Public Review Draft

INITIAL STUDY/

MITIGATED NEGATIVE DECLARATION

for the

GLORYA JEAN TATE PARK
LIFT STATION PROJECT

Prepared for:

Marina Coast Water District
920 2nd Ave., Ste A,
Marina, CA 93933

Prepared by:

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

September 2025

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CHAPTER 1. PROJECT DATA

1. **Project Title:** Glorya Jean Tate Park Lift Station Project

2. **Lead Agency Name and Address:** Marina Coast Water District, 920 2nd Ave., Ste A, Marina, CA 93933

3. **Contact Person and Phone Number:** Andrew Racz, Senior Engineer, (831) 883-5933, ARacz@mcwd.org

4. **Project Location**: The Glorya Jean Tate Park Lift Station Project (project or proposed project) is located within the limits of the City of Marina (City), in Monterey County (County), California. The site consists of the existing Glorya Jean Tate Park (Assessor's Parcel Numbers (APNs) 033-073-002-000 and 033-052-006-000) and local roadways (Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, and Seaside Court), and within an existing pipeline easement crossing two commercial properties (APNs 033-091-007-000 and 033-091-006-000). The proposed project is located approximately 440 feet east of State Route (SR) 1. The majority of work within Glorya Jean Tate Park would occur within and adjacent to the former Drew Street right-of-way (no APN assigned). Easements for the new site are to be granted by the City of Marina. All other components would be located within the road right-of-way of the streets identified above. The property is partially developed with the existing Glorya Jean Tate Park, local roadways, and parking lot. Regional access to the project site is provided from SR 1, and local access to the project site is provided from Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, Seaside Court, and various other local roadways. The overall area of disturbance associated with the proposed project is 17,200 square feet (sf).

5. **Project Description**: The proposed project consists of the construction and operation of a new sanitary sewer lift station at the northern end of Glorya Jean Tate Park. Under existing conditions, wastewater from the northern portion of Marina currently flows west under SR 1 in an existing 18-inch sewer main toward the defunct MCWD wastewater treatment plant, where MCWD collected wastewater was treated prior to the opening of the Monterey One Water (M1W) Regional Treatment Plant. Wastewater is then pumped back under SR 1 in a sanitary sewer force main in Lake Drive and Reservation Road, which terminates in a manhole at the west end of Seaside Court.

   The new lift station will transmit wastewater flow through a new sanitary sewer force main that would be installed within the following public roadways: Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, and an existing pipeline easement crossing two commercial properties, ending at a new manhole at the west end of Seaside Court where the proposed project would tie into the existing MCWD system. In addition, the proposed project includes the replacement of the existing gravity sewers in Seaside Court with a new larger gravity sewer. The new lift station would eliminate the need to continue pumping wastewater to the west side of SR 1. The existing pump station will remain operational to continue serving development on the west side of SR 1. In addition to serving existing connections, the proposed project would add wastewater conveyance capacity to facilitate planned population growth associated with the Marina Station Development.

6. **Area of Project Site**: The total area of disturbance associated with the proposed project is 17,200 square feet.

7. **Land Use Designations**: The City's General Plan (2000, as amended through 2023) designates Glorya Jean Tate Park as "Parks and Recreation" and the Pipeline Segment C3.3 site as "Visitor Serving." The City's Interactive Zoning Map (2025) designates Glorya Jean Tate Park as both "Single-Family Residential District (R-1)" (for the western portion of the park) and "Special Treatment (ST)" (for the eastern portion of the park) and the Pipeline Segment C3.3 site as "Retail Business District (C-1)." The majority of work within Glorya Jean Tate Park would occur within a new easement in the former Drew Street right-of-way, which does not carry a General Plan or zoning designation. All other project components would occur within roadway rights-of-way, which do not carry a General Plan or zoning designation.

8. **Date Prepared**: September 2025

9. **Prepared By**: Denise Duffy & Associates, Inc.

CHAPTER 2. PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study has been prepared to evaluate the potential environmental effects associated with the Glorya Jean Tate Park Lift Station Project (project or proposed project), located in the City of Marina (City), California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 et. seq., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 et. seq.

An Initial Study is an informational document prepared by a lead agency to determine if a project may have a significant effect on the environment (CEQA Guidelines §15063, subd. (a)). If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by, or agreed to by, the applicant mitigate the potentially significant effects to a less-than-significant level, an Initial Study/Mitigated Negative Declaration (IS/MND) may be prepared instead of an EIR (CEQA Guidelines §15070, subd. (b)). The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

The Marina Coast Water District (MCWD) is acting as the lead agency pursuant to CEQA Guidelines §15050(a). As the lead agency, MCWD oversaw preparation of this Initial Study pursuant to CEQA Guidelines §15063, §15070, and §15152. This Initial Study will be circulated for agency and public review during a 30-day public review period pursuant to CEQA Guidelines §15073. Comments received by MCWD on this IS/MND will be reviewed and considered as part of the deliberative process in accordance with CEQA Guidelines §15074.

The following section is consistent with the requirements of CEQA Guidelines §15124 to the extent that it is applicable to the proposed project. This section contains a detailed description of the project location, project components and relevant project characteristics, and applicable regulatory requirements.

2.2 PROJECT LOCATION

The proposed project, described below, is located within the limits of the City of Marina, in Monterey County (County), California (see **Figure 1**). The site consists of the existing Glorya Jean Tate Park (APNs 033-073-002-000 and 033-052-006-000) and local roadways (Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, and Seaside Court), and an existing pipeline easement crossing two commercial parcels (APNs 033-091-007-000 and 033-091-006-000). The proposed project is located approximately 440 feet east of State Route (SR) 1 (see **Figures 2a** and **2b**). The property is partially developed with the existing Glorya Jean Tate Park, local roadways, and parking lot (see **Figures 2a** and **2b**). The overall area of disturbance associated with the proposed project is 17,200 square feet (sf).

SR 1 provides regional access to the project site and local access to the project site is provided from Reservation Road and various other local roadways. The proposed project is located in a developed area consisting primarily of residential, commercial, and recreational uses. Site photos are provided in **Figure 3**.

Title:

Regional Map

Date	2/12/2025
Scale	N/A
Project	2024.30

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Figure
1

Title:

Aerial Map

Date	3/25/2025
Scale	N/A
Project	2024.30

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Figure
2a

Title:

Aerial Map

Date	3/25/2025
Scale	N/A
Project	2024.30

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Figure
2b

Photo #1: Southwest facing view of Lift Station site.
(Source: DD&A, 2025)

Photo #2: West facing view of Lift Station site.
(Source: DD&A, 2025)

Photo #3: Northeast facing view of private property where Segment C-3.3 will be installed. (Source: Google, 2024)

Photo #4: North facing view of tie-in site.
(Source: Google, 2024)

Title:

Site Photos

Date	7/16/2025
Scale	N/A
Project	2024.30

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Figure
3

2.3 PROJECT DESCRIPTION

The proposed project consists of the construction and operation of a new sanitary sewer lift station (lift station) at the northern end of Glorya Jean Tate Park. Under existing conditions, wastewater from the northern portion of Marina currently flows west under SR 1 in an existing 18-inch sewer main toward the defunct MCWD wastewater treatment plant, where MCWD collected wastewater was treated prior to the opening of the Monterey One Water (M1W) Regional Treatment Plant. Wastewater is then pumped back under SR 1 in a sanitary sewer force main in Lake Drive and Reservation Road, which terminates in a manhole at the west end of Seaside Court.

The new lift station will transmit wastewater flow through a new sanitary sewer force main that would be installed within the following public roadways: Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, and an existing pipeline easement crossing two commercial properties, ending at a new manhole at the west end of Seaside Court where the proposed project would tie into the existing MCWD system. In addition, the proposed project includes the replacement of the existing gravity sewers in Seaside Court with a new larger gravity sewer. The new lift station would eliminate the need to continue pumping wastewater to the west side of SR 1. The existing pump station will remain operational to continue serving development on the west side of SR 1. In addition to serving existing connections, the proposed project would add wastewater conveyance capacity to facilitate planned population growth associated with the Marina Station Development.

The components of the proposed project are described in greater detail below.

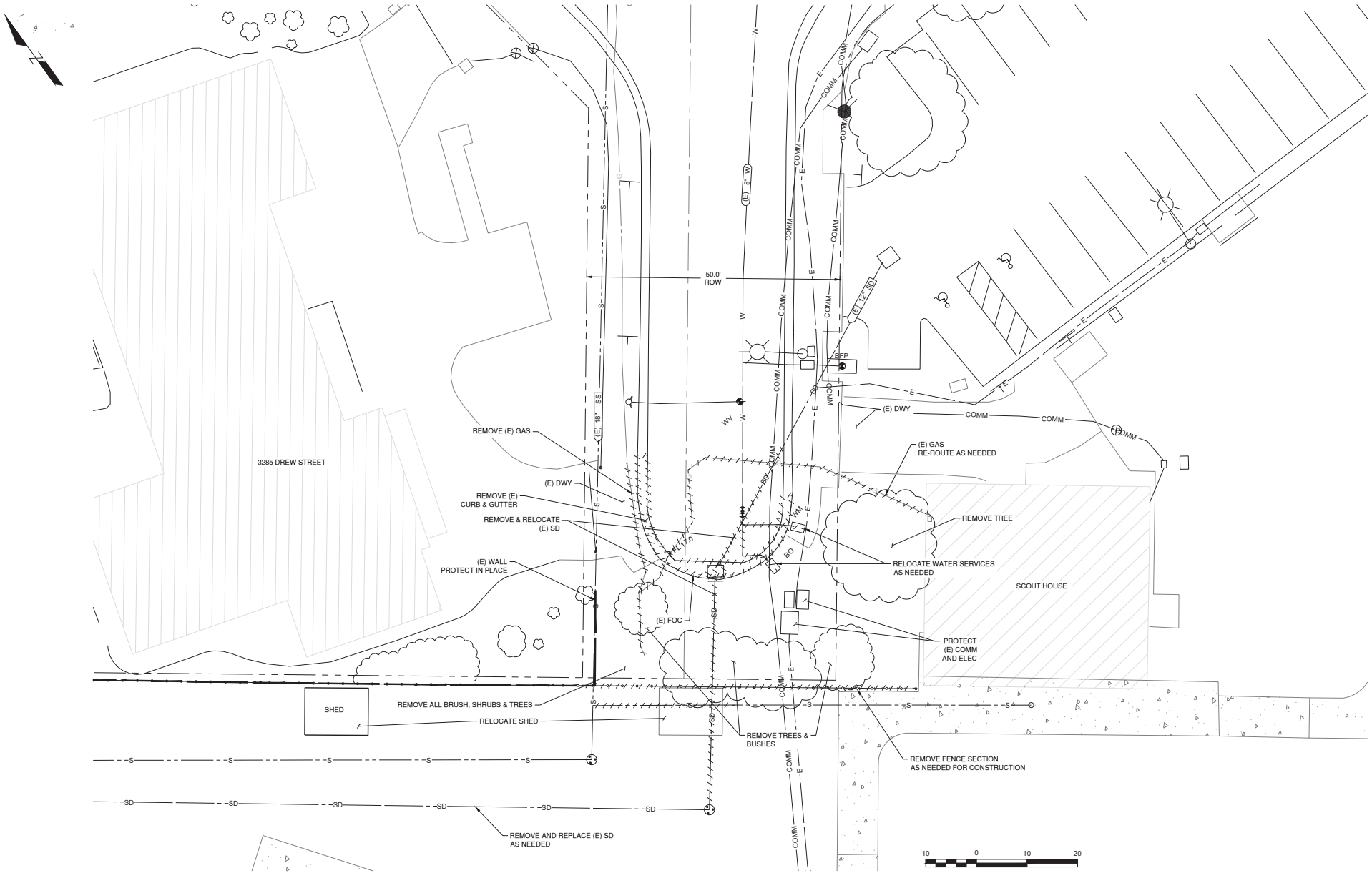
Demolition

Demolition activities associated with the proposed project are anticipated to consist of the removal of the following existing site improvements from the lift station site (see **Figure 4**):

- Gas lines (to be re-routed),
- Water lines (to be re-routed),
- Curbs and Gutters,
- Fencing,
- Storm drain catch basins and pipeline, and
- Removal of one (1) cypress tree and a mix of four (4) Myoporum and Yucca trees, as well as various shrubs within the lift station site.

Sanitary Sewer Force Main

The proposed project would install a new sanitary sewer force main connecting with the proposed lift station at Glorya Jean Tate Park. The force main would be installed in four major segments (C3.1 through C3.3, C3.5; see **Figures 5a – 5i** and **Figures 6a - 6d**). The first segment of the force main (C3.1) would travel northeast on Drew Street before turning east along Abdy Way. From there, the force main (C3.2) would travel southwest along Cardoza Avenue before then turning northwest along Reservation Road (C3.3). The force main (C3.3) would then travel southwest across Reservation Road and then an existing easement crossing APNs 033-091-007-000 and 033-091-006-000, before ending at a new manhole in Seaside Court (C3.5) and connecting with MCWD's existing sewer system. Segment C3.3 of the proposed force main would require the removal of one (1) cypress tree.



NOTES:
1. COORDINATE RELOCATION OF STORAGE SHED WITH CITY OF MARINA STAFF.
2. REMOVE (E) UTILITIES AS THEY ARE REPLACED OR RELOCATED. COORDINATE RELOCATIONS WITH PG&E AND MCWD.
3. NOTIFY PROPERTY OWNERS PRIOR TO ACTIVITIES THAT IMPACT DRIVEWAY ACCESS.

FOR REVIEW ONLY

Source: Schaaf & Wheeler, January 2025

Title:

Demolition Plan

Date	2/10/2025
Scale	N/A
Project	2024.30

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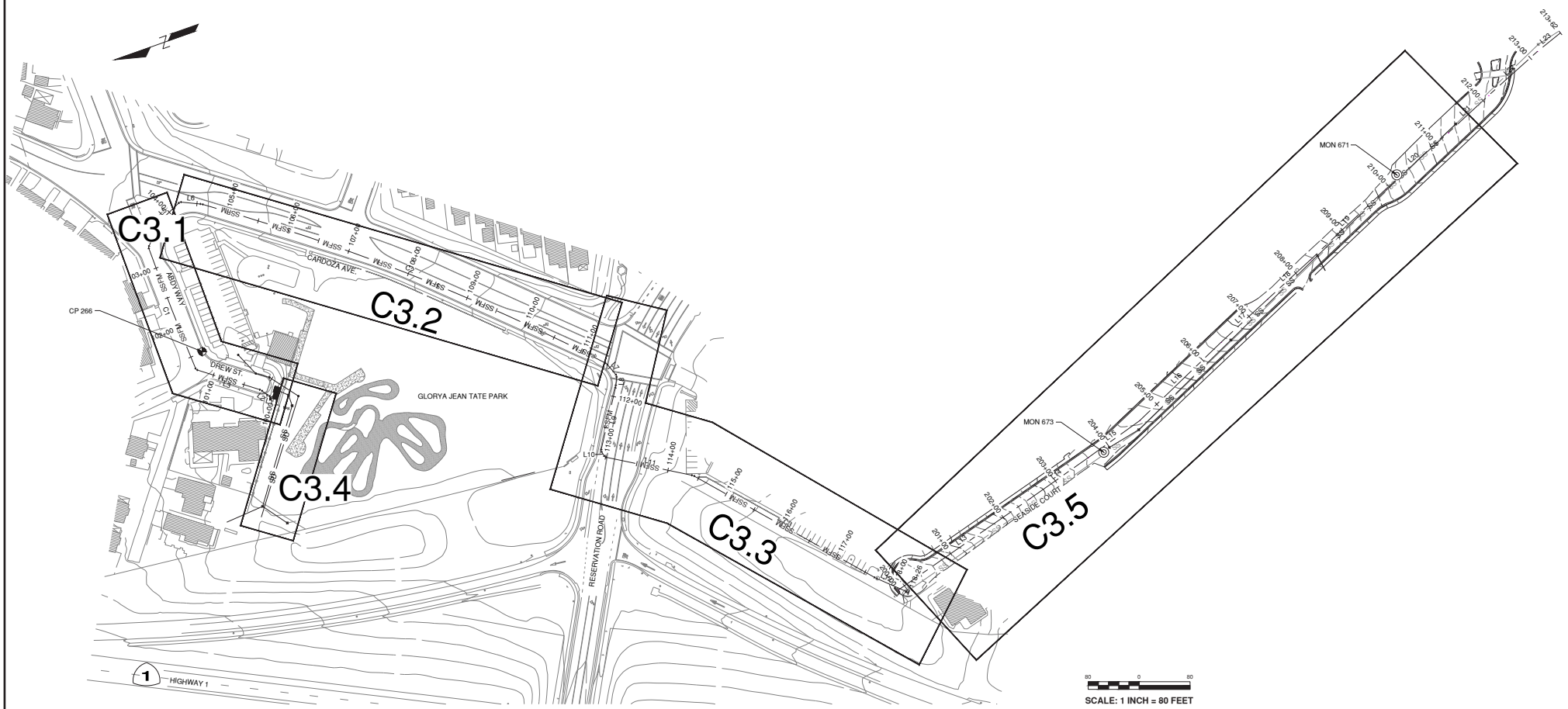
Figure 4



STATION CENTERLINE & CURVE DATA			
NUMBER	STARTING STATION	NORTHING	EASTING
L1	100+00	2149025.65	5740181.93
L2	100+08	2149031.86	5740186.71
L3	100+22	2149039.84	5740198.87
C1	101+29	2149124.77	5740263.41
L4	103+35	2149130.69	5740469.37
L5	103+80	2149099.94	5740501.65
L6	104+23	2149060.47	5740519.28
C2	104+58	2149029.19	5740504.61
L7	111+43	2148513.75	5740055.84
L8	111+67	2148505.48	5740032.68
L9	111+84	2148512.65	5740017.10
L10	112+88	2148567.77	5739929.66
L11	113+00	2148564.90	5739918.57
C3	114+41	2148444.07	5739844.80
L12	117+72	2148226.42	5739595.81

STATION CENTERLINE & CURVE DATA			
NUMBER	STARTING STATION	NORTHING	EASTING
L13	200+00	2148200.51	5739568.18
L14	202+52	2147957.63	5739634.34
L15	203+63	2147850.81	5739664.16
L16	204+62	2147754.98	5739692.01
L17	206+40	2147593.39	5739765.32
L18	207+39	2147502.58	5739804.39
L19	208+31	2147417.76	5739840.59
L20	209+93	2147269.04	5739905.73
L21	211+25	2147147.27	5739956.21
L22	212+12	2147067.88	5739990.39
L23	213+15	2146972.66	5740029.94

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY ARE RELATIVE TO A GROUND-BASED APPROXIMATION OF THE CALIFORNIA COORDINATE SYSTEM NAD83, ZONE 4.

ELEVATIONS ARE RELATIVE TO THE NAVD88 DATUM.

LOCAL CONTROL POINTS			
CONTROL POINT	DESCRIPTION	NORTHING/EASTING	ELEVATION
CP 266	MAG NAIL	2149106.12, 5740286.27	20.63
MON 671	2.5-IN DISC	2147245.13, 5739921.28	27.41
MON 673	3-IN DISC	2147824.53, 5739664.22	24.84

Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Overall

Date 2/10/2025
Scale N/A
Project 2024.30

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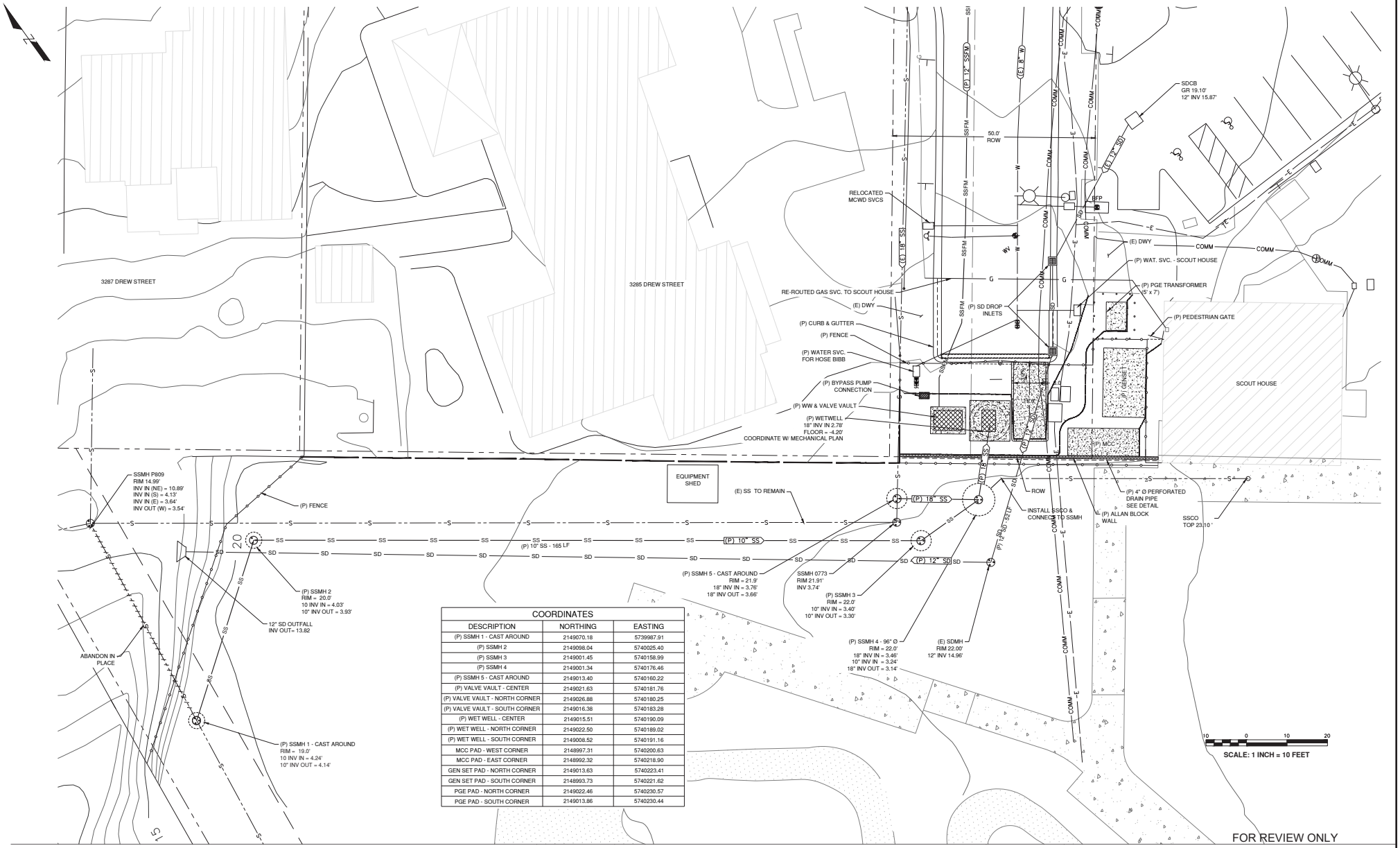
Figure
5a



COORDINATES		
DESCRIPTION	NORTHING	EASTING
(P) SSMH 1 - CAST AROUND	2149070.18	5739987.91
(P) SSMH 2	2149098.04	5740025.40
(P) SSMH 3	2149001.45	5740158.99
(P) SSMH 4	2149001.34	5740176.46
(P) SSMH 5 - CAST AROUND	2149013.40	5740160.22
(P) VALVE VAULT - CENTER	2149021.63	5740181.76
(P) VALVE VAULT - NORTH CORNER	2149026.88	5740180.25
(P) VALVE VAULT - SOUTH CORNER	2149016.38	5740183.28
(P) WET WELL - CENTER	2149015.51	5740190.09
(P) WET WELL - NORTH CORNER	2149022.50	5740189.02
(P) WET WELL - SOUTH CORNER	2149008.52	5740191.16
MCC PAD - WEST CORNER	2148997.31	5740200.63
MCC PAD - EAST CORNER	2148992.32	5740218.90
GEN SET PAD - NORTH CORNER	2149013.63	5740223.41
GEN SET PAD - SOUTH CORNER	2148993.73	5740221.62
PGE PAD - NORTH CORNER	2149022.46	5740230.57
PGE PAD - SOUTH CORNER	2149013.86	5740230.44

Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Park

Date 2/10/2025
Scale N/A
Project 2024.30

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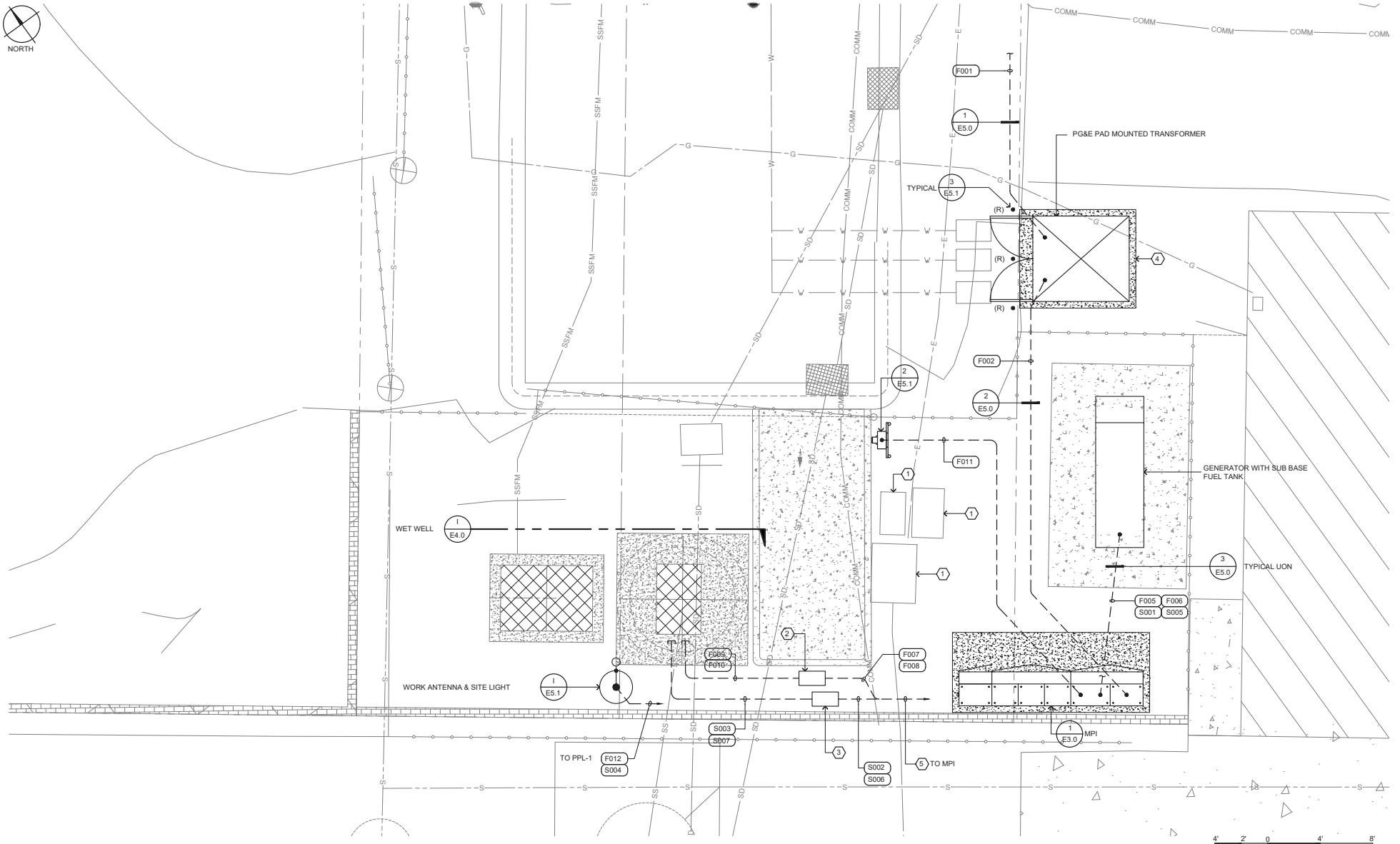
Figure
5b



Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Lift Station

Date	2/10/2025
Scale	N/A
Project	2024.30

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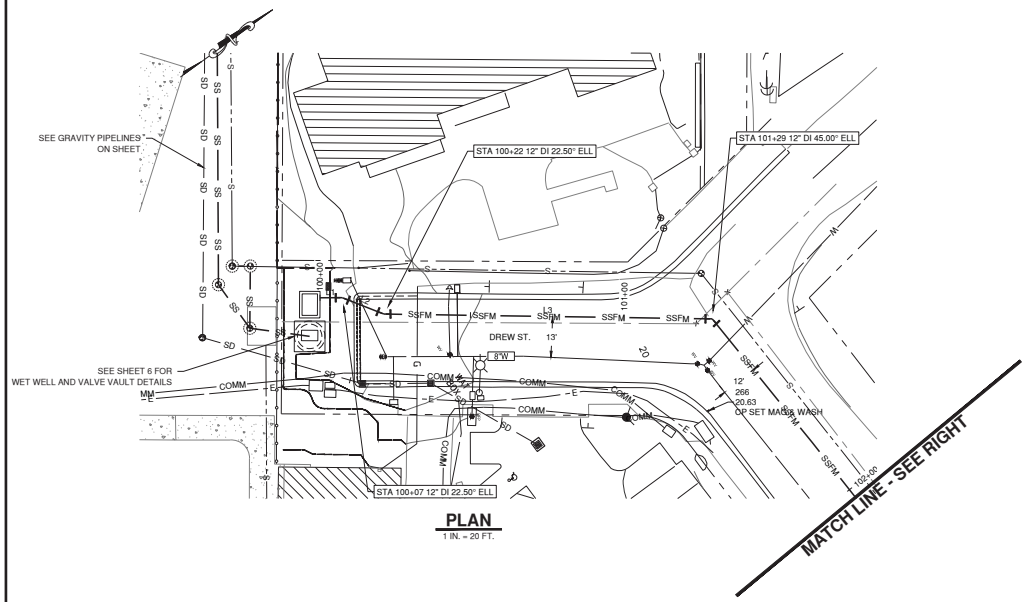
Figure
5c



PLAN
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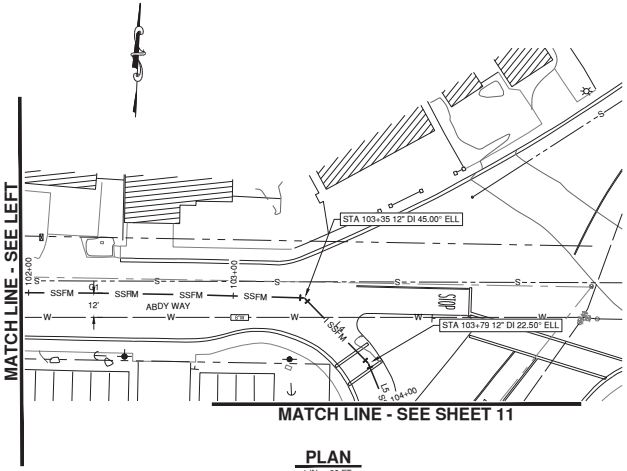
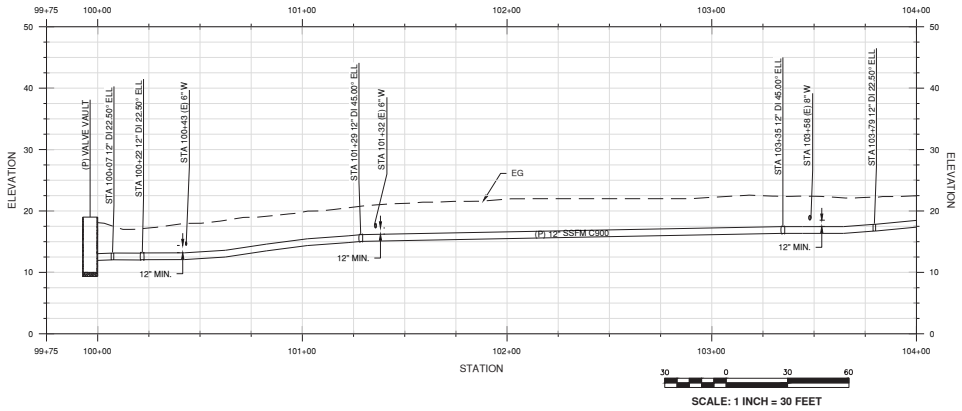


PLAN
1 IN. = 30 FT.

