

Final Initial Study/Mitigated Negative Declaration
for the
WATKINS GATE WELL AND PIPELINE PROJECT
SCH#2011031082

May 2, 2011

Prepared for:

Marina Coast Water District
2840 4th Street
Marina, CA 93933
Contact: Gary Rogers
(831) 883-5935

Prepared by:



Denise Duffy & Associates, Inc.
947 Cass Street, Suite 5
Monterey, CA 93940

TABLE OF CONTENTS

1.0 INTRODUCTION	
1.1 Background.....	1
1.2 Public Participation.....	1
2.0 RESPONSE TO COMMENTS.....	2
2.1 Introduction.....	2
2.2 List of Comment Letters.....	2
2.3 Response to Comments.....	2
3.0 REVISIONS TO THE DRAFT IS/MND.....	13

1.0 INTRODUCTION

1.1 BACKGROUND

This document, together with the Draft IS/MND, constitutes the Final Initial Study/Mitigated Negative Declaration (Final IS/MND) for the Watkins Gate Well and Pipeline Project. The Final IS/MND consists of an introduction, comment letters received during the 30-day public review period, responses to comments, and revisions to the Draft IS/MND, if deemed applicable.

The Marina Coast Water District (MCWD) is lead agency for the project. The proposed Watkins Gate Well and Pipeline Project is comprised of a water supply well to provide water to the MCWD's existing water supply distribution system; building to enclose the well head, motor controls, and mechanical and electrical appurtenances; backup emergency power generator; and associated distribution pipeline. The well would connect to an existing 24-inch water line connection with the installation of 2,500 feet of a new water conveyance pipeline to be located within the paved roadway of Watkins Gate Road in the East Garrison area of MCWD's Ord Community service area. A test well would be installed and monitored prior to construction of the well. If the test well is determined operational, the well will be made into a permanent monitoring well. The proposed project site is located in Monterey County's East Garrison Specific Plan (EGSP) Area on the former Fort Ord. The areas of the EGSP are under the ownership of Union Community Partners and/or Monterey County.

This Initial Study contains a discussion of potential impacts and mitigation measures for the proposed project based on currently available information. The Draft IS/MND was prepared to inform the public of the potential environmental effects of the project and identify possible ways to minimize project related impacts.

1.2 Public Participation

Pursuant to Section 15073(a), the proposed Draft IS/MND was circulated for a 30-day review period during which comments were received. In accordance with CEQA, this document is included in the official public record for the Initial Study. On March 24, 2011, the Draft IS/MND was distributed for public review to responsible and trustee agencies, interested groups, and individuals. The review period ended on April 22, 2011.

2.0 RESPONSE TO COMMENTS

2.1 Introduction

This section provides responses to comments on the Draft IS/MND. This section contains all information available in the public record related to the Draft IS/MND as of May 2, 2011, and responds to comments received during the review period. In addition, a comment letter from the State of California Office of Planning and Research was received after the close of the public review period to document compliance with the State Clearinghouse's review requirements for draft environmental documents.

2.2 List of Comment Letters

The following is a list of comment letters received on the Draft IS/MND and the dates these letters were received:

State Agencies

Date

A. State of California Office of Planning and ResearchApril 27, 2011¹

Local Agencies

B. Monterey Peninsula Water Management DistrictMarch 28, 2011

Individual Comments

C. Union Community Partners East Garrison, LLCApril 6, 2011

2.3 Response to Comments

Each of the comment letters received on the Draft IS/MND is presented in this chapter, as described above. Individual comments in each letter are numbered. Correspondingly numbered responses to each comment are provided in the discussion following the comment letter. Some comments do not raise environmental issues, or do not require additional information. A substantive response to such comments is not required within the context of CEQA.

If comments raised environmental issues that required additions or deletions to the text, tables, or figures in the Draft IS/MND, a brief description of the change is provided and the reader is referred to **Section 3.0, Revisions to the Draft IS/MND**. The comments received on the Draft IS/MND did not result in a "substantial revision" of the negative declaration, as defined by CEQA Guidelines Section 15073.5, and

¹ This letter was received after the close of the public comment period.

the new information added to the negative declaration merely clarifies, amplifies, or makes insignificant modifications to the IS/MND. No new, unavoidable significant effects were identified since the commencement of the public review period that would require mitigation measures or project revisions to be added in order to reduce the effects to insignificant.



