MINUTE ITEM
This Calendar Item No. C25
was approved as Minute Item
No. 25 by the State Lands
Commission by a vote of 3
to 0 at its 3/1/95
meeting.

CALENDAR ITEM
C25

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03/01/95
W 25162 PRC 7818
Lam

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT:
Monterey County Water Resources Agency
855 East Laurel Drive, Building G
Salinas, California 93902

AREA, TYPE LAND AND LOCATION:
Tide and submerged lands in Salinas River (three locations) and Old Salinas River near Castroville, Monterey County.

LAND USE:
Proposed construction of 20-inch diameter, 27-inch diameter and 42-inch diameter steel reclaimed water distribution pipelines at Salinas River, and a 12-inch diameter PVC reclaimed water distribution pipeline at Old Salinas River to provide reclaimed water exclusively for agricultural irrigation uses.

PROPOSED LEASE TERMS:
Lease period:
25 years beginning February 1, 1995.

CONSIDERATION:
The public use and benefit; with the State reserving the right at any time to set a monetary rental if the Commission finds such action to be in the State's best interest.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is permittee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

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AB 884:
07/03/95

OTHER PERTINENT INFORMATION:

1. The Castroville area in the northern end of the Salinas Valley is a rich and productive agricultural area that depends primarily on groundwater as a water supply. As agricultural activities and urban development have increased in the past 40 years, the groundwater levels have dropped allowing seawater to intrude into portions of the aquifers used for irrigation supply. If current practices continue, there will not be any groundwater of acceptable quality available for agricultural use in the Castroville area.

2. This project involves the construction of a 48 mile reclaimed water distribution pipeline system running through the greater Castroville area to provide reclaimed water exclusively for agricultural irrigation uses. This will enable growers within the area to reduce groundwater pumping as their source of irrigation water supply. The proposed pipelines will cross the Salinas River at three locations and the Old Salinas River at one location.

3. An EIR/EIS, SCH 88011201 and a subsequent Negative Declaration SCH 94093015 were prepared and adopted for this project by the County of Monterey.

4. Findings were made in conformance with Section 15091 of the State CEQA Guidelines, and a Final Environmental Commitment Plan has been prepared. Staff of the State Lands Commission has reviewed and considered this information.

5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:
Monterey County Planning Commission.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers, Department of Fish and Game, Regional Water Quality Control Board, California Coastal Commission, State Lands Commission.

EXHIBITS:

A. Land Description
B. Location Map
C. Project Findings and Decision
D. Environmental Commitment Plan

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR/EIS AND SUBSEQUENT NEGATIVE DECLARATION WERE PREPARED AND ADOPTED FOR THIS PROJECT BY THE COUNTY OF MONTEREY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. ADOPT THE FINDINGS MADE IN CONFORMANCE WITH SECTION 15096 (h) OF THE STATE CEQA GUIDELINES, AS CONTAINED IN EXHIBIT "C", ATTACHED HERETO.

3. ADOPT THE ENVIRONMENTAL COMMITMENT PLAN, AS CONTAINED IN EXHIBIT "D", ATTACHED HERETO.

4. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.

5. AUTHORIZE ISSUANCE TO MONTEREY COUNTY WATER RESOURCES AGENCY OF A 25-YEAR GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING FEBRUARY 1, 1995; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT; FOR PROPOSED CONSTRUCTION OF A 12-INCH DIAMETER PVC, A 20-INCH DIAMETER STEEL, A 27-INCH DIAMETER STEEL AND A 42-INCH DIAMETER STEEL RECLAIMED WATER DISTRIBUTION PIPELINES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

W25162

LAND DESCRIPTION

Those certain parcels of tide and submerged land situated within the existing and historic channel of the Salinas River, Monterey County, State of California described as follows:

"SR1"
An easement for a reclaimed water distribution pipeline 20 feet in width lying 10 feet on each side of the following described centerline:

BEGINNING at a point having California Coordinate System of 1927, Zone 4 coordinates of X = 1,196,813.7 and Y = 515,486.4, said point is situated within the 60 foot Nashua Road right of way and bears southeasterly 30 feet more or less from the northerly corner of the Tract of Land described in the document recorded in the Official Records of Monterey County, Reel 2116, Page 219, said Tract of Land is also a portion of Subdivision 3 as it is shown on "Map of Partition of Lot 4 of Bolsa Potrero Y Moro Cojo Rancho" recorded in Book 1 of Surveys, Page 72, Monterey County records; thence along the easement centerline the following 15 courses:

1. S 43° 17' 36" W, 869.70 feet;
2. thence along a curve to the right, having a radius of 3000 feet, through a central angle of 3° 42' 00" a length of 193.73 feet;
3. S 46° 59' 36" W, 270.37 feet;
4. thence along a curve to the left, having a radius of 3000 feet, through a central angle of 2° 39' 48" a length of 139.45 feet ;
5. S 44° 19' 48" W, 1466.73 feet;
6. S 44° 19' 48" W, 191.94 feet;
7. S 44° 19' 48" W, 1614.99 feet;
8. S 44° 19' 48" W, 85.00 feet;
9. S 05° 25' 05" E, 499.99 feet;
10. S 44° 46' 28" W, 1000.01 feet;
11. S 43° 41' 57" W, 649.99 feet;
12. S 50° 41' 22" W, 500.01 feet;

13. N 81° 46' 07" W, 1050.00 feet;

14. N 80° 04' 10" W, 200.00 feet;

15. N 81° 38' 00" W, 1100.00 feet.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the bed of the Salinas River as it last existed in a state of nature.

"SR2"
An easement for a reclaimed water distribution pipeline 20 feet in width lying 10 feet on each side of the following described centerline:

BEGINNING at a point having California Coordinate System of 1927, Zone 4 coordinates of X= 1,190,917.9 and Y= 517,019.7, said point bears southeasterly 550 feet more or less from the northerly corner of that Tract of Land described in the document recorded in the Official Records of Monterey County, in Reel 2342, Page 1009, said tract also being Lot IX and Lot X of the Partition of the Rancho Rincon de la Salinas as shown on "Map of Partition of said Rancho" as recorded in Volume 39 of Deeds at Page 58, Monterey County Records; thence along the easement centerline the following 10 courses:

1. S 13° 01' 47" E, 665.16 feet;

2. S 43° 13' 13" W, 76.34 feet;

3. N 80° 31' 47" W, 238.48 feet;

4. N 83° 29' 23" W, 375.67 feet;

5. N 60° 59' 24" W, 38.43 feet;

6. N 83° 29' 24" W, 437.71 feet;

7. N 23° 34' 36" W, 387.92 feet;

8. S 62° 45' 36" W, 1373.23 feet;

9. N 27° 14' 24" W, 587.11 feet;

10. N 23° 51' 35" W, 1496.14 feet to a point having California Coordinate System of 1927, Zone 4 coordinates of X = 1,187,688.6 and Y = 518,083.4.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the bed of the Salinas River as it last existed in a state of nature.

"OSR"
An easement for a reclaimed water distribution pipeline 15 feet in width, lying 7.50 feet on each side of the following described centerline:

BEGINNING at a point having California Coordinate System of 1927, Zone 4 coordinates of X = 1,183,170.9 and Y = 535,611.8; thence continuing along the easement centerline the following 7 courses:

1. S 04° 00' 15" W, 10.02 feet;
2. S 04° 01' 27" W, 99.75 feet;
3. S 85° 58' 38" E, 144.69 feet;
4. N 71° 31' 13" E, 153.58 feet;
5. S 85° 58' 29" E, 95.45 feet;
6. S 63° 28' 45" E, 92.56 feet;
7. S 40° 58' 37" E, 4.08 feet to a point on the right bank of the 1854 historic channel of the Salinas River; said point having California Coordinate System of 1927, Zone 4 coordinates of X = 1,183,633.90 and Y = 535,489.72.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the Salinas River as it last existed in a state of nature.

