ATTACHMENT 1

Project Description

The Marina Coast Water District's (MCWD) Ord Wastewater Treatment Plant Blight Removal Project (Proposed Project) would involve the demolition of 10 dilapidated structures at a former wastewater treatment plant located on Assessor's Parcel Number (APN) 031-031-001-000 on the former Fort Ord in Monterey County, California. Specifically, the Proposed Project would demolish a chlorine contact basin, revolving drum screen, secondary sedimentation structure, grit tanks and headworks, two (2) digester tanks, a sludge control building, a sludge heater building, and a recirculation pump facility. The Proposed Project would also remove metal and debris from the existing primary sedimentation structure and other areas of the Project site, and abandon existing pipeline infrastructure associated with the proposed demolished structures pursuant to Section 300.19.8 of the MCWD Procedures, Guidelines, and Design Requirements for existing facility provisions.

The certified Final Environmental Impact Report (Final EIR) for the Fort Ord Dunes State Park (FODSP) General Plan (State Clearinghouse No. 2003051145) included the analysis of the potential environmental effects that could result from the implementation of future demolition activities within the FODSP. The California Department of Parks and Recreation (State Parks) adopted mitigation measures and certified the Final EIR in September 2004, and implementation of these mitigation measures is required. State Parks did not identify any significant and unavoidable effects through implementation of the FODSP General Plan and applicable mitigation measures.

Therefore, the Proposed Project's potential environmental effects were analyzed in the Final EIR. Mitigation measures adopted as part of the FODSP General Plan EIR that reduce the potentially significant effects associated with the proposed demolition activities to a less-than-significant level will be implemented as part of the Proposed Project. **Table 1** includes the applicable mitigation measures for biological resources identified in the Final EIR, and the Biological Resources Report that was prepared for the Proposed Project in accordance with these mitigation measures (**ATTACHMENT 2**) identifies additional project-specific mitigation measures. Additionally, **Table 1** identifies mitigation measures from the Final EIR that are applicable to the Proposed Project that would reduce potentially significant impacts to air quality, cultural resources, exposure to hazards and hazardous materials, and noise that may result from the proposed demolition activities.

The demolition activities that would occur under the Proposed Project are not significantly different than those analyzed in the Final EIR. The Final EIR adequately addressed and mitigated all the potential environmental impacts that may result from the Proposed Project. Preparation of a mitigated negative declaration or EIR is not required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162. MCWD reviewed the analysis in the Final EIR and determined the Final EIR adequately described, analyzed, and mitigated the Proposed Project, and, therefore, no further CEQA analysis is necessary.

Table 1 Applicable Mitigation Measures

Environmental Resource Topic	Mitigation Measure Language
Air Quality	**Mitigation Measure Air-1.** Potential construction air quality impacts should be reviewed at the project-level for specific facilities or management plans proposed under the General Plan and mitigation measures shall be considered, including but not limited to requiring construction contractors to implement a dust abatement program to reduce the contribution of project construction to local respirable particulate matter concentrations. The program may include the following specific measures: ▪ Water all active construction areas at least twice daily. ▪ Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). ▪ Pave, apply water two times daily, or apply non-toxic soil stabilizers to all unpaved access roads, parking areas, and construction staging areas. ▪ Sweep daily with water sweepers any paved access roads, parking areas, and staging areas at construction sites. ▪ Sweep streets daily with water sweepers if visible soil material is carried onto adjacent public streets. ▪ Limit the area of construction sites with minimal earthmoving to 8.1 acres per day and the area of construction sites with grading and/or excavation to 2.2 acres per day. ▪ Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 miles per hour. ▪ Hydroseed with native species or apply (non-toxic) soil stabilizers to inactive construction areas previously graded areas inactive for ten days or more. ▪ Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). ▪ Limit traffic speeds on unpaved roads to 15 miles per hour. ▪ Install sandbags or other erosion control measures to prevent silt runoff to public roadways. ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Where applicable, phase construction projects in such a manner that minimizes the area of surface disturbance (e.g., grading, excavation) and the number of vehicle trips on unpaved surfaces.
Biological Resources	**Mitigation Measure Bio-1.** Potential effects to native habitats and species should be reviewed at the project level for specific facilities or management plans proposed under the Fort Ord Dunes State Park General Plan and mitigation measures shall be implemented, including but not limited to: ▪ Conduct construction phase vegetation and wildlife surveys as warranted. ▪ Implement a compliance-monitoring program in order to stay within the parameters of CEQA and other pertinent regulations. The compliance-monitoring program would oversee these mitigation measures and would include reporting protocols. ▪ Implement a natural resource protection program. Standard measures could include biological monitoring, erosion and sediment control, use of fencing or other means to protect sensitive resources adjacent to construction, topsoil salvage, and revegetation. This could include specific construction monitoring by resource specialists as well as treatment and reporting procedures. ▪ Implement a project related non-native invasive species abatement program. Standard measures could include the following elements: ensure construction-related equipment arrives on-site free of mud or seed-bearing material, use native seeds and straw material to the extent feasible, identify and treat areas of non-native invasive species prior to construction (e.g., topsoil segregation, storage, herbicide treatment), and revegetate with appropriate native species.