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



April 25, 2011

RECEIVED
APR 27 2011

Gary Rogers
Marina Coast Water District
2840 4th Street
Marina, CA 93933

BY:.....

Subject: Watkins Gate Well and Pipeline Project
SCH#: 2011031082

Dear Gary Rogers:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on April 22, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

A-1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011031082
Project Title Watkins Gate Well and Pipeline Project
Lead Agency Marina Coast Water District

Type MND Mitigated Negative Declaration

Description The proposed Watkins Gate Well Pipeline Project is comprised of a water supply well to provide water to the MCWD's existing water supply distribution system; a well house to enclose the well; an electrical building to enclose motor controls, mechanical, and electrical appurtenances; a backup emergency power generator; and an associated distribution pipeline. The location of the 16-inch, 400 or 900-foot deep (approximate, preliminary values) well is proposed adjacent to the intersection of Watkins Gate Road and Reservation Road. The determination of the final well depth will depend upon the geological findings of a previously drilled test hole. The well would connect to an existing 24-inch water line connection with the installation of 2,500 feet of a new water conveyance pipeline to be located within the paved roadway of Watkins Gate Road in the East Garrison area of MCWD's Ord Community service area. A test well would be installed and monitored prior to construction of the well. If the test well is determined operational, the well will be made permanent monitoring well.

Lead Agency Contact

Name Gary Rogers
Agency Marina Coast Water District
Phone 831 883 5935 **Fax**
email
Address 2840 4th Street
City Marina **State** CA **Zip** 93933

Project Location

County Monterey
City Marina
Region
Lat / Long 36° 39' N / 121° 43' W
Cross Streets Watkins Gate Road / Reservation Road
Parcel No. 031011031000
Township **Range** **Section** **Base**

Proximity to:

Highways
Airports
Railways
Waterways Salinas River
Schools
Land Use

The project site is located within the former Fort Ord, which was previously a U.S. Army base. Future development has been planned for the former Fort Ord base as part of the Fort Ord Reuse Plan, adopted in 1997 by the Fort Ord Reuse Authority (FORA). The proposed well site and associated water conveyance pipeline is located within an area designated for planned development as a mixed use district in the FORA Plan.

Project Issues Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Geologic/Seismic; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wildlife

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 4; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 5; CA Department of Public Health; State Water Resources Control Board, Division of Financial Assistance; Regional Water Quality Control Board, Region 3; Native American Heritage Commission

**Document Details Report
State Clearinghouse Data Base**

Date Received 03/24/2011

Start of Review 03/24/2011

End of Review 04/22/2011

LETTER A: State of California Office of Planning and Research

A-1: This comment identifies that the project has complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to CEQA. This letter also contained notices that OPR sent to the relevant state agencies demonstrating that the procedural items have been satisfied. No response is necessary.

From: Henrietta Stern [Henri@mpwmd.dst.ca.us]
Sent: Monday, March 28, 2011 12:36 PM
To: Gary Rogers
Cc: Henrietta Stern; Arlene Tavani
Subject: NOI re Watkins Gate Well
 March 28, 2011

Dear Mr. Rogers—

Thank you for the notice regarding the subject well.

The MPWMD does not have any comments as this well is Exempt from the need to obtain a permit from our agency pursuant to MPWMD Rule 20-C-11, which reads as follows:

For a Water Distribution System that serves water to Parcels within the Former Fort Ord Lands within MPWMD, but that does not derive water from the Seaside Groundwater Basin or the Carmel River Basin, including the Carmel Valley Alluvial Aquifer.

B-1

For reference, the MPWMD Rule 2, may be found at:

http://www.mpwmd.dst.ca.us/rules/2011/20110301/pdfs/RegII/RegII_rule20.pdf

I won't be sending hard copy of this message.