PROPOSED SSFM
99+75 TO 104+00



Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Pipeline Segment C-3.1

Date	2/10/2025
Scale	N/A
Project	2024.30

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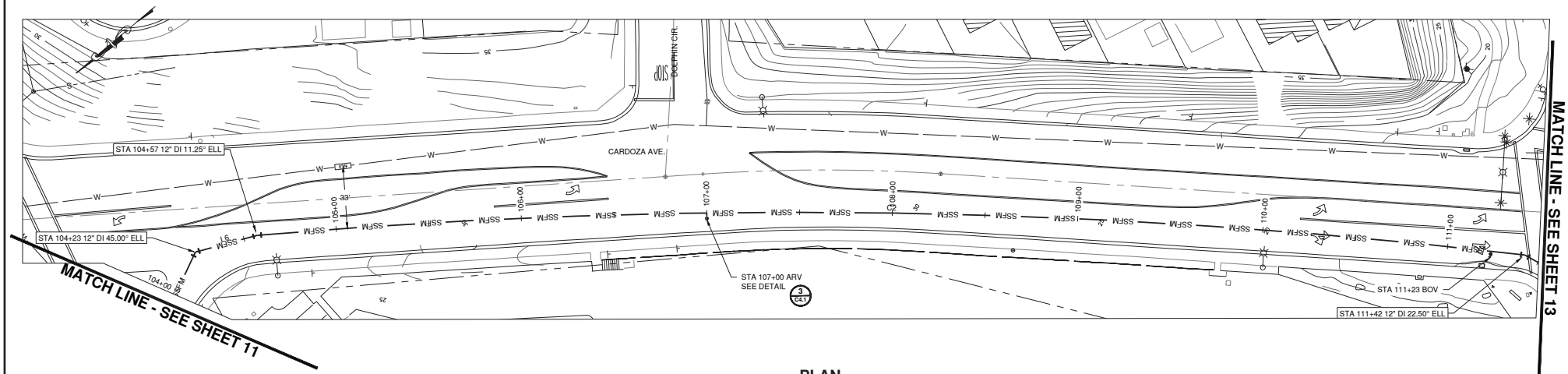
Figure
5d



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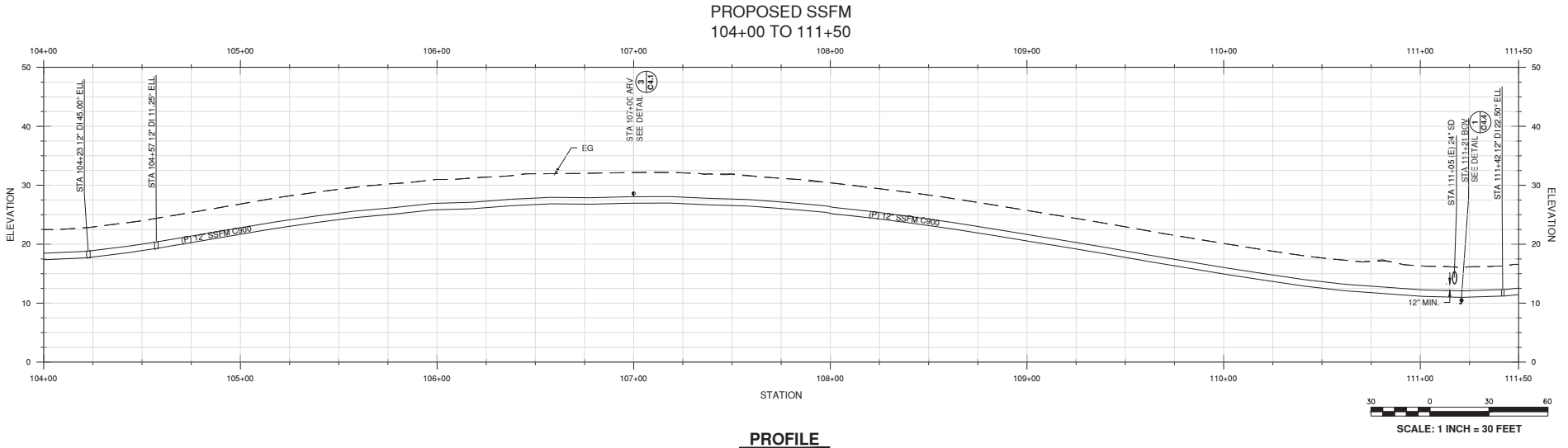

PROFILE
HOR. SCALE: 1"=30'
VER. SCALE: 1"=10'

Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Pipeline Segment C-3.2

Date	2/10/2025
Scale	N/A
Project	2024.30

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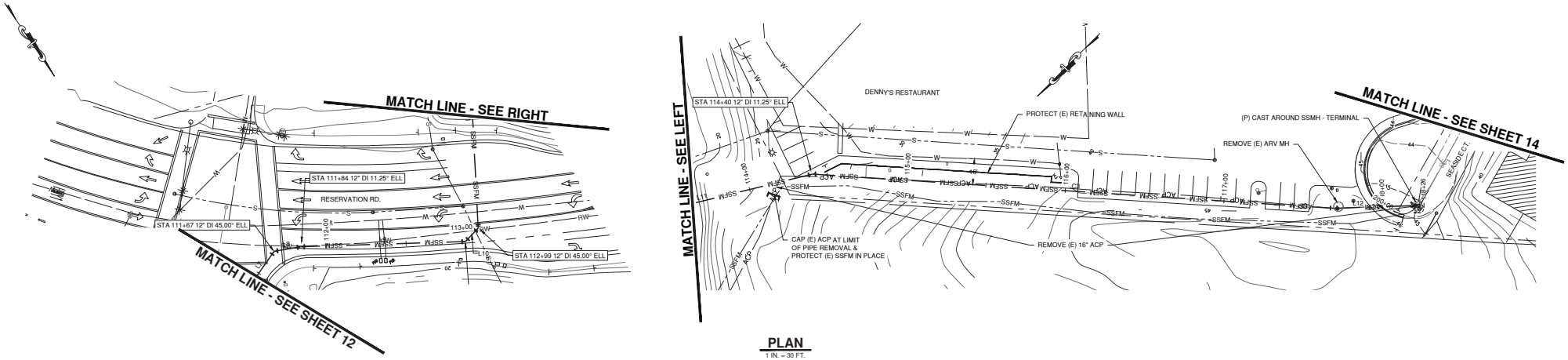
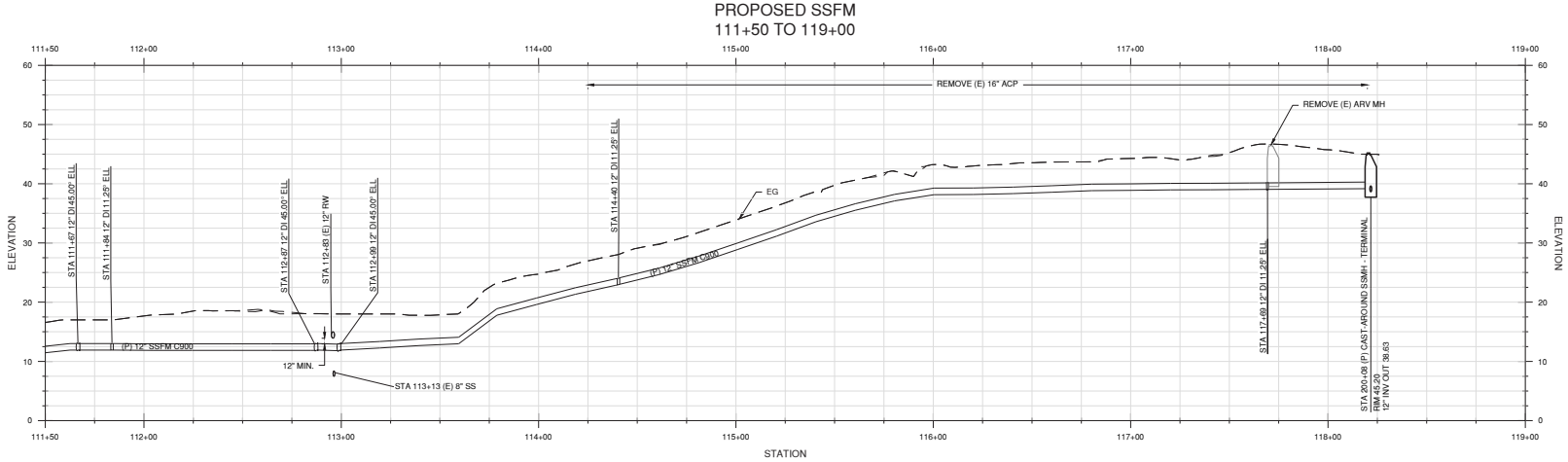
Figure
5e



PLAN
1 IN. = 30 FT.



PROFILE
HOR. SCALE: 1"=30'
VER. SCALE: 1"=10'

Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Pipeline Segment C-3.3

Date	2/10/2025
Scale	N/A
Project	2024.30

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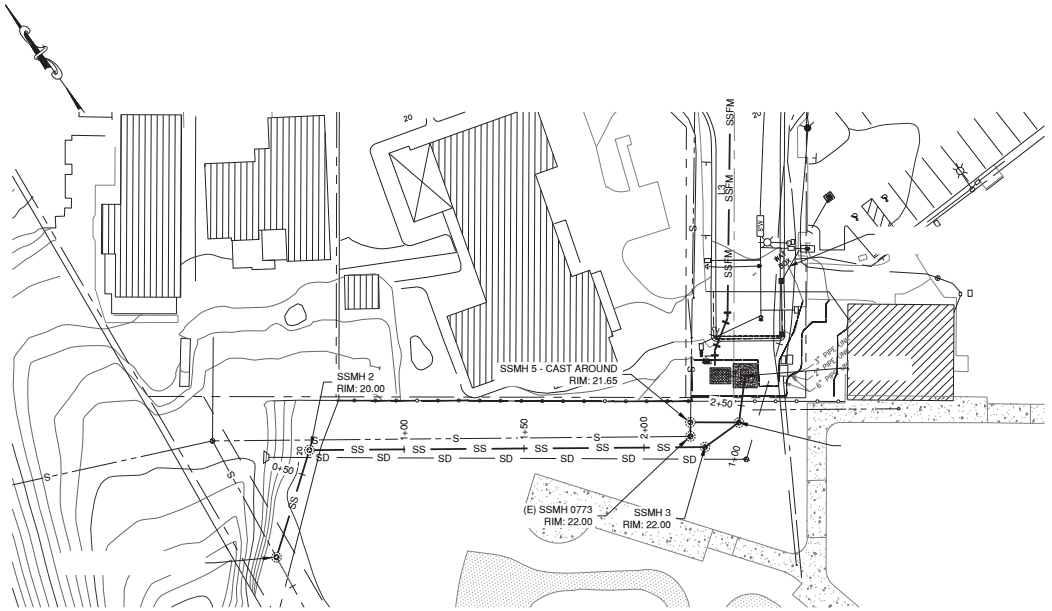
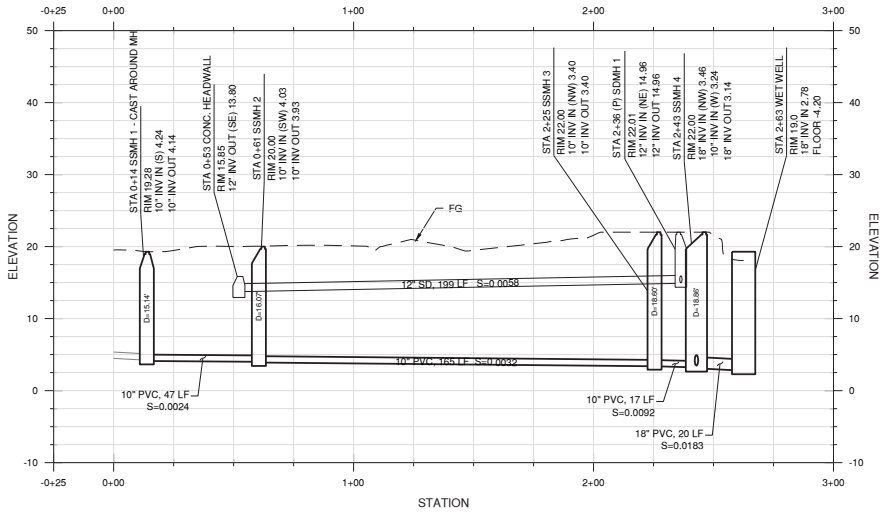
Figure
5f



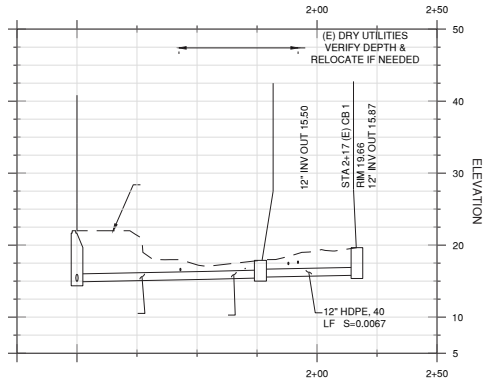
PLAN
1 IN. = 30 FT.

PROPOSED SS ALIGNMENT
-0+25 TO 3+00



PROFILE
HOR. SCALE: 1"=30'
VER. SCALE: 1"=10'

PROVEMENTS



SD LINE A - PROFILE
HOR. SCALE: 1"=30'
VER. SCALE: 1"=10'

30 0 30 60
SCALE: 1 INCH = 30 FEET

Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Pipeline Segment C-3.4

Date	2/10/2025
Scale	N/A
Project	2024.30

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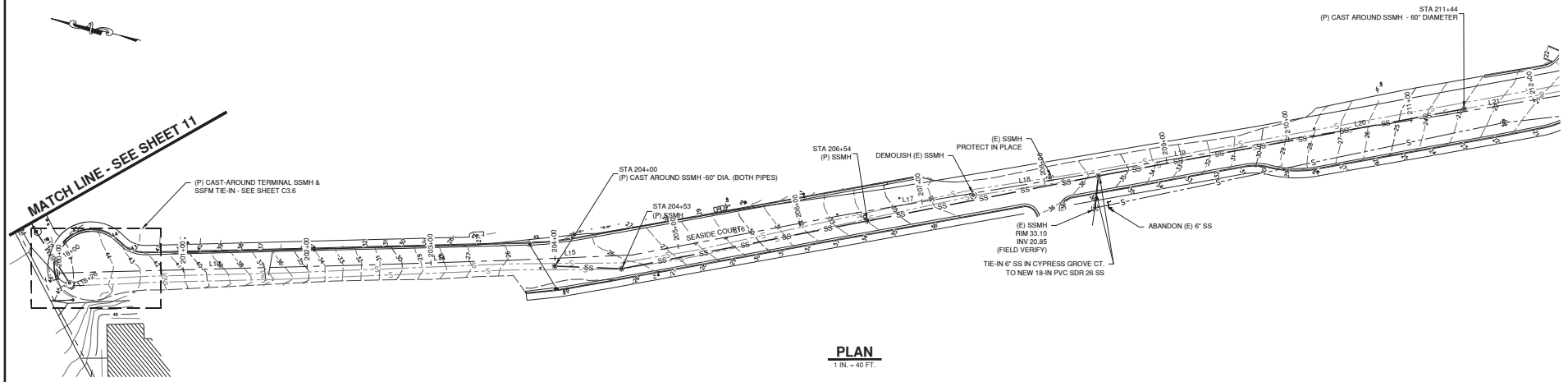
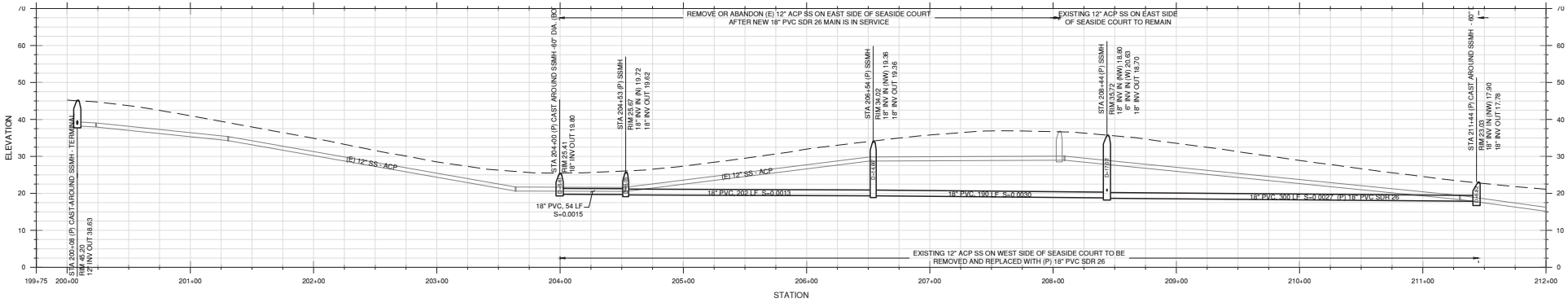
Figure
5g



PLAN
1 IN. = 40 FT.



PROFILE
HOR. SCALE: 1"=40'
VER. SCALE: 1"=13.33'

SCALE: 1 INCH = 30 FEET

Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Pipeline Segment C-3.5

Date	2/10/2025
Scale	N/A
Project	2024.30

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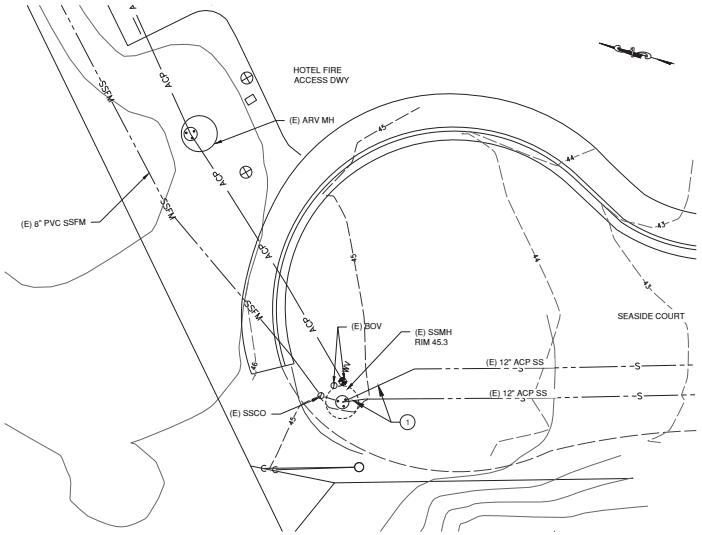
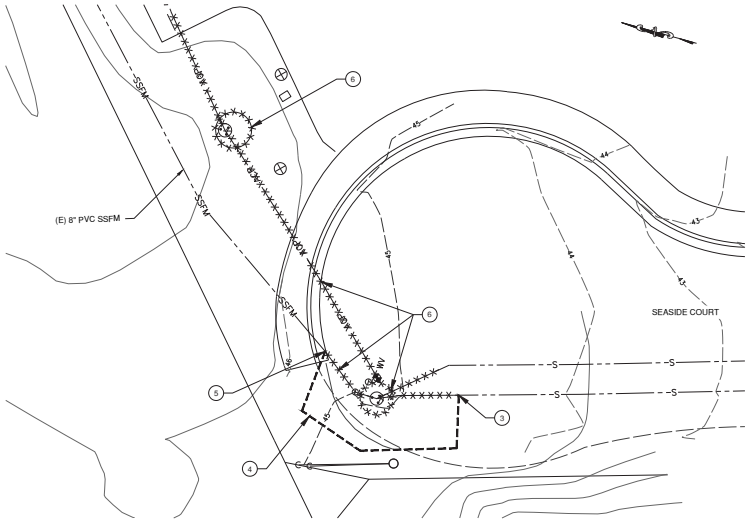
Figure
5h



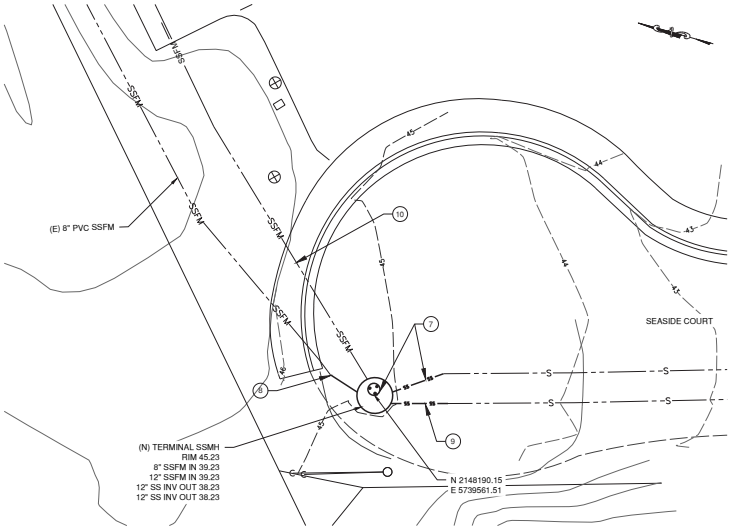
EXISTING CONDITION
1-IN = 10-FT



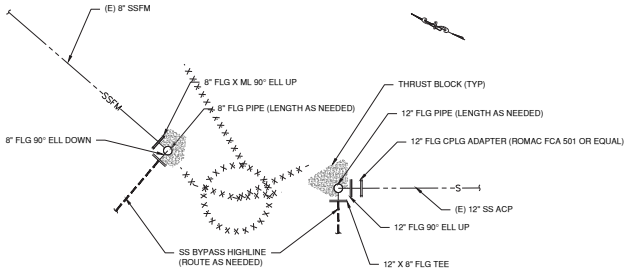
SEWER BYPASS AND DEMOLITION
1-IN = 10-FT

CONSTRUCTION PHASING

1. DIVERT FLOW IN THE EXISTING MANHOLE INTO THE EAST 12-INCH PIPE.
2. CONSTRUCT THE DOWNSTREAM GRAVITY SYSTEM (SEE SHEET C3.5).
3. CUT IN A VERTICAL ELBOW ON THE WEST PIPE, SEE DETAIL 1.
4. PROVIDE TEMPORARY 8-INCH BYPASS PIPING ABOVE GRADE AROUND THE WORK AREA. ADJUST ALIGNMENT AS NEEDED TO FACILITATE THE WORK, SEE DETAIL 1.
5. COORDINATE SHUT DOWN WITH MCWD. CUT THE EXISTING 8-INCH SSFM AND CONNECT IT TO THE BYPASS PIPELINE, SEE DETAIL 1.
6. DEMOLISH AND REMOVE THE EXISTING MANHOLES AND PIPELINES AS SHOWN.
7. PROVIDE A NEW 60" MANHOLE AND CONNECT TO THE EAST OUTLET TO THE EXISTING 12-INCH PIPE AT EXISTING ELBOW FITTING. PLUG THE OPEN INLETS/OUTLETS.
8. COORDINATE SHUTDOWN WITH MCWD AND REMOVE THE BYPASS PIPE. CONNECT THE EXISTING 8-INCH SSFM TO NEW SSMH WITH 8" PVC SSFM. JOIN PIPES WITH ROMAC ALPHA COUPLING, OR EQUAL.
9. CONNECT THE WEST 12-INCH PIPE TO THE NEW MANHOLE.
10. CONSTRUCT THE NEW 12-INCH SSFM AND CONNECT IT TO THE NEW MANHOLE.

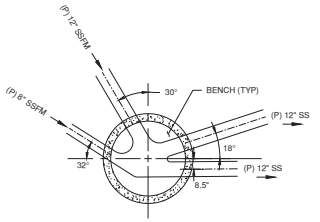


FINAL CONDITION
1-IN = 10-FT



NOTES:
1. ALL BYPASS HIGHLINE PIPING SHALL BE RESTRAINED

SS BYPASS HIGHLINE CONNECTION 1/-
NO SCALE



NOTES:
1. MANHOLE BASE SHALL BE CAST-IN-PLACE OR PRE-CAST WITH INLETS AND OUTLETS AS SHOWN.
2. SEE MCWD STANDARD DETAIL S1, S2, S3 AND S11.

(P) TERMINAL SSMH BASE CONFIGURATION 2/-
NO SCALE

10 0 10
1 INCH = 10 FEET

FOR REVIEW ONLY

Source: Schaaf & Wheeler, January 2025

Title:

Site Plan - Seaside Ct. Tie-In (C-3.5)

Date 2/10/2025
Scale N/A
Project 2024.30

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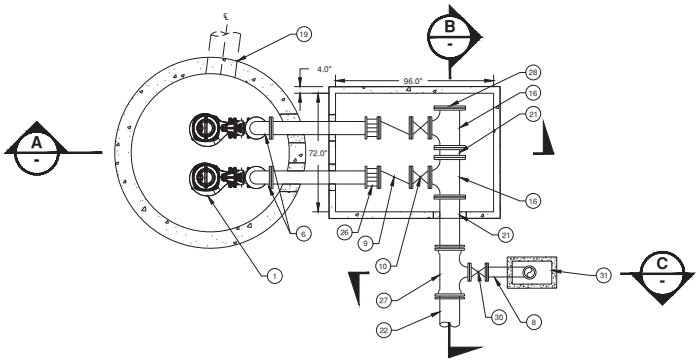
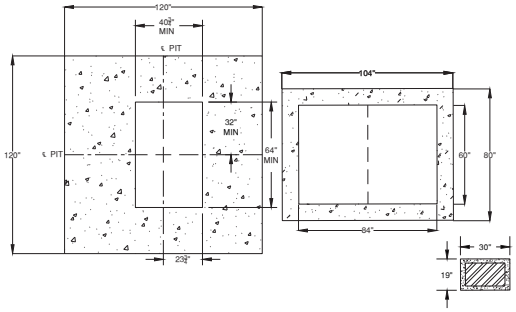
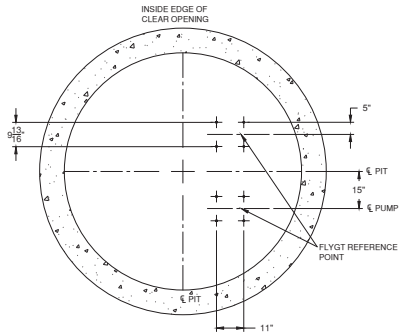
Figure
5i



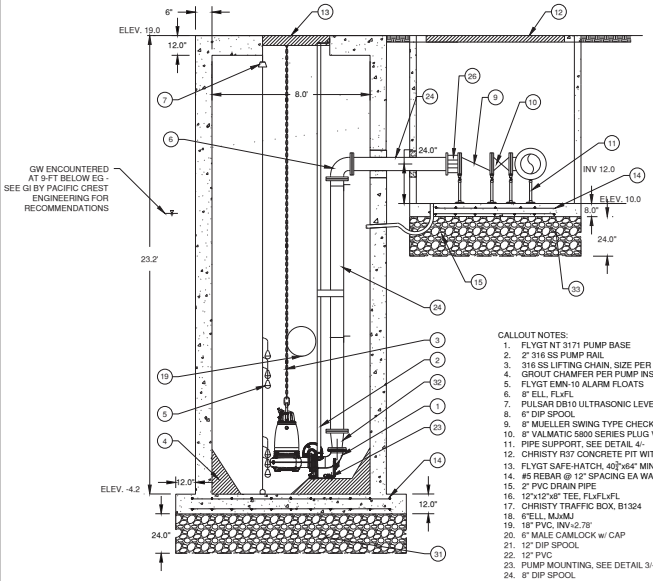
PUMP STATION PLAN 1 -
1"=3'



VAULT LIDS 2 -
1"=3'

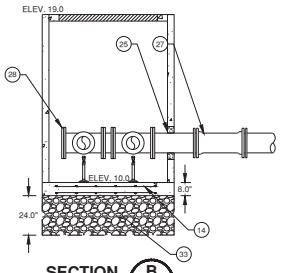


PUMP MOUNTING 3 -
1"=2'

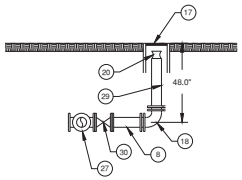


SECTION A 1"=3'

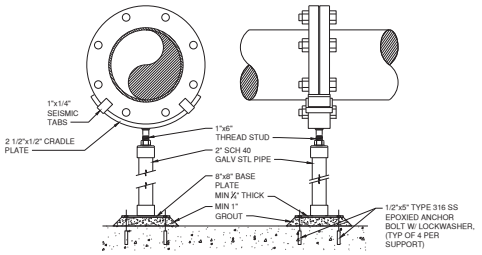
CALLOUT NOTES:
1. FLYGT NT 3171 PUMP BASE
2. 2" 316 SS PUMP RAIL
3. 316 SS LIFTING CHAIN, SIZE PER PUMP
4. GROUT CHAMFER PER PUMP INSTALLATION INSTRUCTIONS
5. FLYGT EMN-10 ALARM FLOATS
6. 8" ELL, FLxFL
7. PULSAR DB10 ULTRASONIC LEVEL TRANSDUCER
8. 6" DIP SPOOL
9. 8" MUELLER SWING TYPE CHECK VALVE, FLxFL
10. 8" VALMATIC 5800 SERIES PLUG VALVE, FLxFL
11. PIPE SUPPORT, SEE DETAIL 4/-
12. CHRISTY R37 CONCRETE PIT WITH H20 RATED LID
13. FLYGT SAFE-HATCH, 40"x64" MIN OPENING, SEE DETAIL 2/-
14. #5 REBAR @ 12" SPACING EA WAY
15. 2" PVC DRAIN PIPE
16. 12"x12"x8" TEE, FLxFLxFL
17. CHRISTY TRAFFIC BOX, B1324
18. 6"ELL, MJxMJ
19. 18" PVC, INV=2.78'
20. 6" MALE CAMLOCK w/ CAP
21. 12" DIP SPOOL
22. 12" PVC
23. PUMP MOUNTING, SEE DETAIL 3/-
24. 8" DIP SPOOL
25. PIPE PENETRATION, SEE DETAIL 5/-
26. 8" DISMANTLING JOINT, ROMAC DJ400
27. 12"x12"x6" TEE, MJxMJxFL
28. 12" BLIND FLANGE
29. 6" SPOOL, NPTxPE
30. 6" VALMATIC 5800 SERIES PLUG VALVE, FLxFL
31. CLASS 2 BASE ROCK



SECTION B 1"=3'

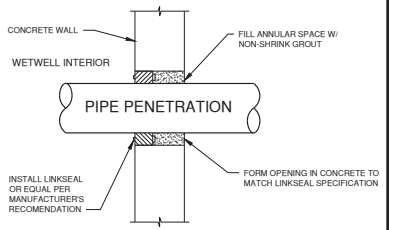


SECTION C 1"=3'



NOTES:
1. ALL PIPE FLANGE SUPPORT METAL SHALL BE HOT DIPPED GALVANIZED STEEL PER ASTM SPECIFICATION A123

PIPE SUPPORT 4 -
NTS



PIPE PENETRATION 5 -
NTS

SYSTEM CHARACTERISTICS	
DESCRIPTION	VALUE
DESIGN FLOW	1,010 GPM
STATIC HEAD	39.7 FT
TOTAL DYNAMIC HEAD	50 FT
FORCE MAIN LENGTH	1,825 FT
MOTOR SIZE	25 HP
PUMP MAKE	FLYGT
PUMP MODEL	NP 3171-437

PROJECT SPECIFIC ELEVATIONS	
DESCRIPTION	VALUE (FT)
RIM ELEV	19.0
INVERT IN	2.78
HIGH HIGH WATER FLOAT	2.8
HIGH WATER ALARM	2.3
LAG PUMP ON	1.8
LEAD PUMP ON	1.3
LAG PUMP OFF	-2.2
LEAD PUMP OFF	-2.7
LOW WATER ALARM	-3.0
LOW LOW WATER FLOAT	-3.2
WET WELL FLOOR ELEV	-4.2
BOTTOM OF SLAB	-5.2
BOTTOM OF FILL	-7.2

FOR REVIEW ONLY

Source: Schaaf & Wheeler, January 2025

Title:

Civil Plan - Pump Station

Date 2/10/2025
Scale N/A
Project 2024.30

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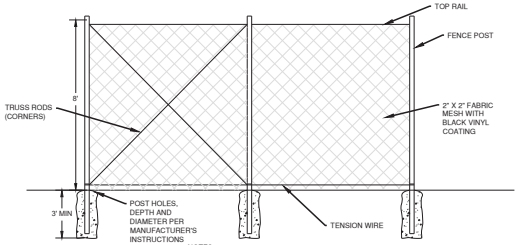
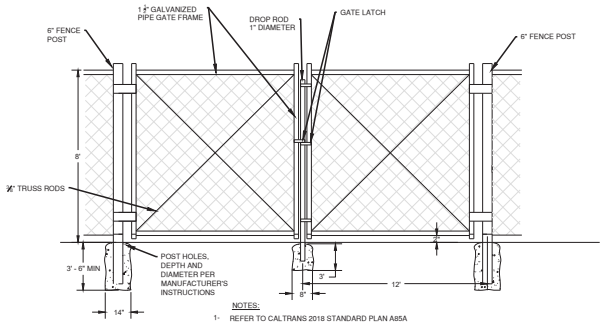
Figure
6a



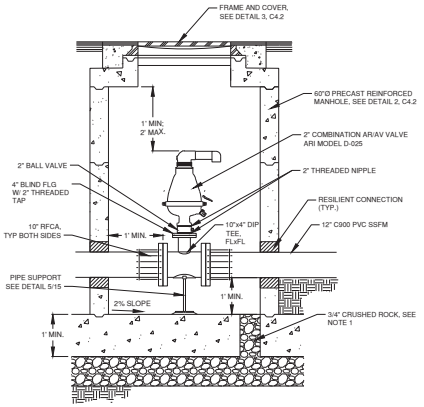
FENCE DETAIL 1

NTS



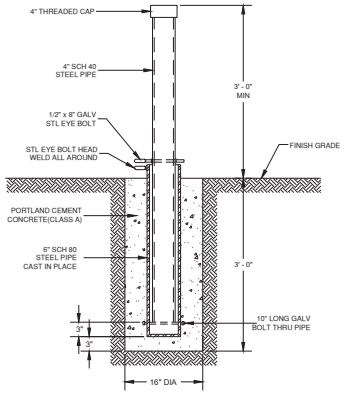
GATE DETAIL 2

NTS



AR/AV ASSEMBLY 3

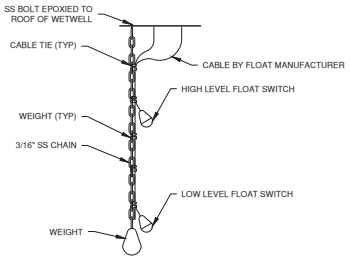
NTS



NOTE: PAINT GUARD POST TO MATCH SITE FENCING

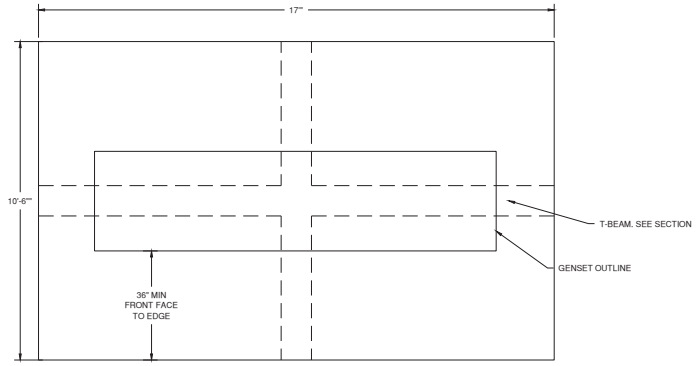
REMOVABLE GUARD POST 4

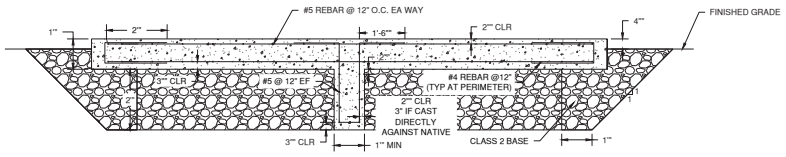
NTS



FLOAT SWITCH MOUNTING 5

NTS

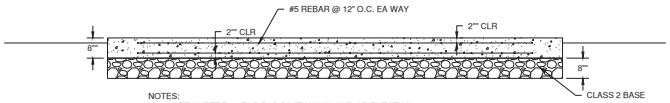




NOTES:
1. SLOPE GRADE AWAY FROM PAD

GENSET PAD 6

1/2"=1'



NOTES:
1. SEE SHEET E3.1 FOR PAD DIMENSIONS AND ORIENTATION.
2. SLOPE GRADE AWAY FROM PAD.

