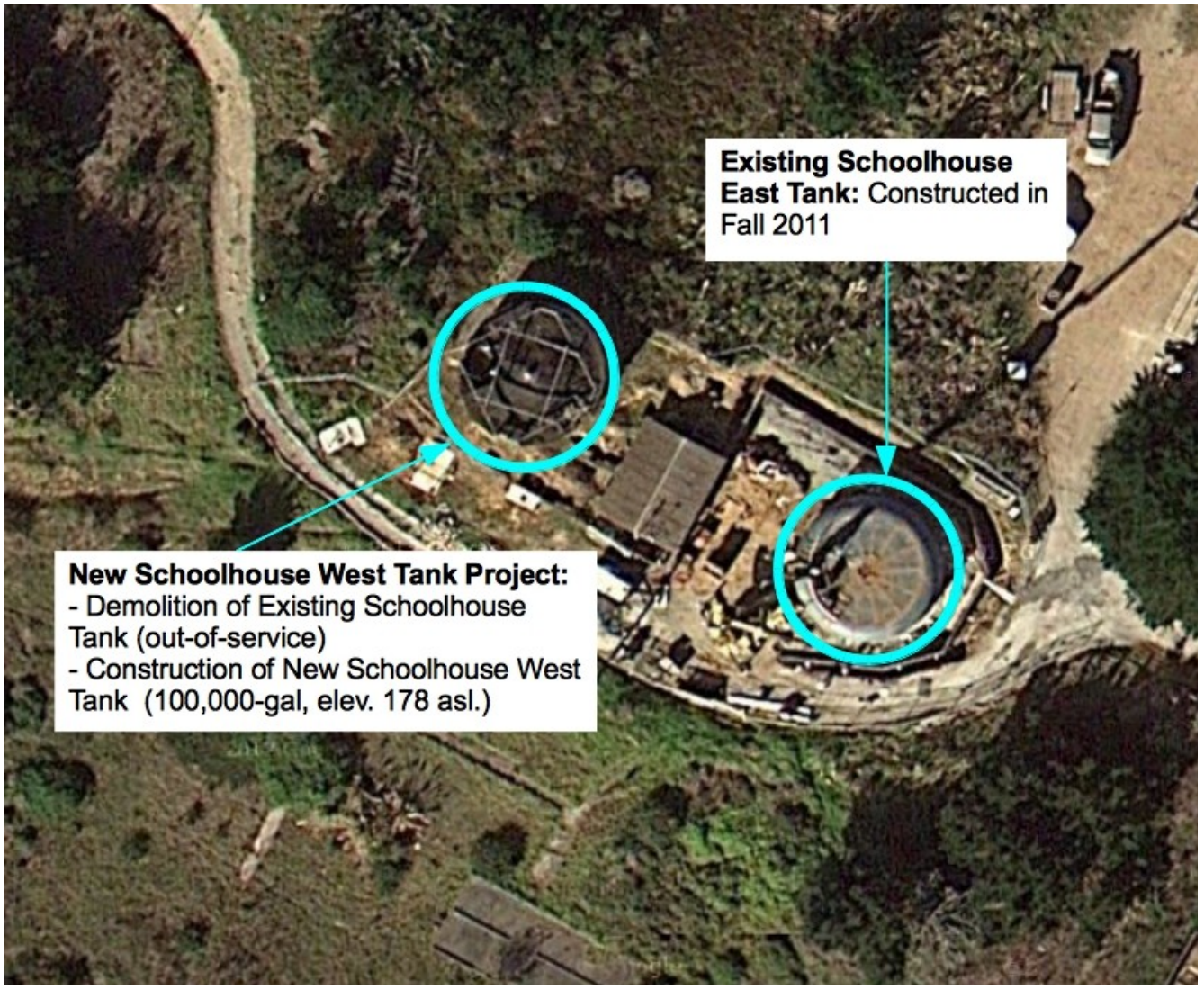

Figure 1-1: Proposed Schoolhouse Tank West Aerial Depiction

Attachment 1

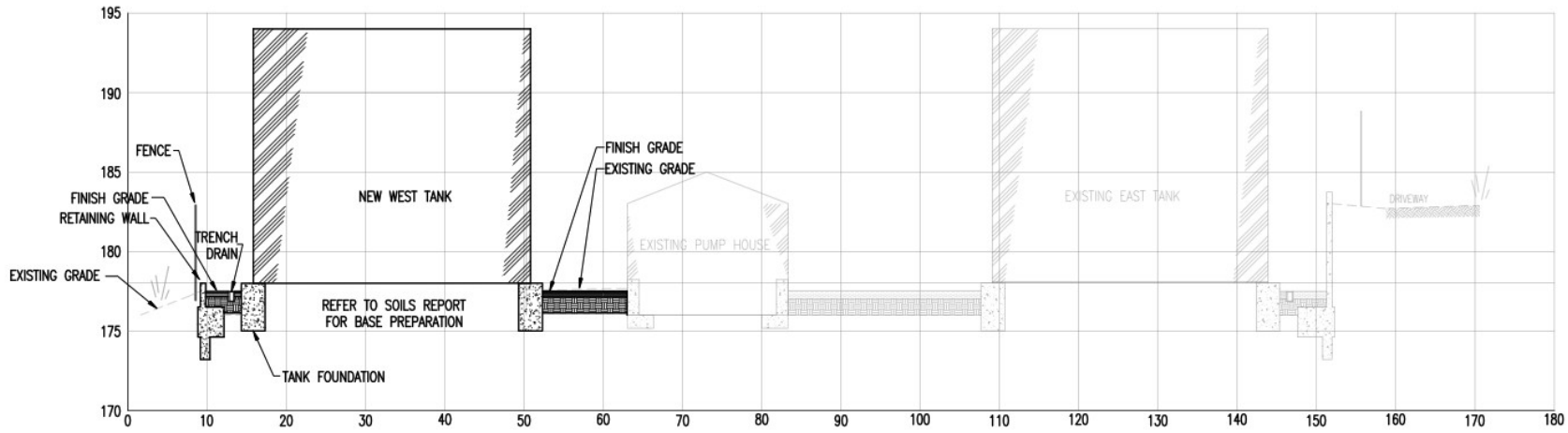

Figure 1-2: Proposed Schoolhouse Tank West Elevations

Attachment 1

MONTARA WATER & SANITARY DISTRICT

BOARD OF DIRECTORS MEETING

March 1, 2012

MINUTES

:

REGULAR SESSION BEGAN AT 7:56 PM.

CALL TO ORDER

ROLL CALL

Directors Present:	Boyd, Harvey, Slater-Carter, Thollaug & Ptacek
Directors Absent:	None
Staff Present:	General Manager Clemens Heldmaier
	District Clerk Judy Gromm
Others Present:	District Counsel David Schricker
	District Water Engineer Tanya Yurovsky

PRESIDENT'S STATEMENT – President Slater-Carter reported according to the latest news headlines, nationwide water rate increases are coming. These rates will be doubling and tripling due to many of the water districts or companies have not maintained and improved the infrastructure of their district. President Slater-Carter thanked the residents of Moss Beach and Montara for being wise enough to purchase the water system and allowing the District to use the rate payer and bond monies to drastically improve the system.

ORAL COMMENTS:

Rick Putz, Business Representative for Stationary Engineers, Local 39 introduced himself to the Board and Public. Mr. Putz noted Local 39 has about 20,000 members and covers the northern part of California and Nevada. Mr. Putz represents about 14 employers locally around the bay in which one half are water districts. Mr. Putz assignment is to come to Montara Water and Sanitary District and negotiate a fair and equitable contract for the members Local 39 represents. Mr. Putz noted if at any time there were any