Sincerely,
HS

Henrietta Stern
 MPWMD Project Manager
 PO Box 85, Monterey, 93942-0085
 5 Harris Court, Bldg. G, Monterey (Ryan Ranch)

email: henri@mpwmd.dst.ca.us
 phone 831/658-5621
 fax 831/644-9560

<http://www.mpwmd.dst.ca.us>

Please consider the environment - only print if necessary

LETTER B: Monterey Peninsula Water Management District

B-1: Comment is acknowledged. The comment states that no permit is required from the MPWMD.



UCP | Acquisitions, Investments, and Development

Union Community Partners

6489 Camden Avenue, Suite 204

San Jose, California 95120

Tel 408-448-0967

Fax 408-448-0968

SENT VIA E-MAIL AND U.S. MAIL

April 6, 2011

Mr. Gary Rogers
Marina Coast Water District
2840 4th Street
Marina, CA 93933

**RE: WATKINS GATE WELL AND PIPELINE PROJECT
COMMENTS TO INITIAL STUDY & MITIGATED NEGATIVE DECLARATION**

Dear Mr. Rogers:

As owners of the East Garrison development site, UCP East Garrison LLC ("UCP") wishes to submit the following comments to the "Draft Initial Study/Mitigated Negative Declaration for the Marina Coast Water District Watkins Gate Well and Pipeline Project" dated March 2011.

- a. Vehicle access shall be maintained along the existing Watkins Gate Road for East Garrison maintenance/construction traffic and Laguna Seca events.
- b. The well site (or the temporary power poles) shall not impact the future Watkins Gate Road alignment or the future adjacent Retention Basin and Reservation Road intersection.
- c. The well site shall receive ultimate access from Watkins Gate Road as far away as possible from Reservation Road. The well site shall be set back from Reservation Road and screened with a type of fence and landscape that is agreeable to UCP as this is a main entrance to the East Garrison development site.
- d. The water main shall be constructed deep enough so future storm drain and joint trench crossings required for the East Garrison development can go above the MCWD pipe.
- e. The alignment of the water main shall be coordinated with UCP to avoid conflicts with future project utilities for the East Garrison development.

C-1

- f. Existing Watkins Gate Road and Sloat Street pavement that will be trenched for the water line construction shall be repaired to match existing conditions.
- g. Appropriate easements or agreements shall be obtained by MCWD before any testing, construction, or any other work performed on UCP property.
- h. Construction shall be phased to minimize impacts to construction of the East Garrison project or Laguna Seca Race traffic.
- i. When East Garrison constructs permanent power lines to the Reservation Road intersection, it will not be the project's responsibility to demolish any temporary pole lines that serve the well site. East Garrison will provide a joint trench stub to the well site property for MCWD to make the final connection.

C-1

Please call Andy Hunter at Whitson Engineers (831) 649-5225 if you have any questions or require additional information.

Sincerely,



Michael B. Cady
UCP East Garrison, LLC

cc: Jim Fletcher, UCP
Andy Hunter, Whitson Engineers
Rick Sauerwein, Monterey County

LETTER C: Union Community Partners (UCP) East Garrison, LLC

C-1: Comments are acknowledged. These comments are not related to environmental issues or the environmental analysis conducted for the project. These comments are requests from the developer of the East Garrison Specific Plan project to make specific revisions to the project description to accommodate future development at the site. MCWD will consider these requests in their decision-making process. The incorporation of these requests into the project description would not result in any substantial revision to the environmental analysis nor will the incorporation of these requests result in new, unavoidable significant environmental impacts that would require new mitigation measures.

3.0 REVISIONS TO THE DRAFT IS/MND

This following section includes revisions to the text of the Draft Initial Study/Mitigated Negative Declaration, in amendment form. The revisions are listed numerically by page number. All additions to the text are shown underlined and all deletions from the text are shown ~~stricken~~. In addition, an explanation of the reason for the text revision is provided.