Environmental Resource Topic	Mitigation Measure Language
	▪ Develop revegetation plans for disturbed areas, and use native species, as appropriate. Revegetation plans should specify seed/plant source, seed/plant mixes, soil preparation, etc. Salvage vegetation should be used to the extent possible.
Biological Resources	**Mitigation Measure Bio-2.** Potential impacts to special-status species should be reviewed at the project level for specific facilities or management plans proposed under the Fort Ord Dunes State Park General Plan and mitigation measures shall be implemented, including but not limited to: ▪ Site and design facilities/actions to avoid adverse effects to rare, threatened, and endangered species. Consult with the appropriate resource agencies. ▪ As part of the planning and design process for area-specific projects, and prior to any site-specific development, commencement of heavy equipment activities, or grading or construction related to new facilities or enhancements, develop the appropriate environmental compliance documentation and evaluation. Survey affected areas for the presence of special-status plant and animal species and comply with the Endangered Species Act and applicable federal and state regulations, as warranted. Where required, minimize, reduce, or compensate potential impacts of project implementation, including but not limited to: o A qualified biologist to identify any special-status species or suitable habitat that potentially could occur in the affected area, and conduct appropriately timed surveys if such species may be disturbed by the proposed project. o Avoid construction activities during a special-status species breeding season. In the event that construction activities occur during a special-status species breeding season, identify and implement appropriate measures to offset those impacts in consultation with a qualified biologist and appropriate resource agencies (as necessary) If any special-status species are found within the areas that would be affected by the proposed activities, or adjacent to such areas, such activities to be planned and designed to avoid or minimize potential impacts during both the construction and post-construction periods. o In the event that some temporary disturbance to sensitive habitat is unavoidable, disturbed habitat is to be revegetated with like habitat. In the event that some permanent disturbance to special-status species is unavoidable, appropriate measures to offset those impacts are to be identified and implemented in consultation with a qualified biologist and appropriate resource agencies. Such measures are to be consistent with all applicable rules and regulations relating to the protection of special-status species, and necessary authorizations will be obtained from USFWS, CDFG, and any other applicable agency. ▪ Develop and implement restoration and/or monitoring plans as warranted. Plans should include methods for implementation, performance standards, monitoring criteria, and adaptive management techniques.
Cultural Resources	**Mitigation Measure Cul-1.** Potential archaeological and historic resources impacts should be reviewed at the project level for specific facilities proposed under the Fort Ord Dunes State Park General Plan and mitigation measures shall be considered, including but not limited to: ▪ Subject projects to site-specific planning and compliance in accordance with local, state, and federal cultural resource protection laws. ▪ In an effort to avoid impacts to traditional cultural properties, consult with Native American contacts provided by the Native American Heritage Commission, as applicable.