Exhibit No. 3
Montara Water and Sanitary District No. SMC-NOID-1-12
Excerpts of NOID Project Submittal

the water customer is eligible to receive a refund to the January water bill of $109.88.

Director Thollaug motioned to authorize the General Manager to appropriately revise the January 2012 wet weather consumption data for 866 Sierra Street to 22 HCF. Director Boyd seconded the motion.

All Directors were in favor and the motion passed unanimously.

3. **Review and Possible Action Concerning Schoolhouse Tank West Demolition and Replacement Bid Advertisement.**

General Manager Heldmaier reported the District Engineer has completed the attached construction documents for the Schoolhouse Tanks Project titled Phase 11 Schoolhouse Tanks Project – Demolition of Existing and Replacement of West Tank. This project includes replacement of the existing tank and constructing a new 100,000-gallon storage tank in its place and is part of the District's Public Works Plan certified by the California Coastal commission (CCC) in 2009.

The current construction project constitutes Phase II of the Schoolhouse Tanks Project. This phase will demolish the existing dilapidated tank built in the 1940's and replace it with a new 100,000-gallon above-grade steel storage tank. The scope involves demolishing the existing tank that has been taken out of service during the Phase I construction and constructing a ring concrete foundation, erecting the new tank, updating electrical and SCADA elements, and associated grading at the Schoolhouse Site.