Chapter 1: Introduction & Project Description

Section 1.2, Project Location, Page 7, third full paragraph, is amended as follows:

The project site consists primarily of disturbed areas of ruderal vegetation and paved roadway. The location of the well site is located immediately adjacent to the intersection of Watkins Gate Road and Reservation Road. The alignment of the 2,500-foot water conveyance pipeline would be primarily within existing roadway or pavement. ~~with the exception of a 200-foot portion that extends from the water line connection point to Barloy Canyon Road, which is proposed within ruderal/disturbed vegetation~~ Direct access to the project site for construction purposes would be provided through the East Garrison Development project site via Sloat Street and/or Watkins Gate Road and Reservation Road.

Chapter 2: Environmental Checklist

Biological Resources, Page 12, is amended as follows:

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Biological Resources, Habitat Types within the Project Site, beginning on page 15, is amended as follows:

Developed/Ruderal Habitat

The proposed project site contains developed/ruderal habitat. The developed areas consist of the remnant military buildings and paved areas, including roadways. Ruderal areas are those areas which have been disturbed by human activities (e.g., creating roads or structures) and are vegetated by non-native annual grasses and other “weedy” species. Within the project site, areas of ruderal vegetation include portions of the proposed well site ~~and the proposed 200-foot portion of the pipeline from the connection point to Barloy Canyon Road.~~ All other areas within the project site are paved and construction will be limited to the paved areas.

Ruderal areas within the site are dominated by non-native plant species, including ripgut grass (*Bromus diandrus*), rattail fescue (*Vulpia myuros*), English plantain (*Plantago lanceolata*) coyote bush (*Baccharis pilularis*), small quaking grass (*Briza minor*), telegraphweed (*Heterotheca grandiflora*), and iceplant (*Carpobrotus chilensis* and *C. edulis*) due to intense or repeated disturbance. There are also some coast live oak (*Quercus agrifolia*) trees scattered within and adjacent to the area west of Barloy Canyon Road.

Common wildlife species that do well in urbanized and disturbed areas can utilize this habitat, such as the American crow (*Corvus brachyrhynchos*), raccoon (*Procyon lotor*), skunk (*Mephitis mephitis*), scrub jay (*Aphelocoma californica*), European starling (*Sturnus vulgaris*), western fence lizard (*Sceloporus occidentalis*), and rock dove (*Columba livia*).

This habitat type is considered to have low biological value, as it is generally dominated by non-native plant species and consists of relatively low quality habitat from a wildlife perspective. No special-status wildlife species were observed within this habitat type. However, scattered oaks occur within the project site and large, mature cypress trees occur adjacent to the project site. These trees may provide nesting habitat for raptors and other protected avian species. ~~The disturbed, ruderal vegetation west of Barloy Canyon Road to the water line connection site may provide marginal upland aestivation habitat for the CTS; however, as described above, there is an existing Biological Opinion that authorizes the incidental take of CTS within the East Garrison Development project site and therefore, no additional analysis or mitigation is required.~~

Focused botanical surveys were not conducted at the appropriate time of year within the project site. However, the project is not proposed within suitable habitat that may support special-status plant species.

~~Monterey spineflower is known to occupy disturbed areas and has a low potential to occur within the ruderal area associated with the proposed pipeline west of Barloy Canyon Road. No other special-status plant species are expected to occur due to lack of appropriate habitat (Appendix B).~~

Biological Resources, Special-Status Species, page 16, is amended as follows:

Special Status Plant Species

~~One special status plant species has the potential to occur within the ruderal area associated with the proposed pipeline: Monterey spineflower. All other species are assumed absent from the site due to a lack of appropriate habitat or the results of focused surveys (see Appendix B).~~

Monterey Spineflower

~~Monterey spineflower is a federally Threatened and CNPS List 1B species. This annual herb is found in sandy soils of maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland habitats at elevations of 10-147 feet (3-450 meters). The blooming period is April through June. However, this species is known to occur in disturbed areas and, therefore, Monterey spineflower has the potential to occur in the ruderal area associated with the proposed pipeline located west of Barloy Canyon Road extending to the connection point. This portion of pipeline contains the open, sandy areas required for this species; however, the soil composition and high number of non-native species may not support this species. Therefore, the potential for this species to occur is considered low. The ruderal area associated with the proposed well site does not contain the open, sandy area required for this species and is not expected to occur in that area. A focused survey for this species needs to be conducted at the appropriate time of year to determine the presence or absence of this species within the project site.~~