MCC PEDESTAL PAD 7

1/2"=1'

FOR REVIEW ONLY

Source: Schaaf & Wheeler, January 2025

Title:

Civil Plan - Sewer I

Date 2/10/2025

Scale N/A

Project 2024.30

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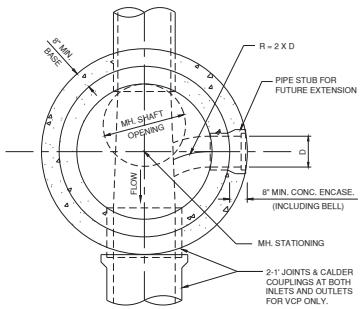
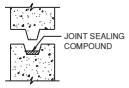
Figure 6b

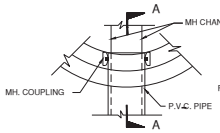


MANHOLE BASE PLAN

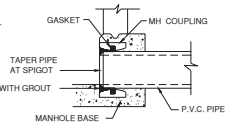


BARREL JOINT SEALANT

0.10' MIN. FALL ACROSS MH. (TYP.) UNLESS SEWER SLOPE GREATER. 0.20' MIN. FALL FOR 90° MH.



PLAN



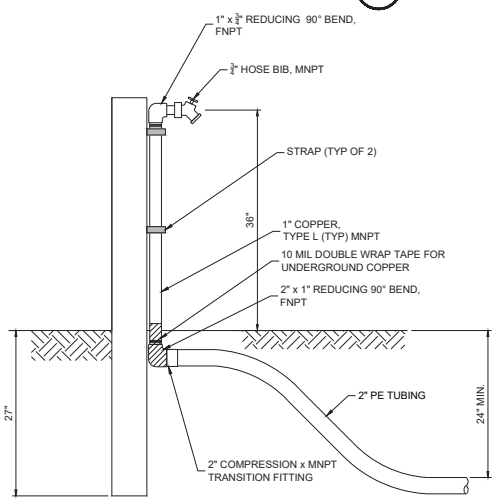
SECTION A-A

MANHOLE CONNECTION DETAILS

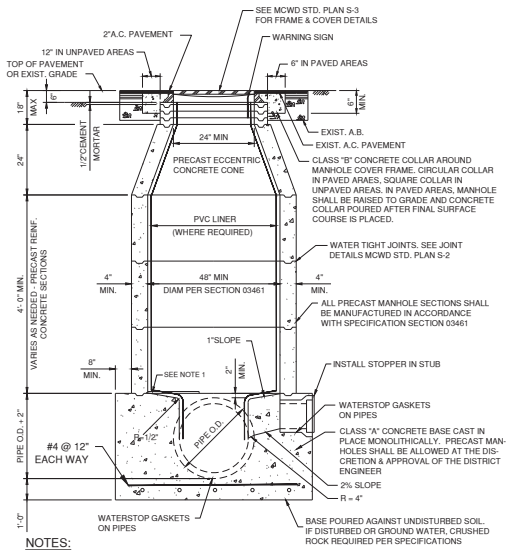
NOTES:

1. BARREL JOINT SEALANT - PREFORMED COLD-APPLIED ELASTOMERIC PLASTIC JOINT SEALING COMPOUND SHALL BE RAM-NEK OR APPROVED EQUAL.

MANHOLE BASE 1 -
NTS



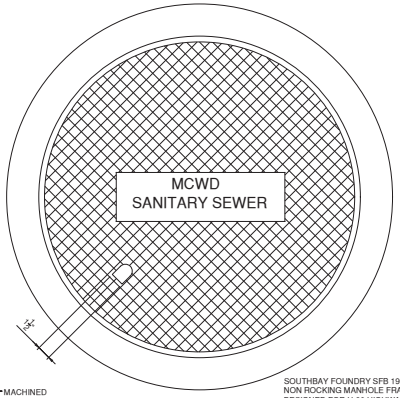
WATER HOSE BIB 4 -
NTS



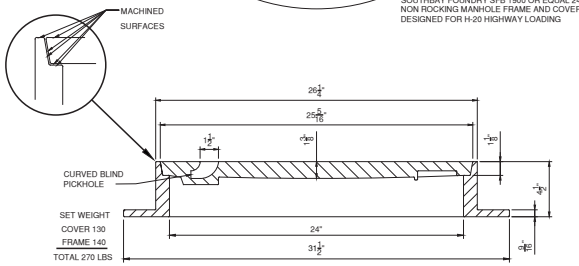
NOTES:

1. PLACE TWO HALF MOON SHAPED PLYWOOD COVERS (5/8" THICK MINIMUM) ON MANHOLE SHELF AFTER SHAFTS HAVE BEEN SET TO KEEP DEBRIS FROM ENTERING SEWER UNTIL PROJECT COMPLETION & ACCEPTANCE BY DISTRICT.
2. FOR DROP MANHOLE SEE MCWD STD. PLAN S-11. DROPS OVER 1-FT REQUIRE DISTRICT APPROVAL.
3. FOR MANHOLES LOCATED OUTSIDE PAVED AREAS THE FRAME AND COVER SHOULD BE SET A MINIMUM OF 0.1 FT. ABOVE FINISH GRADE IN SHOULDER AREAS, UNPAVED ROADS OR LANDSCAPED AREAS, AND 18" IN UNFINISHED AREAS.
4. ALL INLETS AND OUTLETS SHALL BE SUPPORTED WITH CONCRETE SUPPORTS PRIOR TO POURING MANHOLE BASE.

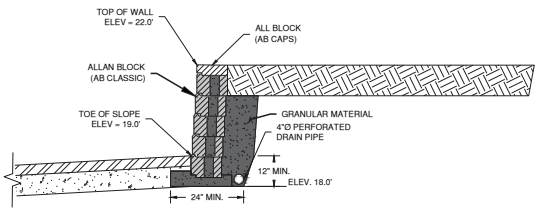
MANHOLE 2 -
NTS



SOUTHBAY FOUNDRY SFB 1900 OR EQUAL 24" FULL TRAFFIC TYPE NON ROCKING MANHOLE FRAME AND COVER. DESIGNED FOR H-20 HIGHWAY LOADING



MANHOLE COVER 3 -
NTS



GRAVITY WALL NOTES:

GENERAL

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT GOVERNING EDITION OF THE UNIFORM BUILDING CODE.
2. PERFORATED DRAIN PIPE SHALL FUN ALONG ENTIRE LENGTH OF WALL AND CONNECT TO NEW STORM DRAIN LINE INSTALLED BELOW THE WALL. SEE DETAIL ON C2.5.

ALLAN BLOCKS

BLOCKS SHALL BE THE AB CLASSIC COLLECTION BLOCK (8" H X 12" D X 18" L). COLOR OF UNIT AS SPECIFIED BY MCWD.

CONSTRUCTION SEQUENCE

1. EXCAVATE TO LINES AND GRADES SHOWN. BASE TRENCH SHALL BE A MIN. OF 24-IN WIDE AND 12-IN DEEP.
2. OVER-EXCAVATE A MINIMUM OF 18 INCHES INTO NATIVE SOIL. REPLACE WITH COMPACTED SOIL.
3. USE STABILIZATION FABRIC AT BOTTOM OF OVER-EXCAVATION.
4. COMPACT SUBGRADE TO MIN 90% RELATIVE COMPACTION. BACKFILL WITH NATIVE EARTH BELOW AND AROUND FOUNDATION BLOCK TO WITHIN 4" OF FINAL GRADE AND COMPACT WITH A MIN OF 90% RELATIVE COMPACTION.
5. BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES THICKNESS AND CONSOLIDATED IN-PLACE USING VIBRATORY EQUIPMENT UNDER OBSERVATION BY THE GEOTECHNICAL ENGINEER.
6. FOLLOW ALL RECOMMENDATIONS FROM GEOTECHNICAL ENGINEER REPORT.

BLOCK OFFEST

BLOCKS TO BE HORIZONTALLY OFFSET BY 4.5 INCHES PER ALLAN BLOCK RETAINING WALL SPECIFICATION MANUAL.

BLOCK SCHEDULE

39.0 ALLAN BLOCKS: TOP ROW
39.5 ALLAN BLOCKS: SECOND ROW
40.0 ALLAN BLOCKS: THIRD ROW
40.5 ALLAN BLOCKS: FOURTH ROW
41.0 ALLAN BLOCKS: FIFTH ROW
41.5 ALLAN BLOCKS: SIXTH ROW
42.0 ALLAN BLOCKS: BOTTOM ROW

GRAVITY WALL DETAIL 5 -
1 IN = 2 FT

FOR REVIEW ONLY

Source: Schaaf & Wheeler, January 2025

Title:

Civil Plan - Sewer II

Date 2/10/2025
Scale N/A
Project 2024.30

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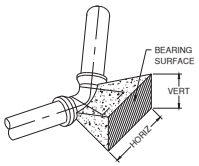
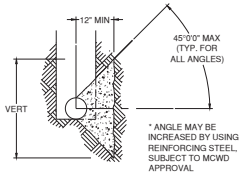
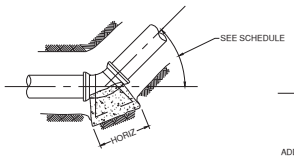
Figure
6c



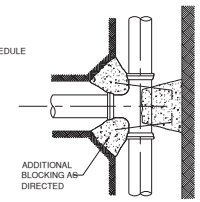
TYPICAL BEARING SURFACE



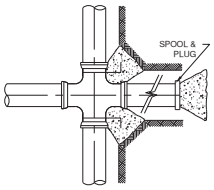
TYPICAL SECTION



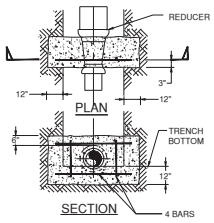
TYPICAL BEND



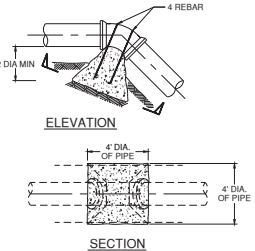
TEE OR VALVE



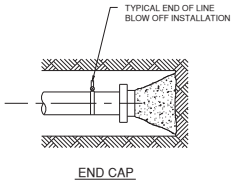
CROSS
SEE NOTE 8



REDUCER



VERTICAL BEND



END CAP

PVC PIPE

REQUIRED LENGTH (ft): 150psi TEST PRESSURE (200 psi TEST PRESSURE)						
NOMINAL PIPE SIZE	TEE (BRANCH)	VALVE (BOTH SIDES)	BEND 90°	BEND 45°	BEND 22.5°	BEND 11.25°
8	27 (46)	59 (79)	19 (25)	8 (11)	4 (5)	2 (3)
12	50 (78)	83 (111)	26 (35)	11 (15)	6 (7)	3 (4)
16	73 (109)	107 (143)	33 (44)	14 (18)	7 (9)	4 (5)

DUCTILE IRON PIPE (POLY-WRAP)

REQUIRED LENGTH (ft): 150psi TEST PRESSURE (200 psi TEST PRESSURE)						
NOMINAL PIPE SIZE	TEE (BRANCH)	VALVE (BOTH SIDES)	BEND 90°	BEND 45°	BEND 22.5°	BEND 11.25°
8	48 (83)	107 (143)	22 (29)	9 (12)	5 (6)	3 (3)
12	90 (140)	151 (201)	30 (40)	13 (17)	6 (8)	3 (4)
16	131 (195)	193 (257)	38 (51)	16 (21)	8 (10)	4 (5)

NOTES:

-RESTRAINT LENGTHS IN TABLE ARE TO BE APPLIED IN BOTH DIRECTIONS OF FEATURE.
-RESTRAINT LENGTH CALCULATION CRITERIA:
-PIPE MATERIAL
-SOIL TYPE: SW (WELL-GRADED SAND)
-SAFETY FACTOR: 1.5
-TRENCH TYPE: TYPE 5
-DEPTH OF BURY: 3 FEET
-TEST PRESSURE: 150 PSI (200 PSI)
-TEE (BRANCH): LR=5 FEET (LENGTH TO FIRST JOINT ON RUN)

THRUST RESTRAINT TABLE 2 / -
NTS

NOTES:

1- THRUST BLOCK BEARING AREA BASED ON ALLOWABLE SOIL BEARING VALUE OF 1500 psf PRESSURE AND 225 psi LINE PRESSURE WITH 3'-0" COVER MINIMUM.
FOR BEARING = 1000 psf, 1.5 X AREA SHOWN
FOR BEARING = 500 psf, 3.0 X AREA SHOWN

2- ALL THRUST BLOCKS SHALL BE 2,000 PSI CONCRETE AND PLACED AGAINST UNDISTURBED SOIL. ENGINEER SHALL DETERMINE SIZES NOT SHOWN.

3- STRAPS TO BE #4 REBARS EMBEDDED IN THRUST BLOCK TO A DEPTH EQUAL TO 3/4 OF PIPE DIAMETER. STRAP BEND EQUALS 1/2 PIPE DIAMETER

4- CONCRETE SHALL NOT EXTEND ONTO FLANGE OR ADJOINING PIPE.

5- JOINTS AND FACE OF PLUGS TO BE KEPT CLEAR OF CONCRETE

6- WRAP EXPOSED PORTION OF BARS AND 2" INTO CONCRETE WITH HALF LAPPED, 10 MIL PVC TAPE

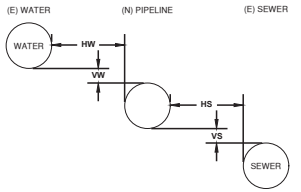
7- WHEN CLEARANCES TO OTHER FACILITIES OR UTILITIES DO NOT ALLOW THE USE OF THRUST BLOCK, RESTRAINED PIPE SHALL BE USED

8- THRUST BLOCKS ON CROSSES SHALL BE USED ONLY WHEN THERE IS A STUB-OUT ON ONE OR MORE SIDES, OR WHEN THERE IS ADJOINING UNRESTRAINED LENGTHS OF VALVES.

MINIMUM SIZE OF THRUST BLOCK BEARING SURFACE

PIPE SIZE	11 1/4" BEND	22 1/2" BEND	TEE	END CAP
	HORIZ. VERT.	HORIZ. VERT.	HORIZ. VERT.	HORIZ. VERT.
8"	3'-0" 1'-6"	3'-0" 1'-6"	5'-0" 2'-6"	3'-9" 2'-0"
10"	3'-9" 1'-9"	3'-9" 1'-9"	5'-6" 3'-3"	4'-6" 2'-6"
12"	4'-3" 2'-3"	4'-3" 2'-3"	7'-0" 3'-6"	5'-3" 3'-0"

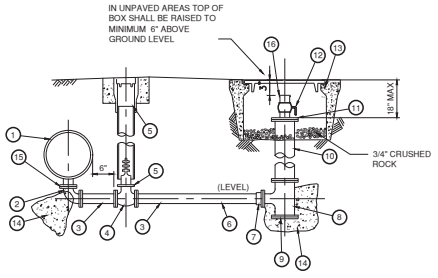
THRUST BLOCK TABLE 1 / -
NTS



NEW PIPELINE	HW	VW	HS	VS
POTABLE WATER	TRENCH WIDTH	N/A	10'	12"
RECYCLED WATER	4'	12"	4'	12"
SANITARY SEWER	10'	12"	TRENCH WIDTH	N/A
STORM SEWER	4'	12"	TRENCH WIDTH	N/A

NOTES:
1. CROSSING PIPELINES HALL BE 12" CLEAR WITH POTABLE WATER ABOVE ALL CROSSING WET UTILITIES.
2. COMPLY IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 22, SECTION 64572.
3. CONFLICTS NOT SHOWN ON PLANS SHALL BE BROUGHT TO ENGINEER.

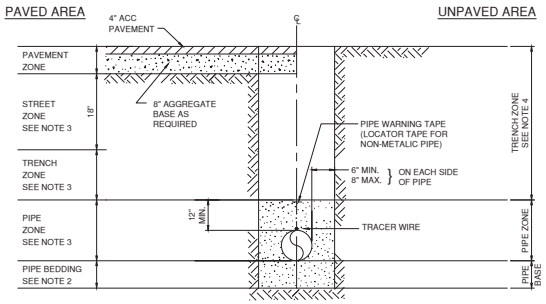
PIPE SEPARATION DETAIL 3 / -
NTS



MATERIALS

1. PIPE DIA. x 4" D.I. OR WSP TEE, FLANGED
2. 4" D.I. 90° ELL, FLG. x FLG.
3. 4" x AS REQ'D D.I. SPOOL
4. 4" RW GATE VALVE, FLG. x FLG. ONE VALVE REQUIRED FOR MAINS LESS THAN 24-INCHES IN DIAMETER. TWO VALVES ARE REQUIRED, AS SHOWN, FOR MAINS 24-INCHES IN DIAMETER AND LARGER.
5. VALVE AND VALVE BOX INSTALLATION PER M.C.W.D. STD. PLAN W-7
6. 4" x AS REQ'D FLG. x PE D.I. PIPE
7. 4" D.I. FLANGE COUPLING ADAPTER
8. 8" x 4" D.I. TEE
9. 8" D.I. BLIND FLANGE
10. 8" x AS REQ'D D.I. PIPE
11. 8" BLIND FLANGE W/ 2 1/2 " TAP
12. 2 1/2" BRASS NIPPLE AND 2 1/2" BALL VALVE, IP THREAD
13. 8" MINIMUM DIAMETER VALVE BOX
14. THRUST BLOCKS PER MCWD STD. PLAN W-13
15. INSULATING KIT SHALL BE PROVIDED AS REQUIRED BY CORROSION STUDY & DISTRICT.
16. 2 1/2" BRASS NIPPLE, I.P. THREAD X FH THREAD, WITH PROTECTIVE CAP

LOW POINT BLOW-OFF 4 / --
NTS



TRENCH SECTION

NOTES:

1- ALL WORKS SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 02223.

2- FOR PIPE SIZES 4-INCH THROUGH 10-INCH DIAMETER, PIPE BASE SHALL BE A MINIMUM OF 4-INCHES IN DEPTH; FOR 12-INCH DIAMETER PIPE AND LARGER, PIPE SHALL BE A MINIMUM OF 6-INCHES IN DEPTH.

3- 95% COMPACTION OF IMPORTED BACKFILL OR NATIVE BACKFILL AS APPROVED BY DISTRICT ENGINEER

4- 90% COMPACTION OF IMPORTED BACKFILL OR NATIVE BACKFILL AS APPROVED BY DISTRICT ENGINEER

PIPE BEDDING DETAIL 5 / -
NTS

FOR REVIEW ONLY

Source: Schaaf & Wheeler, January 2025

Title:

Civil Plan - Sewer III

Date 2/10/2025
Scale N/A
Project 2024.30

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Monterey, CA 93940
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Figure 6d

New Lift Station and Improvements at Glorya Jean Tate Park

The new lift station will be located at the northern end of Glorya Jean Tate Park. The lift station will include a wet well and valve vault, a mounted electrical pad transformer, electrical control panels, and a backup generator with a sub-base fuel tank. The lift station would connect to an existing utility pole located to the northeast of the project site. The majority of work within Glorya Jean Tate Park would occur within the former Drew Street right-of-way which does not carry a General Plan designation or zoning designation.

Construction of the new lift station would require the removal of existing vegetation, including and a mix of four Myoporum and Yucca trees. In addition, this component of the proposed project would require the removal and rerouting of existing gas infrastructure, water system infrastructure, drainage infrastructure (including storm drains, catch basin, curbs, and gutters), and sections of fencing. MCWD would coordinate relocations and rerouting of gas infrastructure with PG&E. The proposed project would also relocate an existing storage shed in coordination with City staff. Existing electrical and communications infrastructure, as well as a section of wall on the southeast side of the site would be protected in place. Elevations are shown in **Figures 7a** and **7b**.

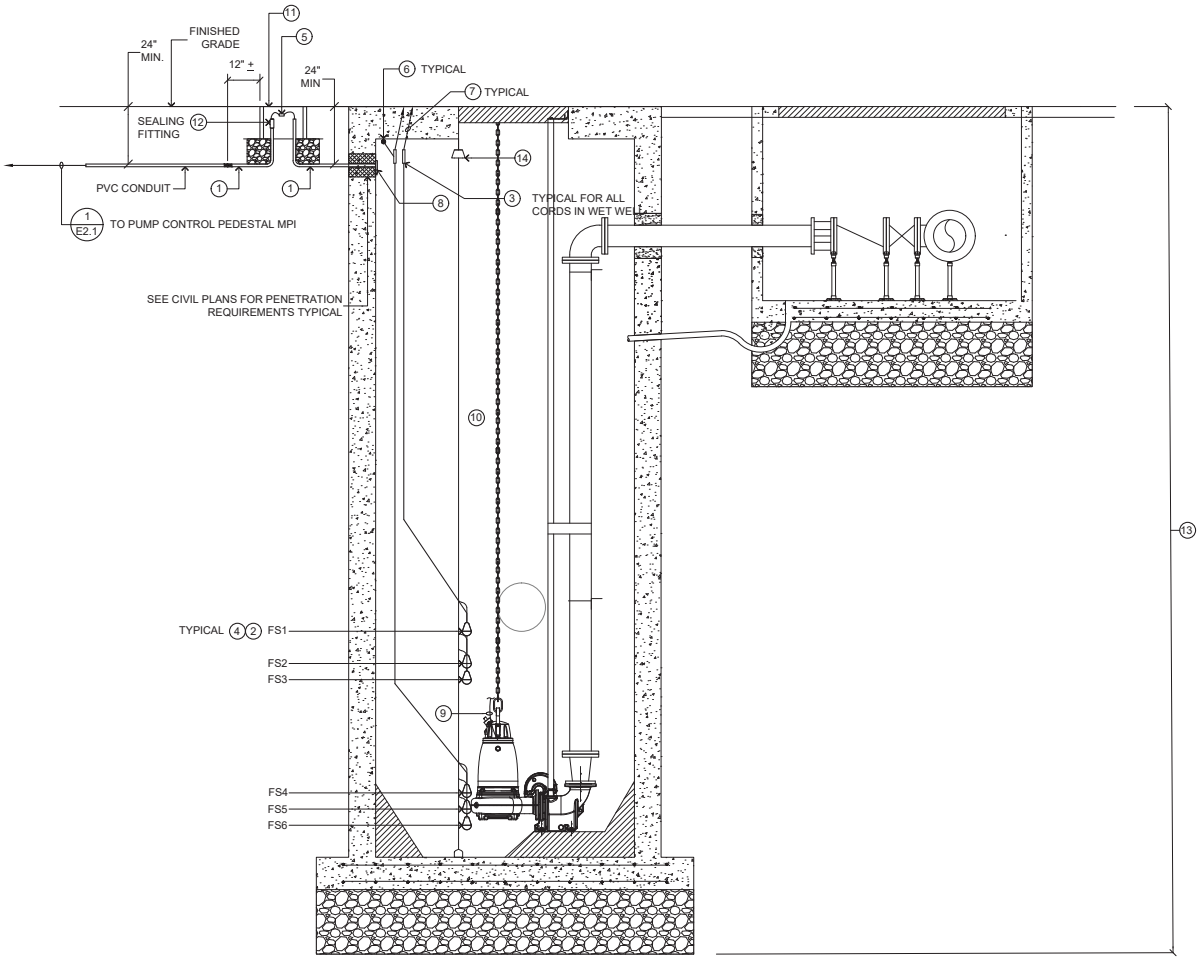
As a separate project, the City of Marina is adding amenities to Glorya Jean Tate Park. These improvements to the existing park are not included under the scope of the proposed project. MCWD has coordinated the alignments for the new pipelines with the City to ensure they are consistent with the design of the park amenities.

Additional Sanitary Sewer Pipeline and Stormwater Pipeline

The proposed project also includes replacement sanitary sewer infrastructure (new pipelines and manholes) within Glorya Jean Tate Park to reroute the existing 10-inch sewer to the new lift station (C3.4). This work also includes replacement storm drain infrastructure to direct flood flows from the lift station site to a new inlet located on the west side of the park. This work would occur entirely within the boundaries of the existing park. The proposed project will replace the existing asbestos cement gravity sewer pipes within Seaside Court with a new PVC sewer pipe (C3.5) as depicted in **Figure 5h**.

Construction

Construction of the proposed project would take place over approximately eight months (six to eight weeks for construction within roadways and three to six months at the lift station site). Construction is anticipated to begin in June 2025. Construction activities would be limited to weekdays (Monday through Friday) between the hours of 7:00 A.M. to 5:00 P.M. and no nighttime construction is proposed. Construction activities would include site preparation, grading, installation of sewer mains, installation of stormwater infrastructure, construction of the lift station and associated components (including electrical equipment and communications equipment), installation of lighting and security fencing, relocation of utilities, and site restoration. The proposed project would require excavation to an average depth of eight feet and a maximum depth of 25 feet to install the project components.



DETAIL NOTES

1. PVC COATED GALVANIZED RIGID STEEL CONDUITS (POWER AND SIGNAL) TO PULLBOX; EXACT ROUTE OF CONDUIT TO BE DETERMINED IN FIELD.
2. FLOAT SWITCH; SEE ELECTRICAL SPECIFICATION.
3. CABLE SUPPORT GRIP, HEAVY DUTY STAINLESS STEEL, OFFSET EYE SPLIT MESH. ROD CLOSING "KELLUMS" OR APPROVED EQUAL.
4. COORDINATE **FS** MOUNTING HEIGHT WITH CIVIL PLANS.
5. CONDUCTER SPLICE; SEE ELECTRICAL SPECIFICATION.
6. SECURE CABLE GRIP TO WET WELL STRUCTURE.
7. SIGNAL CIRCIT THROUGH WETWELL WALL; PENETRATE WALL AS SHOWN FOR POWER CORD.
8. BELL ADAPTER SET FLUSH INTO GROUT OF WALL PENETRATION.
9. PUMP POWER CORD; SEE STATION SINGLE LINE DIAGRAM FOR CONNECTION REQUIREMENTS.
10. WET WELL IS A HAZARDOUS (CLASSIFIED) LOCATION; CLASS I DIVISION I; ELECTRICAL INSTALLATION SHALL COMPLY ACCORDINGLY.
11. CONCRETE PULLBOX; SEE DETAIL **I/E2.1** FOR SIZE AND COUNT & DETAIL **7/E5.0**
12. EYS SEALING FITTING; SIZED FOR FEEDER CONDUIT; SEE SINGLE LINE DIAGRAM.
13. DETAIL IS CONCEPTUAL IN NATURE TO REPRESENT WETWELL ELECTRICAL INSTALLATION REQUIREMENTS, COORDINATE WITH CIVIL PLANS FOR EXACT WETWELL CONFIGURATION.
14. ULTRASONIC TRANSDUCER; SEE ELECTRICAL SPECIFICATION.

Source: Schaaf & Wheeler, January 2025

Title:

Elevations - Wet Well

Date	2/10/2025
Scale	N/A
Project	2024.30

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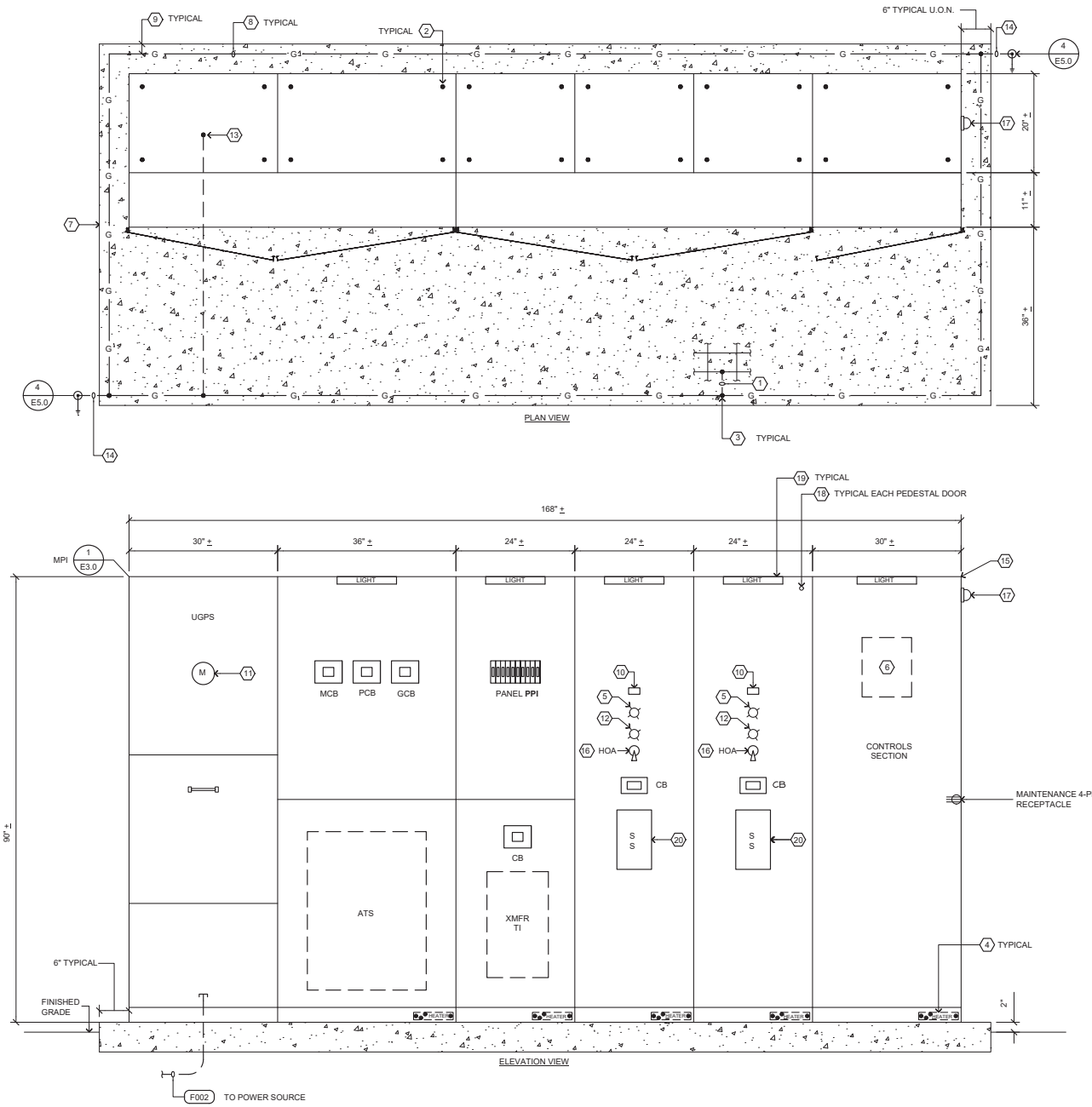
Figure
7a



Source: Schaaf & Wheeler, January 2025

Title:

Elevations - Electrical

Date	2/10/2025
Scale	N/A
Project	2024.30

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Figure
7b

Construction equipment is anticipated to include contractor pick-up trucks, wheeled backhoe, tracked or wheeled excavator (utilizing a 24-inch wide bucket), dump trucks, tampers/compactors, trench boxes and shoring equipment, delivery trucks, crane or large excavator to unload pre-cast manholes and vaults, concrete mixer/delivery truck, and road paving equipment (AC spreader, roller-compacter, vibratory roller). Staging and parking areas would be located on-site; no separate construction access roads would be needed. An average of four and a maximum of 12 construction personnel may be present on the site during construction.

The proposed project would install the following types and lengths of pipeline:

- 1,820 linear feet (LF) of 12-inch polyvinylchloride (PVC) force main (including 1,350-LF under streets),
- 100 LF of 18-inch gravity sewer in the park,
- 1,350 LF of 18-inch gravity sewer in Seaside Court (under pavement, replacement of existing asbestos cement gravity sewer pipes with a new PVC sewer pipe),
- 230 LF of 10-inch gravity sewer in the park, and
- 75 LF of 12-inch HDPE storm pipe (under pavement).

Grading

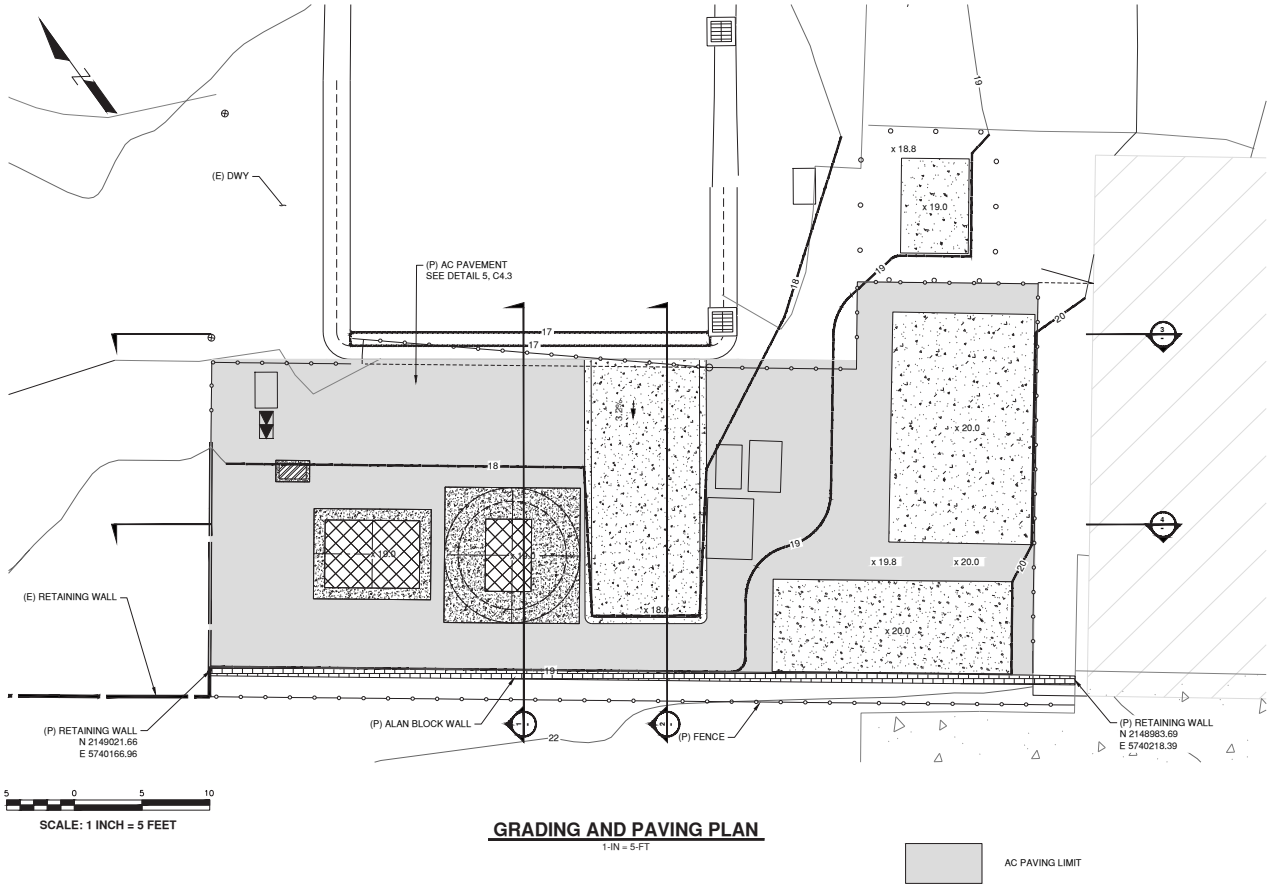
The proposed project would result in a total ground disturbance of 17,200 sf. The proposed project is anticipated to generate 33 cubic yards of cut and 18 cubic yards of fill, with a net export of 15 cubic yards of material. A grading and drainage plan is presented in **Figure 8**.