The environmental review under the California Environmental Quality Act and the California Coastal Act and the San Mateo county Local coastal Program has been completed and an approval received from the CCC.

The Replacement Bid Advertisement will be brought back as a future agenda item.

Director Boyd motioned to authorize the District Manager to advertise the Phase II Schoolhouse Tank West Demolition. Director Harvey seconded the motion.

All Directors were in favor and the motion passed unanimously.

4. **Review and Possible Action concerning California Statewide Groundwater Elevation Monitoring Implementation.**

On November 4, 2009 the State Legislature amended the Water code with SBx7-6, which mandates a statewide groundwater elevation monitoring program to track seasonal and long-term trends in groundwater elevations in California's groundwater basins. It is the intent

(Attachment #3) PROJECT CONDITIONS AND MITIGATIONS

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Potential Impact 3.1-1: Would the proposed project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, 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 3.1-2: The District shall consult with 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) shall be implemented, providing for an on-site Geotechnical Engineer or Engineering Geologist during specified stages of tank installation. *Project Location:* Alta Vista Tank and Schoolhouse Tank *Implemented By:* District, Project Engineer, and Construction Contractor *Schedule:* Different stages of projects. Prior to finalization of tank location and design, certain measures consult with geotechnical engineer during design phase and prior to initiating any grading activities, and have geotechnical engineer or engineering geologist on site during grading and construction phases.	District to consult with the project geotechnical engineer.	District hired geotechnical engineering firm to conduct a site investigation including site boring to identify subsurface soil properties and provide design recommendations for excavation, footings, fill, and compaction.	Geotechnical engineering firm completed geotechnical investigation report prior to design completion. Recommendations incorporated into final plans and specifications. Geotechnical engineer or engineering geologist on-site during grading and construction phases and to provide post-construction geotechnical verification compliance letter. District Engineer to prepare a compliance report and submit the report to the District Manager.	***Complete*** - Investigation and recommendations incorporated into plans and specifications. ***During construction*** - Geotechnical engineer or engineering geologist on-site during grading and construction phases ***Post-construction –*** Post-construction Geotechnical compliance verification letter and District Engineer Compliance Report
	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.	Final plans include a grading plan and specifications that incorporate the geotechnical engineer's report recommendations.	Licensed Civil Engineer to provide final review and sign-off of grading plan.	Complete.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Potential Impact 3.1-2: Would the proposed project result in substantial soil erosion or the loss of topsoil?	**Mitigation Measure 3.1-4:** A detailed erosion control plan (ECP) and narrative shall be prepared and implemented in accordance with the San Mateo County Watershed Protection Program Best Management Practices (discussed further in Section 3.2 Hydrology and Water Quality). The purpose of the ECP shall be to mitigate erosion and sedimentation impacts during construction. At a minimum, the ECP and written narrative shall include the following: a) A proposed schedule of grading activities,monitoring, and infrastructure milestones in chronological format b) Identification of critical areas of high erodibility potential and/or unstable slopes c) Contour and spot elevations indicating runoff patterns before and after grading d) Identification of erosion control measures on slopes, lots, and streets. Measures shall be based on recommendations contained in the "Erosion and Sediment Control Field Manual" published by the San Francisco Bay Regional Water Quality Control Board e) Methods to capture and contain construction generated wastewater f) Utilization of soil stabilization techniques such as short-term biodegradable erosion control blankets and hydroseeding g) Post-construction inspection of all drainage facilities for accumulated sediment, and cleaning of these drainage structures of debris and sediment The Erosion Control Plan for the Alta Vista Tank shall designate an area of disturbance that will allow for practical construction of the facility while limiting the area of ground to be disturbed, where possible. The area should be delineated with construction fencing before grading begins. *Project Location:* Alta Vista Tank, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* District *Submitted To and Approved By:* District Engineer *Schedule:* Prior to initiation of grading and/or construction	District to prepare an erosion control plan in accordance with the San Mateo County Watershed Protection Program Best Management Practices.	District will prepare an Erosion Control Plan (ECP) with SM County and State BMPs. Requirements are included in the construction contract documents requiring contractor to follow the procedures.	District's Construction Inspector will provide verification of Erosion Control Plan on a daily basis at the construction site; construction contract to require liquidated damages and/or stop work language if ECP not followed.	To be completed prior to construction. BMPs implemented during construction.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
	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	Contractor 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.	District included hydroseeding requirement in the Project construction documents.	District's Construction Inspector to ensure hydroseeding occurs per the ECP and per the construction contract requirements. Liquidated damages and/or stop work language shall be placed into contract if ECP not followed.	Hydroseeding incoporated into the ECP by Contractor prior to construction. Hydroseeding implemented during construction.
Potential Impact 3.5-2: Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**Mitigation Measure 3.5-2:** A site-specific Health and Safety Plan shall be prepared to minimize the exposure of workers and the public to potentially hazardous materials during all phases of project construction. The Plan shall include, but will not be limited to, appropriate personal protection equipment to be worn, decontamination methods, spill control measures, and emergency preparedness and response. All site workers will be required to attend a mandatory safety meeting to overview the Plan before commencing work. P*roject Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* Construction contractor *Schedule:* Prior to initiating construction	Contractor to prepare a site-specific Health and Safety Plan to minimize the exposure of workers and the public to potentially hazardous materials during all phases of project construction.	District to include Occupational Safety and Health Administration (OSHA) standards in the contract documents, including requirements for hard-hats, trenching, safety vests, shoring, confined space, etc. Contractor shall be responsible for occupational health and safety and for meeting OSHA requirements.	District's Construction Inspector is to be aware of OSHA requirements and will ensure they are followed by workers; not following OSHA standards will result in a stop work notice.	During demolition and construction.
	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 during demolition , 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	District to retain a Certified Asbestos and Lead Abatement Contractor to conduct an asbestos and lead-based paint survey on the existing Schoolhouse Tank. If lead-based paints are identified, then federal and state construction worker health and safety regulations shall be followed during demolition activities.	District to retain a Certified Asbestos and Lead Abatement Contractor to conduct an asbestos and lead-based paint survey on the existing Schoolhouse Tank. If lead-based paints are identified, then federal and state construction worker health and safety regulations shall be included in the contract specifications, and will be followed during demolition activities. Construction of the new east tank did not require this effort since demolition was not required.	Finalized environmental report from a Certified Asbestos and Lead Abatement Contractor appended to final contract documents requiring Contractor to meet the applicable State and Federal laws. Construction Inspector to ensure safety measures are implemented during demolition; failure to do so will result in a stop work order.	***Complete*** – Environmental Report Requirements included in final contract documents ***Ongoing during demolition*** – Construction inspector to ensure safety measures are implemented