Biological Resources, Special-Status Plant Species, page 17, is amended as follows:

Special-Status Plant Species

~~Impacts to Monterey spineflower may occur as a result of the construction of the proposed project. This is considered a potentially significant impact which can be reduced to less than significant with implementation of the mitigation measure identified below.~~

Biological Resources, Mitigation Section, page 19, is amended as follows:

Mitigation

Implementation of the mitigation measures identified below will reduce potentially significant impacts to biological resources to a less-than-significant level.

2. ~~A qualified biologist shall conduct a pre-construction survey, during the appropriate blooming period, for Monterey spineflower to determine presence of these species. The biologist shall prepare a report that provides the results of the survey, including a description of the baseline habitat conditions, and, if found, the number of individuals and location of the populations identified within the area of impact. If no individuals are found, no further mitigation is necessary. If individuals are found, the following measures shall be implemented:~~
 - a. ~~Individuals shall be avoided to the maximum extent possible.~~
 - b. ~~If avoidance is not feasible, the MCWD shall hire a qualified biologist to collect seed from Monterey spineflower plants and salvage topsoil within the occupied areas that will be disturbed. Seed should be collected during the appropriate time of year (generally April—~~

~~June) by a qualified biologist. At this time, the qualified biologist shall also prepare a map that identifies specific distribution of the spineflower for topsoil preservation. The collected seed shall be used in to revegetate temporarily disturbed areas, where practicable.~~

23. A qualified biologist shall conduct an Employee Education Program for construction crew and MCWD staff prior to construction activities. A qualified biologist shall meet with the construction crew at the onset of construction at the project site to educate the construction crew on the following: 1) the appropriate access route in and out of the construction area and review project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the special-status species that may be present; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded by the USFWS and CDFG; and 6) the proper procedures if a special-status animal or any other animal is encountered within the project site.
34. Trees and vegetation not planned for removal or trimming shall be protected during construction to the maximum extent possible. This includes the use of exclusionary fencing of herbaceous and shrubby vegetation, such as hay bales, and protective wood barriers for trees. Only certified weed-free straw shall be used to avoid the introduction of non-native, invasive species. Tree and vegetation removal or other construction activities that may affect nesting raptors and other protected avian species (e.g., vegetation or tree removal) should be timed to avoid the nesting season. Specifically, vegetation and/or tree removal can be scheduled after September 1 and before February 15. Alternatively, pre-construction surveys shall be conducted for nesting raptors and other protected avian species within 300 feet of proposed construction activities if construction is to be initiated between February 15 and August 31. Preconstruction surveys should be conducted no more than 15 days prior to the start of construction. If raptor or other protected avian species nests are identified during the preconstruction surveys, an appropriate no-disturbance buffer as recommended by a qualified biologist should be imposed within which no construction activities or disturbance should take place (generally 300 feet in all directions for raptors; other avian species may have species-specific requirements) until the young of the year have fledged and are no longer reliant upon the nest or parental care for survival, as determined by a qualified biologist.
45. A biological monitor shall remain on-site during the initial grading activities and vegetation removal. After these activities are completed, the biological monitor shall check at least once weekly until the project construction is complete that the protective fencing remains intact and that all construction work is maintained within the limits of construction.
56. Following construction, disturbed areas shall be restored to pre-project contours to the maximum extent possible and revegetated using locally-occurring native species and native erosion control seed mix, per the recommendations of a qualified biologist.
67. Grading, excavating, and other activities that involve substantial soil disturbance shall be planned and carried out in consultation with a qualified hydrologist, engineer, or erosion control specialist, and shall utilize standard erosion control techniques to minimize erosion and sedimentation to native vegetation.
78. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from the project site.

- 89. No firearms shall be allowed on the project site.
- 940. To prevent harassment or mortality of special-status wildlife species in the area, no pets shall be permitted on the project site.