"HSR" Alignment L-O-a and L-O-c
An easement for a reclaimed water distribution pipeline 15 feet in width, lying 7.50 feet on each side of the following described centerline:

BEGINNING at a point having California Coordinate System of 1927, Zone 4 coordinates of X = 1,187,707.2 and Y = 526,824.3, said point bears southeasterly 2500 feet more or less from the northerly corner of that certain Tract of Land described under Parcel Two in the document recorded in Reel 925, at Page 253, Official Records of Monterey County, said Tract also being a portion of Lot 3 as shown on the map entitled "Partition Map of Lot B of the Rancho Bolsa Potrero y Moro Cojo," recorded in Volume 2 of Surveys at Page 2, Monterey County Records; thence along the easement centerline the following 14 courses:

1. S 50° 16' 09" W, 229.63 feet;
2. S 72° 46' 09" W, 153.35 feet;
3. S 50° 16' 10" W, 87.67 feet;
4. thence along a curve to the left, having a radius of 2000 feet, through a central angle of 4° 06' 49", for a length of 143.56 feet;

5. S 46° 09' 21" W, 503.68 feet;

6. S 34° 54' 21" W, 1829.62 feet;

7. S 57° 24' 21" W, 103.36 feet;

8. S 12° 24' 21" W, 68.25 feet;

9. S 35° 05' 40" W, 1528.32 feet;

10. S 43° 39' 20" E, 133.41 feet;

11. along a curve to the right with a radius of 2000 feet, through a central angle of 5° 06' 20", for a length of 178.16 feet;

12. S 38° 33' 00" E, 200.69 feet;

13. S 06° 27' 00" W, 40.00 feet;

14. S 06° 27' 00" W, 10.00 feet to a point having California Coordinate System of 1927, Zone 4 coordinates of X = 1,185,147.7 and Y = 522,820.8.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark of the bed of the Salinas River as it last existed in a state of nature.

This description is based on the California Coordinate System of 1927, Zone 4. Ground distances can be obtained by multiplying the grid distances by 1.000059.

END OF DESCRIPTION

PREPARED FROM DATA FURNISHED BY THE MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY BY THE CALIFORNIA STATE LANDS COMMISSION UNDER THE DIRECTION OF RAND LAFORCE, LS 3631.

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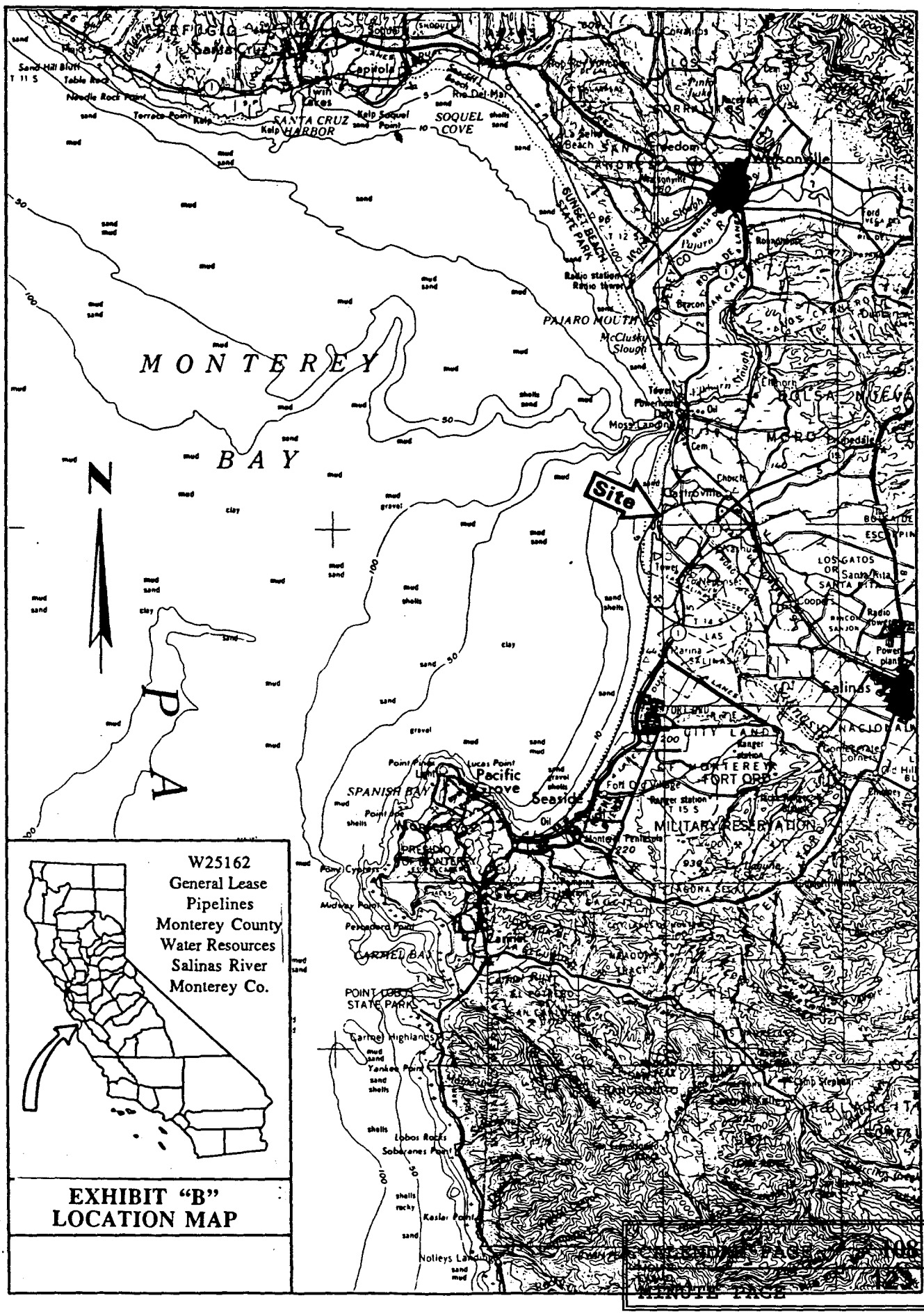
MONTEREY
BAY
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Santa Cruz
SANTA CRUZ HARBOR
SOQUEL COVE
Capitola
Aptos
Freedom
Watsonville
PAJARO MOUTH
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EXHIBIT "C"

PC94175

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 94174

FINDINGS AND DECISION

In the matter of the application of Castroville Seawater Intrusion Project (PC94175) for a Coastal Development Permit in accordance with Title 20.1 (Monterey County Coastal Implementation Plan Ordinances) Chapter 20.140 (Coastal Development Permits) of the Monterey County Code, to allow a project comprised of 48 miles of reclaimed water transmission and distribution pipeline ranging in size from 24 to 51 inches, a supplemental groundwater well system (21 existing wells and 3 new wells), 3 new booster pump stations, metered turnouts ranging in size from 12 to 24 inches, reuse of existing facilities as an operations center. The project will supply reclaimed water solely for irrigation purposes to approximately 220 parcels of farmland comprising 12,000 acres in the Castroville area of unincorporated Monterey County, located on 220 parcels in the Castroville area (list on file), Coastal Zone, came on regularly for hearing before the Planning Commission on October 26, 1994.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

1. FINDING: The Planning Commission finds that the Water Resources agency has, by operation of law, the flexibility to adopt procedures to ensure the continued viability of agricultural uses that could be served by the project in the future. These include:

   1. Establishing criteria for prioritizing annexation of unserved parcels to the project after an initial evaluation of the performance of the system.
   2. Establishing reclaimed water supply thresholds necessary for the addition of parcels to the system.
   3. Constructing additional projects and related financing to serve such parcels.

   The project will increase the viability of all parcels, served and unserved in the Castroville area by slowing the rate of seawater intrusion.

   EVIDENCE: Correspondence: The letter dated August 3, 1994 from Hurst (MCWRA) to Delaplaine (CCC) August 3, 1992, has been incorporated into the proposal.

2. FINDING: The proposed project will not result in or induce violations of the County of Monterey Local Coastal Program policies and regulations for the preservation and enhancement of sensitive wetland habitat or resources. Assessments to secure reclaimed water for participating parcels are based on net acreage, excluding public rights of way, easements for access, and identified wetland areas.

   The applicant is required to file with the U.S. Bureau of Reclamation an Environmental Commitment Plan, which corresponds with the Mitigation Monitoring Plan required under CEQA, attached as Exhibit A to the Negative Declaration/Initial Study prepared for the subject project. The Monterey County Water Resources Agency will carry out the commitment plan and will be responsible for carrying out the mitigation monitoring excercise required under CEQA. The Monterey Planning and Building Inspection Department will document and maintain a record of the compliance with mitigation measures required for issuance of the subject Coastal Development Permit.

   EVIDENCE:
   a. Draft CSIP Mitigation Monitoring Plan
   b. CSIP Negative Declaration
   c. Salinas Valley Seawater Intrusion Program EIR
   d. Correspondence, Hurst to Delaplaine (8/3/94)

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2. FINDING: The proposed project is consistent with policies and standards of the North County Land Use Plan and Implementation Plan, Environmentally Sensitive Habitat policies and standards (LUP Policy 2.3.1 IP Section 20.144.040)

The project has been redesigned and located to avoid sensitive habitat areas referenced in the Salinas Valley Seawater Intrusion Program EIR. Recommended mitigation measures have been incorporated in the project, as referenced in the staff report and the CSIP Negative Declaration/Initial Study to avoid such resources and to monitor construction.

Construction activities, including construction staging, will be within a construction corridor located outside sensitive habitat areas referenced in the Initial Study. An erosion control plan has been prepared and is contained in the Initial Study prepared for the project. Recommendations of the plan have been made a condition of approval.