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
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 activities	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.	District included language in the contract specifications summarizing stop-work procedure if construction activities uncover diesel contaminated soils. Contractor will conduct a District tailgate training with construction workers to go over this procedure. If diesel contaminated soils are found, District will engage an environmental engineering firm specializing in soil contamination/remediation to conduct soil sampling, delineation of effected soils, and determine hazardous waste classification and proper disposal.	District's Construction Inspector and Contractor Foremen to be aware of possible soil contamination and will stop all work if contaminated soils are encountered. Construction Inspector will provide photographic and report documentation. Environmental contractor will provide a summary report. District to retain copies of truck load tickets and receipts from hazardous landfill facility.	Ongoing during demolition and construction.
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 outlined in the *BAAQMD CEQA Guidelines* construction to prevent PM10 emissions, shall be implemented during construction activities: Water all active construction and disturbed areas at least twice daily during dry periods. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. Apply water three times daily or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas construction sites. Dust, sediment, and debris shall not be washed into the storm drain system. 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	District to adhere to BAAQMD CEQA Guidelines for the minimization of construction generated airborne emissions	BAAQMD guidelines are incorporated into the construction contract documents and the Contractor will be required to meet them. Specifications require watering to control dust.	District's Construction Inspector to ensure contractor meets guidelines on a daily basis during construction. Failure to do so will result in liquidated damages and/or a stop work notice.	Ongoing during demolition and construction.
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 not be conducted during periods (exceeding 20 miles per hour). *Projection Location:* Schoolhouse Tank *Implemented By:* Construction and paint contractors *Schedule:* During construction	District to prohibit the unnecessary idling of construction vehicles and shall also prohibit the application of paint and finishing spray applications during periods of wind speeds 20 mph or greater.	District incorporated these restrictions explicitly into the contract specifications. Non-essential idling of trucks shall be prohibited, and spray painting restricted to low-wind days. Copy of the weather report is required prior to commencing spray paint activities.	District's Construction Inspector to ensure idling is kept to a minimum on a daily basis, and will prohibit spray painting when the weather report indicated winds greater than 20 mph.	Ongoing during demolition and construction.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
Potential Impact 3.7-1: Would the proposed project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?	**Mitigation Measure 3.7-1:** The District shall document pre-construction conditions of the streets leading to the project sites (including Alta Vista Road, Drake, Buena Vista, and California Streets, and the Airport frontage drive) through photographs and/or video-tape logs and a written narrative. The pre-construction survey shall be conducted after road improvements are complete, as outlined in Mitigation Measure 3.7-2 below. The District shall document the post-project conditions for the streets using the same method after construction activities are complete. The District shall engage a contractor to repair all damage to the roads within 1 month of completing construction. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* District *Schedule:* Prior to initiating construction activities; and immediately after construction is complete	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.	District requires a pre-construction video of all streets and roads surrounding the project site; any damage seen after the project is completed that is not documented in this video shall be removed and replaced to the pre-construction condition. Heavy construction machinery will not be allowed on surrounding paved streets.	Pre-construction video will need to be submitted to the District prior to receiving the Notice to Proceed (NTP) to start construction. Repair will be required as a condition of project closeout and return of retention. Construction Inspector to monitor any possible damage on a daily basis.	***Pre-construction documentation*** – contractor to complete prior to demolition and construction ***Post-construction documentation*** – District to complete following construction
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.	Work hour restrictions are explicitly stated in the contract specifications, reiterated during the Pre-Construction Meeting, and will be placed on conspicuous sign at the work site.	District's Construction Inspector will monitor work hours on a daily basis and will not allow contractor to work during the prohibited hours unless it is an emergency. Failure to work during the designated work hours will result in liquidated damages and/or a stop work notice.	Ongoing during demolition and construction.
	Mitigation Measure 3.8-2: A sign stating the allowed days and hours for construction be posted in a 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	District to erect a sign in a conspicuous location stating the allowed days and hours for construction.	District requires contractor to erect sign at the work site prior to being allowed to work.	Project Manager will not allow the Contractor to start work unless sign is present at the work site.	Ongoing during demolition and construction.
	Mitigation Measure 3.8-3: A 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.	Same as above – District requires contractor to erect sign at the work site but in an area seen by the general public. The phone numbers of the Superintendent, the Construction Inspector, and the Project Manager will be listed.	Project Manager will not allow the Contractor to start work unless sign is present at the work site.	Ongoing during demolition and construction.