Cultural Resources, Mitigation Section numbering, page 20, is amended as follows:

Mitigation

Implementation of the mitigation measures identified below will reduce potentially significant impacts to cultural resources to a less-than-significant level.

- 1044. If archaeological resources are accidentally uncovered during the course of development, all development activity in the vicinity of the site shall cease until a qualified archaeologist completes an investigation. The archaeologist shall determine the proper procedure for the preservation, recovery, and documentation of the resource. In addition, the archaeologist shall submit a report that includes a determination of the significance of the site and recommendations on its disposition.
- 1142. If buried human remains are encountered during construction, work in that area shall be halted and an archaeologist and the coroner immediately notified. If the remains are determined to be Native American, then the NAHC must be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify designated most likely descendants who will provide recommendations for the treatment of the remains within 24 hours. The NAHC will mediate any disputes regarding treatment of remains.

Geology and Soils, Mitigation Section numbering, page 22, is amended as follows:

Mitigation

Implementation of the mitigation measure identified below would reduce potentially significant geology and soil impacts to a less-than-significant level:

- 1243. In order to minimize the potential effects from strong seismic ground shaking on project components, a project-specific geotechnical analysis shall be performed by a registered professional engineer with geotechnical expertise prior to the development of project-level plans. The recommendations of the geotechnical analysis shall be incorporated into project plans and implemented during construction.

Greenhouse Gases Section, page 22, is amended as follows:

7. GREENHOUSE GASES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. GREENHOUSE GASES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation: Construction of the proposed project would result in temporary, negligible greenhouse gas emissions during construction activities and negligible emissions during the operational phase of the proposed project. Mitigation listed in the Air Quality section of this Initial Study would require air pollution controls be adhered to for operation of the proposed well’s backup emergency generator. The proposed project would not conflict with any plan, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

Transportation/Traffic, Mitigation Section numbering, page 32, is amended as follows:

Mitigation

Implementation of the mitigation measures identified below will reduce potentially significant impacts to traffic and circulation to a less-than-significant level.

- 1344. In order to minimize construction traffic impacts, the contractor shall prepare a construction management plan for the approval of the MCWD prior to construction. The contractor shall adhere to measures included in the approved construction management plan.

MITIGATION MONITORING AND REPORTING PLAN FOR THE WATKINS GATE WELL AND PIPELINE PROJECT

NOTES: Section 21081.6 of the Public Resources Code requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a Mitigated Negative Declaration. The purpose of the monitoring or reporting program is to ensure implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified in the IS/MND.