Operation of the project will occur pursuant to conditions of approval of the Monterey County Health Department which limit the potential for erosion and sedimentation from overwatering. Agricultural practices which may encroach upon sensitive habitat will require the issuance of a separate Coastal Development Permit and are not contemplated in the subject application.

The Commission finds that the subject project involves the laying of pipelines where no other alternative route is feasible pursuant to Implementation Plan Section 20.144.040. C.2.c.. Conditions of approval requiring the implementation of mitigation measures and project design have reduced impacts on biological resources to insignificant levels as required therein.

The project will be carried out in a manner as to minimize impacts from increased runoff, sedimentation, biological degradation, or thermal pollution.

The applicant has agreed to provide a biological monitor to ensure compliance with these provisions.
Both the U.S. Army Corps of Engineers and the State Department of Fish and Game have verified the construction zone established for the project. Conditions of approval require that a corridor no wider than 30' be established for the Alisal Slough Crossing 1 and 3 and in one other location.

Construction specifications will require that all resources located downstream of the proposed project be protected by maintaining water flows, installation of siltation basins, restrictions on stockpiling material, dewatering requirements, construction staging, maintenance of equipment and machinery, and restoration.

EVIDENCE: a. Salinas Valley Seawater Intrusion Program EIR
b. Negative Declaration and Initial Study; Castroville Seawater Intrusion Project

3. FINDING: The proposed project is consistent with policies and standards of the North County Land Use Plan and Implementation Plan, Diking Dredging and Filling and Shoreline Structures (LUP policy 2.4.1; IP Section 20.144.060)

Extensive biological survey work has been completed for the Salinas Valley Seawater Intrusion Program, and additional surveys have been completed for the Castroville Seawater Intrusion Project. The findings of program level survey work resulted in modifications to the project to avoid filling and

dredging in wetland areas. Findings of project level survey work were used to develop construction specifications for activities which avoid or mitigate the degradation of wetlands within and adjacent to the project.

The Commission finds that the Erosion Control Plan submitted by the applicant and conditions of approval regarding irrigation practices will ensure consistency in the operation of project. Best Management Practices will be required by the Monterey County Water Resources Agency as specified in the Program prepared for adoption by the County in 1995.

The Commission finds that the proposed project is a "necessary water project" and therefore, modification and alterations, pursuant to State Department of Fish and Game approval and the mitigation measures referenced herein will be consistent with Implementation Plan Section 20.144.060.C.2..

EVIDENCE: a. Draft CSIP Mitigation Monitoring Plan
b. CSIP Negative Declaration
c. Salinas Valley Seawater Intrusion Program EIR

4. FINDING: The proposed project is consistent with policies and standards of the North County Land Use Plan 2.5.1 and Implementation Plan, 20.144.070 Water Resources Development Standards.

The proposed project is designed to address seawater intrusion and implement the Castroville saltwater intrusion project referenced in the North County Land Use Plan.

The Commission finds that the Erosion Control Plan contained in the Negative Declaration/Initial Study has been prepared and will be implemented in accordance with Section 20.144.070.C of the Implementation Plan.

The Commission finds that the project does not involve the expansion of agricultural operations or the establishment of new cultivated lands in the area; therefore, an Agriculture Management Plan pursuant to Implementation Plan Section 20.144.080 (Agriculture Development Standards) for the project will be required at such time as additional lands are brought under production due to the delivery of reclaimed water.

EVIDENCE: a. Draft CSIP Mitigation Monitoring Plan
b. CSIP Negative Declaration/Initial Study
c. Salinas Valley Seawater Intrusion Program EIR

5. FINDING: The proposed project is consistent with policies and standards of the North County Land Use Plan Section 2.9.2.4 and Implementation Plan, 20.144.110 Archaeological Development Standards.

The proposed project has been designed to avoid sensitive sites and construction will be monitored within areas containing scattered concentrations of potentially significant resources, as specified in the Draft Mitigation Monitoring Plan contained in attachment A of the Negative Declaration/Initial Study.

EVIDENCE: CSIP Seawater Intrusion Project Negative Declaration and Initial Study.

6. FINDING: The proposed construction and operation of the Castroville Seawater Intrusion Project will not adversely impact traffic conditions in the area.

EVIDENCE: The proposed project has been reviewed by the Monterey County Department of Public Works and there is no indication from that Department that the site is not suitable.

7. FINDING: Properties in the project area are in compliance with all rules and regulations pertaining to the use of properties.
EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist.

8. FINDING: The design of the proposed improvements are not likely to cause substantial environmental damage or substantially or unavoidably injure fish or wildlife or their habitat.
EVIDENCE: A Negative Declaration and Initial Study was circulated through the State Clearinghouse and AMBAG. On October 12, 1994 the comment period on the proposed Negative Declaration closed. Comments were received from the California Coastal Commission (October 3, 1994). Correspondence states "The Negative Declaration recognizes and generally suggests adequate mitigation measures for construction impacts within and adjacent to wetlands. These should be incorporated in the permit approval." The design of the project and conditions of approval incorporate mitigation measures referenced therein.
The Planning Commission Staff Report dated October 26, 1994 and Conditions and Findings referenced therein are sufficient to allow approval of the proposed Negative Declaration. The Planning Commission finds that the Negative Declaration/Initial Study prepared for the subject is an adequate assessment of the potential environmental effects of the proposed project, and hereby adopts and incorporates proposed findings contained therein as if set forth herein in full.

9. FINDING: There presently exists in the North Monterey County area a serious overdraft in the aquifers, together with seawater intrusion problems in the North County Coastal Zone. The proposed project will facilitate the management of groundwater resources to achieve North County Land Use Plan objectives by slowing the rate of seawater intrusion in the Castroville area, increasing the effectiveness of long term solutions.

DECISION

THEREFORE, it is the decision of said Planning Commission that said Negative Declaration be adopted and that said application be granted as shown on the attached sketch, subject to the following conditions:

1. Prior to commencement of construction, applicant shall obtain encroachment, building, and grading permits as required by the Departments of Planning and Building Inspection and Public Works for activities referenced in application PC94175. The project shall consist of plans and specifications contained in materials submitted to Monterey County Planning and Building Inspection dated July 1, 1994, the Negative Declaration dated September 9, 1994, and the record of Planning Commission hearing on the subject project October 26, 1994.

2. Prior to issuance of Building Permit, Grading Permit, or Encroachment Permit, applicant shall provide final and complete construction specifications for review and approval in writing by the Directors of Planning and Building Inspection, Health, and Public Works Departments. Said specifications shall document consistency with Mitigation Measures referenced in the Initial Study and Negative Declaration and final requirements of Federal and State Agencies listed in Appendix A of the Initial Study and Negative Declaration Document.

Said Specifications shall reference the construction zone near Alisal Slough crossing 1 and 3 and the crossing near Molera Rd. and Hwy One as a 30' wide. The construction zone in other areas shall be no wider than 60.(PLANNING AND BUILDING INSPECTION)

3. Prior to issuance of Building Permit, Grading Permit, or Encroachment Permit applicant shall provide a revised Mitigation Monitoring Plan for review and approval in writing by the Director of Planning and Building Inspection. Said revised plan shall be prepared in consultation with all affected agencies of the County of Monterey and all State and Federal Responsible or Trustee Agencies listed in Appendix A. (PLANNING AND BUILDING INSPECTION)

4. Reclaimed Water shall not be applied within 50 feet of any well used for domestic purposes. (HEALTH DEPARTMENT)

5. Reclaimed wastewater shall not be applied within 25 feet of any building or other facilities where people may congregate and experience health risk due to reclaimed water use. (HEALTH DEPARTMENT)

6. Irrigation with reclaimed water shall occur at a time and in a manner to prevent or minimize public contact with reclaimed water as per the requirements specified in the Draft Guidelines for Use of Reclaimed Water (DHS), unless otherwise modified by DHS. (HEALTH DEPARTMENT)

7. All reclamation areas with public access shall be posted to warn the public that reclaimed water is being stored or used as per the requirements specified in the Draft Guidelines for Use of Reclaimed Water (DHS), unless otherwise modified by DHS.(HEALTH DEPARTMENT)

8. Personnel involved in producing, transporting, or using reclaimed water shall be informed of possible hazards associated with contact or use of reclaimed water, as per the requirements specified in the Draft Guidelines for Use of Reclaimed Water (DHS), unless otherwise modified by DHS. (HEALTH DEPARTMENT)

9. Reclaimed water valves, outlets, etc. shall be marked to differentiate reclaimed water facilities from potable water facilities. Proper backflow and cross connection protection for domestic water services and irrigation wells shall be provided as per the requirements specified in the Draft Guidelines for Use of Reclaimed Water (DHS) unless otherwise modified by DHS.(HEALTH DEPARTMENT)

10. Reclaimed water valves, outlets, quick couplers and sprinklers shall be of a type, or secured in a manner that permits operation only by authorized personnel. Use or installation of hose bibs on the reclaimed water shall not be permitted as per the requirements specified in the Draft Guidelines for Use of Reclaimed Water, (DHS) unless otherwise modified by DHS. (HEALTH DEPARTMENT)

11. Reclaimed water shall be applied at a rate and volume not to exceed vegetative demand and soil moisture holding capacity to prevent overwatering and ponding and to minimize runoff. (HEALTH DEPARTMENT)

12. Special precautions must be taken to prevent clogging of spray nozzles, over watering and ponding, and to minimize runoff. Pipelines shall be maintained to prevent leaks as per the requirements specified in the Draft Guidelines for Use of Reclaimed Water (DHS) unless otherwise modified by DHS. (HEALTH DEPARTMENT)

13. Reclaimed water shall not be used for irrigation during periods of extended rainfall and or runoff (HEALTH DEPARTMENT).