Dewatering

The proposed project may require temporary dewatering for excavations at the lift station. Water would be discharged to either the percolation lot at the northwest corner of the park or to the City's existing sanitary sewer.

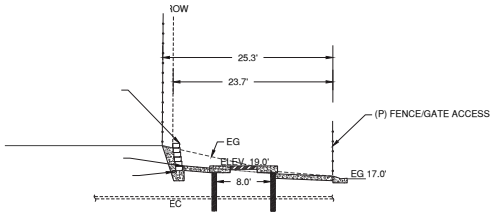
Temporary Roadway Closures and Driveway Access Restrictions

The proposed project would involve installation of new wastewater pipelines within existing roadways, which would require temporary partial roadway closures. All roadway closures would be conducted according to the requirements of an encroachment permit issued for the project by the City. This would include, but is not limited to, maintaining one-way traffic on all affected roadways (or otherwise coordinating with the City to provide an acceptable detour), providing for ingress and egress for any private property located adjacent to the project area, and utilizing lights, barricades, flag persons, and other as needed to maintain public safety during construction. All roadway closures associated with the project would be temporary and roadways would be restored to their pre-project (or better) condition following completion of each segment of pipeline construction.

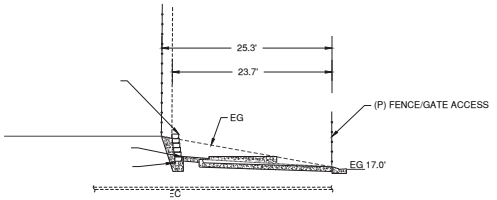


GRADING AND PAVING PLAN
1-IN = 5-FT

AC PAVING LIMIT

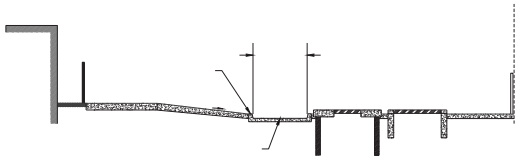


SECTION 1
1-IN=10-FT



SECTION 2
1-IN=10-FT

SECTION 3
1-IN=10-FT



SECTION 4
1-IN=10-FT

FOR REVIEW ONLY

Source: Schaaf & Wheeler, January 2025

Title:

Grading and Drainage Plan

Date	2/10/2025
Scale	N/A
Project	2024.30

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Figure
8

Drainage

The proposed project would result in approximately 2,000 sf of new impervious surfaces at the lift station site. Runoff from the lift station site would be directed into the City's existing drainage system via new storm drain inlets installed at the site. The proposed drainage improvements have been designed in accordance with State of California Best Management Practices (BMPs) for water quality treatment standards (see **Figure 8**). The proposed drainage improvements will discharge to a local percolation basin. All other components of the project would be restored to pre-project conditions following construction and would not affect existing drainage.

Utilities

Electricity service to the proposed project would be provided by Central Coast Community Energy (3CE) through Pacific Gas and Electric Company (PG&E). The proposed project would connect to an existing electrical utility pole located northeast of the lift station site. The proposed project also includes a backup generator to ensure continued operation in the event of a power outage.

Lighting

Construction would occur entirely within daytime hours and construction lighting is not proposed.

Operation

Once completed, the lift station site will be accessed via Drew Street. Access would be limited to qualified MCWD personnel through the use of a combination of eight-foot and ten-foot-high cyclone fencing. The lift station would operate autonomously but would be connected to MCWD's Supervisory Control and Data Acquisition (SCADA) system for reporting station status and alarms. The lift station includes a backup generator to ensure continued operation of the lift station in the event of a power outage. The lift station would be checked once per day by MCWD maintenance staff to keep the facility operational. The backup generator will undergo monthly testing during business hours. These maintenance checks are consistent with existing MCWD maintenance for pump stations and lift stations would be incorporated into MCWD's existing maintenance schedule. The other components of the proposed project would be located largely belowground and would not require significant ongoing operational maintenance.

Lighting

The proposed project would include the installation of one light for use during operation. The light would be operated via switch and would only be used when required for nighttime access to the lift station.

Land Use and Zoning

The City's General Plan (2000, as amended through 2023) designates Glorya Jean Tate Park as "Parks and Recreation" and the Pipeline Segment C3.3 site as "Visitor Serving." The City's Interactive Zoning Map (2025) designates Glorya Jean Tate Park as both "Single-Family Residential District (R-1)" (for the western portion of the park) and "Special Treatment (ST)" (for the eastern portion of the park) and the Pipeline Segment C3.3 site as "Retail Business District (C-1)." The majority of work within Glorya Jean Tate Park would occur within the former Drew Street right-of-way that does not carry a General Plan or zoning designation. All other project components would occur within roadway rights-of-way, which do not carry a General Plan or zoning designation. A land use map of the site is provided in **Figure 9**.

Title:

Land Use Map

Date	3/25/2025
Scale	N/A
Project	2024.30

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Figure
9

2.4 PROJECT APPROVALS AND PERMITS

Local Agencies

- Marina Coast Water District
    - Sewer Permit
- City of Marina
    - Environmental Review (Responsible Agency under CEQA)
    - Grading Permit
    - Encroachment Permit
    - Building Permit, includes building, fire, mechanical, electrical, and grading
    - Tree Removal Permit

CHAPTER 3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Less-Than-Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☐ Air Quality
- ☑ Biological Resources
- ☑ Cultural Resources
- ☐ Energy
- ☐ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards and Hazardous Materials
- ☐ Hydrology and Water Quality
- ☐ Land Use and Planning
- ☐ Mineral Resources
- ☑ Noise
- ☐ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☑ Tribal Cultural Resources
- ☑ Utilities and Service Systems
- ☐ Wildfire
- ☑ Mandatory Findings of Significance

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CHAPTER 4. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project nothing further is required.

Signature _____ Date 9/4/25

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CHAPTER 5. ENVIRONMENTAL EVALUATION

This Initial Study evaluates the following resource sections within *Section 5.2. Environmental Setting and Impacts:* aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

5.1 EVALUATION OF ENVIRONMENTAL IMPACTS

The following describes how the proposed project's impacts to resource areas will be analyzed in this Initial Study in accordance with the CEQA. Each resource section includes: 1) existing setting and applicable regulatory background, 2) CEQA impact checklist for the resource area, and 3) impact discussion in response to the questions in the checklist and mitigation where warranted. The impact discussion will identify the level of environmental effect from the proposed project. An explanation or discussion is required for all answers to the resource impact checklist as follows.

1. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
2. All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular environmental impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant based on the thresholds. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less-Than-Significant Impact with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less-than-significant level with mitigation measures.
5. Supporting Information Sources: A source list will be attached, and other sources used, or individuals contacted will be cited in the discussion.
6. The explanation of each issue will identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less-than-significant.

5.2 ENVIRONMENTAL SETTING AND IMPACTS

The following section describes the environmental setting and identifies the environmental impacts anticipated from implementation of the proposed project. The criteria provided in the CEQA environmental checklist was used to identify potentially significant environmental impacts associated with the proposed project.

5.2.1 AESTHETICS

Setting

The proposed project is located approximately 0.35 mile east of Monterey Bay, which is a notable visual resource. The land uses directly surrounding the project area generally consist of residential, commercial, and recreational development. The majority of proposed project components would be located underground, and the project is located in an existing park, roadways, and a private access road. The most visible component of the proposed project following construction would be the new lift station and associated infrastructure at Glorya Jean Tate Park. The proposed project would include limited exterior lighting at the lift station, which would be utilized in the event that MCWD requires direct access to the lift station during nighttime hours.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
AESTHETICS. Except as provided in Public Resources Code § 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?				X	21, 22
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X	6, 21
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X		21, 22
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X		21, 22

Explanation

a) **No Impact**. A scenic vista is generally characterized as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas in the vicinity of the proposed project would include views of the Monterey Bay and Pacific Ocean. Once completed, the majority of project components would be located underground and would not impact any scenic vistas. The only component of the proposed project with substantial above-ground features would be the new lift station at Glorya Jean Tate Park. Views of the Monterey Bay and Pacific Ocean from this site and surrounding public roadways are largely screened from view due to the topography of the site and existing vegetation. As a result, the proposed project would have no impact on scenic vistas.

b) **No Impact**. The State Scenic Highways Program is designed to protect and enhance the natural scenic beauty of California highways and adjacent corridors through special conservation treatment. There are no State Scenic Highways designated under the Scenic Highway Act located

in the proposed project vicinity. The nearest officially designated State Scenic Highway is the portion of SR 156 located approximately five miles northeast of the proposed project. The nearest eligible State Scenic Highway is the portion of SR 1 located approximately 250 feet west of the proposed project (Caltrans 2025). The aboveground components of the proposed project would not be visible from SR 1 due to site topography and vegetation. There are no historic buildings or rock outcroppings located on the proposed project site or in the surrounding vicinity and the project is located on developed and previously disturbed land which does not contain scenic resources. As such, construction of the proposed project would not result in the removal or damage of scenic resources. Therefore, implementation of the proposed project would occur on a disturbed site and would not damage scenic resources within a state or locally designated scenic roadway; no impact would occur.

c) **Less-Than-Significant Impact**. The proposed project is located in an urbanized area. The project would result in temporary aesthetics impacts during construction due to the presence of construction vehicles, equipment and materials, stockpiles, and exposed soils. These impacts would be limited to the proposed project site and would be temporary in nature, with all equipment removed following completion of construction. The pipeline components of the proposed project would be located underground in developed and disturbed areas and would not conflict with applicable zoning and other regulations governing scenic quality once operational. However, the lift station component of the proposed project would be located above-ground at the existing Glorya Jean Tate Park. The components of the lift station would be largely screened from view using cyclone fencing ranging between eight to ten feet in height. The proposed fencing would be consistent with existing fencing located at the park and development of this site would be consistent with applicable City zoning and regulations governing scenic quality. The lift station location does not carry a general plan or zoning designation because it is in the Drew Street right-of-way. For these reasons, construction and operation of the proposed project would not conflict with applicable zoning and other regulations governing scenic quality and would result in a less-than-significant impact to the visual quality of the site.

d) **Less-Than-Significant Impact**. The proposed project would be constructed entirely during daylight hours and use of construction lighting is not proposed. Once operational, the majority of project components would be located underground. The lift station at Glorya Jean Tate Park would include a switch-operated light pole to provide site illumination in the event that nighttime access to the lift station is required. The site is within 20 feet of an existing street light, so the addition of a new light at a lower height would not substantially increase light or glare compared to existing conditions. In addition, all materials utilized for the lift station would be non-reflective, which would eliminate potential glare from onsite or offsite light sources as a result of the project. The exterior lighting would only be used on an as-needed basis and would be downward shielded to prevent spillage. In addition, the project would conform to all City policies related to exterior lighting. For these reasons, the project would result in a less-than-significant impact related to light and glare.

Conclusion: The project would have a less-than-significant impact on aesthetics.

5.2.2 AGRICULTURAL AND FORESTRY RESOURCES

Setting

In California, agricultural land is given consideration under CEQA. According to Public Resources Code §21060.1, "agricultural land" is identified as prime farmland, farmland of statewide importance, or unique farmland, as defined by the U.S. Department of Agriculture land inventory and monitoring criteria, as modified for California:

- Prime Farmland (P) comprises the best combination of physical and chemical features able to sustain long-term agricultural production. Irrigated agricultural production is a necessary land use four years prior to the mapping date to qualify as Prime Farmland. The land must be able to store moisture and produce high yields.
- Farmland of Statewide Importance (S) possesses similar characteristics to Prime Farmland with minor shortcomings, such as less ability to hold and store moisture and more pronounced slopes.
- Unique Farmland (U) has a production history of propagating crops with high-economic value.
- Farmland of Local Importance (L) is important to the local agricultural economy. Local advisory committees and a county specific Board of Supervisors determine this status.
- Grazing Land (G) is suitable for browsing or grazing of livestock.

The California Department of Conservation (CDC) classifies the proposed project site and surrounding land as "Urban and Built Up Land", (CDC 2024). CEQA also requires consideration of impacts on lands that are under a Williamson Act contract. The project site does not contain lands under a Williamson Act contract (CDC 2023).

CEQA requires the evaluation of forest and timber resources where they are present. The proposed project does not include any work on forest land as defined in Public Resources Code section 12220(g), timberland as defined by Public Resources Code section 4526, or property zoned for Timberland Production as defined by Government Code section 51104(g).

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:					

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	7
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	7, 8
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X	21, 22
d) Result in the loss of forest land or conversion of forest land to non-forest uses?				X	21, 22
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X	7, 21, 22

Explanation

a, b) **No Impact**. The proposed project site is located within developed and previously disturbed areas that are designated as "Urban and Built-Up Land" (CDC 2022). The proposed project site does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, nor lands under a Williamson Act contract (CDC 2022 and CDC 2023). As a result, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use, nor conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, no impact would occur from conversion of Farmland or conflicts with existing agricultural zoning or a Williamson Act contract.

c, d) **No Impact**. The project is not located on designated forest land or timberland. The project site consists of the existing Glorya Jean Tate Park, local roadways, and a paved parking lot and private access road. The City's Zoning Map (2025) designates the western portion of Glorya Jean Tate Park as "Single-Family Residential District (R-1)" and as "Special Treatment (ST)" in the eastern portion of the park. Additionally, the Pipeline Segment C3.3 site is zoned as "Retail Business District (C-1)." The proposed project site is not designated as forestland by the City or timberland by CAL FIRE (CAL FIRE 2024). As a result, the proposed project would not impact forest resources or result in the loss or conversion of forest land since the proposed project site does not contain any forest land as defined in Public Resources Code section 12220(g), timberland as defined by Public Resources Code section 4526, or property zoned for Timberland Production as defined by Government Code section 51104(g). For these reasons, no impact would occur from conflicts or rezoning of forest land or Timberland or from loss or conversion of forest land.

e) **No Impact**. The proposed project would not involve changes in the existing environment which, due to their location or nature, would result in conversion of Farmland or forest land, since none

are present within the project area (see discussions under *Impacts a) – d)*, above). The proposed project includes construction and operation of a new lift station and installment of a new sanitary sewer force main in previously disturbed and paved urban areas and would not convert any land for other use; therefore, no impact would occur due to changes in the existing environment which could result in conversion of Farmland or forest land.

Conclusion: The proposed project would have no impact on agricultural and forest resources.

5.2.3 AIR QUALITY

Setting

Existing Environmental Setting

The proposed project is located within the North Central Coast Air Basin (NCCAB) and within the jurisdiction of the Monterey Bay Air Resources District (MBARD). Air quality in a region is affected by its topography, meteorology, and climate. These factors are discussed in more detail in the following sections:

Topography. The NCCAB encompasses Santa Cruz, San Benito, and Monterey counties. The NCCAB is generally bounded by the Diablo Range to the northeast, which together with the southern portion of the Santa Cruz Mountains forms the Santa Clara Valley which extends into the northeastern tip of the NCCAB. Further south, the Santa Clara Valley transitions into the San Benito Valley, which runs northwest-southeast and has the Gabilan Range as its western boundary. To the west of the Gabilan Range is the Salinas Valley that extends from Salinas at the northwest end to King City at the southeast end. The northwest portion of the NCCAB is dominated by the Santa Cruz Mountains.

Meteorology and Climate. The climate of the NCCAB is dominated by a semi-permanent high-pressure cell over the Pacific Ocean. In the summer, the dominant high-pressure cell results in persistent west and northwest winds across the majority of coastal California. As air descends in the Pacific high-pressure cell, a stable temperature inversion is formed. As temperatures increase, the warmer air aloft expands, forcing the coastal layer of air to move onshore producing a moderate sea breeze over the coastal plains and valleys. Temperature inversions inhibit vertical air movement and often result in increased transport of air pollutants to inland receptor areas. Predominant wind flows during most times of the year are typically from the west to the east.

In the winter, when the high-pressure cell is weakest and farthest south, the inversion associated with the Pacific high-pressure cell is typically absent in the NCCAB. Air frequently flows in a southeasterly direction out of the Salinas and San Benito valleys in the NCCAB. The predominant offshore flow during this time of year tends to aid in pollutant dispersal producing relatively healthful to moderate air quality throughout the majority of the region. Conditions during this time are often characterized by afternoon and evening land breezes and occasional rainstorms. However, local inversions caused by the cooling of air close to the ground can form in some areas during the evening and early morning hours.

Winter daytime temperatures in the NCCAB typically average in the mid-50s during the day, with nighttime temperatures averaging in the low 40s. Summer daytime temperatures typically average in the 60s during the day, with nighttime temperatures averaging in the 50s. Precipitation varies within the region, but in general, annual rainfall is lowest in the coastal plains and inland valleys, higher in the foothills, and highest in the mountains.

Criteria Air Pollutants. For the protection of public health and welfare, the Federal Clean Air Act (FCAA) required that the U.S. EPA establish National Ambient Air Quality Standards (NAAQS) for various pollutants. These pollutants are referred to as "criteria" pollutants because the U.S. EPA publishes criteria documents to justify the choice of standards. These standards define the maximum amount of air pollutants that can be present in ambient air. An ambient air quality standard is generally specified as a concentration averaged over a specific time period, such as one hour, eight hours, 24 hours, or one year. The different averaging times and concentrations are meant to protect against different exposure effects. Standards established for the protection of human health are referred to as primary standards, whereas standards established for the prevention of environmental and property damage are called secondary standards. The FCAA allows states to adopt additional or more health-protective standards.

Table 1 provides a summary discussion of the primary and secondary criteria air pollutants of primary concern. In general, primary pollutants are directly emitted into the atmosphere, and secondary pollutants are formed by chemical reactions in the atmosphere. The health effects of common criteria air pollutants are also summarized in **Table 1**.

The State of California has established air quality standards for some pollutants not addressed by federal standards. The California Air Resources Board (CARB) has established state standards for hydrogen sulfide, sulfates, vinyl chloride, and visibility reducing particles.

Table 1.
Summary of Criteria Air Pollutants and Health Effects

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Ozone (O_3)	Formed by a chemical reaction between volatile organic compounds (VOC) and nitrous oxides (NO_X) in the presence of sunlight. Motor vehicle exhaust, industrial emissions, gasoline storage and transport, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield. Damages rubber, some textiles and dyes.
Particulate Matter (PM_{10} & $PM_{2.5}$)	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Can get deep into your lungs or even enter your blood stream and cause serious health problems. Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
Carbon Monoxide (CO)	Formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, affecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
Nitrogen Dioxide (NO_2)	Fuel combustion in motor vehicles and industrial sources. Motor vehicles; electric utilities, and other sources that burn fuel.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Contributes to global warming, and nutrient overloading which deteriorates water quality. Causes brown discoloration of the atmosphere.

Pollutant	Major Man-Made Sources	Human Health & Welfare Effects
Sulfur Dioxide (SO_2)	Formed when fuel containing sulfur, such as coal and oil, is burned; when gasoline is extracted from oil; or when metal is extracted from ore. Examples are petroleum refineries, cement manufacturing, metal processing facilities, locomotives, large ships, and fuel combustion in diesel engines.	Respiratory irritant. Aggravates lung and heart problems. In the presence of moisture and oxygen, sulfur dioxide converts to sulfuric acid which can damage marble, iron and steel; damage crops and natural vegetation. Impairs visibility. Precursor to acid rain.

Odors. Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from the psychological (i.e. irritation, anger, or anxiety) to the physiological, including circulatory and respiratory effects, nausea, vomiting, and headache.

The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals have the ability to smell very minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor and in fact, an odor that is offensive to one person may be perfectly acceptable to another (e.g., fast food restaurant). It is important to also note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because the phenomenon is known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity.

Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word strong to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human.

Neither the state nor the federal governments have adopted rules or regulations for the control of odor sources. MBARD does not have an individual rule or regulation that specifically addresses odors; however, odors would be subject to MBARD Rule 402, Nuisance. Any actions related to odors would be based on citizen complaints to local governments and MBARD.

Monterey Bay Air Resources District

MBARD is the agency primarily responsible for ensuring that NAAQS and CAAQS are not exceeded and that air quality conditions are maintained in the NCCAB, within which the project is located. Responsibilities of MBARD include, but are not limited to, preparing plans for the attainment of ambient air quality standards, adopting and enforcing rules and regulations concerning sources of air pollution, issuing permits for stationary sources of air pollution, inspecting stationary sources of air pollution and responding to citizen complaints, monitoring ambient air quality and meteorological conditions, and implementing programs and regulations required by the FCAA and the CCAA. In an attempt to achieve NAAQS and CAAQS and maintain air quality, MBARD has most recently completed the 2012-2015 Air Quality Management Plan (AQMP) for achieving the state ozone standards and the 2007 Federal Maintenance Plan for maintaining federal ozone standards (MBARD 2017).

Regulatory Attainment Designations

An attainment designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A nonattainment designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation(s) was caused by an exceptional event, as defined in the criteria. Unclassified designations indicate insufficient data is available to determine attainment status.

The attainment status of the NCCAB is summarized in **Table 2**. Under the CCAA, the basin is designated as a nonattainment transitional area for the state ozone Ambient Air Quality Standards (AAQS). The basin is designated attainment for the NAAQS.

Table 2.
NCCAB Attainment Status Designations

Pollutant	State Designation	National Designation
Ozone (O_3)	Nonattainment-Transitional	Attainment
Inhalable Particulates (PM_{10})	Nonattainment	Attainment
Fine Attainment ($PM_{2.5}$)	Attainment	Attainment
Carbon Monoxide (CO)	Monterey County-Attainment San Benito County-Unclassified Santa Cruz County-Unclassified	Attainment
Nitrogen Dioxide (NO_2)	Attainment	Attainment
Sulfur Dioxide (SO_2)	Attainment	Attainment
Lead	Attainment	Attainment

Source: MBARD 2012-2015 Air Quality Management Plan, https://www.mbard.org/air-quality-plans.

Sensitive Receptors

One of the most important reasons for air quality standards is the protection of those members of the population who are most sensitive to the adverse health effects of air pollution termed “sensitive receptors.” The term sensitive receptors refer to specific population groups, as well as the land uses where individuals would reside for long periods. Commonly identified sensitive population groups are children, the elderly, the acutely ill, and the chronically ill. Commonly identified sensitive land uses would include facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Residential dwellings, schools, parks, playgrounds, childcare centers, convalescent homes, and hospitals are examples of sensitive land uses.

The proposed project site consists of the existing Glorya Jean Tate Park, local roadways, and a private access road and parking lot. There are sensitive receptors located immediately adjacent to construction activities, including recreational and residential uses immediately adjacent to construction areas.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?			X		34
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X		34, 35, 36
c) Expose sensitive receptors to substantial pollutant concentrations?			X		34, 35, 36
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X		34

Approach to Analysis

To assist local jurisdictions in the evaluation of air quality impacts, MBARD has published the *CEQA Air Quality Guidelines* (MBARD 2008). This guidance document includes recommended thresholds of significance to be used for the evaluation of short-term construction, long-term operational, odor, toxic air contaminant, and cumulative air quality impacts. These thresholds were developed taking into consideration potential impacts to regional and local air quality and related public-health concerns. The following MBARD-recommended thresholds of significance were relied upon for the determination of impact significance:

- Short-term Emissions of Criteria Air Pollutants. Construction impacts would be significant if the proposed project would emit greater than 82 pounds per day (lbs/day) of PM_{10} or will cause a violation of PM_{10} national or state AAQS at nearby receptors. In addition, construction projects involving grading and/or earthmoving that disturbs less than 2.2 acres per day are assumed to be below the PM_{10} of 82 lbs/day. Construction-generated emissions of ozone precursors (i.e., ROG or NO_X) are accommodated in the emission inventories of state and federally required air plans. For this reason, MBARD has not identified recommended thresholds of significance for construction-generated ozone precursors.
- Long-Term Emissions of Criteria Air Pollutants. Emissions of 137 lbs/day or more of direct and indirect VOC emissions would have a significant impact on regional air quality by emitting substantial amounts of ozone precursors (i.e., ROG or NO_x) (MBARD 2008). Such projects would significantly impact attainment and maintenance of ozone AAQS. In addition, operational impacts would be significant if the proposed project would emit greater than 82 lbs/day of PM_{10}, or if the project would contribute to local PM_{10} concentrations that exceed AAQS. Emissions of SO_X would be significant if the project generates direct emissions greater than 150 lbs/day.
- Local Mobile-Source CO Concentrations. Local mobile-source impacts would be significant if the project generates direct emissions of greater than 550 lbs/day of CO or if the project would

contribute to local CO concentrations that exceed the CAAQS of 9.0 ppm for eight hours or 20 ppm for one hour. Indirect emissions are typically considered to include mobile sources that access the project site but generally emit off-site; direct emissions typically include sources that emit pollutants on-site (e.g., stationary sources, on-site mobile equipment).

- Toxic Air Contaminants. TAC impacts would be significant if the project would expose the public to substantial levels of TACs so that the probability of contracting cancer for the Maximally Exposed Individual would exceed 10 in 1 million and/or so that ground-level concentrations of non- carcinogenic toxic air contaminants would result in a Hazard Index (HI) greater than 1 for the Maximally Exposed Individual.
- Odorous Emissions. Odor impacts would be significant if the project has the potential to frequently expose members of the public to objectionable odors.

Explanation

a) **Less-Than-Significant Impact**. A project's consistency with the AQMP is assessed by comparing the proposed growth associated with a proposed project with the population and dwelling unit forecasts adopted by the Association of Monterey Bay Area Governments (AMBAG). These projections are used to generate emission forecasts upon which the AQMP is based. Projects which are consistent with AMBAG's regional forecasts would be considered consistent with the AQMP (MBARD 2008). In addition, projects that would result in a significant increase in emissions, in excess of MBARD significance thresholds, would also be considered to potentially conflict with or obstruct implementation of the AQMP.

The proposed project is a wastewater infrastructure improvement project and would not involve expanded or additional water supply that could directly or indirectly result in a population increase. In addition, the proposed project's maintenance schedule would be absorbed into existing MCWD system maintenance routines and would not result in an employment increase by expanding the MCWD's maintenance staff. Therefore, the project would result in a less-than-significant impact related to consistency with the applicable AQMP.

b) **Less-Than-Significant Impact with Mitigation Incorporated.** The MBARD 2016 CEQA Air Quality Guidelines contain standards of significance for evaluating potential air quality effects of projects subject to the requirements of CEQA. According to MBARD, a project would violate an air quality standard and/or contribute to an existing or projected violation if it would emit (from all sources, including exhaust and fugitive dust):

- 137 pounds per day or more of oxides of nitrogen (NO_x);
- 137 pounds per day or more of reactive organic gases (ROG);
- 82 pounds per day or more of respirable particulate matter (PM_{10});
- 55 pounds per day or more of fine particulate matter ($PM_{2.5}$), and;
- 550 pounds per day or more carbon monoxide (CO).

Detailed air quality modeling was not performed for the proposed project given the small area of disturbance, short duration and limited intensity of construction, and lack of significant quantities of emissions from operation. As a result, air quality impacts for construction and operation are assessed qualitatively.

Construction Emissions

Construction of the proposed project would require grading and excavation which could result in temporary air quality impacts. The total area of ground disturbance is anticipated to be approximately 0.39 acres (17,200 sf). As a result, construction of the proposed project would be well below MBARD's thresholds of 2.2 acres per day of grading or 8.1 acres per day of earthmoving for PM_{10}. Therefore, grading and excavation associated with the proposed project would not constitute a significant construction impact according to the MBARD criteria. Additionally, the proposed project would implement standard construction BMPs required for all projects involved in earthmoving activities regardless of the significance of the fugitive dust impacts, which would include: 1) watering active construction areas; 2) prohibiting grading activities during periods of high wind (over 15 mph); 3) covering trucks hauling soil; and, 4) covering exposed stockpiles. With implementation of applicable BMPs, construction of the proposed project would have a less-than-significant impact from a cumulatively considerable net increase of criteria pollutants.

Operational Emissions

Operation of the proposed project would result in increased emissions compared to existing conditions related primarily to vehicle trips to perform ongoing maintenance and periodic operation of a backup generator for maintenance or in the event of a power outage. However, the proposed project would be absorbed into MCWD's existing maintenance schedule and would not generate additional vehicle trips compared to existing conditions. In addition, operation of the proposed backup generator would be subject to the requirements of an "Authority to Construct/Permit to Operate" permit from MBARD, which would ensure that operation of the generator would not result in operational air quality emission impacts. Further, the generator would be used infrequently and temporarily in the event of a power outage or for routine maintenance to ensure that the generator is in good working order. For these reasons, the proposed project would generate minimal operational emissions and would not result in air quality emissions exceeding MBARD thresholds; therefore, project operation would result in a less-than-significant impact from a cumulatively considerable net increase of criteria pollutants.

c) **Less-Than-Significant Impact**. A "sensitive receptor" is generally defined as: any residence including private homes, condominiums, apartments, or living quarters; education resources such as preschools and kindergarten through grade twelve (k-12) schools; daycare centers; and health care facilities such as hospitals or retirement and nursing homes. Sensitive receptors in the vicinity consist of residential uses within 50 feet of the project site at Glorya Jean Tate Park, as well as residential receptors located along the proposed alignment of the sanitary sewer force main. The proposed project's potential to expose sensitive receptors to substantial concentrations of pollutants during construction and operation is described below:

Short-term Construction

The proposed project involves the construction of a new lift station at Glorya Jean Tate Park and the installation of new sanitary sewer force mains within public roadways and within an existing parking lot and private access road. Sensitive receptors may be located within 50 feet of construction activities as described above. However, the total area of disturbance associated with the proposed project is below MBARD's thresholds of 2.2 acres per day of grading or 8.1 acres per day of earthmoving for PM_{10} (also see discussion under *Impact b)*, above). In addition, the proposed project would adhere to MBARD BMPs related to fugitive dust emissions and

construction of the proposed project would comply with MBARD Rule 402,[1] which would minimize potential nuisance impacts to occupants of nearby land uses. Therefore, construction of the proposed project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial pollutant concentrations.

Long-term Operation

Operation of the proposed project would result in increased emissions compared to existing conditions related primarily to vehicle trips to perform ongoing maintenance and periodic operation of a backup generator for maintenance or in the event of a power outage, as described above. However, the proposed project would be absorbed into MCWD's existing maintenance schedule and daily site checks and other maintenance would not represent a new major mobile source of air quality emissions in proximity to sensitive receptors. The proposed project does include a new backup generator, which represents a new stationary source of pollutants. However, operation of the backup generator would be infrequent and limited to routine maintenance and periods of power outage within the project area. In addition, operation of the proposed generator would be subject to the terms and conditions of an "Authority to Construct/Permit to Operate" permit from MBARD, which would ensure that operation of the proposed project would not result in exposure of sensitive receptors to substantial pollutant concentrations. Therefore, operation of the proposed project would result in a less-than-significant impact with respect to exposing sensitive receptors to substantial pollutant concentrations.

d) **Less-Than-Significant Impact**. The proposed project could generate intermittent odors from construction equipment associated with diesel exhaust that may be noticeable at times. However, given the temporary and intermittent nature of odor-generating construction activities, these potential intermittent odors are not anticipated to result in impacts nor affect a substantial number of people. Construction would occur throughout the proposed project area and odor-producing activities would not be located in a single location for prolonged periods of time. Any odors generated during construction activities would cease upon completion. Construction is not anticipated to result in substantial concentrations of any other odors beyond diesel exhaust.

Once operational, the proposed project is intended to convey wastewater flow, which could potentially result in increased odors. However, the wastewater conveyed by the proposed project would be conveyed in underground pipelines which would prevent substantial emissions of odor. In addition, the proposed lift station would contain all wastewater in pipelines, vaults, and tanks that would not be exposed to the air and would not result in the emission of odors. Therefore, the proposed project would not generate substantial concentrations of odors or other emissions. For the reasons discussed in this section, project construction and operation would result in a less-than-significant impact due production of emissions such as odors.

Conclusion: The proposed project would have a less-than-significant impact on air quality.

[1] MBARD Rule 402 "Nuisance" states, "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals."

5.2.4 BIOLOGICAL RESOURCES

Setting

The project site is located within paved and previously disturbed areas within the City limits. The entirety of the project site is comprised of ruderal habitat or developed habitat within and directly adjacent to paved roadways and other development. Additionally, protected birds have the potential to nest within any of the large trees present within and adjacent to the survey area.

Survey Methodology

DD&A Associate Environmental Scientist Rikki Lougee conducted a survey of the project area on April 8, 2024 to characterize habitats present within the survey area and to identify any special-status plant or wildlife species or suitable habitat for these species within the site. DD&A conducted an additional focused survey on May 21, 2024, for special-status plant species within the survey area. Survey methods included walking the survey area to identify general habitat types and potential sensitive habitat types, conducting a reconnaissance-level wildlife habitat survey to identify any special-status wildlife species or suitable habitat for special-status plant and wildlife species occurring within the survey area, and conducting a focused survey for spring-blooming special-status plant species. DD&A evaluated the survey area for botanical resources following the applicable guidelines outlined in *Guidelines for Conducting and Reporting Botanical Inventories for Federally listed, Proposed and Candidate Plants* (U.S. Fish and Wildlife Service [Service], 2000), *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (California Department of Fish and Wildlife [CDFW], 2018), and California Native Plant Society (CNPS) *Botanical Survey Guidelines* (CNPS 2001).

DD&A used data collected during the survey to assess the environmental conditions of the survey area and its surroundings, evaluate environmental constraints within the survey area and the local vicinity, and provide a basis for recommendations to minimize and avoid impacts to biological resources.