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
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 3.9-8:** The exterior of the tank shall be painted a light tan to blend with the existing undeveloped lands to the site's north, east, and west. If and when the surrounding lands are developed with urban structures, the color of the tank shall be evaluated and a determination made at that time if an alternative color would better serve to visual diminish the tank's presence in the area. The District shall inspect the finish on the tank annually and shall repaint the tank as often as is necessary to maintain the tank free of peeling or chipped paint, graffiti, or other visually paint conditions. *Project Location:* Schoolhouse Tank *Implemented By:* District *Schedule:* Initial painting done immediately after tank installation; inspections conducted annually; repainting conducted when deemed necessary	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.	Contractor will be required to submit color swatches the most closely match the surrounding geology, and the District will choose the best color. District to conduct regular maintenance on tank after it is constructed as-needed to preserve the tank aesthetic.	Project Manager will not allow the tank to be painted until a color submittal is reviewed and approved by the District. The Construction Inspector will ensure the paint that arrives on site matched the approved submittal. Failure to provide the correct color will result in a Non-Compliance Notice and would require removal and replacement.	Ongoing during construction.
Potential Impact 3.10-2: Would the proposed project cause a substantial adverse change in the significance of an archaeological resource?	**Mitigation Measure 3.10-1:** The District shall inform all construction personnel of the potential for exposing subsurface cultural resources and to recognize possible buried cultural resources. Personnel shall be informed of the procedures that will be followed upon the discovery or suspected discovery of archaeological materials, including Native American remains and their treatment. *Project Location:* Alta Vista Tank and Wells, Schoolhouse Tank, Airport Wells Water Treatment Facility *Implemented By:* District informs construction personnel; Construction contractor implements procedures *Schedule:* Prior to initiating construction activities	District to inform all construction personnel of the potential for exposing subsurface cultural resources and to recognize possible buried cultural resources. Personnel shall be informed of the procedures that will be followed upon the discovery or suspected discovery of archaeological materials.	District inserted language in the contract specifications summarizing stop-work procedure if cultural resources are encountered. Project Manager or Construction Inspector to conduct a District tailgate training with construction workers to go over this procedure. District to establish an as-needed / on-call contract with an a licensed Archaeologist specializing in civil construction work, in anticipation of coming into contact with cultural resources during construction; to provide documentation, excavation, and help direct construction around or through such resources.	District's Construction Inspector and Contractor Foremen to be aware of possible cultural resources and will stop all work if cultural resources are encountered. The Project Manager and Archaeologist will be notified. The local Native American community will be notified if deemed necessary by the Archaeologist. Construction Inspector will provide photographic and report documentation. Archaeologist will provide further photographic and report documentation, and a final summary report. The project will not resume until the Archaeologist, together with the Project Manager, agree to the best means of mitigating the find. The Archaeologist will determine the best housing location for any excavated artifacts.	Ongoing during demolition and construction.
	Mitigation Measure 3.10-2: All excavation contracts for the District shall contain provisions for *stop-work* 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* 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.	Same as above (3.10-1)	Same as above (3.10-1)	Same as above (3.10-1)