14. Reclaimed water systems shall be inspected daily, according to Monitoring and Reporting Programs Final Order No. 94-101, or as otherwise approved by the RWQCB, to assure proper operations, absence of leaks and absence of illegal connections (HEALTH DEPARTMENT).

15. If, during the course of construction, cultural, archaeological, historical or palentological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters

(150 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (PLANNING AND BUILDING INSPECTION)

16. Pursuant to the State Public Resources Code and the State Fish and Game Code, the applicant shall pay a fee to be collected by the County of Monterey in the amount of $1,275. This fee shall be paid prior to filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to commencement of use or the issuance of building and/or grading permits. (PLANNING AND BUILDING INSPECTION)

17. The applicant shall provide fire protection for the buildings and facilities at the operations center building to the satisfaction of the North County Fire Protection District.

PASSED AND ADOPTED this 26th day of October, 1994, by the following vote:

Ayes: Diaz-Infante, Errea, Hawkins, Hernandez, Moore, Reaves, Stallard
Noes: None
Absent: Calcagno, Orrett, Vasquez, Jr.

by Wm P Gillis

ROBERT SLIMMON, JR.
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on NOV 0 3 1994

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE NOV 1 3 1994

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (408) 479-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. The construction or use authorized by this permit must start within two years of the date of approval of this permit unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan.

/clw
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EXHIBIT "D"

Final Environmental Commitment Plan

Salinas Valley Seawater Intrusion Program

Prepared for:

U.S. Department of Interior
Bureau of Reclamation
Mid-Pacific Region

Prepared by:

Jones & Stokes Associates, Inc.
Sacramento, California

November 1994

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Final Environmental Commitment Plan for the

Salinas Valley Seawater Intrusion Program

Regional Environmental Officer

Project Superintendent

Chief, Division of Planning
and Technical Services

Regional Director

U.S. Department of the Interior
Bureau of Reclamation
Mid-Pacific Region

November 1994

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PLAN OVERVIEW

Introduction

This environmental commitment plan was prepared to accompany the Record of Decision for the U.S. Bureau of Reclamation (Reclamation) environmental impact statement (EIS) for the Monterey County Water Resources Agency's (MCWRA's) Salinas Valley Seawater Intrusion Program. The purpose of an environmental commitment plan is to ensure that measures adopted to mitigate or avoid significant impacts are implemented. The National Environmental Policy Act's (NEPA's) provisions for environmental commitments are codified in Section 1505.3 of the Code of Federal Regulations and described in Reclamation's NEPA handbook.

Background

Purpose and Need for the Program

Virtually all of the water available for use in the Salinas Valley is groundwater. Thus, the management of groundwater is of primary importance to the economic livelihood of the Salinas Valley. As a result of the large groundwater demand (530,000 acre-feet per year) in the Salinas Valley and the slow rate of groundwater recharge, seawater has intruded into two aquifers, rendering portions of them unusable for beneficial uses.

The need for the proposed program is demonstrated by the events that could occur if the program were not implemented. If seawater intrusion continues at its present rate, the Salinas Valley could be faced with:

- reversion to dryland farming, which in turn could result in direct and indirect losses of more than 6,000 jobs in the Castroville area;
- curtailment of development;
- declines in agricultural productivity and land values;
- increases in water cost;
- legal disputes over water rights; and
- degradation of water supply for the City of Salinas.

The purposes of the seawater intrusion program are to substantially reduce the rate of seawater intrusion and to provide a long-term, dependable supply of good-quality water to the northern part of the valley.

Program History

The history of the Salinas Valley Seawater Intrusion Program encompasses a long period of study and public involvement. In 1985, the Salinas Valley Water Advisory Commission, a standing commission appointed by the Monterey County Board of Supervisors, appointed the Seawater Intrusion Committee to work toward a solution to the seawater intrusion problem. The deliberations of the Seawater Intrusion Committee culminated with the Seawater Intrusion Program, consisting of the proposed structural and operational projects and the necessary governmental and financial features to support the program.

Once the Salinas Valley Seawater Intrusion Program was formulated, the environmental review process was initiated. A draft environmental impact report (EIR)/environmental impact statement (EIS) was distributed for public review in December 1990. During the public review period of the draft EIR/EIS, agencies and the general public expressed concern about the impacts caused by the diversion structure, the reliance on water from San Antonio and Nacimiento Reservoirs, and the effects of the potable system proposed in the Buena Vista area. In response to these concerns, MCWRA modified the preferred program as described below under "Program Description".

A final EIR was prepared for the Salinas Valley Seawater Intrusion Program. The Monterey County Board of Supervisors certified and approved the Castroville irrigation system and tertiary treatment portions of the program on April 7, 1992. Because of concerns and comments on the proposed potable water system, MCWRA is delaying consideration of this portion of the program. The final EIS, completed in January 1993, evaluates the two projects of the program that may receive loans from Reclamation: the Castroville irrigation system and the tertiary treatment plant. These two projects function independently of the potable water system to reduce seawater intrusion.

Since preparation of the final EIS, the project has undergone refinement through the final design process. Refinements were made to the irrigation system to reduce or avoid significant environmental impacts identified in the EIS. The refinements avoid surface disturbance during construction of pipeline across the Salinas River, Moro Cojo Slough, and Tembladero Slough by using trenchless construction methods. These changes to the project were recently evaluated by the Monterey County Planning Department in an initial study (Montgomery Watson. 1994. Castroville seawater intrusion project initial study. July 27, 1994. Walnut Creek, CA. Prepared for Monterey County Water Resources Agency, Salinas, CA.) and were found to have no new significant impacts.

The Castroville Seawater Intrusion Project as modified relies on the use of treated wastewater to augment groundwater supplies for irrigation uses in the Castroville irrigation area. The reclaimed water will be provided by the Monterey Regional Wastewater Treatment Plant. The Monterey Regional Water Pollution Control Agency (MRWPCA) will upgrade the plant from a secondary treatment to a tertiary treatment facility as part of the Salinas Valley Reclamation Project. The reclaimed water will be stored in a storage pond, and it will flow by gravity to the reclaimed water distribution system.

Major Features of the Program

The proposed program includes the following facilities and activities:

- a tertiary treatment plant;
- a pipeline from the tertiary treatment plant to the Castroville irrigation system;
- a distribution system in the Castroville irrigation system area that includes transmission and distribution pipelines, supplemental wells, booster pump stations, and an operations center; and
- the regulation of wells in the Castroville service area.

The MRWPCA will operate the reclamation plant and storage pond as part of the regional wastewater treatment plant. The MCWRA will operate the distribution system and regulate wells. These facilities and activities are described briefly below.

Tertiary Treatment Plant. The proposed program involves constructing a tertiary treatment plant with 29.6-million gallon per day capacity adjacent to the Monterey Regional Water Pollution Control Agency's (MRWPCA's) Regional Wastewater Treatment Plant. The tertiary treatment plant includes coagulation, flocculation, filtration, and disinfection processes, as well as a diversion structure from the existing regional treatment plant, and a storage pond with a capacity of 80 acre-feet and an area encompassing approximately 6 acres.

The tertiary treatment plant would provide approximately 2,500 acre-feet of reclaimed wastewater per month to the Castroville irrigation system. In months with lower irrigation demand (i.e., October-March), excess secondary wastewater would be discharged through existing ocean outfall. In months with higher irrigation demand (i.e., April-September), a deficit of reclaimed wastewater would exist, and groundwater would have to be pumped to augment the reclaimed wastewater supply.