Sensitive Habitats. Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species, areas of high biological diversity, areas supporting rare or special-status wildlife habitat, and unusual or regionally restricted vegetation types. Vegetation types considered sensitive include those listed on CDFW's California Natural Communities List (i.e., those habitats that are rare or endangered within the borders of California) (CDFW 2025), those that are occupied by species listed under the ESA or are critical habitat in accordance with the ESA, and those that are defined as Environmentally Sensitive Habitat Areas (ESHAs) under the California Coastal Act. Specific habitats may also be identified as sensitive in city or county general plans or ordinances. Sensitive habitats are regulated under federal regulations (such as the CWA and Executive Order 11990 – Protection of Wetlands), state regulations (such as CEQA and the CDFW Streambed Alteration Program), or local ordinances or policies (such as city or county tree ordinances and general plan policies).

Special-Status Species. Special-status species are those plants and animals that have been formally listed or proposed for listing as endangered or threatened or are candidates for such listing under the Endangered Species Act (ESA) or California Endangered Species Act (CESA). Listed species are afforded legal protection under ESA and CESA. Species that meet the definition of rare or endangered under the CEQA Guidelines Section 15380 are also considered special-status species. Animals on the CDFW's list of "species of special concern" (most of which are species whose breeding populations in California may face extirpation if current population trends continue) meet this definition and are typically provided management consideration through the CEQA process, although they are not legally

protected under the ESA or CESA. CDFW also includes some animal species that are not assigned any of the other status designations in the California Natural Diversity Database (CNDDB) "Special Animals" list; however, these species have no legal or protection status and are not analyzed in this document.

Plants listed as rare under the California Native Plant Protection Act (CNPPA) or included in CNPS California Rare Plant Rank (CRPR, formerly known as CNPS Lists) 1A, 1B, 2A, and 2B are also treated as special-status species as they meet the definitions of Sections 2062 and 2067 of the CESA and in accordance with CEQA Guidelines Section 15380.1. In general, CDFW requires that plant species on CRPR 1A (plants presumed extirpated in California and either rare or extinct elsewhere), CRPR 1B (plants rare, threatened, or endangered in California and elsewhere), CRPR 2A (plants presumed extirpated in California, but more common elsewhere); and CRPR 2B (plants rare, threatened, or endangered in California, but more common elsewhere) of the CNPS Inventory of Rare and Endangered Vascular Plants of California (CNPS, 2021) be fully considered during the preparation of environmental documents relating to CEQA. CNPS CRPR 4 species (plants of limited distribution) may, but generally do not, meet the definitions of Sections 2062 and 2067 of CESA, and are not typically considered in environmental documents relating to CEQA. While other species (i.e., CRPR 3 or 4 species) are sometimes found in database searches or within the literature, these do not meet the definitions of Section 2062 and 2067 of CESA and are not analyzed in this document.

Existing Setting

Habitat Types. The entirety of the survey area is comprised of ruderal habitat and developed areas (**Figure 10**). The following section discusses these habitat types and their occurrence within the survey area.

Ruderal: Ruderal areas are those areas which have been subject to historic and ongoing disturbance by human activities and are devoid of vegetation or dominated by non-native and/or invasive weed species. Ruderal areas within the survey area include habitat directly adjacent to the roadway and other developed areas, including the lawns associated with Glorya Jean Tate Park. Little to no native vegetation is present within this habitat. Common non-native plant species observed include iceplant (*Carpobrotus edulis*), coastal heron's bill (*Erodium cicutarium*), wild oat (*Avena barbata*), and ripgut brome (*Bromus diandrus*). Approximately 1.2 acres of ruderal habitat is present within the survey area.

Ruderal areas are considered to have low biological value as they are generally dominated by non-native plant species and consist of relatively low-quality habitat from a wildlife perspective. However, common wildlife species which do well in urbanized and disturbed areas, such as the American crow (*Corvus brachyrhynchos*), California ground squirrel (*Otospermophilus beecheyi*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), western scrub jay (*Aphelocoma californica*), European starling (*Sturnus vulgaris*), coast range fence lizard (*Sceloporus occidentalis bocourtii*), and rock pigeon (*Columba livia*) may forage within these areas. Several special-status plant species have the potential to occur in open sandy areas of the survey area; however, no special-status plant species were observed during the focused botanical surveys conducted in April and May 2024.

- *A Manual of California Vegetation classification(s):* None
- *California Natural Communities List*: Not listed

Title:

Vegetation Map

Date 2/12/2025

Scale N/A

Project 2024.30

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure

10

Developed: Developed areas within the survey area include paved roads, parking areas, as well as developed areas of Glorya Jean Tate Park. Generally, no vegetation is present within these areas, and they are considered to have little to no biological value. Approximately 2.7 acres of developed habitat is present within the survey area.

- *A Manual of California Vegetation classification(s):* None
- *California Natural Communities List*: Not listed

Sensitive Habitats. The proposed project site is largely disturbed and does not contain any riparian habitat or sensitive natural communities identified in local or regional plans, policies, or regulations or by the CDFW or the Service. No other sensitive habitats were identified within the project site.

Special-Status Species. Published occurrence data within the survey area and surrounding quadrangles were evaluated to compile a table of special-status species known to occur in the vicinity of the survey area (**Appendix A**). Each of these species was evaluated for their likelihood to occur within and immediately adjacent to the survey area. No special-status plant or wildlife species were determined to have a moderate or high potential to occur within the survey area for the species-specific reasons presented in **Appendix A**. These species are therefore unlikely to be impacted by the project and are not discussed further. However, raptors and other protected avian species have the potential to nest within trees within and adjacent to the survey area.

Special-Status Plant Species: Protocol-level focused botanical surveys were conducted on April 8 and May 21, 2024, to determine the presence or absence of special-status plant species within the project site. Survey methods included walking the site to identify and map populations of special-status plant species, if present. Surveys were conducted in accordance with the methods described above. No special-status plant species were observed within the survey area.

Raptors and Other Protected Avian Species: Raptors, their nests, and other nesting birds are protected under California Fish and Game Code. While the life histories of these species vary, overlapping nesting and foraging similarities allow for their concurrent discussion. Most raptors are breeding residents throughout most of the wooded portions of the state. Stands of live oak, riparian deciduous, or other forest habitats, as well as open grasslands, are used most frequently for nesting. Breeding occurs February through September, with peak activity May through July. Prey for these species include small birds, small mammals, and some reptiles and amphibians. Many raptor species hunt in open woodland and habitat edges.

Various species of raptors and other nesting birds, such as red-tailed hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus),* American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), and turkey vulture (*Cathartes aura*), have the potential to nest within any of the large trees present within and adjacent to the survey area.

Protected Trees. Section 17.62.030 of the City Municipal Code regulates the removal or damage of trees over six inches or more in diameter at breast height (measured at 4.5 feet above ground) within the City limits. Multiple trees within the survey area meet this criterion. The proposed project includes the removal of one cypress tree and a mix of four Myoporum and Yucca trees. Removal of these trees would require a tree removal permit from the City and replacement at a minimum ratio of 1:1 as a condition of the City-issued tree removal permit.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
BIOLOGICAL RESOURCES. Would the project:					
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 Wildlife or U.S. Fish and Wildlife Service?		X			11, 12, 44
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				X	11, 12, 44
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X	11, 12, 44
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X			11, 12, 44
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		11, 12, 44
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?				X	11, 12, 44

Explanation

a) **Less-than-Significant Impact with Mitigation Incorporated.** The survey area consists of highly disturbed areas directly adjacent to existing development. However, nesting birds have the potential to occur within the survey area. Construction activities may result in direct mortality of individuals and/or loss of habitat for these species, which would represent a potentially significant impact. However, these impacts would be reduced to a less-than-significant level with incorporation of **Mitigation Measure BIO-1**, as identified below.

As described above, DD&A conducted two focused botanical surveys for special-status plant species in April and May 2024. These surveys determined that special-status plant species were not present within the survey area. Therefore, no impact to special-status plant species would occur as a result of the proposed project.

Mitigation Measures

MM BIO-1 Construction activities that may affect nesting raptors and other protected avian species can be timed to avoid the avian nesting season (February 1 through September 15). Specifically, vegetation and/or tree removal can be scheduled between September 16 and January 31. If this is not possible, pre-construction surveys for protected avian species shall be conducted by a qualified biologist within 15 days prior to the commencement of construction activities in all areas that may provide suitable nesting habitat that exist in or within 300 feet of the project boundary.

If nesting birds are identified during pre-construction surveys, a qualified biologist shall impose an appropriate buffer within which no construction activities or disturbance will take place (generally 300 feet in all directions). A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, as determined by the qualified biologist, or until after September 1 (when young are assumed fledged). The qualified biologist shall provide MCWD with a memo documenting compliance with this mitigation measure following completion of construction.

The proposed project would have a less-than-significant impact 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 Wildlife or U.S. Fish and Wildlife Service with incorporation of **Mitigation Measure BIO-1.**

b) **No Impact.** The proposed project site is largely disturbed and does not contain any riparian habitat or sensitive natural communities identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service. No other sensitive habitats were identified within the project site. No impact to sensitive habitats would occur as a result of the proposed project.

c) **No Impact**. The proposed project is located within previously developed or disturbed areas, and no natural hydrologic features or federally protected wetlands as defined by Section 404 of the Clean Water Act occur on site. Therefore, no direct removal, filling, or hydrological interruption of a wetland area would occur from implementation of the proposed project. The proposed project would have no impact on wetlands.

d) **Less-than-Significant Impact with Mitigation**. The project is proposed on a previously disturbed site that is primarily characterized as ruderal and developed habitat. The proposed project site is not located within a designated wildlife corridor. However, various species of nesting birds have the potential to occur on the site. Mitigation for potential impacts to these species are provided in *Impact a)*, above. Further, the project would not disconnect or fragment habitat and, due to regional availability of habitat, would not impede wildlife movement in the area. Therefore, the proposed project would have a less-than-significant impact with implementation of **Mitigation Measure BIO-1** related to substantially interfering with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

e) **Less-than-Significant Impact.** The City regulates the removal or damage of all protected trees within the City limits, including the project area. The proposed project is anticipated to require the removal of one cypress tree and a mix of four Myoporum and Yucca trees. As a result, a tree removal permit would be required for damage to or removal of one or more protected trees. Multiple species of protected trees occur within and adjacent to the proposed project site. Since the proposed project would result in removal of a protected tree, the applicant would be required to acquire a tree removal permit from the City prior to construction. Compliance with the tree removal permit issued by the City would ensure that the project would have a less-than-significant impact related to removal of trees.

f) **No Impact**. There are presently no adopted Habitat Conservation Plans (HCPs), Natural Community Conservation Plans (NCCPs), or other approved local, regional, or state habitat conservation plans covering the project site. Implementation of the proposed project would have no impact related to interference with any current local, regional, or state HCPs or NCCPs, and, therefore, no mitigation would be required.

Conclusion: The project would have a less-than-significant impact on biological resources with implementation of the mitigation measure identified above.

5.2.5 CULTURAL RESOURCES

Albion Environmental, Inc. (Albion) prepared a Phase I Cultural Resource Inventory for the proposed project (**Appendix B**).[2] The Phase I Cultural Resource Inventory includes the results of background research and field reconnaissance of the proposed project site. Background research consisted of a records search from the California Historical Resources Information System (CHRIS), Northwest Information Center at Sonoma State University (NWIC), and a Sacred Lands File (SLF) search with the Native American Heritage Commission (NAHC). Albion's field reconnaissance consisted of a pedestrian survey of the site on March 13, 2025, which investigated the site for evidence of cultural and tribal cultural resources. The following section is based on the findings of Albion's report.

Setting

Archaeologists working in California's central coast have generally recognized six major periods of precolonial human occupation. The Esselen were one of the smallest groups of Native Californians observed at the time of European contact in the eighteenth century. At the time of European contact, the Esselen occupied a territory encompassing approximately 850 square miles spanning the upper Carmel Valley, the Santa Lucia Mountains and the Big Sur coast area from approximately Point Sur to Point Lopez, and the upper Arroyo Seco watershed into the western edge of the Salinas Valley to Greenfield. Esselen territory comprised five "districts" (Excelen, Eslenajan, Ekheahan, Imunahan, and Aspasniajan), each having a number of semi-sedentary villages occupied on a seasonal basis, and all sharing the same language.

The Esselen underwent cataclysmic changes during the period of Spanish colonialism and missionization during the period of 1776-1834. Estimates for the population at the time of contact range from about 500 to over 1,300. As the Esselen were gradually brought into the mission system, and placed under the direction of the mission fathers, they lost much of their erstwhile autonomous existence and traditional lifeway and were scattered between the three missions around their territory, Missions Carmel, Soledad,

[2] Portions of the Phase I Cultural Resource Inventory have been omitted from **Appendix B** due to the potential for confidential information. Qualified personnel may request a copy of the complete Phase I Cultural Resource Inventory from MCWD.

and San Antonio. The Native population of the Monterey area was decimated due to diseases and hardships ubiquitous to the Spanish and Mexican missions in addition to the violent encounters with military patrols sent out to recapture Natives fleeing from the missions. Mission activities lasted until about 1808 and the new Mexican government began secularization of the missions in 1834. Much of the former mission land was divided among loyal Mexican subjects, although a few Indigenous individuals were given rancherias. After secularization in 1834, Native individuals of many groups, including the Esselen, often presented themselves as other than Indian to the outside world, in large part due to the discrimination suffered during and after the mission period. The new ranchos that sprang up as a result of secularization were centered around the raising and maintaining of vast herds of cattle and employed a variety of laborers including Esselen and members of other tribes. In 1846, during the Mexican-American war, U.S. forces captured Monterey without a fight and occupied it as a defensive position. Upon conclusion of the war in 1848, Mexico ceded California to the United States and in 1849 a constitutional convention was held in Monterey, followed by ratification of the California Constitution and the next year by statehood.

The majority of the project area was located outside any rancho boundaries as it was part of the lands under the control of the original City of Monterey founded by the Spanish in 1770. The northernmost section of the project area, what is now the intersection of Abdy Way and Cardoza Avenue, was part of the Rancho Las Salinas, a 24,818-acre Mexican land grant.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
CULTURAL RESOURCES. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines § 15064.5?				X	1, 21, 25
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?		X			1, 21, 25
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		X			1, 21, 25

Explanation

a) **No Impact.** No listed or known potential National Register of Historic Places and/or California Register of Historical Resources are located within the vicinity of the proposed project site. No other significant or potentially significant local, state or federal historic properties, landmarks, points of interest, etc. have been identified within or adjacent to the proposed project site. Therefore, no impacts to historical resources pursuant to CEQA Guidelines § 15064.5 would occur as a result of the proposed project.

b, c) **Less-Than-Significant Impact with Mitigation Incorporated.** Albion conducted archival research, a records search at the NWIC, a search of the SLF file with the NAHC, and a pedestrian survey of the project area. The NWIC records search indicated that four previous cultural resource studies have previously been conducted within a portion of the Project Area and eight cultural resource studies have been conducted within a quarter-mile radius of the Project Area. The record search revealed that no previously recorded cultural resources are located within the

Project Area. However, two previously recorded cultural resources are located within a quarter-mile radius of the Project Area. Albion did not find evidence of surface archaeological resources within the project area during their pedestrian survey. However, Albion noted that visibility in the survey area was considered poor due to existing development. In addition, a portion of the new wastewater infrastructure would pass through an area of potential archaeological sensitivity. Albion did not perform any subsurface testing within the survey area. Therefore, the project site is considered sensitive for archaeological resources. In addition, there is the potential to encounter human remains interred outside of a formal cemetery during ground disturbing activities. These potentially significant impacts to unknown archaeological resources and human remains interred outside of a formal cemetery can be mitigated to a less-than-significant level with the implementation of **Mitigation Measures CR-1** through **CR-3**.

Mitigation Measures

MM CR-1 Prior to the initiation of ground disturbing activities, MCWD shall retain a Native American monitor affiliated with the Costanoan Rumsen Carmel Tribe and a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, to develop and implement an Extended Phase I Archaeological Assessment of the archaeologically sensitive area within the Project site to test for precolonial archaeological deposits to the depth of the project's grading, trenching, and excavation. The Extended Phase I Assessment shall include subsurface testing of the archaeologically sensitive areas within the project site through mechanical trenching to allow the archaeologist to observe subsurface conditions and locate any buried cultural deposits, features, or artifacts. The qualified archaeologist shall complete the Extended Phase I Assessment following removal of pavement and other impervious surfaces at the project site. The archaeologist shall document any findings and subsurface conditions in an Extended Phase I report which shall be submitted to MCWD. If the Extended Phase I Investigation identifies archaeological resources, the archaeologist shall evaluate the find to determine its significance under CEQA (14 CCR 15064.5(f); Public Resources Code Section 20182), consistent with MM CR-2.

MM CR-2 Throughout ground disturbing activities, in the event that archaeological resources (sites, features, or artifacts) are exposed during the Extended Phase I Assessment and/or construction activities for the proposed project, all construction work occurring within 50 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards, can evaluate the significance of the finds and determine whether or not additional study is warranted. Construction activities may not resume in the area within the 50-foot radius (or additional buffer as determined appropriate by the archaeologist) of the discovery until authorized by the archaeologist. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f): Public Resources Code Section 21082), the archaeologist may simply record the find and allow work to continue. If the archaeologist determines that the discovery is considered a significant cultural resource under CEQA, additional work such as preparation of an archaeological or tribal cultural resources treatment plan, testing, data recovery, and construction monitoring would be warranted. Examples of treatment for archaeological resources may

include (1) avoiding the resource, (2) establishing an permanent conservation easement over the resource, (3) capping or covering the resource with a layer of soil before building on the resource, (4) incorporating the resource into parks, greenspace, or some other open space, and (5) conducting archaeological data recovery to excavate the resource, analyze the artifacts, develop a report of findings, and curate the artifacts at an appropriate facility. The qualified archaeologist shall prepare a *Monitoring Closure Report* summarizing any finds and implemented treatment activities and provide to MCWD following completion of ground disturbing activities for review and approval.

MM CR-3 Throughout ground disturbing activities, the construction contractor shall ensure that treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws. This shall include immediate notification of the Monterey County Sheriff's Office and MCWD.

In the event of the coroner's determination that the human remains are Native American, MCWD shall notify the Native American Heritage Commission. The Native American Heritage Commission shall appoint a Most Likely Descendant (MLD) (PRC Section 5097.98).

MCWD, Professional Archaeologist, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The California PRC allows 48 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project will follow PRC Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

Conclusion: The proposed project would have a less-than-significant impact on cultural resources with incorporation of the mitigation measures identified above.

5.2.6 ENERGY

Setting

Beginning in 2018, all PG&E customers within Monterey, San Benito, and Santa Cruz Counties began to receive their electricity from Central Coast Community Energy (3CE) (previously known as Monterey Bay Community Power [MBCP]). 3CE is a community choice energy agency that has committed to providing its customers with 100 percent carbon-free energy by the year 2030 (3CE 2025). Community choice energy agencies allow local governments to procure power on behalf of their residents, businesses, and municipal accounts from an alternative supplier while still receiving transmission and distribution service from their existing utility provider (in this case, PG&E). This is typically an attractive option for communities that want more local control over their electricity sources, more clean energy than their

default utility offers, and/or lower electricity prices. Per Public Utilities Code Section 366.2, customers have the right to opt-out of the community choice energy program and continue to receive service from the incumbent utility (PG&E) if they choose.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
6. ENERGY. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X		17, 21, 22
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X		17, 21, 22

Explanation

a) **Less-Than-Significant Impact**. The proposed project would not result in a potentially significant environmental effect due to the wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during construction or operation of the proposed project. Energy use associated with construction and operation of the Proposed Project would not constitute an adverse effect under CEQA, as described below.

Energy Used During Construction

Construction of the proposed project would require energy for the procurement and transportation of materials, as well as site preparation. The anticipated construction schedule assumes the proposed project would be built-out over a period of approximately eight months. The construction phase would require energy for the manufacture and transportation of building materials, preparation of the site (e.g., excavation, and grading), and the actual construction of the project. Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks. The projected total construction energy use has not been determined at this time. However, equipment and fuel are not typically used wastefully on a construction site due to the added expenses associated with renting, maintaining, and fueling the equipment; therefore, the proposed project would not cause inefficient, wasteful, or unnecessary consumption of energy as the construction schedule and process would be designed to be efficient in order to avoid excess monetary costs. Hand tools would be used when possible to avoid use of heavy machinery. Furthermore, the energy use required to complete construction would be limited and short-term. The proposed project would have a less-than-significant impact related to wasteful, inefficient, or unnecessary energy consumption during construction.

Operational Energy Usage

The total annual operational energy use of the proposed project is not known at this time. Direct energy use would occur in association with operating the proposed lift station, including the backup generator for testing or as an alternate source of energy in the event of a power outage. Indirect energy use would also occur through the use of petroleum fuels for vehicle trips to maintain the proposed project.

The proposed project would be built to the specifications of the 2022 California Building Code standards and Title 24 energy efficiency standards (or subsequently adopted standards in effect at the time of building permit issuance), and CALGreen code, which includes insulation and design provisions to minimize wasteful energy consumption, thereby improving the efficiency of the overall project. In addition, MCWD's maintenance schedule is already designed to maximize efficiency and incorporation of maintenance of the proposed project into existing MCWD maintenance routines would not result in wasteful, inefficient, or unnecessary energy consumption. The proposed project would have a less-than-significant impact related to wasteful, inefficient, or unnecessary operational energy use.

Conclusion

Based on the discussion above, the proposed project would not result in potentially significant environmental impacts, during construction or operation, due to wasteful, inefficient, or unnecessary consumption of energy resources.

b) **Less-Than-Significant Impact**. As stated above, the construction and operation of the proposed project would have a less-than-significant impact due to energy usage and efficiency and, thus, would not conflict with local or state plans for energy efficiency. The proposed project would also be required to build to 2022 California Building Code standards, Title 24 energy efficiency standards (or subsequently adopted standards in effect at the time of building permit issuance), and CALGreen code, which includes design provisions to minimize wasteful energy consumption, thereby improving the efficiency of the overall project. As a result, the proposed project would comply with existing state energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the project would result in a less-than-significant impact related to conflict with or obstruction of a state or local plan for renewable energy or energy efficiency.

Conclusion: The proposed project would have a less-than-significant impact related to energy use.

5.2.7 GEOLOGY AND SOILS

Setting

The following discussion describes the geological characteristics of the proposed project site based on a project-specific Geotechnical Investigation prepared by Pacific Crest Engineering, Inc. (July 2024), as well as available resources offered by Federal, State, and local agencies.

Soil Conditions

The soils in the project site are identified as being Older Coastal Dunes (Pacific Crest 2024). The Older Coastal Dunes soil type is described as "weakly consolidated, well sorted sand deposited during at least two periods in the Fort Ord area".

Assessment of Potential Geologic Hazards

Localized Faulting. The site is not located within a currently delineated State of California Alquist-Priolo Earthquake Fault Zone as shown on the CDC online Earthquake Zones of Required Investigations GIS viewer (EQZapp) (CDC 2024). The Reliz fault is the closest fault to the site, located approximately one mile southwest of the project site (Pacific Crest 2024). No known active faults have been identified on or near the project site; thus, the potential for future surface fault rupture at the site is considered to be low.

Flood Hazard. The Federal Emergency and Management Administration (FEMA) maintain a collection of Flood Insurance Rate Maps (FIRM), which cover the entire U.S. These maps identify those areas which may be subjected to 100-year and 500-year cycle floods. Based on review of these maps, the vast majority of the project site is in an area zoned as Zone X (unshaded), which is considered to be outside the 500-year flood zone and protected by levee from the 100-year flood zone (FEMA 2017). A small portion of the sanitary sewer force main at the southeast end of Seaside Court is located in Flood Zone AE. Flood Zone AE is a special hazard flood zone with a one percent annual chance of flooding in any given year (FEMA 2025).

Landslides. Landslides are ground failures (several tens to hundreds of feet deep) in which a large section of a slope (i.e., mass of earth material, including debris and often portions of bedrock) detaches and slides downhill. Landslides are not to be confused with minor surficial slope failures (slumps), which are usually limited to the topsoil zone and can occur on slopes composed of almost any geologic material. Landslides can cause damage to structures both above and below the slide mass. The project site is relatively flat and is considered to have low landslide potential (County of Monterey 2025).

Liquefaction and Seismic Settlement. The term liquefaction describes a phenomenon in which saturated, cohesionless or very low plasticity soils temporarily lose shear strength (liquefy) due to increased pore water pressures induced by strong, cyclic ground motions during an earthquake. Structures founded on or above potentially liquefiable soils may experience bearing capacity failures due to the temporary loss of foundation support, vertical settlements (both total and differential), and/or undergo lateral spreading. The factors known to influence liquefaction potential include age, soil type, relative density, grain size, plasticity, confining pressure, depth to groundwater, and the intensity and duration of the seismic ground shaking. Liquefaction is most prevalent in young loose to medium dense, non-plastic coarse-grained soils below the groundwater table. The County of Monterey's GIS viewer describes the site as having a low potential for liquefaction (County of Monterey 2025). Pacific Crest's site investigation confirmed that the site has a low potential for liquefaction at depths between 10 to 15 feet (Pacific Crest 2024).

Expansive Soils. Expansive soils are characterized by their ability to undergo significant volume changes (shrink or swell) due to variations in moisture content. Changes in soil moisture content can result from precipitation, landscape irrigation, utility leakage, roof drainage, perched groundwater, drought, or other factors and may result in unacceptable settlement or heave of structures or concrete slabs supported on grade. The soils underlying the site have non-plastic characteristics and are considered to have a low expansion potential (Pacific Crest 2024, County of Monterey 2025).

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
GEOLOGY AND SOILS. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:					

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X		9, 25, 26, 39
ii) Strong seismic ground shaking?			X		9, 25, 26, 39
iii) Seismic-related ground failure, including liquefaction?			X		25, 26, 39
iv) Landslides?				X	25, 26, 39
b) Result in substantial soil erosion or the loss of topsoil?			X		25, 26, 39
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		25, 26, 39
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X		39, 43
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X	25, 26, 39
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X	40

Explanation

a(i) **Less-Than-Significant Impact**. The potential for surface rapture is low as no active faults cross the region and the proposed project site is located outside Alquist-Priolo Earthquake Zones (Pacific Crest 2024, CDC 2024). Additionally, the proposed project would comprise mostly underground sanitary sewer infrastructure, which would not increase exposure of people or buildings to greater risk of seismic hazards. In addition, the project would be designed and constructed in accordance with standard engineering and seismic safety design techniques to further ensure infrastructure is not compromised from seismic activity. For these reasons, the project would result in a less-than-significant impact due to rupture of a known earthquake fault.

a(ii) **Less-Than-Significant Impact**. The proposed project is located in a seismically active region. The nearest active fault is the Reliz fault, located approximately one mile southwest of the proposed project area (Pacific Crest 2024). As a result, the proposed project could be subject to seismically induced hazards during its design lifetime. However, the proposed project is a wastewater system improvement project and does not include the addition of any new habitable structures which could substantially increase exposure of individuals or buildings to greater risk of seismic hazards. To minimize potential seismically induced hazards, the proposed project

would be designed to comply with all standard engineering and seismic safety design requirements and guidelines contained in the Uniform Building Code and California Building Code. Additionally, the final design of the proposed project would be required to comply with the recommendations of a design-level geotechnical analysis anticipated to be required as part of the grading permit application. Compliance with existing building code requirements, standard engineering and seismic safety design techniques, as well as the recommendations of a design-level geotechnical report would ensure that potential impacts would be minimized. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death from strong seismic ground shaking and any impacts would be less-than-significant.

a(iii) **Less-Than-Significant Impact**. Subsurface soils at the site are not considered susceptible to liquefaction or significant seismically-induced settlement due to the depth of groundwater and density of the soils at depth (Pacific Crest 2024, County of Monterey 2025). As described above, the project site may be subject to strong ground shaking in the event of a major earthquake. The City would issue a grading permit as part of the proposed project approval pursuant to City Municipal Code Chapter 8.46. Furthermore, the project would be constructed to standard engineering and seismic safety design techniques pursuant the California Building Code. The project would be designed and constructed in accordance with all state, federal, and other laws, rules, regulations to avoid or minimize potential direct or indirect damage from seismic related ground failure, including liquefaction. Therefore, the project would have a less-than-significant impact related to liquefaction.

a(iv) **No Impact**. The lift station component of the project is located on a site that is relatively flat and as a result there is no potential for landslides. The pipeline components of the project would be located underground and would likewise not be impacted by landslides. Therefore, the potential for landslides is considered low and no impact would occur as a result of the project. See also *Impact a(iii)* above.

b) **Less-Than-Significant Impact**. Development of the proposed project would disturb less than one total acre. Therefore, the proposed project is not subject to the requirements of the NPDES Program General Storm Water Permit. However, the proposed project does include grading and earthmoving activities which could result in a temporary increase in erosion. As described in *Impact a(iii)* above, the proposed project would be required to obtain a grading permit from the City which would require submittal of an erosion control plan and drainage plan prior to issuance of a grading permit which requires implementation of standard erosion control BMPs (e.g., silt fencing, installation of wattles, etc.) to minimize erosion-related impacts.

Compliance with City requirements and BMPs would ensure that construction activities associated with the project would not cause substantial soil erosion under CEQA and potential erosion-related impacts would be less-than-significant.

c) **Less-Than-Significant Impact**. As stated above, the project site does not contain soil and geologic hazards that could result in lateral spreading, subsidence, or liquefaction, which could damage proposed structures. Furthermore, the project would be constructed to standard engineering and seismic safety design techniques pursuant the California Building Code. Therefore, the project would have a less-than-significant impact related to unstable soils.

d) **Less-Than-Significant Impact**. The proposed project site is primarily composed of Baywood Sand (UC Davis and NRCS 2024). The Baywood series consists of deep, somewhat excessively drained soils that formed in old sand dunes near the coast, with slopes of 0 to 50 percent. This soil classification is characterized as being somewhat excessively drained, with slow runoff and rapid permeability, and is considered to have "non-plastic" characteristics (UC Davis and NRCS 2024). In addition, the proposed project is a wastewater system improvement project and does not include the addition of any new habitable structures which could create substantial direct or indirect risks to life or property. Further, construction of the proposed project would be required to comply with the most recent regulatory requirements, which would ensure the protection of project components occupants from geo-seismic hazards, such as expansive soils; therefore, impacts related to expansive soils would be less-than-significant.

e) **No Impact**. The project does not include the installation of any septic tanks or alternative wastewater disposal systems. Therefore, no impact related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems would occur as a result of the project.

f) **No Impact**. Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, and diagnostically or stratigraphically important, as well as those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. They include fossil remains of large to very small aquatic and terrestrial vertebrates, remains of plants and animals previously not represented in certain portions of the stratigraphy and assemblages of fossils that might aid stratigraphic correlations – particularly those offering data for the interpretation of tectonic events, geomorphologic evolution, paleoclimatology, and the relationships of aquatic and terrestrial species. Most of the fossils found in Monterey County are of marine life forms and form a record of the region's geologic history of advancing and retreating sea levels. A review of nearly 700 known fossils localities in the County was conducted in 2001; 12 fossil sites were identified as having outstanding scientific value. The proposed project site is not located on or near any of those sites (Rosenberg and Clark 2001). Therefore, the proposed project would not directly or indirectly destroy a paleontological resource or site or unique geologic feature, as none exist within the proposed project area. No impact would occur to paleontological resources as a result of the project.

Conclusion: The proposed project would have a less-than-significant impact on geology and soils with implementation of identified standard permit conditions and BMPs.

5.2.8 GREENHOUSE GAS EMISSIONS

Setting

Global temperatures are affected by naturally occurring and anthropogenic-generated atmospheric gases, such as water vapor, carbon dioxide, methane, and nitrous oxide (Intergovernmental Panel on Climate Change 2007). Gases that trap heat in the atmosphere are called greenhouse gases (GHGs). Solar radiation enters the earth's atmosphere from space, and a portion of the radiation is absorbed at the surface. The earth emits this radiation back toward space as infrared radiation. Greenhouse gases, which are mostly transparent to incoming solar radiation, are effective in absorbing infrared radiation and redirecting some of this back to the earth's surface. As a result, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. This process is known as

the greenhouse effect. The greenhouse effect helps maintain a habitable climate. Emissions of GHGs from human activities, such as electricity production, motor vehicle use, and agriculture, are elevating the concentration of GHGs in the atmosphere. GHG emissions from Anthropogenic sources are causing a trend of unnatural warming of the earth's climate, known as global warming or global climate change.

Climate change has a cumulative impact; a project contributes to this impact through its incremental contribution of GHG emissions combined with the cumulative increase of all other sources of GHGs. MBARD defines their GHG threshold in terms of carbon dioxide equivalent (CO_2e), a metric that accounts for emissions from various GHGs based on their global warming potential. If annual emissions of GHGs exceed these threshold levels, the proposed project would result in a cumulatively considerable contribution of GHG emissions and must implement mitigation measures (MBARD 2016). MBARD has not yet adopted a threshold for construction-related GHG emissions but recommends utilizing thresholds set by neighboring districts (e.g., Sacramento Metropolitan Air Quality Management District [SMAQMD]). SMAQMD adopted an updated threshold based on the 2030 target year in April 2020. Based on correspondence with MBARD staff, utilizing this threshold would be appropriate. Therefore, the Proposed Project would result in a significant construction GHG related impact if the Proposed Project would emit more than 1,100 metric tons of CO_2e ($MTCO_2e$) per year (SMAQMD 2020). Conversely, if a project emits less than 1,100 $MTCO_2e$, the proposed project would have a less-than significant GHG related impact. The Proposed Project would result in a significant operational GHG related impact if the Proposed Project would emit more than 10,000 $MTCO_2e$.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
GREENHOUSE GAS EMISSIONS. Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		33, 34, 35, 41
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X		33, 34, 35

Explanation

a) **Less-Than-Significant Impact**.

Short-term Construction

The proposed project is in the NCCAB, where MBARD regulates air quality. For the purposes of this analysis, the SMAQMD's threshold of 1,100 $MTCO_2e$ is being utilized given the fact that MBARD has not yet adopted construction thresholds for GHG emissions. As discussed above, if a project emits less than 1,100 $MTCO_2e$ per year during construction, its GHG emissions impact would be less-than-significant. The proposed project would generate temporary construction-related GHG emissions. Detailed air quality modeling for construction of the proposed project was not performed. Given the overall limited scale of the proposed project (less than one acre of ground disturbance over the course of eight months), construction would not result in a substantial increase in vehicle trips or GHG emissions in the short-term. The project would require a maximum of 12 workers onsite at the peak of construction. Construction is estimated to

last approximately eight months and disturb a total area of 17,200 sf. As a result, any potential effects from GHG generation during construction would be short-term, temporary, and would not exceed the SMAQMD threshold of 1,100 $MTCO_2e$ per year. Therefore, construction of the project would have a less-than-significant impact related to generation of GHG emissions.