Mitigation Measure	Timing of Implementation	Responsibility for Implementation	Verified for Compliance by:	X
1. In order to limit potential air quality impacts, prior to installing a backup generator on the project site MCWD shall comply with MBUAPCD rules and regulations, including submitting an application to and receiving a permit from MBUAPCD, and installation of any required pollution control equipment on the generator and pumps such that emissions from the pump engines are demonstrated to remain below MBUAPCD thresholds during intermittent operation of the pumps.	Prior to operation of diesel pumps	MCWD	MBUAPCD/MCWD	
2. A qualified biologist shall conduct an Employee Education Program for construction crew and MCWD staff prior to construction activities. A qualified biologist shall meet with the construction crew at the onset of construction at the project site to educate the construction crew on the following: 1) the appropriate access route in and out of the construction area and review project boundaries; 2) how a biological monitor will examine the area and agree upon a method which will ensure the safety of the monitor during such activities, 3) the special-status species that may be present; 4) the specific mitigation measures that will be incorporated into the construction effort; 5) the general provisions and protections afforded by the USFWS and CDFG; and 6) the proper procedures if a special-status animal or any other animal is encountered within the project site.	Prior to Construction	Qualified Biologist & MCWD	MCWD	
3. Trees and vegetation not planned for removal or trimming shall be protected during construction to the maximum extent possible. This includes the use of exclusionary fencing of herbaceous and shrubby vegetation, such as hay bales, and protective wood barriers for trees. Only certified weed-free straw shall be used to avoid the introduction of non-native, invasive species. <u>Tree and vegetation removal or other construction activities that may affect nesting raptors and other protected avian species (e.g., vegetation or tree removal) should be timed to avoid the nesting season. Specifically, vegetation and/or tree removal can be scheduled after September 1 and before February 15. Alternatively, pre-construction surveys shall be conducted for nesting raptors and other protected avian species within 300 feet of proposed construction activities if construction is to be initiated between February 15 and August 31. Preconstruction surveys should be conducted no more than 15 days prior to the start of construction. If raptor or other protected avian species nests are identified during the preconstruction surveys, an appropriate no-disturbance buffer as recommended by a qualified biologist should be imposed within which no construction activities or disturbance should take place (generally 300 feet in all directions for raptors; other avian species may have species-specific requirements) until the young of the year have fledged and are no longer reliant upon the nest or parental care for survival, as determined by a qualified biologist.</u>	Prior to and During Construction	Qualified Biologist and Contractors	MCWD	
4. A biological monitor shall remain on-site during the initial grading activities and vegetation removal. After these activities are completed, the biological monitor shall check at least once weekly until the project construction is complete that the protective fencing remains intact and that all construction work is maintained within the limits of construction.	During Construction	Qualified Biologist & Contractors	MCWD	
5. Following construction, disturbed areas shall be restored to pre-project contours to the maximum extent possible and revegetated using locally-occurring native species and native erosion control seed mix, per the recommendations of a qualified biologist.	Following Construction	Qualified Biologist & MCWD	MCWD	
6. Grading, excavating, and other activities that involve substantial soil disturbance shall be planned and carried out in consultation with a qualified hydrologist, engineer, or erosion control specialist, and shall utilize standard erosion control techniques to minimize erosion and sedimentation to native vegetation.	During Construction	MCWD & Contractors	MCWD	
7. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers and removed at least once a week from the project site.	Ongoing	Contractors	MCWD	
8. No firearms shall be allowed on the project site.	Ongoing	MCWD & Contractors	MCWD	
9. To prevent harassment or mortality of special-status wildlife species in the area, no pets shall be permitted on the project site.	Ongoing	MCWD & Contractors	MCWD	
10. If archaeological resources are accidentally uncovered during the course of development, all development activity in the vicinity of the site shall cease until a qualified archaeologist completes an investigation. The archaeologist shall determine the proper procedure for the preservation, recovery, and documentation of the resource. In addition, the archaeologist shall submit a report that includes a determination of the significance of the site and recommendations on its disposition.	During Construction	MCWD & Contractors	MCWD	
11. If buried human remains are encountered during construction, work in that area shall be halted and an archaeologist and the coroner immediately notified. If the remains are determined to be Native American, then the NAHC must be notified within 24 hours as required by Public Resources Code 5097. The NAHC will notify designated most likely descendants who will provide recommendations for the treatment of the remains within 24 hours. The NAHC will mediate any disputes regarding treatment of remains.	During Construction	MCWD & Contractors	MCWD	
12. In order to minimize the potential effects from strong seismic ground shaking on project components, a project-specific geotechnical analysis shall be performed by a registered professional engineer with geotechnical expertise prior to the development of project-level plans. The recommendations of the geotechnical analysis shall be incorporated into project plans and implemented during construction.	Prior to and following Construction	MCWD & Engineers	MCWD	

MITIGATION MONITORING AND REPORTING PLAN FOR THE WATKINS GATE WELL AND PIPELINE PROJECT

NOTES: Section 21081.6 of the Public Resources Code requires all state and local agencies to establish monitoring or reporting programs whenever approval of a project relies upon a Mitigated Negative Declaration. The purpose of the monitoring or reporting program is to ensure implementation of the measures being imposed to mitigate or avoid the significant adverse environmental impacts identified in the IS/MND.

Mitigation Measure	Timing of Implementation	Responsibility for Implementation	Verified for Compliance by:	X
13. In order to minimize construction traffic impacts, the contractor shall prepare a construction management plan for the approval of the MCWD prior to construction. The contractor shall adhere to measures included in the approved construction management plan.	Prior to and During Construction	MCWD & Contractors	MCWD	X