Pipeline from the Tertiary Treatment Plant. The pipeline connection between the tertiary treatment plant and the Castroville irrigation system would range from a 51-inch to 24-inch main line that extends from the north side of the Salinas River, along Nashua and Molera Roads, and Highway 1. The main trunk pipeline continues as part of the Castroville irrigation system along proposed rights-of-way through farmlands on the west and north sides of Castroville to Espinosa Road and along farm roads to Nashua Road. The alignment is on disturbed lands, existing roads, or cultivated lands along the entire route except at the Salinas River crossing and approximately 150 feet on the east side of the river. The Salinas River crossing will be constructed using a trenchless method so that the riparian habitat will not be disturbed during construction.

Castroville Irrigation Area Distribution System. The distribution system consists of 48 miles of reclaimed water transmission and distribution pipelines. A network of pipes will distribute reclaimed water to approximately 12,000 acres around Castroville on 220 parcels of farmland. Lateral pipelines ranging from 27 to 8 inches in diameter branch off the main trunk pipeline from the treatment plant (described above) to serve each farm parcel.

The pipelines will be constructed in tilled agricultural fields and will cross the following drainage channels or sloughs in the Castroville area (listed in alphabetical order):

- Alisal Slough (five crossings),
- Blanco Ditch (four crossing),
- Castroville Slough (one crossing),
- Merritt Ditch (one crossing),
- Moro Cojo Slough (one crossing),
- Reclamation Ditch (two crossings),
- Salinas River (two crossings),
- Santa Rita Creek (three crossings),
- Sump Pump Ditch (one crossing), and
- Tembladero Slough (two crossings).

The majority of the waterway crossings are relatively short and contain little flowing water. Construction will occur in the channels of Alisal Slough, Blanco Ditch, Castroville Slough, Merritt Ditch, Reclamation Ditch, Santa Rita Creek, and Sump Pump Ditch using an open trench method. The crossings at the Salinas River, Moro Cojo Slough, and Tembladero Slough #2 will be constructed using a trenchless method (bore/drill) and will not affect the channel or the adjacent riparian corridor. The crossing at Tembladero Slough #1 will involve hanging the pipeline on the Molera Road bridge so that the channel will not be disturbed. Table 1 summarizes the construction methods that will be used at each water crossing.

Booster Pump Stations. Three booster pump stations will be required to satisfy the hydraulic requirements of the distribution system. The stations will be located on Molera Road, Lapis Road, and Espinosa Road.

Table 1. Castroville Irrigation System Waterway Crossings

Waterway Crossing	Construction Method	Plant Species in Channel	Restoration
Alisal Slough #1	Open trench	Tule, cattail, hemlock, nettle, curly dock, wild radish	Erosion protection will be provided
Alisal Slough #2	Trench in dirt road	No vegetation in construction zone	
Alisal Slough #3	Open trench	Tule, cattail, hemlock, nettle, curly dock, wild radish	Erosion protection will be provided
Alisal Slough #4	Trench in dirt road	No vegetation in construction zone	
Alisal Slough #5	Trench in dirt road	No vegetation in construction zone	
Blanco Ditch #1	Trench in dirt road	No vegetation in construction zone	
Blanco Ditch #2	Trench in dirt road	No vegetation in construction zone	
Blanco Ditch #3	Trench in dirt road	No vegetation in construction zone	
Blanco Ditch #4	Trench in dirt road	No vegetation in construction zone	
Castroville Slough	Open trench	Water-cress, cattail, azolla	Erosion protection will be provided
Merritt Ditch	Open trench	Water-cress, cattail, azolla	Erosion protection will be provided
Moro Cojo Slough Channel	Bore/drilled	Pickleweed, alkali heath	Channel and vegetation will not be disturbed
Reclamation Ditch #1	Open trench	Ripgut grass, perennial ryegrass, alkali heath, wild oak	
Reclamation Ditch #2	Open trench	No vegetation on channel walls	
Salinas River #1	Bore/drilled	Cottonwood, box elder, willow, mule fat, wild blackberry	Channel and vegetation will not be disturbed
Salinas River #2	Bore/drilled	Cottonwood, box elder, willow, mule fat, wild blackberry	Channel and vegetation will not be disturbed
Santa Rita Creek #1	Open trench	No vegetation on channel walls	
Santa Rita Creek #2	Open trench	No vegetation on channel walls	
Santa Rita Creek #3	Open trench	No vegetation on channel walls	
Sump Pump Ditch	Open trench	Tule, cattail, hemlock, nettle, curly dock, wild radish	Erosion protection will be provided
Tembladero Slough #1	Hang on bridge	Tule, cattail, hemlock, nettle, curly dock, wild radish	Channel and vegetation will not be disturbed
Tembladero Slough #2	Bore/drilled	Tule, cattail, hemlock, nettle, curly dock, wild radish	Channel and vegetation will not be disturbed

Supplemental Wells. To provide a backup in the event reclaimed wastewater production is interrupted and to supplement the reclaimed water supply when needed, MCWRA will operate 24 supplemental wells with a combined discharge rate of 62,000 gallons per minute. Of the 22 wells selected, 19 of them are existing agricultural wells in the project area that will be acquired by MCWRA for rehabilitation and will be configured to discharge into the distribution system. The remaining three wells will be drilled.

Operations Center. An operations center for the Castroville irrigation system will consist of an operations building and storage building at the abandoned wastewater treatment plant, formerly part of the Castroville County Sanitation District. The site is located south of Highway 1 just west of Castroville.

Regulation of Wells. MCWRA would regulate all existing and future wells in the Castroville service area to minimize the pumping of groundwater in and near the seawater intrusion area.

General Construction Schedule

Preliminary design for the Castroville irrigation system began in June 1993. Final design work started in January 1994. Based on MCWRA's current schedule, construction of the irrigation system will begin in April 1995 and will be completed in March 1997.

Final design of the tertiary treatment plant and pipeline connector began in January 1994. These facilities will be constructed concurrently with the Castroville irrigation system. MRWPCA anticipates that the treatment plant will begin producing reclaimed water in May 1997.

Potential Environmental Effects

Table 2 presents a summary of the impacts of the seawater intrusion program as modified. The summary descriptions are based on the full discussion of impacts presented in the draft EIR/EIS, summarized in the final EIS, and presented in the initial study. These potential impacts of the proposed program as modified are discussed briefly below.

Groundwater

The average rate of seawater intrusion would be reduced by 44% under the proposed program as modified compared to no-project conditions. Initially, groundwater levels in the Pressure Area of the 180-foot and 400-foot aquifers would be 5-10 feet higher under the proposed program as modified than under no-project conditions, and these levels would eventually be even higher as additional water conservation measures were implemented.

Table 2. Summary of Major Impacts of the Proposed Program as Modified

Resource Area	Impact
Groundwater	Reduced rate of seawater intrusion (approximately 44% reduction)[a]
	Recovery of the groundwater levels in the Pressure Area[a]
Vegetation and wildlife	Disturbance of less than 1 acre of wetland vegetation along Alisal Slough and Sump Pump Ditch during pipeline construction[b]
Traffic, air quality, and noise	Construction-related traffic, emissions, and noise[b]
Geology and soils	Potential erosion, corrosion, and shallow groundwater hazards during project construction[b]
Cultural resources	Potential alteration of cultural resources along pipelines[b]

Note: All beneficial, significant, and potentially significant adverse impacts are included. Also included are less-than-significant impacts if mitigation is recommended.

[a] Beneficial impact of the proposed program as modified.

[b] Impact can be reduced to a less-than-significant level with mitigation or further reduced if already less than significant.

Thus, the effects on groundwater from the proposed program as modified would be beneficial.

Surface Water

The proposed program as modified would not result in any long-term, operational changes to surface water resources because it relies only on reclaimed wastewater and groundwater aquifers. No changes to Nacimiento and San Antonio Reservoirs; the Salinas, Nacimiento, and San Antonio Rivers; or Salinas Lagoon would occur under the proposed program as modified.

Construction of the pipeline from the tertiary treatment plant to the distribution system would not affect riverflows in the Salinas River. The crossings at the Salinas River will be constructed using a directional drilling technique to avoid any disturbance to the channel or the adjacent vegetation. Drilling equipment will be staged in a designated area outside the riparian corridor within the construction zone. Pipeline is installed by first drilling a pilot hole from one side of the river to the other. The hole is enlarged with a reamer or hole opener, and the pipeline is pulled into place behind the reamer.

Fisheries

Construction of the pipeline using a trenchless method would not affect fishery resources in the Salinas River, Moro Cojo Slough, or Tembladero Slough. The channels will be avoided by boring or drilling the pipeline under the channel or by hanging the line from a bridge.

Vegetation and Wildlife

For crossings of waterways with significant habitat (i.e., Salinas River, Moro Cojo Slough, and Tembladero Slough), the pipelines will be bored or drilled under the waterways or attached to existing bridges to avoid disturbance of the waterways or the associated riparian habitat. Undisturbed salt marsh habitat near Moro Cojo Slough would also be avoided using a trenchless construction method (bore/drilled).