Long-term Operation

The proposed project would be considered to result in a significant operational GHG impact if project operation would result in GHG emissions exceeding MBARD's established threshold of 10,000 $MTCO_2e$ per year. The proposed project would connect to the existing electrical system and would generate minimal operational GHG-emissions. In addition, the proposed project would be absorbed into MCWD's existing maintenance schedule and would not require additional vehicle trips for maintenance compared to existing conditions. The proposed project includes a backup generator to ensure continued operation of the lift station in the event of a power outage. However, operation of the generator would be infrequent, temporary, and would also be subject to MBARD permitting requirements intended to limit air quality and GHG emissions (also see *Section 5.2.3 Air Quality*). For these reasons, project operation would result in a less-than-significant GHG-related impact.

b) **Less-Than-Significant Impact**. As described above, the proposed project is not expected to generate GHG emissions that would exceed applicable thresholds. Therefore, the proposed project would have a less-than-significant impact related to conflicting with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Conclusion: The proposed project would have a less-than-significant impact related to GHG emissions.

5.2.9 HAZARDS AND HAZARDOUS MATERIALS

Setting

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed of, or otherwise managed. Hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer. Hazardous materials transport, use, and disposal is heavily regulated at the federal, state, and local levels. These regulations are applied on a project-specific basis as part of the permitting process.

Government Code Section 65962.5 requires California Environmental Protection Agency (CalEPA) to develop a Cortese List that is updated at least annually. While CalEPA no longer maintains a single Cortese List, CalEPA uses the following database and list to meet the requirements of Government Code Section 65962.5.

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.

- List of Leaking Underground Storage Tank (LUST) Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by State or Regional Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" Cease and Desist Orders (CDO) and Clean-up and Abatement Orders (CAO) from State Water Board.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on review of the above-listed databases, no hazardous material sites are identified as being located on the project site. One cleanup site is located within 0.25 mile of the project (CalEPA 2025).

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X		21, 22
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X		21, 22
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X	21, 22
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	3, 27
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X	20, 21, 22, 36
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X		21, 22, 24
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X		4, 21, 24

Explanation

a) **Less-Than-Significant Impact.** Construction and operation of the project would involve the routine transport, use, or disposal of hazardous materials on- and off-site as described below.

Construction

Construction activities would require the temporary use of hazardous substances, such as fuel, lubricants, and other petroleum-based products for operating construction equipment as well as oil, solvents, or paints. As a result, the proposed project could result in the exposure of persons and/or the environment to an adverse environmental impact due to the accidental release of hazardous materials. However, the transportation, use, and handling of hazardous materials would be temporary and would coincide with the short-term project construction activities. Further, these materials would be handled and stored in compliance with all applicable federal, state, and local requirements. Any handling of hazardous materials would be limited to the quantities and concentrations set forth by the manufacturer and/or applicable regulations and all hazardous materials would be securely stored in a construction staging area or similar designated location within the project site. In addition, the handling, transport, use, and disposal of hazardous materials must comply with all applicable federal, state, and local agencies and regulations, including the Department of Toxic Substances Control; Occupational Health and Safety Administration (OHSA); Caltrans; and the County Health Department - Hazardous Materials Management Services.

Compliance with the local, state, and federal regulations identified above would ensure that project construction would have a less-than-significant impact related to the handling, transport, use, and disposal of hazardous materials.

Operation

Operation of the proposed project would consist of using a lift station to convey wastewater flows through underground sanitary sewer pipelines. Small quantities of chemicals may be utilized during operation of the project associated with routine maintenance of facilities. However, all such materials would be applied, stored, transported, and disposed of in accordance with applicable regulations and manufacturers' recommendations. As a result, operation of the proposed project would result in a less-than-significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials.

b) **Less-Than-Significant Impact.** The proposed project includes the removal and replacement of existing gravity sewer that may contain asbestos. Any asbestos containing materials would be disposed of at a facility licensed to process asbestos-containing material in accordance with applicable DTSC regulations. In addition, construction of the project would involve the routine transport, use, or disposal of hazardous materials on- and off-site. These materials are anticipated to include, but are not limited to, petroleum and diesel fuels, solvents, and paints, which may contain hazardous materials. However, all hazardous materials would be applied, stored, handled, transported, and disposed of in accordance with all applicable manufacturers' recommendations. Small quantities of hazardous materials would also be utilized during operation, primarily associated with routine maintenance of facilities. These materials would be applied, stored, handled, transported, and disposed of in accordance with all applicable manufacturers' recommendations. For these reasons, the project would result in a less-than-significant impact from accidental release of hazardous materials into the environment.

c) **No Impact.** There are no schools within a quarter mile of the proposed project. The closest school is Ione Olson Elementary School, which is located approximately 0.5 mile east of the proposed project. Therefore, the proposed project would result in no impact related to emitting hazardous materials or emissions within a quarter mile of an existing or proposed school.

d) **No Impact**. The project is not located on any sites that are included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (CalEPA 2025). Therefore, the proposed project would result in no impact due to being located on a site included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5.

e) **No Impact**. The project site is located approximately 2.15 miles northwest of the Marina Municipal Airport. The Proposed Project would not result in a safety hazard or exposure to excessive noise for people residing or working in the proposed project area as there are no airports within two miles of the site and the project would not require permanent on-site employees. No impact related to a safety hazard from operation of an airport would occur as a result of the project.

f) **Less-than-Significant Impact.** The project includes installment of sewer pipeline in local roadways, including Reservation Road. The Marina Fire Department (MFD) identifies Reservation Road and Del Monte Boulevard as evacuation routes for the City (MFD, n.d.). Additionally, the Safety Element of the County of Monterey 2010 General Plan (County General Plan) identifies Reservation Road and SR 1 as emergency evacuation routes (County of Monterey 2010). A portion of the proposed sanitary sewer force main would be installed in a section of Reservation Road located east of SR 1 and west of Del Monte Boulevard, which could temporarily interfere with use of this evacuation route. However, interference with use of this roadway would be temporary, ceasing upon completion of installment of this section of pipeline. Construction within roadways is anticipated to last for a period of three to six months, which would not constitute a substantial period of time. Additionally, any road closures during work within roadways would comply with the conditions of a City-issued encroachment permit, which would require maintaining one-way traffic on affected roadways (or coordinating with the City to provide acceptable detours that provide ingress and egress for any private property located adjacent to the project). Further, Del Monte Boulevard would remain available as a primary evacuation route, which connects both to SR 1 and to a section of Reservation Road that runs inland and connects to SR 68. Therefore, in the event of an emergency during temporary construction activities, evacuation routes would remain open; any increased congestion along the section of Reservation Road where work is occurring would be intermittent and could be avoided through use of Del Monte Boulevard and other unaffected segments of Reservation Road for evacuation. Further, project construction would not involve substantial increases in traffic and construction vehicles and equipment would be staged outside of roadways, which would not impede emergency access. Therefore, the proposed project would result in a less-than-significant impact related to impairing or interfering with an adopted emergency response plan or emergency evacuation plan.

g) **Less-Than-Significant Impact**. The project site is not located within a State Responsibility Area (SRA) designated by the California Department of Forestry and Fire Protection, nor is the project in a High or Very High Fire Hazard Severity Zone (VHFHSZ) (CALFIRE 2024; County of Monterey 2022). The 2022 Monterey County Multi-Jurisdictional Hazard Mitigation Plan identifies the project site as an area with Low to Moderate threat of wildland fire (County of Monterey 2022). The MFD provides fire protection services to the project site and is located approximately one mile south of the proposed project. Although unlikely, construction activities involving the use of mechanized equipment could lead to wildland fire through generation of sparks and use of flammable materials (e.g., fuel, lubricants, etc.). However, the use of heavy mechanized equipment would be confined to paved areas and disturbed areas mostly devoid of vegetation. Construction equipment would also be maintained and fitted with safety equipment (spark arrestors, mufflers, etc.) to reduce the risk of fire. Operation of the proposed project would involve transmission of water through underground sewer mains. The lift station would be located within Glorya Jean Tate Park, which contains vegetation that could ignite in a wildfire event. However, the lift station would be shielded in protective enclosures, in a paved area not conducive to fire, and would be subject to daily maintenance checks to ensure safe operation. Therefore, project operation would not increase the risk of wildfire. Also see *Section 5.2.20 Wildfire*. For these reasons, the project would result in a less-than-significant impact related to wildfire.

Conclusion: The project would have a less-than-significant impact related to hazards and hazardous materials.

5.2.10 HYDROLOGY AND WATER QUALITY

Setting

The proposed project is located at the existing Glorya Jean Tate Park, within public roadways, and in a private access road and parking lot. Various existing City drainage management features are located throughout the project area. The Flood Insurance Rate Map issued by the Federal Emergency Management Agency (FEMA) indicate the majority project site is located within Zone X (unshaded) (see **Figure 11**). Zone X (unshaded) is defined as an area of minimal flood hazard; the Zone is located outside of Special Flood Hazard Areas and is higher than the elevation of the 0.2-percent-annual-chance flood. A small portion of the sanitary sewer force main at the southeast end of Seaside Court is located in Flood Zone AE. Flood Zone AE is a special hazard flood zone with a one percent annual chance of flooding in any given year (FEMA 2025).

Title:

FEMA Flood Map

Date 3/25/2025
Scale N/A
Project 2024.30

Monterey | San Jose
Denise Duffy and Associates, Inc.
Environmental Consultants Resource Planners
947 Cass Street, Suite 5
Monterey, CA 93940
(831) 373-4341

Figure
11

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
HYDROLOGY AND WATER QUALITY. Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X		21, 22, 39
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X		21, 22, 39
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X		
i) Result in substantial erosion or siltation on- or off-site;			X		25, 29, 30
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X		25, 29, 30
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X		25, 29, 30
iv) Impede or redirect flood flows?			X		25, 29, 30
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X		10, 25, 37
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X		21, 22

Explanation

a) **Less-Than-Significant Impact**.

Construction

Construction of the project would require grading activities that could result in a temporary increase in erosion affecting the quality of storm water runoff and groundwater quality. No bodies of surface water exist in the project area. The project would be required to obtain a grading permit through the City and would comply with all terms of the City's grading permit throughout earthmoving activities, including erosion control measures and other BMPs intended to protect surface and groundwater quality. The proposed project may require temporary dewatering for excavations at the lift station. Water would be discharged to either the percolation lot at the northwest corner of the park or to the sanitary sewer and would not result in impacts to groundwater. Therefore, based on compliance with applicable regulations, the project would have a less-than-significant short-term construction-related impact associated with water quality.

Operational Impacts

No bodies of surface water are located within or immediately adjacent to the project site. The proposed project would include approximately 2,000 sf of new impervious surfaces at the lift station site that could result in increased stormwater runoff and pollutant infiltration into groundwater. However, the proposed project includes new and relocated drainage improvements to provide on-site treatment of stormwater runoff generated on the site. Runoff from the lift station site would be directed into the City's existing drainage system via new storm drain inlets installed at the site. The proposed drainage improvements would be designed in accordance with State of California BMPs for water quality treatment standards (see **Figure 8** Grading and Drainage Plan). Therefore, runoff generated on the project site during operation would not degrade surface water quality or result in pollutant infiltration into local and regional groundwater basins. The proposed project would have no impact related to violating water quality standards or waste discharge requirements during operation. For these reasons, project operation would result in a less-than-significant impact on surface and groundwater quality.

b) **Less-Than-Significant Impact**. The proposed project involves new wastewater transmission features and would not directly result in increased water use that would decrease available groundwater. The proposed project includes excavation to a maximum depth of 25 feet, which could potentially encounter groundwater. In this event, the proposed project may require temporary dewatering for excavations at the lift station. Water would be discharged to either the percolation lot at the northwest corner of the park or to the sanitary sewer and would not result in impacts to groundwater. The project will create 2,000 sf of new impervious surfaces at the lift station that could increase the rate of surface runoff on the site. However, the project includes new drainage improvements to manage increases in surface runoff, and the relatively small size of the new impervious area would not result in a substantial impediment to groundwater recharge. As a result, the proposed project would have a less-than-significant impact related to a significant net reduction in groundwater recharge compared to existing conditions.

ci) **Less-Than-Significant Impact**. The Proposed Project would not result in substantial erosion or siltation on-or-off site. The proposed project would adhere to the requirements of the City's grading permit and implement standard construction BMPs to reduce erosion and ensure impacts are minimized to a less-than-significant level. Temporary increases in erosion could occur during construction due to ground-disturbing activities. However, the project would disturb less than one acre, which would not constitute a substantial amount of earthmoving; therefore, any additional erosion resulting from project construction is expected to be minimal. Additionally, the project construction would be required to obtain a grading permit from the City which would require submittal of an erosion control plan and drainage plan prior to issuance of a grading permit which requires implementation of standard erosion control BMPs to minimize erosion-related impacts (also see *Section 5.2.7 Geology and Soils*). Further, the project consists primarily of underground infrastructure in existing paved roadways and previously disturbed areas. Following construction, these areas would be restored to pre-project conditions. The new lift station would include drainage improvements to manage on-site runoff and avoid permanent impacts from erosion and siltation. As such, impacts related to erosion and siltation would be temporary, ceasing upon completion of project construction. Therefore, the project would have a less-than-significant impact from increased erosion and siltation on- or off-site.

cii) **Less-Than-Significant Impact**. The project will create 2,000 sf of new impervious surfaces at the lift station that could increase the rate of surface runoff on the site. However, the project

includes new drainage improvements to manage increases in surface runoff (as described under *Impact ci)*, above). In addition, the lift station component of the project is mapped by FEMA as being within Flood Zone X (unshaded) and is considered to be located outside the 100-year floodplain. While a small portion of the sanitary sewer force main is located in Zone AE, this component of the project would be located belowground and would not increase the rate of surface runoff compared to existing conditions. As a result, the proposed project would have a less-than-significant impact associated with flooding on-site or off-site due to increased surface runoff.

ciii) **Less-Than-Significant Impact**. The majority of the project site is mapped by FEMA as being within Flood Zone X (unshaded) and is considered to be located outside the 100-year floodplain. While a small portion of the sanitary sewer force main is located in Zone AE, this component of the project would be located belowground and would not alter existing drainage patterns or increase stormwater runoff that would exceed existing or planned stormwater drainage features. The project would result in a 2,000 sf increase in impervious surfaces, drainage improvements are included to manage on-site stormwater runoff. As a result, the proposed project would have a less-than-significant impact related to creating or contributing runoff water to existing or planned stormwater facilities.

civ) **Less-Than-Significant Impact**. The majority of the project site is mapped by FEMA as being within Flood Zone X (unshaded) and is considered to be located outside the 100-year floodplain. While a small portion of the sanitary sewer force main is located in Zone AE, this component of the project would be located belowground and would not impede or redirect flood flows. While the project includes 2,000 sf of new impervious surfaces at the lift station site, the project also includes drainage improvements to manage onsite flood flows. As a result, the project would have a less-than-significant impact related to significantly impeding or redirect flood flows.

d) **Less-Than-Significant Impact**. As described above, the majority of the proposed project is not located within a 100-year floodplain or flood hazard zone. While a small portion of the sanitary sewer force main is located in Zone AE, this component of the project would be located belowground and would be of low risk to emit pollutants during a flood event. The project is not located near any surface bodies of water and is therefore not located in an area subject to seiche hazards. In addition, the proposed project site is located entirely outside of the Tsunami inundation zone delineated by the California Department of Conservation (CDC 2025). The proposed project would have a less-than-significant impact related to the risk of release of pollutants due to project inundation in a flood zone, tsunamis, and seiches.

e) **Less-Than-Significant Impact**. The proposed project consists of improvements to the MCWD wastewater collection system. The proposed project would be required to comply with the requirements of a City-issued grading permit as well as standard BMPs during construction. In addition, the proposed project includes drainage improvements, including on-site stormwater treatment, to manage stormwater runoff generated by the proposed project. As described above, the proposed project would have a less-than-significant impact on water quality or groundwater quality that would conflict with or obstruct implementation of a water quality control or sustainable groundwater management plan.

Conclusion: The proposed project would have a less-than-significant impact on hydrology and water quality.

5.2.11 LAND USE

Setting

The proposed project is located within the City limits. The proposed project site is currently disturbed and primarily developed. The proposed lift station site is surrounded by the following uses:

- North: Residential
- East: Residential
- South: Visitor-Serving, Commercial (Retail/Service)
- West: SR 1

The proposed sanitary sewer force main is surrounded by the following uses:

- North: Residential
- East: Residential, Commercial (Retail/Service)
- South: Residential, Recreation
- West: Visitor-Serving, Residential

The applicable planning document for the proposed project is the City's General Plan (2000, as amended through 2023). Most of the work within Glorya Jean Tate Park would occur in the former Drew Street right-of-way which does not carry a General Plan designation or Zoning designation. Segment C3.3 of the Sanitary sewer force main is zoned as "Retail Business District (C-1)" and Segment C3.4 is zoned "Single-Family Residential District (R-1)." All other segments of the sewer force main and other project components (i.e., replacement of existing sewer infrastructure) would occur in roadways and rights-of-way, which do not carry General Plan or Zoning designations.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
LAND USE AND PLANNING. Would the project:					
a) Physically divide an established community?				X	21, 22
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X	21, 22

Explanation

a) **No Impact**. The physical division of an established community typically refers to the construction of a linear feature, such as a major highway or railroad tracks, removal of a means of access, such as a local road or bridge, or construction of a large-scale development such as an industrial park or university campus, that would impair mobility within an existing community or between a community and outlying area. Under existing conditions, the project site is not used as a connection between established communities. Additionally, the project would consist of temporary and relatively small-scale construction (approximately 0.4 acres of disturbance over eight months). Additionally, construction of linear infrastructure (i.e., pipeline) as part of the project would be in existing local roadways and City rights-of-way and would be repaved

immediately following installation and would not physically divide an established community. The lift station component of the proposed project is located in a vacant area and pedestrian access to the park would be maintained once the project is operational. For these reasons, no impact from physically dividing an established community would occur as a result of the project.

b) **No Impact**. The proposed project consists of improvements to the City's sanitary sewer system, including construction and operation of a lift station and a sanitary sewer force main, and replacement of existing sewer infrastructure (i.e., pipelines and manholes). In addition, some relocation of existing utility infrastructure would occur as part of the proposed improvements at Glorya Jean Tate Park. Most project components would be constructed in areas that do not contain a General Plan or Zoning designation. Components on land carrying a General Plan or Zoning designation are limited to a small portion of the lift station and Segment C3.4 in Glorya Jean Tate Park and Segment C3.3 of the proposed sanitary sewer force main. The portion of the lift station and Segment C3.4 located in Glorya Jean Tate Park is designated by the City's General Plan as "Parks and Recreation" and is zoned as "Single-Family Residential District (R-1)"). Segment C3.3 of the sanitary sewer force main is designated as "Visitor-Serving" by the City's General Plan and is zoned as "Retail Business District [C-1])." Allowable conditional uses in R-1 and C-1 areas include public and quasi-public uses, which encompass water system facilities (City 2025). The City's General Plan does not provide specific guidance for allowable uses in land designated as "Parks and Recreation." The City's General Plan does not explicitly list water system infrastructure as a permitted use in Visitor-Serving areas; however, permitted uses include those which do not preempt land required to meet future demand for hotel and associated uses; and do not detract from or otherwise deter development of the primary uses allowed (City 2023). Project components in Visitor-Serving areas would be limited to the proposed sanitary sewer main, which would be entirely underground in existing developed and paved areas. Following installation, disturbed areas carrying the Visitor-Serving designation would be repaved. As such, this component would not interfere with any future land use or otherwise deter development of Visitor-Serving infrastructure in this area. For these reasons, the project would not conflict with any policy adopted for the purposes of avoiding and/or mitigating an adverse environmental effect and no impact would occur.

Conclusion: The project would have no impact on land use and planning.

5.2.12 MINERAL RESOURCES

Setting

In accordance with the Surface Mining and Reclamation Act of 1975 (SMARA), the California Geological Survey (CGS) maps the regional significance of mineral resources throughout the state, with priority given to areas where future mineral resource extraction could be precluded by incompatible land use or to mineral resources likely to be mined during the 50-year period following their classification. The CGS delineates Mineral Resource Zones (MRZs) based on their mineral resource potential.

The proposed project site is classified MRZ-2 which is defined by CGS as "areas where geologic information indicates the presence of significant construction aggregate resources."

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
MINERAL RESOURCES. Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	14, 21
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X	14, 21

Explanation

a, b) **No Impact**. Although the project site is classified MRZ-2 by the CGS, the proposed project is located in previously disturbed and developed areas. Additionally, mineral resources recognized in the City's General Plan are limited to areas west of SR 1 and areas east of SR 1 that are within the Armstrong Ranch portion of the City's Sphere of Influence (City 2023). The proposed project site is east of SR 1 and is not within the Armstrong Ranch portion of the City's Sphere of Influence. Additionally, the project site is not currently used for mineral resource extraction, and mineral resource extraction would be an incompatible use with the site's current zoning and adjacent residential and institutional uses. Further, implementation of the proposed project would not result in any large-scale excavation or other activities resulting in significant removal of mineral deposits. Therefore, the project would result in no impact related to the loss of availability of a known mineral resource or a locally important mineral resource recovery site.

Conclusion: The project would have no impact on mineral resources.

5.2.13 NOISE

Setting

Noise is generally defined as sound that is loud, disagreeable, or unexpected. Sound is mechanical energy transmitted in the form of a wave because of a disturbance or vibration. Sound levels are described in terms of both amplitude and frequency. Noise is commonly defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels ("dB") with 0 decibels corresponding to the threshold of hearing. **Table 3** contains definitions of key technical terms. Most sounds consist of a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound.

Table 3.
Definitions of Common Acoustical Terms

Term	Definitions
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.

Term	Definitions
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro-Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micro-Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period. The hourly L_{eq} used for this report is denoted as dBA $L_{eq[h]}$.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels in the night between 10:00 pm and 7:00 am.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Ln Values L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

The method commonly used to quantify environmental sounds consists of evaluating all the frequencies of a sound in accordance with a weighting that reflects the fact that human hearing is less sensitive at low frequencies and extreme high frequencies than in the frequency mid-range. This is called "A" weighting, and the decibel level measured is called the A-weighted sound level ("dBA"). Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources, which creates a relatively steady background noise in which no particular source is identifiable. To describe the time-varying character of environmental noise, the statistical noise descriptors, L01, L10, L50, and L90, are commonly used. They are the A-weighted noise levels equaled or exceeded during one percent, 10 percent, 50 percent, and 90 percent of a stated time period. A single number descriptor called the L_{eq} is also widely used and represents the average, or A-weighted noise level during a stated period of time.

The proposed project is not located in the vicinity of a private airstrip or an airport land use plan (MCALUC, 1996), or within two miles of a public airport or public use airport. The existing noise environment is characterized primarily by traffic along local roadways and users of the existing Glorya Jean Tate Park.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
NOISE. Would the project result in					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			21, 22, 31, 32
b) Generation of excessive groundborne vibration or groundborne noise levels?			X		21, 22, 31, 32
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X		20, 21, 22, 36

Approach to Analysis

Short-Term Construction. Short-term noise impacts associated with construction activities were analyzed based on typical construction equipment noise levels and distances to the nearest noise-sensitive land usage. Noise levels were predicted based on representative off-road equipment noise levels derived from the Federal Highway Administration's (FHWA's) *Road Construction Noise Model* based on average equipment usage rates and assuming a noise-attenuation rate of six dB per doubling of distance from the source.

Long-Term Operation. Noise impacts were assessed by reviewing applicable City noise standards. The *CEQA Guidelines* do not define the levels at which temporary and permanent increases in ambient noise are considered "substantial." A noise level increase of three dBA is barely perceptible to most people, an increase of five dBA is readily noticeable, and a difference of 10 dBA would be perceived as a doubling of loudness. For purposes of this analysis, a significant increase in ambient noise levels would be defined as an increase of three dBA, or greater, at sensitive receptors and that would exceed the City's applicable noise standards. The City's applicable noise standards are summarized in **Table 4**.

Table 4.
City of Marina Interior and Exterior Noise Standards

Land Use Category	Acceptable Exterior Noise Standards (dBA)	Conditional Exterior Noise Standards (dBA)	Interior Noise Standards (dBA)
Residential	60	70	45
Live/Work	65	75	50
Hotel/Motel	65	75	50
Office	67	77	55
Other Commercial	70	80	60
Industrial/Agriculture	70	80	60
Schools, Libraries, Theaters, Churches, Nursing Homes	60	70	45
Parks and Playfields	65	70	N/A
Golf Courses, Riding Stables, Cemeteries	70	75	N/A

Source: City of Marina 2023

Groundborne Vibration. The *CEQA Guidelines* also do not define the levels at which groundborne vibration levels would be considered excessive. For this reason, Caltrans' recommends groundborne vibration thresholds to use when evaluating impacts based on increased potential for structural damage and human annoyance. For purposes of this analysis, risks of architectural damage (i.e., minor cracking of plaster walls and ceilings) would be considered potentially significant if construction-generated ground vibration levels at nearby structures would exceed 0.5 in/sec peak particle velocity (PPV). Ground vibration in excess of 0.2 in/sec PPV would be expected to result in a potential for significant short-term increases in levels of annoyance for occupants of nearby buildings.

Explanation

a) **Less-Than-Significant Impact with Mitigation Incorporated**. The project's potential to result in substantial increases in ambient noise level during construction and operation is discussed below.

Construction Noise

Sensitive receptors in the area include users of the existing park, as well as residential uses located adjacent to the park and segments of the sanitary sewer force main. Project construction would generate a temporary increase in noise associated with the use of construction equipment. Noise generated by construction can vary greatly depending on the specific equipment selected by the construction contractor. Construction equipment may include pick-up trucks, wheeled backhoe, tracked or wheeled excavator, dump trucks, tampers/compactors, trench boxes and shoring equipment, delivery trucks, crane or large excavator to unload pre-cast, concrete mixer/delivery truck, and road paving equipment (AC spreader, roller-compacter, vibratory roller). Using guidance provided by the FHWA, it is estimated that noise will reach a maximum of 85 decibels at a distance of 50 feet from construction.

Table 5 summarizes noise levels commonly associated with construction equipment. As noted in **Table 5**, instantaneous noise levels (in dBA L_{max}) generated by individual pieces of construction equipment typically range from approximately 80 dBA to 85 dBA L_{max} at 50 feet. Typical operating cycles may involve two minutes of full power, followed by three or four minutes at lower settings. Average-hourly noise levels (L_{eq}) for individual equipment range from 73 to 82 dBA L_{eq}. Based on typical off-road equipment usage rates and assuming multiple pieces of equipment operating simultaneously in a localized area, average-hourly noise levels could reach levels of approximately 80 dBA L_{eq} at roughly 100 feet.

Table 5.
Typical Construction Equipment Noise Levels(dBA) at 50 Feet from Source

Equipment	L_{max}	L_{eq}
Air Compressor	78	74
Backhoe	78	74
Concrete Mixer	79	75
Crane, Mobile	81	73
Dozer	82	78
Grader	85	81

Equipment	L_{max}	L_{eq}
Loader	79	71
Paver	77	74
Roller	80	73

Source: Based on measured data obtained from the FHWA Roadway Construction Noise Model (FHWA 2008).

The City has not adopted noise standards that apply to short-term construction activities. However, based on screening noise criteria commonly recommended by federal agencies, construction activities would generally be considered to have a potentially significant impact if average-hourly daytime noise levels would exceed 80 dBA L_{eq} at noise-sensitive land uses, such as residential land uses (FTA 2018). There are many residential sensitive receptors located within the Proposed Project area. Construction would occur within 50 feet of residential units in some locations. Construction activities in proximity to sensitive receptors could exceed exterior noise standards. For these reasons, this impact would be considered potentially significant and can be reduced to a less-than-significant level with the incorporation of **Mitigation Measure NSE-1**.

Mitigation Measure

NSE-1 The following measures shall be implemented by the construction contractor to reduce construction-generated noise levels:

a. Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, and between the hours of 10:00 a.m. and 7:00 p.m. on Sundays and legal holidays.

b. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.

c. When not in use, all construction equipment shall be turned off and shall not be allowed to idle. Clear signage shall be posted that states this requirement for workers at the entrances to the site.

d. Construction equipment and haul trucks shall be turned off when not in use.

e. Construction equipment and material staging areas shall be located at the furthest distance possible from nearby residential land uses.

f. To the extent possible, heavy-duty haul truck trips required for project construction should be scheduled during the non-peak hours of the day.

Implementation of the above mitigation measures would limit construction activities to the less noise-sensitive periods of the day and would minimize noise generation from construction equipment and vehicles. With the implementation of **Mitigation Measure NSE-1**, the project would result in a less-than-significant impact from temporary construction-related noise generation.

Operational Noise

The majority of project components would be located below-ground once operational and would not result in a permanent increase in noise levels at sensitive receptors. The lift station at the park would be the only source of regular operational noise associated with the project. The vast majority of mechanical equipment at the lift station would be housed in protective encasings which would serve to limit noise emissions. The primary source of noise associated with the lift station would be associated with operation of a backup generator that would be used in the event of a power outage to ensure continued operation of the lift station. However, use of the generator will be infrequent and temporary, and the generator will be equipped with a sound enclosure. As a result, operational noise would not significantly increase at nearby sensitive receptors. For these reasons, project operation would result in a less-than-significant noise impact.

b) **Less-Than-Significant Impact**. Construction of the proposed project would result in temporary, short-term increases in groundborne vibration levels due to ground disturbing activities. Construction equipment may include pick-up trucks, wheeled backhoe, tracked or wheeled excavator, dump trucks, tampers/compactors, trench boxes and shoring equipment, delivery trucks, crane or large excavator to unload pre-cast, concrete mixer/delivery truck, and road paving equipment (AC spreader, roller-compacter, vibratory roller). Construction activities may generate groundborne vibration within 50 feet of existing residential receptors. A vibration impact could occur where noise-sensitive land uses are exposed to excessive vibration levels. Sensitive receptors adjacent to the proposed project area could be exposed to temporary groundborne vibration or groundborne noise levels. The FTA has published standard vibration levels and PPV for construction equipment. **Table 6** summarizes groundborne vibration levels associated with typical construction equipment.

Table 6.
Vibration Velocities for Construction Equipment

Equipment	PPV at 25 feet (inches/second)	Approximate Velocity (Lv) at 25 feet
Pile Driver (impact)	1.518	112
Pile Driver (sonic)	0.734	105
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.017	75
Vibratory Roller	0.21	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drilling	0.089	87
Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Note: Data reflects typical vibration level. Source: (FTA 2018)

For purposes of this analysis, excessive groundborne vibration would be 0.3 inches per second (as derived from the U.S. Department of Transportation, Earthborne Vibrations Technical Advisory equation for attenuation of vibration) at nearby residential buildings, which is the level at which vibration could cause damage to masonry and wood buildings (FTA 2018). The nearest existing structures located adjacent to intensive construction are residential receptors located approximately 50 feet from the proposed project site. Sensitive receptors in the area could be exposed to groundborne vibrations of varying magnitudes depending on the type of equipment

and proximity to construction activities, such as vibratory rollers. The vibration level associated with these types of equipment would attenuate to a maximum of approximately 0.21 inches per second at 25 feet, but would drop significantly at ranges of 50 feet to approximately 0.05 inches per second and can therefore be assumed to be below the threshold of 0.3 inches per second. Predicted construction vibration levels at nearby structures would not exceed the minimum recommended criteria of 0.3 in/sec PPV at nearby buildings. The proposed project would not introduce any new land uses that would result in substantial groundborne vibration once operational. Therefore, the proposed project would result in a less-than-significant impact related to generation of excessive groundborne vibration or groundborne noise levels.

c) **Less-Than-Significant Impact**. The closest airport to the proposed project is the Marina Municipal Airport, which is located approximately 2.15 miles southeast of the project site. According to the Airport Master Plan for the Marina Municipal Airport, the eastern portion of the project site is within Zone 7 – Airport Influence Area (City 2018). The proposed project consists of new improvements to MCWD's wastewater collection system and would not result in the introduction of new land uses that would be exposed to aircraft noise. Therefore, the proposed project would result in a less-than-significant impact related to excessive noise levels from airport operations.

Conclusion: With incorporation of the identified mitigation measure above, the proposed project would have a less-than-significant noise impact.

5.2.14 POPULATION AND HOUSING

Setting

The proposed project consists of the construction and operation of a new lift station at the northern end of Glorya Jean Tate Park and installation of a new sanitary sewer force main in existing roadways. The project site is in the City of Marina, on previously disturbed and primarily developed land which does not contain housing. In addition to serving existing connections, the proposed project would add wastewater conveyance capacity to facilitate planned population growth associated with the Marina Station Development. The Marina Station Development EIR was approved in 2008. The Marina Station Development EIR did not identify any significant impacts related to population and housing as a result of buildout of the Marina Station Development (City 2007).

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
POPULATION AND HOUSING. Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X	19, 21, 22
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X	21, 22

Explanation

a) **No Impact**. The proposed project would involve construction and operation of a lift station, a new sanitary sewer force main, and replacement of existing sanitary sewer infrastructure (i.e., pipelines, manholes) in Marina. While the proposed project would serve future wastewater connections associated with the Marina Station Development, impacts from population and housing as a result of this development were analyzed in the City's EIR. Therefore, this would be considered planned population growth. The proposed project does not include any approvals for additional wastewater connections beyond existing connections and those analyzed in the Marina Station Development EIR. Additionally, project construction would be temporary (approximately eight months of work) and would not provide an ongoing source of employment for construction workers. It is anticipated that employees hired to construct the project would be from the local labor pool and would not relocate to the area as a result of project construction. For these reasons, project construction and operation would not contribute to unplanned population growth in the area and no impact would occur.

b) **No Impact**. No residential uses are located on the project site. The proposed project involves installation of wastewater infrastructure in a previously disturbed park and within roadways. As such, no housing or people would be displaced as a result of the project. Therefore, no impact would occur from displacement of existing people or housing.

Conclusion: The project would have no impact on population and housing.