Environmental Resource Topic	Mitigation Measure Language
	▪ Conduct a comprehensive survey for archeological sites, traditional resources, historic sites, structures, and cultural landscape resources as warranted. Surveys and reports shall be prepared in compliance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. ▪ Construction, maintenance, adaptive reuse, or improvements of historic structures of assumed significance shall be conducted in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR Part 68). ▪ In the event cultural resources are encountered on the park during the course of construction the findings shall be examined by a qualified archaeologist. If the finding is determined to be an historical or unique archaeological resource, avoidance measures or appropriate mitigation shall be implemented. Recommendations can then be made for any appropriate procedures to either further investigate or mitigate impacts to those cultural resources that have been encountered. As provided in the CEQA Guidelines, Section 15064.5(f), work could continue on other parts of the park while historical or unique archaeological resource mitigation (if necessary) takes place.
Cultural Resources	**Mitigation Measure Cul-2.** Potential paleontological resources impacts should be reviewed at the project level for specific facilities proposed under the Fort Ord Dunes State Park General Plan and mitigation measures shall be considered, including but not limited to: ▪ The Department shall notify qualified personnel of unanticipated discoveries and subsequently document the discovery as appropriate. In the event of an unanticipated discovery of a breas, true, and/or trace fossil during construction, excavations shall be temporarily halted or diverted until the discovery is examined by qualified personnel. Appropriate procedures shall be followed before construction is allowed to resume at the location of the find.
Cultural Resources	**Mitigation Measure Cul-3.** Potential human remains disturbance impacts should be reviewed at the project level for specific facilities proposed under the General Plan and mitigation measures shall be considered, including but not limited to: ▪ In the event of discovery or recognition of any human remains on the site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Monterey County has been contacted, per Section 7050.5 of the California Health and Safety Code. If the coroner determines that the human remains are of Native American origin, state laws relating to the disposition of Native American burials shall be implemented.
Hazards and Hazardous Materials	**Mitigation Measure Haz-1.** Potential construction phase hazards and hazardous materials impacts should be reviewed at the project level for specific facilities or management plans proposed under the General Plan and mitigation measures shall be implemented, including but not limited to: ▪ Soils disturbed by construction activities shall be sampled in accordance with waste disposal requirements and disposed of accordingly.
Hazards and Hazardous Materials	**Mitigation Measure Haz-2.** Potential construction phase hazardous materials release impacts should be reviewed at the project level for specific facilities or management plans proposed under the Fort Ord Dunes State Park General Plan and mitigation measures shall be implemented, including but not limited to: ▪ The Department or its contractors shall implement as appropriate a Spill Prevention and Control Plan that requires all transport, storage, and handling of construction-related hazardous materials in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the Central Coast Regional Water Quality Control Board, and Monterey County.

Environmental Resource Topic	Mitigation Measure Language
	▪ A spill kit shall be maintained on-site throughout the life of the project. ▪ The Department shall incorporate into construction contract specifications the requirement that construction staging areas be designed to contain runoff so that contaminants such as oil, grease, and fuel products do not drain towards receiving waters and soils. Heavy-duty construction equipment should not be stored overnight adjacent to a potential receiving water or high-use recreation area; however, if necessary, drip pans shall be placed beneath the machinery engine block and hydraulic systems.
Hazards and Hazardous Materials	**Mitigation Measure Haz-4.** Should lead-based paint and asbestos surveys required by Management Guideline HAZ-3 determine these substances are present in buildings slated for demolition or renovation, abatement activities shall occur prior to the renovation and demolition activities and comply with all federal, state, and local regulations regarding removal and handling of lead-based paint and asbestos. ▪ Asbestos removal activities shall be conducted by a California-licensed asbestos abatement contractor, and appropriate notifications to the state Occupational Health and Safety Administration and Central Coast Air Quality Management District shall occur. Renovation or demolition wastes containing asbestos shall be disposed of in accordance with federal and state waste disposal requirements. All federal and state Occupational Health and Safety Administration regulations shall be followed.
Noise	**Mitigation Measure Noi-1.** Potential construction noise impacts should be reviewed at the project level for specific facilities or management plans proposed under the General Plan and additional mitigation measures shall be implemented, if appropriate including but not limited to: ▪ Implement a compliance-monitoring program in order to stay within the parameters of project-specific compliance documents. The compliance-monitoring program would oversee these mitigation measures and would include reporting protocols. The compliance-monitoring program may entail posting signs at construction sites that include permitted construction days and hours, and a day and evening contact number for the job site. ▪ Impact tools used for project construction shall be hydraulically or electrically powered wherever possible. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to 10 dBA. External jackets on the tools themselves shall be used where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. ▪ Noise control measures shall be applied to construction equipment. Equipment and trucks used for project construction shall utilize normal noise control techniques (e.g., mufflers in good working order). ▪ Construction equipment may not be operated during sensitive times of the day. Seasonal time constraints may also need to be implemented. ▪ Plan construction activities so that additive noise is minimized (e.g., avoid concurrent use of loud construction equipment) that minimizes the duration in which a sensitive receptor is affected by noise. ▪ Take appropriate measures to control pedestrian access to active construction areas. Recreational users should be kept at a safe distance from the operation of construction equipment. ▪ Limit the proximity of construction noise to sensitive receptors. Stationary noise sources, such as diesel generators, shall be located as far from sensitive receptors as possible. Haul-trucks and other construction equipment shall be restricted to routes that practicably avoid sensitive receptors.