Other waterways, such as Blanco Ditch, Merritt Ditch, Reclamation Ditch, Santa Rita Creek, and Castroville Slough, are narrow and generally maintained in an unvegetated condition to better convey irrigation water. However, small patches of vegetation in these waterways could be affected during project construction.

Less than 1 acre of dense emergent vegetation in Alisal Slough and Sump Pump Ditch would be removed during trenching activities. Approximately 2,800 feet of pipeline would be installed in disked salt marsh wetlands currently used for agricultural production.

All undisturbed salt marsh habitat will be avoided. Construction practices described in the "Environmental Commitments" section would minimize the effects on wetland habitat. All undisturbed salt marsh habitat will be avoided.

California red-legged frog and southwestern pond turtle habitat in the Salinas River would not be affected by the pipeline crossing. The pipeline across the Salinas River will be constructed using a trenchless method.

Traffic, Air Quality, and Noise

Potential construction-related traffic, air quality, and noise impacts include traffic disruption, dust, and construction equipment emissions and noise. These construction impacts will be temporary in nature and will be limited to the construction site. Construction specifications will include measures to reduce these impacts to less-than-significant levels. These measures are described below in the "Environmental Commitments" section.

Geology and Soils

The geologic and soil impacts of the proposed program as modified are limited to the pipeline and tertiary treatment plant construction. Pipeline trenches and the tertiary treatment plant would be constructed with conventional earthmoving equipment, and blasting would not be necessary. The presence of seismic and geotechnical hazards such as ground shaking, shrink-swell potential, and erosion would require that MRWPCA and MCWRA implement appropriate foundation design, implement an erosion control plan, inspect fills, and use corrosion-resistant materials and methods.

A draft geotechnical and corrosion investigation was completed in June 1994 for the design phase of the project. The report discussed local surface geology, seismicity, and soil characteristics (e.g., liquefaction, flooding, corrosion, and erosion potentials) in the project area. The report recommended erosion control measures, foundation requirements, and pipeline materials to reduce potential construction impacts to less-than-significant levels. These measures will be included in the final design and are described below in the "Environmental Commitments" section.

Cultural Resources

Results of the cultural resources evaluation of the proposed program as modified have been reviewed by Reclamation in compliance with the Section 106 process and are presented in Appendix E of the final EIS. In summary, two archaeological sites were avoided by realignment of the Castroville irrigation system project.

During final design of the Castroville irrigation system, a survey supplementing the original cultural resources survey was conducted along approximately 20 miles of new proposed alignment, and two previously unknown archaeological sites and one area that contained small amounts of shell fragments were found to be potentially affected by the proposed pipeline (Jones & Stokes Associates, Inc. 1994. Addenda 2 and 3 to the archaeological reconnaissance of the Salinas Valley seawater intrusion project. September 1994. Sacramento, CA. Prepared for Monterey County Water Resources Agency, Salinas, CA, and Montgomery Watson, Walnut Creek, CA.). Based on the reconnaissance surveys of the sites and sub-surface testing at one site, none of the sites were determined to be eligible for inclusion in the National Register of Historic Places (NRHP). However, the archaeologist recommended onsite monitoring during ground-disturbing activities in the immediate vicinity of these sites. This recommendation is described below in the "Environmental Commitments" section.

Agency Coordination

The EIR/EIS was prepared concurrently with environmental review and consultation required by federal and state environmental laws other than NEPA and California Environmental Quality Act (CEQA). Compliance with specific environmental review and consultation requirements is reviewed below.

Endangered Species Act (16 USC 1531 et seq.). Section 7 of the federal Endangered Species Act requires federal agencies, in consultation with the Secretary of the Interior, to ensure that their actions do not jeopardize the continued existence of endangered or threatened species, or result in destruction or adverse modification of the critical habitat of these species.

The Section 7 consultation process for the proposed project has been initiated with the U.S. Fish and Wildlife Service (USFWS) Sacramento Endangered Species Office. A biological assessment is included in the draft EIR/EIS. However, as a result of the modifications to the proposed program, impacts on federally listed species have been completely eliminated. Therefore, the biological assessment is not relevant to the proposed program as modified.

The following actions have occurred in compliance with the federal and state Endangered Species Acts:

- On April 8 and September 9, 1988, Reclamation and the U.S. Army Corps of Engineers (Corps) requested USFWS to provide information regarding species listed and proposed for listing in the vicinity of the proposed project.
- On April 20 and October 24, 1988, USFWS responded and identified species listed and proposed for listing.

- On November 17, 1989, September 29, 1990, and throughout October 1990, Reclamation and the MCWRA consulted with USFWS to discuss the impacts of the proposed project on the bald eagle (a state-listed and federally listed endangered species), appropriate mitigation measures, and alternatives.

Fish and Wildlife Coordination Act (16 USC 661 et seq.). The Fish and Wildlife Coordination Act (FWCA) requires federal agencies to consult with USFWS and state fish and game agencies before undertaking or permitting projects that control or modify surface water.

Reclamation has coordinated its actions extensively with USFWS and California Department of Fish and Game (DFG) throughout the preparation of the EIR/EIS. USFWS and DFG were consulted regarding the approach and methodologies used in the EIR/EIS. Mitigation measures were formulated to satisfy USFWS and DFG requirements. Both cooperating agencies commented on the draft EIR/EIS, and their comments and concerns were included in the final EIS.

National Historic Preservation Act (16 USC 470 et seq.). Section 106 of the National Historic Preservation Act requires federal agencies to evaluate the effects of federal undertakings on historical, archaeological, and cultural resources.

Section 106 consultation with the State Historic Preservation Officer (SHPO) was initiated during preparation of the draft EIR/EIS. The Section 106 process proceeded simultaneously with preparation of the final EIS. The final EIS contains an addendum to the archaeological reconnaissance for the proposed project as modified. The final EIS also contains a letter from the SHPO stating that the proposed program as modified would have no effect on cultural resources. However, the project refinements during final design required additional cultural resources investigation. Section 106 compliance is proceeding.

Farmlands Protection Policy. Council on Environmental Quality memoranda to heads of agencies, dated August 30, 1976, and August 11, 1980, and the Farmlands Protection Policy Act of 1981 require agencies in their EISs to include farmlands assessments designed to minimize adverse impacts on prime and unique farmlands. The proposed project as modified would maintain the agricultural viability of northern Monterey County. The only adverse effects, determined to be less than significant, would include installing pipelines and wells across agricultural land. These impacts would be temporary or occupy only a small area. At the most, 0.05% of the total irrigated agricultural acreages in the project area would be disturbed. Appendix 6B of the draft EIR/EIS contains documentation of contact with the U.S. Soil Conservation Service regarding the proposed project effects on farmlands.

Executive Order 11988 (Floodplain Management). Executive Order 11988 requires federal agencies to prepare floodplain assessments for proposals located within or affecting floodplains. If an agency proposes to conduct an action within a floodplain, it must consider alternatives to avoid adverse effects and incompatible development in the floodplain. If the

only practicable alternative involves siting in a floodplain, the agency must minimize potential harm to or development within the floodplain and explain why the action is proposed within the floodplain. Although construction of the pipeline would require a Section 404 permit, it would not be incompatible construction within a floodplain because the flooding potential would not be exacerbated by the structure.

Executive Order 11990 (Protection of the Wetlands). Executive Order 11990 requires federal agencies to prepare wetlands assessments for proposals located within or affecting wetlands. As described in the final EIS, the proposed program as modified would have resulted in impacts on riparian, freshwater marsh, and salt marsh habitat at the Salinas River pipeline crossing. However, impacts on wetlands have been minimized by modifying the proposed project to avoid effects at the Salinas River crossing. Mitigation measures to reduce wetland impacts are described under "Environmental Commitments".

Clean Water Act. Section 404 of the Clean Water Act authorizes the Corps to issue general permits, including state, regional, and nationwide permits, which cover categories of activities involving discharges of dredged or fill material into wetlands and/or waters of the United States with minimal adverse effects. Based on revisions to the proposed irrigation system and measures described under "Environmental Commitments" below, MCWRA is currently pursuing authorization for the Castroville irrigation system from the Corps under Nationwide Permit Number 12. Nationwide Permit Number 12 authorizes utility line backfill and bedding, including laying of pipelines and cables for projects with minimal adverse effects on waters of the United States, including wetlands.

Coastal Zone Management Act. The Coastal Zone Management Act of 1976 established a framework for resolving conflicts between competing interests for limited coastal lands.