5.2.15 PUBLIC SERVICES

Setting

Fire Protection: Fire protection services are provided to the project site by the MFD. The City operates one fire station located at 211 Hillcrest Avenue, approximately one mile south of the project site.

Police Protection: Police protection services are provided to the project site by the Marina Police Department. The City operates one police station which is also located at 211 Hillcrest Avenue.

Schools: Public schools in the area are administered by the Monterey Peninsula Unified School District (MPUSD). The closest school to the proposed site is Ione Olson Elementary School, which is located approximately 0.5 mile east of the proposed project.

Parks: The closest park to the proposed project is Glorya Jean Tate Park which is where the proposed lift station and relocated utilities would be located. No other parks would be affected by the proposed project.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
a) Fire protection?			X		21, 22
b) Police protection?			X		21, 22
c) Schools?			X		21, 22
d) Parks?			X		21, 22
e) Other public facilities?			X		21, 22

Explanation

a, b) **Less-Than-Significant Impact**. The project site consists of local roadways, a private access road, paved parking lot, and the existing Glorya Jean Tate Park. All of these sites are currently served by existing public services including fire and police protection. Although unlikely, the City's Police Department and/or the MFD could be required to respond to potential construction-related emergencies during operation. Construction is anticipated to occur over eight months and would not significantly impact fire protection or police protection services or require the construction of new or remodeled facilities. The proposed lift station would be unmanned and would include security fencing, which would minimize the potential increase in demand for Police Department response. The lift station would undergo routine maintenance and would be checked daily by MCWD staff to ensure all equipment is in safe and working condition, which would minimize the potential increase in demand for Police Department and/or MFD response. Any incremental increase in demand for fire or police services would be fulfilled by existing services and would not require the construction of new or remodeled police and fire facilities. Therefore, the project would result in a less-than-significant impact related to police and fire protection services.

c, d, e) **Less-Than-Significant Impact**. As previously discussed, the proposed project is a wastewater system improvements project and would not directly or indirectly result in a substantial increase in population that would result in increased demand for schools, parks, or other public services. The lift station component of the proposed project is located at the City's Glorya Jean Tate Park, which would alter an existing park facility. However, this component has been sited predominantly within an existing easement in a vacant location of the park. Therefore, the proposed project would not significantly alter the park facility such that new or replacement facilities would be required. Therefore, the project would have a less-than-significant impact on schools, parks, and other public services.

Conclusion: The project would have a less-than-significant impact on public services.

5.2.16 RECREATION

Setting

Please refer to the discussion under *Section 5.12.5, Public Services*, above. The lift station component of the proposed project, as well as relocated utility lines, would be located within Glorya Jean Tate Park.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
RECREATION.					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		21, 22
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X		21, 22

Explanation

a, b) **Less-than-Significant Impact**. The proposed project would not include any residential uses or other land uses typically associated with an increased usage of existing park and recreational facilities. Therefore, the project would not increase the use of existing neighborhood and regional parks. However, the lift station component of the proposed project, as well as relocated utility lines, would be located within the existing Glorya Jean Tate Park. The proposed lift station is located in an existing easement, on a vacant portion of the park. The majority of the park would remain accessible during construction activities and the project would not impact ongoing park use once operational. MCWD has coordinated the placement of the proposed lift station with the City to ensure that existing and future improvements to the park would not be impacted by the project. These improvements within the existing park could result in impacts to recreational facilities. However, potential impacts associated with these improvements are analyzed throughout this document. Mitigation has been identified throughout this document as-needed to address potential impacts from these new recreational uses. For these reasons, the project would result in a less-than-significant impact related to recreation.

Conclusion: The project would have a less-than-significant impact on recreational facilities.

5.2.17 TRANSPORTATION

Setting

SR 1 provides regional access to the project site and local access to the project site is provided from Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, Seaside Court, and various other local roadways. The proposed project also includes a new sanitary sewer force main and replacement of existing sewer infrastructure in local roadways.

Vehicle Miles Traveled

Historically, transportation analysis has utilized delay and congestion on the roadway system as the primary metric for the identification of traffic impacts and potential roadway improvements to relieve traffic congestion that may result due to proposed/planned growth. However, the State of California has recognized the limitations of measuring and mitigating only vehicle delay at intersections, and in 2013, passed Senate Bill (SB) 743, which requires jurisdictions to stop using congestion and delay metrics, such as Level of Service (LOS), as the measurement for CEQA transportation analysis. With the adoption of SB 743 legislation, public agencies are now required to base the determination of transportation impacts on Vehicle Miles Traveled (VMT) rather than on LOS. The intent of this change is to shift the focus of transportation analysis under CEQA from vehicle delay and roadway auto capacity to a reduction in vehicle emissions and the creation of robust multimodal networks that support integrated land uses.

VMT is generally defined as the total miles of travel by personal motorized vehicles that a project is expected to generate in a day. VMT is calculated using the Origin-Destination VMT method, which measures the full distance of personal motorized vehicle trips, with one trip-end being the project. As of this writing, neither the City nor the County of Monterey have adopted VMT thresholds of significance. The publication Technical Advisory on Evaluating Transportation Impacts in CEQA, State of California Governor's Land Use and Climate Innovation (LCI, formerly the Office of Planning and Research (OPR)), December 2018, lists screening thresholds for various types of land use development, including some that are presumed to have a less-than-significant VMT effect and, therefore, a less-than-significant adverse transportation impact. Small projects that generate or attract fewer than 110 trips per day are generally assumed to cause a less-than-significant transportation impact. In the absence of local thresholds, the screening threshold of 110 daily trips is used to assess VMT impacts related to the proposed project.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
TRANSPORTATION. Would the project:					
a) Conflict with program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X		21, 22
b) Would the project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?			X		21, 22
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X	21, 22
d) Result in inadequate emergency access?			X		21, 22

Explanation

a) **Less-Than-Significant Impact.** The proposed project would result in temporary construction-related traffic. Construction-related vehicle trips would include workers traveling to and from the project construction sites and staging area(s) and other trucks associated with equipment and material deliveries. The average daily construction worker trips are not known at this time, but a

maximum of 12 workers would be working on the project at the peak of construction intensity. Truck trips for materials and hauling for the proposed project would vary depending on delivery of materials and construction vehicles. Compared to the existing level of traffic traveling on local roadways, the temporary construction-related traffic would be minimal.

Transit Facilities

Transit services in the project area are provided by Monterey Salinas Transit (MST). The proposed project does not include new transit facilities or improvements to existing transit facilities. While the proposed project may require temporary lane or road closures during construction, all affected roadways would be restored to pre-project conditions following completion of construction. There are no MST transit stops within the project area. The proposed project would not increase demand on existing transit facilities once operational. No impact on transit facilities would occur as a result of the project.

Roadway Network

The Community Infrastructure Element of the City's General Plan identifies Reservation Road as a major roadway and as a 4-Lane Arterial Roadway. Goal 3.9 of the City's General Plan states that major roadways shall strive to maintain a peak period LOS rating of D or better. The proposed project would require temporary road or lane closures within Reservation Road, which could impact existing LOS. However, any lane or road closures within Reservation Road and other local roadways would be temporary and would be of limited duration given the linear nature of the proposed sanitary sewer main installation. All lane or road closures within Reservation Road and other local roadways would be conducted in accordance with the terms of an encroachment permit issued by the City. The proposed project is a wastewater system improvement project and would not generate additional traffic on Reservation Road or other local roadways compared to existing conditions. The project would have a less-than-significant impact on the roadway network.

Bicycle Facilities

There are dedicated bicycle facilities on Cardoza Road in the immediate vicinity of the project site. Other local roadways do not currently have dedicated bicycle facilities. The proposed project may require temporary closures to small segments of bicycle facilities along Cardoza Road during construction. However, any closures of bicycle facilities would be temporary and would be of limited duration given the linear nature of the proposed sanitary sewer main installation. All closures of bicycle facilities would be conducted in accordance with the terms of an encroachment permit issued by the City. The proposed project is a wastewater system improvement project and would not generate additional bicycle traffic compared to existing conditions. The project would have a less-than-significant impact on bicycle facilities.

Pedestrian Facilities

There are dedicated pedestrian facilities located throughout the project area. The proposed project may require temporary closures to small segments of pedestrian sidewalks during construction. However, any sidewalk closures would be temporary and would be of limited duration given the linear nature of the proposed sanitary sewer main installation. All sidewalk closures would be conducted in accordance with the terms of an encroachment permit issued by the City. The proposed lift station would not interfere with pedestrian access to and from Glorya Jean Tate Park. The project would have a less-than-significant impact on pedestrian facilities.

b) **Less-Than-Significant Impact.** CEQA uses the VMT metric to evaluate a project's transportation impacts. In the absence of City and County VMT standard metrics, this document relies on the LCI's recommended small project screening threshold to determine whether the effects of VMT generated by the proposed project would be significant. As a result, the proposed project would result in a significant impact if it results in more than 110 new daily vehicle trips.

Construction

The proposed project would result in temporary construction-related traffic. Construction would require an average of four and a maximum of 12 workers onsite at any given time during the duration of construction. Most of the equipment would be brought to the site at the beginning of work and remain until the completion of construction. Equipment would be stored in staging areas when not in use. As necessary, trucks would bring materials such as water pipes, gravel, and asphalt for the road, etc. to the site. These deliveries would take place over the course of construction of the proposed project. Construction of the proposed project is anticipated to last a maximum of eight months, and construction would occur between the hours of 7 AM – 5 PM, Monday through Friday. No construction would occur on weekends or holidays. Based on the construction schedule, expected number of personnel that would onsite, and the temporary nature of construction, it is unlikely that construction traffic would exceed the threshold of 110 daily trips. In addition, all construction trips would be temporary and would not represent a permanent VMT increase. The proposed project would not be inconsistent with CEQA guidelines Section 15064.3(b). CEQA Guidelines Section 15064.2 subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on VMT. Due to the temporary nature and phased approach of construction, VMT impacts from project construction would be less-than-significant.

Operation

The proposed project would generate a nominal increase in operational traffic. These trips would occur in connection with maintenance related activities of the new system components. MCWD would conduct routine checks at the lift station on a daily basis, consistent with their procedure for maintaining their system. However, maintenance of the Proposed Project would be included under MCWD's existing maintenance schedule and would not result in new trips compared to existing conditions. As a result, anticipated operational traffic trips would be below the threshold of 110 daily trips. Moreover, anticipated traffic associated with operation of the Proposed Project would not substantially increase traffic beyond existing levels associated with the operation of the existing water treatment systems. The Proposed Project would not be inconsistent with CEQA guidelines Section 15064.3(b). CEQA Guidelines Section 15064.2 subdivision (b)(1) calls for the evaluation of transportation impacts of projects based on VMT. For these reasons, project operation would result in a less-than-significant VMT impact.

c) **No Impact.** The proposed project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses. The proposed lift station would be the only aboveground component of the project once operational. The lift station would be located at the end of an existing dead-end street, behind the existing curb. The sanitary sewer force mains would be located underground and would not pose a roadway hazard. Temporary road closures during construction would be conducted in accordance with all applicable regulations (see *Impact d)*, below). No changes to the design of existing roadways would occur. Therefore, the project would result in no impact from increased hazards caused by design features or incompatible uses.

d) **Less-Than-Significant Impact.** The proposed project includes the installation of a new sanitary sewer force mains and replacement of existing sewer infrastructure within local public roadways. Construction of the proposed project would require temporary road or lane closures. These improvements would require an encroachment permit from the City. During construction, MCWD would be required by the conditions of the encroachment permit to implement a Traffic Control Plan (TCP) or equivalent documentation to ensure safe traffic flow, including access for emergency vehicles. Once operational, the components of the proposed project in the public right-of-way would be located underground and would not impede emergency vehicle access. In addition, MCWD would work with the City to assure that emergency vehicle and firefighter access are adequately addressed in the final project design. Therefore, the project would have a less-than-significant impact on emergency access.

Conclusion: The project would have a less-than-significant impact on transportation.

5.2.18 TRIBAL CULTURAL RESOURCES

Setting

California Assembly Bill (AB) 52, in effect since July 2015, provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California Public Resources Code § 21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the California Register of Historical Resources (CRHR) or a local historic register, or that the lead agency has determined to be of significant tribal cultural value. The project sites are not located in the California Register nor are they included as a historic resource in a local historic register.

MCWD sent letters to identified tribal contacts for the project area on May 7, 2025, and followed up with an email notification on May 19, 2025. MCWD received a request for consultation from the Esselen Tribe of Monterey County on May 9, 2025. MCWD attempted to schedule a consultation with representatives of the Esselen Tribe of Monterey County. Ultimately, representatives of the Esselen Tribe of Monterey County indicated via an email sent June 13, 2025, that formal consultation under AB 52 was not required and instead requested that MCWD provide written notification to the tribe in the event that any potential resources are uncovered during project activities. MCWD also received an email response from a representative of the Amah Mutsun Tribal Band on May 19, 2025, confirming that the project was outside of their traditional tribal territory. Amah Mutsun Tribal Band did not request consultation on the proposed project.

In addition, MCWD received a request for consultation on the project from the Costanoan Rumsen Carmel Tribe on May 14, 2025. MCWD scheduled an initial consultation with representatives of the Costanoan Rumsen Carmel Tribe on May 28, 2025, to describe the project and listen to the Tribe's concerns. The results of this consultation are described under *Impact b)* of this section.

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
a) Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or				X	1, 21, 22
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X			1, 21, 22

Explanation

a) **No Impact**. As indicated above in *Section 5.2.5 Cultural Resources*, the proposed project would not result in any adverse impacts to historical resources within the proposed project area, as the proposed project area does not contain any resources that are listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in RPC Section 5020.1(k). No impact to listed or eligible resources would occur as a result of the project.

b) **Less-Than-Significant Impact with Mitigation Incorporated**. No tribal cultural resources or Native American resources have been documented on the project site. However, a portion of the new wastewater infrastructure would pass through an area of potential archaeological sensitivity. As discussed above in *Section 5.2.5 Cultural Resources*, ground disturbing activities on the site could impact unknown archeological resources including Native American artifacts and human remains. Potential impacts would be reduced to a less-than-significant level with implementation of **Mitigation Measures CR-1** through **CR-3**. In addition, MCWD conducted outreach to tribal groups identified by the NAHC as being geographically affiliated with the project region in fulfillment of AB 52 requirements. MCWD received one request for consultation from the Costanoan Rumsen Carmel Tribe. The representatives of the Costanoan Rumsen Carmel Tribe expressed concern with potential disturbance of tribal resources as a result of the project and recommended implementation of several precautionary measures.[3] MCWD collaborated with the

[3] Representatives of the Costanoan Rumsen Carmel Tribe expressed concern with the potential for culturally modified trees being removed as part of the proposed project. However, the trees proposed for removal were planted in 1972 or earlier and are not old enough to have been modified by members of this or any other tribe. Therefore, mitigation to protect culturally modified trees is not required to reduce impacts to a less-than-significant level.

Costanoan Rumsen Carmel Tribe to prepare **Mitigation Measures TCR-1** through **TCR-3** to reduce impacts to tribal cultural resources to a less-than-significant level.

Mitigation Measures

MM CR-1 Refer to *Section 5.2.5 Cultural Resources* for the text of this mitigation measure.

MM CR-2 Refer to *Section 5.2.5 Cultural Resources* for the text of this mitigation measure.

MM CR-3 Refer to *Section 5.2.5 Cultural Resources* for the text of this mitigation measure.

MM TCR-1 Prior to ground disturbing activities, MCWD shall retain a tribal cultural resource monitor affiliated with the Costanoan Rumsen Carmel Tribe to prepare an *Accidental Discovery Plan*. The *Accidental Discovery Plan* shall include policies and procedures for implementation in the event of the inadvertent discovery of tribal resources during ground disturbing activities. Copies of the *Accidental Discovery Plan* shall be provided to all construction contractors prior to the initiation of ground disturbing activities. A copy of the *Accidental Discovery Plan* shall also be provided to MCWD to ensure compliance with this mitigation measure.

MM TCR-2 Prior to ground disturbing activities, MCWD shall retain a tribal cultural resource monitor affiliated with the Costanoan Rumsen Carmel Tribe to perform a pre-construction tribal cultural resource sensitivity training for all construction personnel involved in ground disturbing activities. The training shall include the regulatory contexts guiding the proposed project and governing the protection of tribal resources, guidance for identifying tribal resources, protocols to follow in case of inadvertent discoveries, and contact information for all key Project personnel, the lead agency, and the Monterey County Sheriff-Coroner. Copies of the training materials and a sign-in sheet from the training shall be provided to MCWD to ensure compliance with this mitigation measure.

MM TCR-3 Prior to ground disturbing activities, MCWD shall retain a tribal cultural resource monitor affiliated with the Costanoan Rumsen Carmel Tribe to provide monitoring for tribal cultural resources. Tribal monitoring shall be required during all ground disturbing activities associated with the proposed project and shall be supplemental to monitoring by a qualified archaeologist. Tribal monitors would have the authority to halt work within 50 feet of a potential find until they have evaluated the potential find to be a tribal cultural resource under CEQA.

If the tribal monitor determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource or tribal cultural resource under CEQA, he/she shall notify MCWD and other appropriate parties of the evaluation. Tribal monitors shall either review and provide edits to mitigation measures proposed by the project archaeologist or suggest alternate mitigation measures to reduce impacts to tribal cultural resources to a less-than-significant level.

The tribal monitor shall contribute to and review the *Monitoring Closure Report* prepared by the project archaeologist and submitted to MCWD at the conclusion of ground disturbing construction activities.

Conclusion: The proposed project would have a less-than-significant impact on tribal cultural resources with implementation of the mitigation measures identified above.

5.2.19 UTILITIES AND SERVICE SYSTEMS

Setting

Utilities and services are furnished to the project site by the following providers:

- Wastewater Treatment:
  - Collection System: Marina Coast Water District (MCWD)
  - Treatment Plant: Monterey One Water (M1W)
- Water Service: Marina Coast Water District (MCWD)
- Storm Drainage: City of Marina
- Solid Waste: GreenWaste Recovery
- Natural Gas & Electricity: 3CE and PG&E

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
UTILITIES AND SERVICE SYSTEMS. Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?		X			21, 22
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X	21, 22
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X	21, 22
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X		5, 21, 22
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X	21, 22

Explanation

a) **Less-Than-Significant Impact with Mitigation Incorporated.** The Proposed Project would not result in significant impacts from relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The project involves improvements to MCWD's existing wastewater collection system which would include constructing and operating a new lift pump station at the existing Glorya Jean Tate Park and installing a new sanitary sewer main and replacing existing sewer infrastructure in existing roadways. While the project includes construction of new wastewater infrastructure, all project components would be constructed in previously disturbed areas and would primarily involve disturbance in paved areas. Additionally, impacts would primarily be temporary, as most project components would be below-ground and would be repaved following construction. Environmental impacts associated with construction and operation of the proposed infrastructure are evaluated throughout this document and mitigation measures have been identified to reduce any potentially significant impacts to a less-than-significant level, where appropriate. Therefore, with implementation of mitigation measures identified throughout this IS/MND, the project would result in a less-than-significant impact from new or expanded wastewater utility infrastructure.

b) **No Impact**. The proposed project consists of improvements to MCWD's wastewater collection system and would not represent an increased demand for potable water compared to existing conditions. No new water connections are proposed as part of the project that would intensify demand for potable water. No impact to water supplies would occur as a result of the project.

c) **No Impact.** The proposed project consists of improvements to MCWD's wastewater collection system and would not result in increased demand on the wastewater treatment provider beyond existing capacity. The proposed project is intended to serve existing wastewater connections and would not increase the total volume of wastewater generated. No impact to wastewater capacity would occur as a result of the project.

d) **Less-Than-Significant Impact**. The proposed project would generate solid waste during construction but is not anticipated to generate solid waste during operation. Any trash generated during construction would be hauled to the ReGen Monterey facility in Marina. The ReGen Monterey facility has a maximum remaining capacity of 48,560,000 cubic yards and a maximum daily throughput of 3,500 tons of solid waste (CalRecycle 2025). Construction waste would be recycled or reused to the extent feasible to limit the amount of materials diverted to the ReGen facility. As a result, all waste disposal to landfills during construction would be minimized, and all waste would be properly disposed of in a safe, appropriate, and lawful manner in compliance with all applicable regulations of local (Monterey County's Integrated Waste Management Plan), state (California Integrated Waste Management Act of 1989 & California Green Building Standards), and federal regulations related to solid waste. The proposed project would result in a less-than-significant impact related to generation of solid waste.

e) **No Impact.** The project would comply with applicable federal, state, and local management and reduction statutes and regulations, including Monterey County's Integrated Waste Management Plan and the California Integrated Waste Management Act of 1989 & California Green Building Standards. Therefore, no impact due to non-compliance with applicable laws and regulations related to solid waste would occur as a result of the project.

Conclusion: The project would have a less-than-significant impact on utilities and service systems with incorporation of the mitigation identified throughout this IS/MND.

5.2.20 WILDFIRE

Setting

The project site is surrounded by residential and undeveloped land and is not located in a State Responsibility Area (SRA) for wildland fires, as designated by the California Department of Forestry and Fire Protection (CAL FIRE 2024) and is not considered land classified as a Very-High Fire Hazard Severity Zone (VHFHSZ). The City defers to the 2022 Monterey County Multi-Jurisdictional Hazard Mitigation Plan (County Hazard Mitigation Plan) for addressing wildfire hazards. The County Hazard Mitigation Plan identifies the project site as an area with Low to Moderate threat of wildland fire (County of Monterey 2022).

CEQA Thresholds

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
WILDFIRE. If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X	4, 24
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X	4, 24
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X	4, 24
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X	4, 24

Explanation

a-d) **No Impact**. The project site is not located in or near a SRA and is not on land classified as a VHFHSZ (CAL FIRE 2024; County of Monterey 2022). The nearest SRA is located near Prunedale, approximately eight miles northeast of the project site. Additionally, the project is surrounded by land that is classified as having a Moderate wildland fire threat potential (County of Monterey 2022). As such, the project would not result in wildfire impacts for a project located in or near an SRA or land classified as a VHFHSZ. Please refer to *Section 5.2.9 Hazards and Hazardous Materials* for discussion of potential wildfire and emergency response impacts unrelated to SRAs or VHFHSZs. The proposed project would have no impact related to wildfire.

Conclusion: The project would not result in impacts related to wildfire in an area within or near an SRA or an area classified as a VHFHSZ.

5.2.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL IMPACTS	Potentially Significant Impact	Less-Than-Significant Impact with Mitigation Incorporated	Less-Than-Significant Impact	No Impact	Checklist Source(s)
MANDATORY FINDINGS OF SIGNIFICANCE.					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X			1-44
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)		X			1-44
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			1-44

Explanation

a) **Less-Than-Significant Impact with Mitigation Incorporated**. The proposed project would not 1) degrade the quality of environment, 2) substantially reduce the habitat of a fish or wildlife species, 3) cause a fish or wildlife population to drop below self-sustaining levels, 4) threaten or eliminate a plant or animal community, 5) reduce the number or restrict the range of a rare or endangered plant or animal, or 6) eliminate important examples of major periods of California history or prehistory. The proposed project would result in temporary construction-related impacts that would be mitigated to a less-than-significant level through the incorporation of mitigation measures identified in this IS/MND. All operational impacts associated with the proposed project would also be reduced to less-than-significant though the incorporation and implementation of mitigation measures. This represents a less-than-significant impact with mitigation incorporated and no additional mitigation is necessary beyond the mitigation identified in each of the respective topical CEQA sections contained in this IS/MND.

b) **Less-Than-Significant Impact with Mitigation Incorporated**. The proposed project would not result in a cumulatively considerable adverse environmental effect. To determine whether a cumulative effect requires an Environmental Impact Report (EIR), the lead agency shall consider whether the impact is significant and whether the effects of the project are cumulatively considerable (CEQA Guidelines Section 15064(h)(1)). This IS/MND contains mitigation to ensure that all potential impacts are minimized to a less-than-significant level. CEQA allows a

lead agency to determine that a project's contribution to a potential cumulative impact is not considerable and thus not significant when mitigation measures identified in the initial study will render those potential impacts less than considerable (CEQA Guidelines 15064(h)(2)). The project could result in impacts to special-status species and habitat, tree removal, previously undiscovered archaeological resources, human remains interred outside of a formal cemetery, construction noise, and disturbance of tribal resources.

Mitigation measures and BMPs are identified discussed throughout this document to ensure that project-level impacts are reduced to a less-than-significant level. Project-level impacts to nesting birds would be mitigated to a less-than-significant level with implementation of **Mitigation Measure BIO-1**. Project-level impacts due to potential disturbance of undiscovered archaeological resources would be mitigated to a less-than-significant level with implementation of **Mitigation Measures CR-1** and **CR-2**. Project-level impacts from potential disturbance of human remains interred outside of a formal cemetery would be mitigated to a less-than-significant level with implementation of **Mitigation Measure CR-3**. Project-level impacts from construction-phase noise would be mitigated to a less-than-significant level with implementation of **Mitigation Measure NSE-1**. Project-level impacts from disturbance of tribal resources would be mitigated to a less-than-significant level with implementation of **Mitigation Measures TCR-1** through **TCR-3**.

There are no nearby projects currently slated for approval (Citizenserve 2025) that would combine with the proposed project to result in cumulative impacts due to light and glare, fugitive dust emissions, impacts to nesting birds, archaeological resources, human remains interred outside of a formal cemetery, construction noise, population increases, demand on recreational facilities, demand on public services, increases in VMT, disturbance of tribal resources, or increased water demand, wastewater generation, and solid waste generation. The project would therefore not be considered to have any impacts that are individually limited but considered cumulatively considerable. The project would have a less-than-significant cumulative impact with mitigation incorporated and no additional mitigation to address cumulative impacts is necessary beyond mitigation identified in each of the respective topical CEQA sections contained in this IS/MND.

c) **Less-Than-Significant Impact with Mitigation Incorporated**. The proposed project would not have a substantial adverse effect on human beings, either directly or indirectly. This IS/MND contains mitigation measures to ensure that all potential impacts would be minimized to a less-than-significant level. This represents a less-than-significant impact with mitigation incorporated and no additional mitigation is necessary beyond mitigation identified in each of the respective topical CEQA sections contained in this IS/MND.

Conclusion: The project would have a less-than-significant impact on the CEQA mandatory findings of significance with the incorporation of mitigation measures, compliance with City policies, compliance with applicable local, state, and federal regulations, and adherence to standard BMPs identified in this document.

CHAPTER 6. DOCUMENT PREPARATION & REFERENCES

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Appendix A
Special-Status Species Table

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Special-Status Species Table

Marina, Monterey, Moss Landing, Prunedale, Salinas, Seaside, and Spreckels Quadrangles

MAMMALS

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Corynorhinus townsendii Townsend's big-eared bat	-- / CSC / --	Found primarily in rural settings from inland deserts to coastal redwoods, oak woodland of the inner Coast Ranges and Sierra foothills, and low to mid-elevation mixed coniferous-deciduous forests. Typically roost during the day in limestone caves, lava tubes, and mines, but can roost in buildings that offer suitable conditions. Night roosts are in more open settings and include bridges, rock crevices, and trees.	**Unlikely** Potential night roost habitat is present within large trees adjacent to the survey area; however, no day or maternity roost habitat is present.
Neotoma macrotis luciana Monterey dusky-footed woodrat	-- / CSC / --	Forest and oak woodland habitats of moderate canopy with moderate to dense understory. Also occurs in chaparral habitats.	**Unlikely** No suitable habitat is present within the survey area as this species requires dense woodland vegetation to nest.
Sorex ornatus salarius Monterey shrew	-- / CSC / --	Mostly moist or riparian woodland habitats, and within chaparral, grassland, and emergent wetland habitats where there is a thick duff or downed logs.	**Unlikely** No suitable habitat is present within the survey area.
Taxidea taxus American badger	-- / CSC / --	Dry, open grasslands, fields, pastures savannas, and mountain meadows near timberline are preferred. The principal requirements seem to be sufficient food, friable soils, and relatively open, uncultivated grounds.	**Unlikely** No suitable habitat is present within the survey area.

BIRDS

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Agelaius tricolor Tricolored blackbird (nesting colony)	-- / ST / --	Nest in colonies in dense riparian vegetation, along rivers, lagoons, lakes, and ponds. Forages over grassland or aquatic habitats.	**Unlikely** No suitable habitat is present within the survey area.
Asio flammeus Short-eared owl (nesting)	-- / CSC / --	Usually found in open areas with few trees, such as annual and perennial grasslands, prairies, meadows, dunes, irrigated lands, and saline and freshwater emergent marshes. Dense vegetation is required for roosting and nesting cover. This includes tall grasses, brush, ditches, and wetlands. Open, treeless areas containing elevated sites for perching, such as fence posts or small mounds, are also needed. Some individuals breed in northern California.	**Unlikely** No suitable habitat is present within the survey area.
Athene cunicularia Burrowing owl (burrow sites & some wintering sites)	-- / SC / --	Year-round resident of open, dry grassland and desert habitats, and in grass, forb and open shrub stages of pinyon-juniper and ponderosa pine habitats. Frequent open grasslands and shrublands with perches and burrows. Use rodent burrows (often California ground squirrel) for roosting and nesting cover. Pipes, culverts, and nest boxes may be substituted for burrows in areas where burrows are not available.	**Unlikely** No suitable habitat is present within the survey area.
Brachyramphus marmoratus Marbled murrelet	FT / SE / --	Occur year-round in marine subtidal and pelagic habitats from the Oregon border to Point Sal. Partial to coastlines with stands of mature redwood and Douglas-fir. Requires dense mature forests of redwood and/or Douglas-fir for breeding and nesting.	**Unlikely** No suitable habitat is present within the survey area.
Charadrius alexandrinus nivosus Western snowy plover	FT / CSC / --	Sandy beaches on marine and estuarine shores, also salt pond levees and the shores of large alkali lakes. Requires sandy, gravelly or friable soil substrate for nesting.	**Unlikely** No suitable habitat is present within the survey area.
Coturnicops noveboracensis Yellow rail	-- / CSC / --	Wet meadows and coastal tidal marshes. Occurs year round in California, but in two primary seasonal roles: as a very local breeder in the northeastern interior and as a winter visitor (early Oct to mid-Apr) on the coast and in the Suisun Marsh region	**Unlikely** No suitable habitat is present within the survey area. Additionally, this species is not known to breed in the region.
Cypseloides niger Black swift	-- / CSC / --	Regularly nests in moist crevice or cave on sea cliffs above the surf, or on cliffs behind, or adjacent to, waterfalls in deep canyons. Forages widely over many habitats.	**Unlikely** No suitable habitat is present within the survey area.

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Elanus leucurus White-tailed kite (nesting)	-- / CFP / --	Open groves, river valleys, marshes, and grasslands. Prefer such area with low roosts (fences etc.). Nest in shrubs and trees adjacent to grasslands.	**Low** Only marginally suitable nesting habitat is present within trees adjacent to the survey area; however, no suitable foraging habitat is present within or adjacent to the survey area.
Empidonax traillii extimus Southwestern willow flycatcher	FE / SE / --	Breeds in riparian habitat in areas ranging in elevation from sea level to over 2,600 meters. Builds nest in trees in densely vegetated areas. This species establishes nesting territories and builds, and forages in mosaics of relatively dense and expansive areas of trees and shrubs, near or adjacent to surface water or underlain by saturated soils. Not typically found nesting in areas without willows (*Salix sp*.), tamarisk (*Tamarix ramosissima*), or both.	**Unlikely** No suitable habitat is present within the survey area.
Gymnogyps californianus California condor	FE / SE /--	Roosting sites in isolated rocky cliffs, rugged chaparral, and pine covered mountains 2000-6000 feet above sea level. Foraging area removed from nesting/roosting site (includes rangeland and coastal area - up to 19 mile commute one way). Nest sites in cliffs, crevices, potholes.	**Unlikely** No suitable habitat is present within the survey area.
Laterallus jamaicensis coturniculus California black rail	-- / ST&CFP / --	Inhabits freshwater marshes, wet meadows & shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that does not fluctuate during the year & dense vegetation for nesting habitat.	**Unlikely** No suitable habitat is present within the survey area.
Rallus obsoletus obsoletus California Ridgway's rail	FE / SE&CFP / --	Salt and brackish marshes.	**Unlikely** No suitable habitat is present within the survey area.
Riparia riparia Bank swallow (nesting)	-- / ST / --	Nest colonially in sand banks. Found near water; fields, marshes, streams, and lakes.	**Unlikely** No suitable habitat is present within the survey area.
Sterna antillarum browni California least tern	FE / SE / --	Prefers undisturbed nest sites on open, sandy/gravelly shores near shallow-water feeding areas in estuaries. Sea beaches, bays, large rivers, bars.	**Unlikely** No suitable habitat is present within the survey area.
Vireo bellii pusillus Least Bell's Vireo	FE / SE / --	Riparian areas and drainages. Breed in willow riparian forest supporting a dense, shrubby understory. Oak woodland with a willow riparian understory is also used in some areas, and individuals sometimes enter adjacent chaparral, coastal sage scrub, or desert scrub habitats to forage.	**Unlikely** No suitable habitat is present within the survey area.

REPTILES AND AMPHIBIANS

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Ambystoma californiense California tiger salamander	FT / ST /--	Annual grassland and grassy understory of valley-foothill hardwood habitats in central and northern California. Need underground refuges and vernal pools or other seasonal water sources.	**Unlikely** Very low-quality upland habitat is present within the survey area; however, the survey area is outside of the dispersal range of known breeding resources (2.2 km; 1.3 mi). The nearest known breeding resource is approximately 6 km from the project site within Fort Ord National Monument.
Ambystoma macrodactylum croceum Santa Cruz long-toed salamander	FE / SE&CFP /--	Preferred habitats include ponderosa pine, montane hardwood-conifer, mixed conifer, montane riparian, red fir and wet meadows. Occurs in a small number of localities in Santa Cruz and Monterey Counties. Adults spend the majority of the time in underground burrows and beneath objects. Larvae prefer shallow water with clumps of vegetation.	**Unlikely** No suitable habitat is present within the survey area. The project site is outside of the currently known range for the species.
Anniella pulchra Northern California legless lizard	-- / CSC / --	May be found on beaches, sandy washes, and in woodland, chaparral, and riparian areas. Requires moist, warm habitats with loose soil for burrowing and prostrate plant cover; as a result, are most commonly found near the coast in dunes which contain bush lupin (*Lupinus arboreus*), mock heather (*Ericameria ericoides*), seacliff buckwheat (*Eriogonum parvifolium)* and other native, coastal shrubs. Sites dominated by non-native plant species support much smaller populations of prey which the lizards depend on. Therefore, heavily disturbed sites dominated by non-shrub invasive plant species are unlikely to support this species.	**Low** Low-quality habitat is present within the survey area. Although suitable sandy soils are present within the survey area, areas dominated by non-native plant species support much smaller populations of prey which this species depends on. Therefore, this species has low potential to occur within the survey area.
Emys marmorata Western pond turtle	PT / CSC / --	Associated with permanent or nearly permanent water in a wide variety of habitats including streams, lakes, ponds, irrigation ditches, etc. Require basking sites such as partially submerged logs, rocks, mats of vegetation, or open banks.	**Unlikely** No suitable habitat is present within the survey area.
Phrynosoma blainvillii Coast horned lizard	-- / CSC / --	Associated with open patches of sandy soils in washes, chaparral, scrub, and grasslands.	**Low** Low-quality habitat is present within the survey area. Although suitable sandy soils are present within the survey area, areas dominated by non-native plant species support much smaller populations of prey which this species depends on. Therefore, this species has low potential to occur within the survey area.