Impact	Mitigation Measure	Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
	Mitigation Measure 3.10-3: Upon discovery of possible buried cultural materials including potential Native American skeletal remains), **work in the immediate area of** find shall be halted and the District Manager shall be notified. The District Manager shall retain a qualified professional archaeologist to review and evaluate the find. Once the find has been identified and evaluated, the archaeologist shall inform the District Manager of the necessary plans for treatment of the find(s) and mitigation of impacts if the finds are found to be significant according to CEQA. The District Manager shall make every effort to insure that the treatment program is completed. The results shall be forwarded to the California Historical Resources Information System, Northwest Information Center, CSU Rohnert Park. In the event of the exposure of possible Native American skeletal remains, the San Mateo County coroner shall be notified. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. Native American monitors shall be allowed to observe conditions following any such discovery. If it is determined that an intact archaeological deposit will be further damaged by construction activities, it shall be the responsibility of the District to **submit a plan for the** 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	Upon discovery of possible buried cultural materials 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. 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.	Same as above (3.10-1)	Same as above (3.10-1)	Same as above (3.10-1)

Public Works Plan Condition		Implementing Action	Compliance Measurement	Method of Verification	Timing of Implementation
PWP Section 5.1.2.D.3: Suggested Modifications	**J)** Concurrent with the submittal of the Notice of Impending Development (NOID) for the Alta Vista Tank, Schoolhouse Tank, and the Airport Wells Water Treatment Facility, the District shall submit a detailed erosion control plan to the Executive Director for review and approval, in accordance with Mitigation Measure No. 3.1-4 of the FEIR. Project Location: Schoolhouse Tank Implemented By: District Schedule: Ongoing	District to prepare and submit a detailed erosion control plan to the Executive Director for review and approval, in accordance with Mitigation Measure No. 3.1-4 of the FEIR.	District will prepare and submit a detailed erosion control plan to the Executive Director for review and approval.	CCC Executive Director to provide review and approval.	Concurrent with the submittal of the NOID.
PWP Section 5.1.2.D.3: Suggested Modifications	**N)** New water supply, storage, and transmission facilities authorized by and pursuant to PWP 2-06-006 is limited to those areas served by the District as of 11/12/08 and shall not be used for any new water connections, or for the extension of water mains into rural areas, including rural areas designated Open Space or Agriculture within the urban/rural boundary, for any purpose, including for the purpose of private fire protection. Proposals for any future water facility development connected to or using water system components or infrastructure authorized pursuant to PWP 2-06-006 shall require an amendment of the PWP as described in (p) except for repair and maintenance activities as defined by Coastal Act Section 30610(d), which shall require coastal authorization from San Mateo County, either in the form of a coastal development permit or a coastal development permit exemption as determined by Section 6328.5(d) of the certified San Mateo County zoning regulations. Project Location: Schoolhouse Tank Implemented By: District Schedule: Ongoing	No action required for this project.	No action required for this project.	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.	Unknown at this time.
PWP Section 5.1.2.D.3: Suggested Modifications	**N)** The District shall assure that safe and reliable access for construction vehicles that does not hinder or jeopardize the safety of regular traffic circulation is provided to each construction site. Project Location: Schoolhouse Tank Implemented By: District Schedule: Ongoing	District to ensure 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.	District incorporated these requirements into the contract specifications.	District's Construction Inspector to ensure 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.	Ongoing during demolition and construction.