The proposed project would affect portions of the Monterey County Coastal Zone. Specifically, a portion of the Castroville irrigation system would be located in the area covered by the North County Local Coastal Program (LCP) and an area that is part of the California Coastal Commission's original jurisdiction. In summary, the proposed project as modified would be consistent with water resource policies to protect groundwater supplies, with agricultural policies to protect agriculture, and with most environmentally sensitive habitat policies to protect environmentally sensitive areas. Any significant biological impacts in riparian and wetland areas will be avoided through engineering design or mitigated to a less-than-significant level through habitat restoration and compensation as described below.

ENVIRONMENTAL COMMITMENTS

Reclamation's environmental commitments for the Salinas Valley Seawater Intrusion Program resulted from the analysis and commitments in the January 1993 final EIS. The final EIS addressed major environmental issues raised during the public review period for the draft EIR/EIS. Comments and recommendations were received on the draft EIR/EIS from federal, state, and local agencies and the public.

Vegetation and Wildlife

Goal: Minimize the effects of project implementation on biological resources in the program area.

Objective A. Mitigate loss of wetland habitat.

Commitment 1. Apply construction practices to minimize effects on wetland resources.

Approach. MCWRA will require contractors to apply the following construction practices to minimize effects on wetland resources. In areas supporting wetland vegetation, the top 6-8 inches of soil will be stockpiled and replaced as topsoil in the backfilled trench. Excavated material from the trench will not be sidecast into waterways or wetlands or stockpiled longer than 3 months. All excess material will be removed to an upland area immediately upon completion of construction. Excavated material will not be placed in such a manner that it is dispersed by currents or other forces.

Soils will be recompacted to match adjacent soil structures, and erosion controls will be placed on disturbed soils as needed. Erosion controls may consist of hydromulch with native plant materials, fertilizer, or straw mulch. The native plant material will be a low, small-leafed groundcover that will not interfere with the hydraulic capacity of the area or adversely compete with existing native plant materials.

Soil disturbance from heavy equipment working in wetlands will be minimized by placing equipment on mats during construction or implementing other measures to reduce habitat disturbance. Construction activities in wetland vegetation or stream channels will be limited to the minimum necessary to construct the irrigation pipeline and will not be greater than 70 feet wide. For slough crossings that support wetland vegetation (Alisal Slough #1 and #3 and the Sump Pump Ditch), the affected crossing area will be reduced to 30 feet.

Desired Results. Minimize disturbance to wetland habitat during construction.

Timing for Implementation. This mitigation will be implemented during project construction.

Monitoring Action. MCWRA will periodically monitor onsite construction activities for compliance with these measures. Revegetation and slope stabilization measures will be monitored after project construction.

To ensure that native emergent vegetation reestablishes in Alisal Slough and the Sump Pump ditch, vegetation in the three affected areas will be monitored annually for 5 years or until native emergent vegetation has reestablished.

Vegetation will be monitored by a qualified biologist using visual observation of percent cover by native emergent marsh species. In addition to direct observation, qualitative data will also be collected using surface photographic documentation. Surface photographic documentation stations will be established and sampled annually. Color photographs will be taken in a 180-degree arch at each sampling point. The photographs will be used to document vegetation cover, structure, and vigor. The results of vegetation monitoring will be summarized in an annual report.

The annual monitoring report will document the rate of revegetation and identify any remedial actions (i.e., weed eradication, trash removal, or planting) required to attain successful establishment of emergent vegetation. The monitoring report will be submitted to the Corps for review.

Standards for Success. This mitigation will be considered successful if the construction practices described above are implemented.

Estimated Cost and Funding Source. Because the recommendations will be incorporated into final design plans and construction specifications, implementing this commitment will result in only minor extra cost.

Traffic, Air Quality, and Noise

Goal: Minimize construction-related impacts on traffic, air quality, and noise.

Objective B. Mitigate traffic conflicts from construction activities.

Commitment 2. Apply construction-period traffic management techniques.

Approach. MCWRA will require contractors to apply construction-period traffic management techniques. These include using:

- regulatory, warning, and guide signs;
- barricades;

- channelization devices;
- lighting; and
- flaggers.

Desired Results. Project detours will result in little or no increased traffic congestion on major throughways.

Timing for Implementation. Traffic management techniques will be implemented during project construction.

Monitoring Action. MCWRA will periodically monitor onsite construction activities for compliance with the mitigation measure.

Standards for Success. This mitigation will be considered successful if little or no increased traffic congestion on major throughways results because of project detours.

Estimated Cost and Funding Source. Because construction-period traffic management techniques are part of standard construction practices, implementing this commitment will result in no extra costs.

Objective C. Minimize air quality degradation from construction practices.

Commitment 3. Apply dust-reducing construction practices.

Approach. MCWRA and MRWPCA will require contractors to apply dust-reducing construction practices, including minimizing the amount of time that surfaces are left exposed, periodically sprinkling exposed areas and soil piles with water.

Desired Results. Minimize dust-particle emissions during project construction.

Timing for Implementation. This mitigation will be implemented during construction.

Monitoring Action. MCWRA will periodically monitor onsite construction activities for compliance with the mitigation measure.

Standards for Success. This mitigation will be considered successful if particulate dust emissions meet local standards during project construction, and no crops are damaged by dust from construction.

Estimated Cost and Funding Source. Dust-reducing practices are part of standard construction practices and will not result in additional costs.

Commitment 4. Apply emission-reducing construction practices.

Approach. MCWRA and MRWPCA will require that contractors maintain construction equipment properly to reduce emissions from internal combustion engines.

Desired Results. Reduce vehicle emissions associated with project construction.

Timing for Implementation. This mitigation will be implemented during project construction activities.

Monitoring Action. MCWRA will periodically monitor onsite construction activities for compliance with the mitigation measure.

Standards for Success. This mitigation will be considered successful if exhaust from construction machines does not exceed manufacturers' expected volumes or rates during project construction.

Estimated Cost and Funding Source. Because emission-reducing practices are part of standard construction practices, implementing this environmental commitment will result in no extra costs.

Objective D. Reduce noise levels associated with project construction.

Commitment 5. Limit construction activities near residential structures to daytime hours.

Approach. MCWRA and MRWPCA will require that contractors limit to daytime hours the use of construction equipment powered by internal combustion engines, the use of impact equipment, and other construction activities that would disturb residents. When these construction activities would occur within 800 feet of a residential structure, they would be limited to the hours between 7 a.m. and 7 p.m. and prohibited on Sunday.

Desired Results. Project-related noise will affect as few people as possible.

Timing for Implementation. This mitigation will be implemented during project construction.

Monitoring Action. MCWRA will periodically monitor onsite construction activities for compliance with the mitigation measure.

Standards for Success. This mitigation will be considered successful if construction activities do not occur within 800 feet of a residential structure on Sundays or between 7 p.m. and 7 a.m. on other days.

Estimated Cost and Funding Source. Because this environmental commitment is part of standard construction practices, limiting construction hours will result in no extra costs.

Geology and Soils

Goal: Minimize potential risk from seismic activity and soil instability.

Objective E. Minimize soil loss and increase soil stability at the project site.

Commitment 6. Implement an erosion control plan.

Approach. MCWRA and MRWPCA will implement erosion control plans as specified in the contract document and described in the construction specifications. The erosion control plans may include, but are not limited to, the following measures to minimize soil loss identified in the initial study for the Castroville irrigation system:

- Following installation, trenches will be backfilled to the original grade, compacted to meet native soil compaction requirements, and recovered with paving materials or soils to match preconstruction conditions.
- In stream channels and wetlands, topsoil will be stockpiled outside the waterways; soil will be replaced immediately following installation of pipe, and excess material will be removed immediately following excavation.
- Construction plans will limit open excavation to 500 feet in length to minimize the potential for trench instability and erosion.
- Erosion control measures, such as hydromulch with native plant seeds and/or straw mulch, may be placed on disturbed soils in waterways.
- Siltation basins, straw bales, or solid sedimentation barriers will be used immediately downstream of all trenched waterway crossings to prevent sediment from leaving construction zone.
- All disturbed soils will be covered prior to any wet-weather periods to minimize erosion.
- All dewatering water will be monitored, and sedimentation basins will be used if necessary to remove silt before discharge into the waterways.

Desired Results. Minimize erosion from project construction.

Timing for Implementation. The erosion control measures detailed in the erosion control plans will be implemented before, during, and after project construction.

Monitoring Action. MRWPCA and MCWRA will review final engineering designs for consistency with the erosion control plans and will periodically monitor onsite construction activities for compliance with the erosion control measures prescribed for construction activities. Revegetation and slope stabilization measures will be monitored after project construction. To determine the success of the revegetation measures, a vegetation specialist will monitor these areas until the plants are well established.

Standards for Success. This mitigation will be considered successful if, based on results of a postconstruction inspection, erosion has been minimized at the construction site.

Estimated Cost and Funding Source. Because details of the erosion control plans will be integrated into the preliminary and final design and the construction practices, implementing this commitment will result in only minor additional costs.