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Rana boylii Foothill yellow-legged frog	-- / SE / --	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats, including hardwood, pine, and riparian forests, scrub, chaparral, and wet meadows. Rarely encountered far from permanent water.	**Unlikely** No suitable habitat is present within the survey area.
Rana draytonii California red-legged frog	FT / CSC / --	Lowlands and foothills in or near permanent or late-season sources of deep water with dense, shrubby, or emergent riparian vegetation. During late summer or fall adults are known to utilize a variety of upland habitats with leaf litter or mammal burrows.	**Unlikely** No suitable habitat is present within the survey area.
Spea hammondii Western spadefoot	-- / CSC / --	Grasslands with shallow temporary pools are optimal habitats for the western spadefoot. Occur primarily in grassland habitats, but can be found in valley and foothill woodlands. Vernal pools are essential for breeding and egg laying.	**Unlikely** No suitable habitat is present within the survey area.
Taricha torosa Coast Range newt	-- / CSC / --	Occurs mainly in valley-foothill hardwood, valley-foothill hardwood-conifer, coastal scrub, and mixed chaparral but is known to occur in grasslands and mixed conifer types. Seek cover under rocks and logs, in mammal burrows, rock fissures, or man-made structures such as wells. Breed in intermittent ponds, streams, lakes, and reservoirs.	**Unlikely** No suitable habitat is present within the survey area.
Thamnophis hammondii Two-striped garter snake	-- / CSC / --	Associated with permanent or semi-permanent bodies of water bordered by dense vegetation in a variety of habitats from sea level to 2400m elevation.	**Unlikely** No suitable habitat is present within the survey area.

FISH

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Eucyclogobius newberryi Tidewater goby	FE / CSC / --	Brackish water habitats; found in shallow lagoons and lower stream reaches. Tidewater gobies appear to be naturally absent (now and historically) from three large stretches of coastline where lagoons or estuaries are absent and steep topography or swift currents may prevent tidewater gobies from dispersing between adjacent localities. The southernmost large, natural gap occurs between the Salinas River in Monterey County and Arroyo del Oso in San Luis Obispo County.	**Not Present** No suitable habitat is present within the survey area.
Lavinia exilicauda harengus Monterey hitch	-- / CSC / --	Found only within the Pajaro and Salinas River systems. Can occupy a wide variety of habitats; however, they are most abundant in lowland areas with large pools or small reservoirs that mimic such conditions. May be found in brackish water conditions within the Salinas River lagoon during the early summer months when the sandbar forms at the mouth of the river.	**Not Present** No suitable habitat is present within the survey area.
Oncorhynchus mykiss irideus Steelhead (south-central California coast DPS)	FT / -- / --	Cold headwaters, creeks, and small to large rivers and lakes; anadromous in coastal streams.	**Not Present** No suitable habitat is present within the survey area.
Spirinchus thaleichthys Longfin smelt	FC / ST / --	Euryhaline, nektonic & anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefers salinities of 15-30 PPT, but can be found in completely freshwater to almost pure seawater.	**Not Present** No suitable habitat is present within the survey area.

INVERTEBRATES

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Bombus crotchii Crotch bumble bee	-- / SC / --	Occurs in open grassland and scrub at relatively warm and dry sites. Requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late October. Generally nests underground, often in abandoned mammal burrows. Within California this species is known to occur in the Mediterranean, Pacific Coast, Western Desert, as well as Great Valley and adjacent foothill regions.	**Low** Low-quality habitat is present within the survey area; however, only limited floral resources are present due to the disturbed nature of the site.
Bombus occidentalis Western bumble bee	-- / SC / --	Occurs in open grassy areas, urban parks, urban gardens, chaparral, and meadows. Requires plants that bloom and provide adequate nectar and pollen throughout the colony's life cycle, which is from early February to late November. Generally nests underground, often in abandoned mammal burrows. Populations are currently largely restricted to high elevation sites in the Sierra Nevada; however, the historic range includes the northern California coast.	**Low** Low-quality habitat is present within the survey area; however, only limited floral resources are present due to the disturbed nature of the site.
Branchinecta lynchi Vernal pool fairy shrimp	FT / -- / --	Requires ephemeral pools with no flow. Associated with vernal pool/grasslands from near Red Bluff (Shasta County), through the central valley, and into the South Coast Mountains Region.	**Not Present** No suitable habitat is present within the survey area.
Danaus plexippus Monarch butterfly	-- / CNDDB / --	Overwinters in coastal California using colonial roosts generally found in Eucalyptus, pine and acacia trees. Overwintering habitat for this species within the Coastal Zone represents ESHA. Local ordinances often protect this species as well.	**Unlikely** No suitable habitat is present within the survey area.
Euphilotes enoptes smithi Smith's blue butterfly	FE / -- / --	Most commonly associated with coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz Counties. Plant hosts are *Eriogonum latifolium* and *E. parvifolium*.	**Not Present** The obligate host plants for this species were not identified within the survey area.

PLANTS

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Agrostis lacuna-vernalis Vernal pool bent grass	-- / -- / 1B	Vernal pool Mima mounds at elevations of 115-145 meters. Annual herb in the Poaceae family; blooms April-May. Known only from Butterfly Valley and Machine Gun Flats of Ft. Ord National Monument.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area and the survey area is below the known elevation range of this species.
Allium hickmanii Hickman's onion	-- / -- / 1B	Closed-cone coniferous forests, maritime chaparral, coastal prairie, coastal scrub, and valley and foothill grasslands at elevations of 5-200 meters. Bulbiferous perennial herb in the Alliaceae family; blooms March-May.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Aphyllon robbinsii *Robbins' broomrape*	-- / -- / 1B	Sandy or loose soils of coastal bluffs at elevations of less than 100 meters. Annual herb in the Orobanchaceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Arctostaphylos hookeri ssp. *hookeri* Hooker's manzanita	-- / -- / 1B	Closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 85-536 meters. Evergreen shrub in the Ericaceae family; blooms January-June.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Arctostaphylos montereyensis Toro manzanita	-- / -- / 1B	Maritime chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 30-730 meters. Evergreen shrub in the Ericaceae family; blooms February-March.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Arctostaphylos pajaroensis Pajaro manzanita	-- / -- / 1B	Chaparral on sandy soils at elevations of 30-760 meters. Evergreen shrub in the Ericaceae family; blooms December-March.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Arctostaphylos pumila Sandmat manzanita	-- / -- / 1B	Openings of closed-cone coniferous forests, maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 3-205 meters. Evergreen shrub in the Ericaceae family; blooms February-May.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Arenaria paludicola Marsh sandwort	FE / SE / 1B	Known from only two natural occurrences in Black Lake Canyon and at Oso Flaco Lake. Sandy openings of freshwater of brackish marshes and swamps at elevations of 3-170 meters. Stoloniferous perennial herb in the Caryophyllaceae family; blooms May-August.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area and the survey area is outside of the currently known range for this species
Astragalus tener var. *tener* Alkali milk-vetch	-- / -- / 1B	Playas, valley and foothill grassland on adobe clay, and vernal pools on alkaline soils at elevations of 1-60 meters. Annual herb in the Fabaceae family; blooms March-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Astragalus tener var. *titi* Coastal dunes milk-vetch	FE / SE / 1B	Sandy soils in coastal bluff scrub, coastal dunes, coastal prairie (mesic); elevation 3-164 feet. Annual herb in the Fabaceae family; blooms March-May.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Castilleja ambigua var. insalutata Pink Johnny-nip	-- / -- / 1B	Coastal prairie and coastal scrub at elevations of 0-100 meters. Annual herb in the Orobanchaceae family; blooms May-August.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Centromadia parryi ssp. *congdonii* Congdon's tarplant	-- / -- / 1B	Valley and foothill grassland on heavy clay, saline, or alkaline soils at elevations of 0-230 meters. Annual herb in the Asteraceae family; blooms May-November.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Chorizanthe minutiflora Fort Ord spineflower	-- / -- / 1B	Sandy openings of maritime chaparral and coastal scrub at elevations of 55-150 meters. Only known occurrences on Fort Ord National Monument. Annual herb in the Polygonaceae family; blooms April-July.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Chorizanthe pungens var. *pungens* Monterey spineflower	FT / -- / 1B	Maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland on sandy soils at elevations of 3-450 meters. Annual herb in the Polygonaceae family; blooms April-July.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Chorizanthe robusta var. *robusta* Robust spineflower	FE / -- / 1B	Openings in cismontane woodland, coastal dunes, maritime chaparral, and coastal scrub on sandy or gravelly soils at elevations of 3-300 meters. Annual herb in the Polygonaceae family; blooms April-September.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Clarkia jolonensis Jolon clarkia	-- / -- / 1B	Cismontane woodland, chaparral, riparian woodland, and coastal scrub at elevations of 20-660 meters. Annual herb in the Onagraceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Collinsia multicolor San Francisco collinsia	-- / -- / 1B	Closed-cone coniferous forest and coastal scrub, sometimes on serpentinite soils, at elevations of 30-250 meters. Annual herb in the Plantaginaceae family; blooms March-May.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Cordylanthus rigidus ssp. *littoralis* Seaside bird's-beak	-- / SE / 1B	Closed-cone coniferous forests, maritime chaparral, cismontane woodlands, coastal dunes, and coastal scrub on sandy soils, often on disturbed sites, at elevations of 0-425 meters. Annual hemi-parasitic herb in the Orobanchaceae family; blooms April-October.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Delphinium californicum ssp. *interius* Hospital Canyon larkspur	-- / -- / 1B	Openings in chaparral, coastal scrub, and mesic areas of cismontane woodland at elevations of 230-1095 meters. Perennial herb in the Ranunculaceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Delphinium hutchinsoniae Hutchinson's larkspur	-- / -- / 1B	Broadleaved upland forest, chaparral, coastal scrub, and coastal prairie at elevations of 0-427 meters. Perennial herb in the Ranunculaceae family; blooms March-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Delphinium umbraculorum Umbrella larkspur	-- / -- / 1B	Cismontane woodland at elevations of 400-1600 meters. Perennial herb in the Ranunculaceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Ericameria fasciculata Eastwood's goldenbush	-- / -- / 1B	Openings in closed-cone coniferous forest, maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 30-275 meters. Evergreen shrub in the Asteraceae family; blooms July-October.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Eriogonum nortonii Pinnacles buckwheat	-- / -- / 1B	Chaparral and valley and foothill grassland on sandy soils, often on recent burns, at elevations of 300-975 meters. Annual herb in the Polygonaceae family; blooms May-September.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Eryngium montereyense Fort Ord button-celery	-- / -- / 1B	Vernally moist swales and vernal pools in valley and foothill grassland surrounded by maritime chaparral and coast live oak woodland on marine sedimentary substrate at elevations or 120-180 meters. Perennial herb in the Apiaceae family; blooms March-May.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Erysimum ammophilum Sand-loving wallflower	-- / -- / 1B	Openings in maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 0-60 meters. Perennial herb in the Brassicaceae family; blooms February-June.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Erysimum menziesii Menzies' wallflower	FE / SE / 1B	Coastal dunes at elevations of 0-35 meters. Perennial herb in the Brassicaceae family; blooms March-September.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Fritillaria liliacea Fragrant fritillary	-- / -- / 1B	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland, often serpentinite, at elevations of 3-410 meters. Bulbiferous perennial herb in the Liliaceae family; blooms February-April.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Gilia tenuiflora ssp. *arenaria* Monterey gilia	FE / ST / 1B	Openings in maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 0-45 meters. Annual herb in the Polemoniaceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Hesperocyparis goveniana Gowen cypress	FT / -- / 1B	Closed-cone coniferous forest and maritime chaparral at elevations of 30-300 meters. Evergreen tree in the Cupressaceae family. Natively occurring only at Point Lobos near Gibson Creek and the Huckleberry Hill Nature Preserve near Highway 68.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area and the survey area is outside of the currently known range for this species.

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Hesperocyparis macrocarpa Monterey cypress	-- / -- / 1B	Closed-cone coniferous forest at elevations of 10-30 meters. Evergreen tree in the Cupressaceae family. Natively occurring only at Cypress Point in Pebble Beach and Point Lobos State Park; widely planted and naturalized elsewhere.	**Not Present** Several Monterey cypress trees are present along the margin of the survey area; however, the survey area is outside of the currently known native range for this species. Individuals within and adjacent to the survey area were planted from unknown genetic stock. Therefore, the individuals present are not considered special status.
Holocarpha macradenia Santa Cruz tarplant	FT / SE / 1B	Coastal prairies and valley foothill grasslands, often clay or sandy soils, at elevations of 10-220 meters. Annual herb in the Asteraceae family; blooms June-October.	**Unlikely** No suitable habitat is present within the survey area. The survey area is located outside of the currently known range for this species.
Horkelia cuneata ssp. *sericea* Kellogg's horkelia	-- / -- / 1B	Openings of closed-cone coniferous forests, maritime chaparral, coastal dunes, and coastal scrub on sandy or gravelly soils at elevations of 10-200 meters. Perennial herb in the Rosaceae family; blooms April-September.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Horkelia marinensis Point Reyes horkelia	-- / -- / 1B	Coastal dunes, coastal prairie, and coastal scrub on sandy soils at elevations of 5-350 meters. Perennial herb in the Rosaceae family; blooms May-September.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Lasthenia conjugens Contra Costa goldfields	FE / -- / 1B	Mesic areas of valley and foothill grassland, alkaline playas, cismontane woodland, and vernal pools at elevations of 0-470 meters. Annual herb in the Asteraceae family; blooms March-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Layia carnosa Beach layia	FE / SE / 1B	Coastal dunes and coastal scrub on sandy soils at elevations of 0-60 meters. Annual herb in the Asteraceae family; blooms March-July.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Legenere limosa Legenere	-- / -- / 1B	Vernal pools and wetlands at elevations of 1-880 meters. Annual herb in the Campanulaceae family; blooms April- June.	This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Lupinus tidestromii Tidestrom's lupine	FE / SE / 1B	Coastal dunes at elevations of 0-100 meters. Perennial rhizomatous herb in the Fabaceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Malacothamnus palmeri var. *involucratus* Carmel Valley bush-mallow	-- / -- / 1B	Chaparral, cismontane woodland, and coastal scrub at elevations of 30-1100 meters. Perennial deciduous shrub in the Malvaceae family; blooms May-October.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Malacothrix saxatilis var. *arachnoidea* Carmel Valley malacothrix	-- / -- / 1B	Chaparral and coastal scrub on rocky soils at elevations of 25-1036 meters. Perennial rhizomatous herb in the Asteraceae family; blooms June-December.	**Unlikely** No suitable habitat is present within the survey area.

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Meconella oregana Oregon meconella	-- / -- / 1B	Coastal prairie and coastal scrub at elevations of 250-620 meters. Annual herb in the Papaveraceae Family; blooms March-April.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Microseris paludosa Marsh microseris	-- / -- / 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland at elevations of 5-300 meters. Perennial herb in the Asteraceae family; blooms April-July.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Monardella sinuata ssp. *nigrescens* Northern curly-leaved monardella	-- / -- / 1B	Chaparral, coastal dunes, coastal scrub, and lower montane coniferous forest (ponderosa pine sandhills) on sandy soils at elevations of 0-300 meters. Annual herb in the Lamiaceae family; blooms April-September.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Monolopia gracilens Woodland wollythreads	-- / -- / 1B	Openings of broadleaved upland forest, chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland on serpentinite soils at elevations of 100-1200 meters. Annual herb in the Asteraceae family; blooms February-July.	**Not Present** No suitable habitat is present within the survey area. Additionally, no suitable habitat is present within the survey area and the survey area is below the known elevation range for this species.
Pinus radiata Monterey pine	-- / -- / 1B	Closed-cone coniferous forest and cismontane woodland at elevations of 25-185 meters. Evergreen tree in the Pinaceae family. Only three native stands in CA at Año Nuevo, Cambria, and the Monterey Peninsula; introduced in many areas.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Piperia yadonii Yadon's rein orchid	FE / -- / 1B	Sandy soils in coastal bluff scrub, closed-cone coniferous forest, and maritime chaparral at elevations of 10-510 meters. Annual herb in the Orchidaceae family; blooms June-July.	**Not Present** This species was not observed during 2024 focused botanical surveys.
Plagiobothrys chorisianus var. *chorisianus* Choris' popcorn-flower	-- / -- / 1B	Mesic areas of chaparral, coastal prairie, and coastal scrub at elevations of 15-160 meters. Annual herb in the Boraginaceae family; blooms March-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Potentilla hickmanii Hickman's cinquefoil	FE / SE / 1B	Coastal bluff scrub, closed-cone coniferous forests, vernally mesic meadows and seeps, and freshwater marshes and swamps at elevations of 10-149 meters. Perennial herb in the Rosaceae family; blooms April-August.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Ramalina thrausta Angel's hair lichen	-- / -- / 2B	North coast coniferous forest on dead twigs and other lichens. Epiphytic fructose lichen in the Ramalinaceae family. In northern CA it is usually found on dead twigs, and has been found on *Alnus rubra*, *Calocedrus decurrens*, *Pseudotsuga menziesii*, *Quercus garryana*, and *Rubus spectabilis*. In Sonoma County it grows on and among dangling mats of *R. menziesii* and *Usnea* spp.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.

Species	Status (USFWS/CDFW/CNPS)	General Habitat	Potential Occurrence within Survey Area
Rosa pinetorum Pine rose	-- / -- / 1B	Closed-cone coniferous forest at elevations of 2-300 meters. Perennial shrub in the Rosaceae family; blooms May-July. Possible hybrid of *R. spithamea*, *R. gymnocarpa*, or others; further study needed.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Stebbinsoseris decipiens Santa Cruz microseris	-- / -- / 1B	Broadleaved upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and openings in valley and foothill grassland, sometimes on serpentinite, at elevations of 10-500 meters. Annual herb in the Asteraceae family; blooms April-May.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Sulcaria spiralifera Twisted horsehair lichen	-- / -- / 1B	California North Coast coniferous forest at elevations of 0–30 meters. Often found on conifers, including *Picea sitchensis*, *Pinus contorta* var. *contorta*, *Pseudotsuga menziesii*, *Abies grandis*, and *Tsuga heterophylla*. Fruticose lichen in the Parmeliaceae family.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Trifolium buckwestiorum Santa Cruz clover	-- / -- / 1B	Gravelly margins of broadleaved upland forest, cismontane woodland, and coastal prairie at elevations of 105-610 meters. Annual herb in the Fabaceae family; blooms April-October.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Trifolium hydrophilum Saline clover	-- / -- / 1B	Marshes and swamps, mesic and alkaline valley and foothill grassland, and vernal pools at elevations of 0-300 meters. Annual herb in the Fabaceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Trifolium polyodon Pacific Grove clover	-- / SR / 1B	Mesic areas of closed-cone coniferous forest, coastal prairie, meadows and seeps, and valley and foothill grassland at elevations of 5-120 meters. Annual herb in the Fabaceae family; blooms April-July.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.
Trifolium trichocalyx Monterey clover	FE / SE / 1B	Sandy openings and burned areas of closed-cone coniferous forest at elevations of 30-240 meters. Annual herb in the Fabaceae family; blooms April-June.	**Not Present** This species was not observed during 2024 focused botanical surveys. Additionally, no suitable habitat is present within the survey area.

STATUS DEFINITIONS

Federal

FE = listed as Endangered under the federal Endangered Species Act
FT = listed as Threatened under the federal Endangered Species Act
-- = no listing

State

SE = listed as Endangered under the California Endangered Species Act
ST = listed as Threatened under the California Endangered Species Act
SC = Candidate for listing under California Endangered Species Act
SR = listed as Rare under the California Native Plant Protection Act
CFP = California Fully Protected Species
CSC = CDFW Species of Special Concern
-- = no listing

California Native Plant Society

1B = California Rare Plant Rank 1B species; plants rare, threatened, or endangered in California and elsewhere
2B = California Rare Plant Rank 2B species; rare, threatened, or endangered in California, but more common elsewhere
-- = no listing

POTENTIAL TO OCCUR

Present = known occurrence of species within the site; presence of suitable habitat conditions; or identified during field surveys
High = known occurrence of species in the vicinity from the CNDDB or other documentation; presence of suitable habitat conditions
Moderate = known occurrence of species in the vicinity from the CNDDB or other documentation; presence of marginal habitat conditions within the site
Low = species known to occur in the vicinity from the CNDDB or other documentation; lack of suitable habitat or poor quality
Unlikely = species not known to occur in the vicinity from the CNDDB or other documentation, no suitable habitat is present within the site
Not Present = species was not identified during surveys

Appendix B
Phase I Cultural Resource Inventory

This report may discuss locations of specific archaeological sites and is confidential. For this reason, it is not included in this Initial Study. Qualified personnel, however, may request a copy of the report from the Lead Agency.

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Appendix C
Sample AB 52 Letter

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MARINA COAST WATER DISTRICT
& GROUNDWATER SUSTAINABILITY AGENCY

920 2nd Ave., Ste A, Marina, CA 93933
District Office: 831-384-6131 www.mcwd.org

5/5/2025

[redacted]

Re: Glorya Jean Tate Park Sanitary Sewer Lift Station Project at 3254 Abdy Way, Marina, California

Dear [redacted]

The subject project is being referred to the [redacted] to provide written notification in compliance with Assembly Bill 52 (Native Americans: California Environmental Quality Act). As such, and pursuant to Section 21080.3.1 (d) of the Public Resources Code, please submit your written request for consultation with the Marina Coast Water District (MCWD) regarding this project and its potential impacts to tribal cultural resources within 30 days of the date of this letter. A map of the project location is provided in Attachment 1 and detailed Project information is provided in Attachment 2 for reference. The project scope includes:

The proposed project consists of the construction and operation of a new sanitary sewer lift station at the northern end of Glorya Jean Tate Park. The lift station would connect to a new sanitary sewer force main that would be installed within the following public roadways: Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, and Seaside Court. In addition, the portion of the sanitary sewer force main between Reservation Road and Seaside Court would be installed within a parking lot serving an existing motel and restaurant.

If the [redacted] wishes to consult on this project, within 30 days of receiving the written request for consultation, the MCWD will begin the consultation process.

We understand that the information you provide may be sensitive, protected or confidential. Any information provided in response to the above questions, or any exchange of information regarding tribal cultural resources as a result of consultation with the City, will be recorded and managed in accordance with state law (Cal. Code Regs. 15120(d), Public Resources Code 5097.9, 5097.993, 21082.3).

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request consultation, in writing, with MCWD. Please respond to dbertrand@mcwd.org or (831) 384-6131 or by mail to:

Marina Coast Water District
Attention: Dominique Bertrand
920 2nd Street, Ste. A
Marina, CA 93933

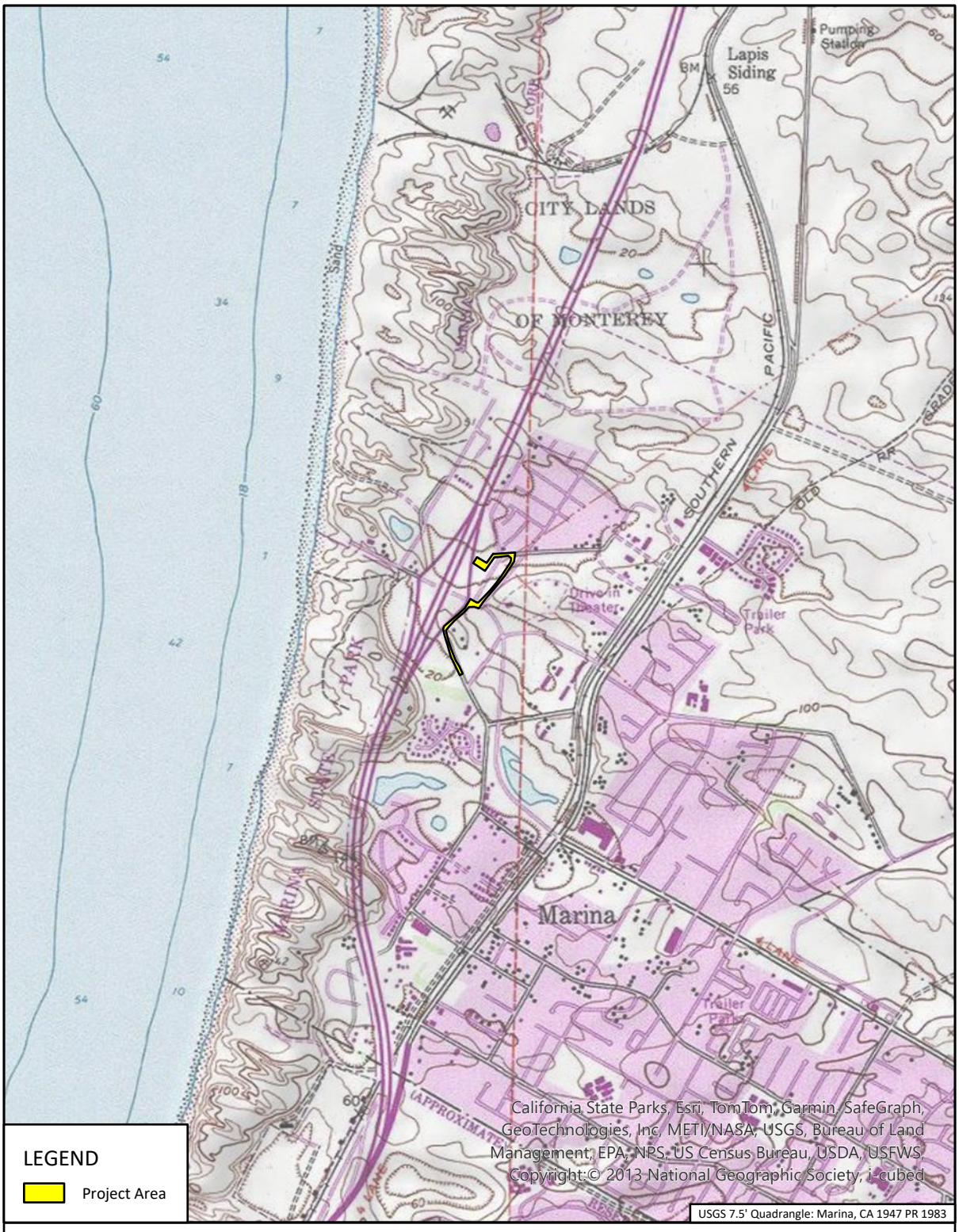

Figure 1. Location map.

Project details

The proposed project, described below, is located within the limits of the City of Marina, in Monterey County (County), California. The site consists of the existing Glorya Jean Tate Park (APNs 033-073-002-000 and 033-052-006-000) and local roadways (Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, and Seaside Court), as well as an existing private roadway serving an existing motel and restaurant (APNs 033-091-007-000 and 033-091-006-000).

The proposed project is located approximately 440 feet east of State Route (SR) 1. The overall area of disturbance associated with the proposed project is 17,200 square feet. Regional access to the project site is provided from SR 1, and local access to the project site is provided from Reservation Road and various other local roadways. The proposed project is located in a developed area consisting primarily of residential, commercial, and recreational uses.

The proposed project consists of the construction and operation of a new sanitary sewer lift station at the northern end of Glorya Jean Tate Park. The lift station would connect to a new sanitary sewer force main that would be installed within the following public roadways: Drew Street, Abdy Way, Cardoza Avenue, Reservation Road, and Seaside Court. In addition, the portion of the sanitary sewer force main between Reservation Road and Seaside Court would be installed within a parking lot serving an existing motel and restaurant. These components are described in greater detail below.

New Lift Station and Improvements at Glorya Jean Tate Park

The New Lift Station would be located at the northern end of Glorya Jean Tate Park. The new lift station would include a wet well and valve vault, a mounted electrical pad transformer, electrical control panels, and a backup generator with a sub-base fuel tank. The lift station would connect to an existing utility pole located to the northeast of the project site. The majority of work within Glorya Jean Tate Park would occur within a portion of the site that is not included in an APN and which does not carry a General Plan designation or Zoning designation.

Construction of the new lift station would require the removal of existing vegetation, including one tree. In addition, this component of the proposed project would require the removal and rerouting of existing gas infrastructure, water system infrastructure, drainage infrastructure (including storm drains, curbs, and gutters), and sections of fencing. MCWD would coordinate relocations and rerouting of gas infrastructure with PG&E. The proposed project would also relocate an existing storage shed in coordination with City staff. Existing electrical and communications infrastructure, as well as a section of wall on the southeast side of the site would be protected in place.

Sanitary Sewer Force Main

The proposed project would install a new sanitary sewer force main connecting with the proposed lift station at Glorya Jean Tate Park. The force main would be installed in four major segments. The first segment of the force main would travel northeast on Drew Street before turning east along Abdy Way. From there, the force main would travel southwest along Cardoza Avenue before then turning northwest along Reservation Road. The force main would then travel southwest across Reservation Road and then an existing private road on APNs 033-091-007-000 and 033-091-006-000, before entering Seaside Court and travelling southeast before connecting with MCWD's existing sewer system.

Additional Sanitary Sewer Pipeline and Stormwater Pipeline

The proposed project also includes replacement sanitary sewer infrastructure (new pipelines and manholes) within Glorya Jean Tate Park to reroute the existing 10-inch sewer to the new lift station. This work also includes replacement storm drain infrastructure to direct flood flows from the lift station site to a new inlet located on the west side of the park. This work would occur entirely within the boundaries of the existing park.

Demolition

Demolition activities associated with the proposed project are anticipated to consist of the removal of the following existing site improvements from the lift station site:

- Gas lines (some lines would re-routed on an as-needed basis)
- Water lines (to be re-routed)
- Curbs and Gutters
- Fencing
- Storm drain and pipeline
- Removal of one cypress tree, as well as various shrubs within the lift station site and the end of Drew Street

Construction

Construction of the proposed project would take place over approximately eight months (six to eight weeks for construction within roadways and three to six months at the lift station site). Construction is anticipated to begin in June 2025. Construction activities would be limited to weekdays (Monday through Friday) between the hours of 7:00 A.M. to 5:00 P.M. and no night-time construction is proposed. Construction activities would include site preparation, grading, installation of sewer mains, installation of stormwater infrastructure, construction of the lift station and associated components (including electrical equipment and communications equipment), installation of lighting and security fencing, relocation of utilities, and site restoration. The proposed project would require excavation to a maximum depth of 25 feet to install the project components.

Construction equipment is anticipated to include contractor pick-up trucks, wheeled backhoe, tracked or wheeled excavator, dump trucks, tampers/compactors, trench boxes and shoring equipment, delivery trucks, crane or large excavator to unload pre-cast, concrete mixer/delivery truck, and road paving equipment (AC spreader, roller-compacter, vibratory roller). Staging and parking areas would be located on-site; no separate construction access roads would be needed. An average of four and a maximum of 12 construction personnel may be present on the site during construction.

The proposed project would install the following types and lengths of pipeline:

- 1,820 linear feet (LF) of 12-inch polyvinylchloride (PVC) force main (including 1,350-LF under streets),
- 100 LF of 18-inch gravity sewer in the park,
- 744 LF of 18-inch gravity sewer in Seaside Court (under pavement),
- 230 LF of 10-inch gravity sewer in the park, and
- 75 LF of 12-inch HDPE storm pipe under pavement.

Grading

The proposed project would result in a total ground disturbance of 17,200 sf. The proposed project is anticipated to generate 33 cubic yards of cut and 18 cubic yards of fill, with a net export of 15 cubic yards of material.

Dewatering

The proposed project may require temporary dewatering for excavations at the lift station. would result in a total ground disturbance of 17,200 sf. Water would be discharged to either the percolation lot at the northwest corner of the park or to the sanitary sewer.

Temporary Roadway Closures and Driveway Access Restrictions

The proposed project would involve installation of new wastewater pipelines within existing roadways, which would require temporary partial roadway closures. All roadway closures would be conducted according to the requirements of an encroachment permit issued for the project by the City. This would include, but is not limited to, maintaining one-way traffic on all affected roadways (or otherwise coordinating with the City to provide an acceptable detour, providing for ingress and egress for any private property located adjacent to the project area, and utilizing lights, barricades, flag persons, and other as needed to maintain public safety during construction. All roadway closures associated with the project would be temporary and roadways would be restored to their pre-project (or better) condition following completion of each segment of pipeline construction.

Drainage

The proposed project would result in approximately 2,000 sf of new impervious surfaces at the lift station site. Runoff from the lift station site would be directed into the City's existing drainage system via new storm drain inlets installed at the site. The proposed drainage improvements would be designed in accordance with State of California Best Management Practices (BMPs) for water quality treatment standards.

Utilities

Electricity service to the proposed project would be provided by Central Coast Community Energy (3CE) through Pacific Gas and Electric Company (PG&E). The proposed project would connect to an existing electrical utility pole located northeast of the lift station site. The proposed project also includes a backup generator to ensure continued operation in the event of a power outage.

Operation

Once completed, the lift station site would be accessed via Drew Street. Access would be limited to qualified MCWD personnel through the use of a combination of eight-foot and ten-foot high cyclone fencing. The lift station would operate autonomously, but would be connected to MCWD's Supervisory Control and Data Acquisition (SCADA) system for reporting station status and alarms. The lift station includes a backup generator to ensure continued operation of the lift station in the event of a power outage. The lift station would be checked once per day by MCWD maintenance staff to keep the facility operational and to test the backup generator. This daily maintenance check is consistent with existing MCWD maintenance for pump stations and lift stations would be incorporated into MCWD's existing maintenance schedule. The other components of the proposed project would be located largely belowground and would not require significant ongoing operational maintenance.