Objective F. Ensure foundation stability for project construction.

Commitment 7. Implement design recommendations contained in seismicity and geotechnical reports.

Approach. MCWRA and MRWPCA will implement the recommendations contained in the seismicity and geotechnical report. The report includes a detailed review of the seismic history of the program area, a correlation of seismicity to faulting, details about soil conditions and constraints, and recommendations for foundations appropriate to the existing seismic risks and soil constraints.

Desired Results. Minimize potential seismicity and geological hazards to the extent possible.

Timing for Implementation. Recommendations from this report will be implemented before final foundation designs are completed.

Monitoring Action. MRWPCA and MCWRA will review final foundation designs for consistency with the recommendations in the seismicity and geotechnical report.

Standards for Success. This mitigation will be considered successful if the recommendations presented in the report are implemented.

Estimated Cost and Funding Source. Because the recommendations will be incorporated in the final foundation designs, implementing the recommendations will result in no additional construction costs. Preparation of the seismicity and geotechnical report cost approximately $400,000 and was funded by MCWRA and MRWPCA.

Commitment 8. Inspect excavations and fills.

Approach. MCWRA and MRWPCA will require the contractor to inspect excavation and fills. Highly organic material, expansive soils, or clean sand will not be used in embankment construction.

Desired Results. Improve soil stability in embankment construction and excavation and fills.

Timing for Implementation. This mitigation will be implemented during project construction.

Monitoring Action. MCWRA will periodically monitor onsite construction activities for compliance with the mitigation measure.

Standards for Success. This mitigation will be considered successful if a geotechnical engineer or other qualified person conducts onsite inspections during project construction.

Estimated Cost and Funding Source. Because excavation and fill inspections are part of standard construction practices, implementing this commitment will result in no extra costs.

Commitment 9. Install a dewatering system.

Approach. For excavations in shallow groundwater areas, MCWRA and MRWPCA will require a dewatering system to maintain cut-slope stability.

Desired Results. Reduce the potential for foundation settlement after project construction.

Timing for Implementation. This mitigation will be implemented during construction activities, but planning for the dewatering system will be incorporated into the final construction specifications for the pipeline system.

Monitoring Action. MRWPCA and MCWRA will periodically monitor onsite construction activities for compliance with the mitigation measure and will review construction plans to identify areas that may require a dewatering system.

Standards for Success. This mitigation will be considered successful if the dewatering system is running properly and soils meet compaction requirements for pipeline construction and treatment plant after implementation of this commitment.

Estimated Cost and Funding Source. The dewatering system will be included in the final construction plan and will be funded as part of the overall construction costs.

Commitment 10. Reduce settlement and embankment cracking.

Approach. MRWPCA will require contractors for the tertiary treatment plant either to remove organic layers and replace them with nonorganic soils or to recompact existing soils. Other alternatives may be employed, including vibroflotation, grouting, or dynamic deep compaction.

Desired Results. Reduce settlement and embankment cracking at the tertiary wastewater treatment facility.

Timing for Implementation. This mitigation will be implemented during the initial construction phase.

Monitoring Action. MRWPCA will periodically monitor onsite construction activities for the tertiary treatment plant for compliance with the mitigation measure.

Standards for Success. This mitigation will be considered successful if all organic soils are treated to prevent settlement and embankment cracking at the tertiary treatment facility and soils meet Uniform Building Code compaction standards for facility construction.

Estimated Cost and Funding Source. Because reducing settlement and embankment cracking is part of standard construction practices, implementing this commitment will result in no extra costs.

Objective G. Prevent steel corrosion from the proposed project.

Commitment 11. Use corrosion prevention methods and corrosion-resistant materials.

Approach. MCWPCA and MCWRA will require contractors to use corrosion prevention methods and materials during construction in corrosive soil areas. Steel corrosion will be prevented by using plastic pipe, coated pipe, cathodic protection, or other corrosion prevention methods. The following methods were recommended by a registered corrosion engineer during soil testing, to provide for the integrity of the pipeline material in corrosive soil areas:

- Install insulating flange joints at connections between new and old pipe and where pipes enter structures.
- Bond all non-weld joints with insulated copper cable. Install test stations at each insulating joint to monitor corrosion.
- Apply exterior coating for ferrous metal pipes.

- Install cathodic protection for ferrous metal pipes except in certain areas of non-corrosive soils.

- Apply internal lining material for ferrous metal pipes.

- Install cathodic protection for ferrous metal-pipe casings used for bore-and-jack (trenchless) installations.

Desired Results. Steel corrosion will be minimized as a result of the proposed pipeline system or tertiary treatment plant.

Timing for Implementation. Corrosion prevention methods and corrosion-resistant materials will be identified during final design.

Monitoring Action. MRWPCA and MCWRA will periodically monitor onsite construction activities for compliance with the mitigation measure.

Standards for Success. This mitigation will be considered successful if methods of corrosion resistance are used at the project site.

Estimated Cost and Funding Source. Using corrosion-resistant materials will be included in the project design and will result in no extra costs beyond the estimated construction cost.

Cultural Resources

Goal: Minimize potential risk to cultural resources.

Objective H. Minimize risk to unknown archaeological resources from ground-disturbing activities.

Commitment 12. Retain archaeologist to monitor areas during pipeline construction.

Approach. MCWRA will retain an archaeologist to monitor construction near sensitive cultural resource areas. A qualified archaeologist will be present to monitor all ground-disturbing activities in the immediate vicinity of the one cultural resource site and one area with clam shell fragments identified in the Addendum to the Archaeological Reconnaissance of the Salinas Valley Seawater Intrusion Project report (Jones & Stokes Associates 1994). If cultural materials are encountered during construction, all work in that area should stop until the archaeologist can assess the significance of the find. If the archaeologist determines that significant remains are present at either of these locations and that they cannot be avoided by project redesign, an archaeological testing program should

be developed before recommencement of work, to determine the potential eligibility of the site for the NRHP.

Desired Results. Minimize effects on unknown archaeological resources during pipeline construction.

Timing for Implementation. The archaeologist will be retained during construction of the pipeline in the vicinity of the sites as described in the addendum report (Jones & Stokes Associates 1994).

Monitoring Action. MCWRA will ensure that an archaeologist is onsite during construction activities in those areas.

Standards for Success. This mitigation will be considered successful if an archaeologist is present during ground-disturbing activities around the above-mentioned sites.

Estimated Cost and Funding Source. Assuming that ground-disturbing activities in these areas are completed in approximately 2 days, the estimated cost of retaining a qualified archaeologist is $865. MCWRA will fund this environmental commitment.

PROJECT EVALUATION REPORT

All environmental commitments will be evaluated by Reclamation, MRWPCA, and MCWRA after project construction, to determine whether they were completed and achieved the stated goals and objectives. When construction is completed, MRWPCA and MCWRA will initiate a meeting with Reclamation to evaluate and ensure that the environmental commitments described in this report were implemented. The results of this evaluation will be documented in a postconstruction evaluation report.

A second evaluation will be conducted at a later date to determine whether the goals and objectives of each commitment have been met; the results of that evaluation will be presented in a project evaluation report. When the project evaluation report is completed, Reclamation will include the postconstruction evaluation report and project evaluation report(s) in this chapter.

ENVIRONMENTAL COMMITMENTS CHECKLIST

The environmental commitments checklist, Table 3, will be used by MCWRA, MRWPCA, Reclamation, and others to determine whether the environmental commitment plan is being implemented properly and to document mitigation compliance. The table identifies the responsible agency or individual and the timing for implementation of each measure.

Table 3. Environmental Commitments Checklist

Environmental Commitment	Timing for Implementation	Date Completed	Responsible Agency
Implement recommendations contained in seismicity and geotechnical reports (C-7)	Before construction		MCWRA/ MRWPCA
Apply construction practices to minimize effects on wetland resources (C-1)	During construction		MCWRA
Apply construction-period traffic management techniques (C-2)	During construction		MCWRA
Apply dust-reducing construction practices (C-3)	During construction		MCWRA
Apply emission-reducing construction practices (C-4)	During construction		MCWRA/ MRWPCA
Limit construction activities near residential structures to daytime hours (C-5)	During construction		MCWRA/ MRWPCA
Implement an erosion control plan (C-6)	During construction		MCWRA/ MRWPCA
Inspect excavations and fills (C-8)	During construction		MCWRA/ MRWPCA
Install a dewatering system (C-9)	During construction		MCWRA/ MRWPCA
Reduce settlement and embankment cracking (C-10)	During construction		MRWPCA
Use corrosion prevention methods and corrosion-resistant materials (C-11)	During construction		MCWRA/ MRWPCA
Retain archaeologist to monitor areas during pipeline construction (C-12)	During construction		MCWRA