4.12 LAND USE, AGRICULTURE, AND FOREST RESOURCES

4.12.1 Introduction

This section addresses potential impacts to land use, agriculture, and forest resources that would occur if the Proposed Project is implemented. It describes the existing land uses and agricultural and forest resources in the vicinity of the Proposed Project sites and the applicable plans, policies, and regulations that address land use, agriculture, and forestry resources. Potential impacts from Proposed Project construction and operation are evaluated and analyzed to determine the potential for the Proposed Project to affect such resources through the displacement, disturbance, or direct conversion of these uses.

Public and agency comments received during the public scoping period in response to the Notice of Preparation are summarized in **Appendix A, Scoping Report**. No comments were received related to land use, agriculture and forest resources.

4.12.2 Environmental Setting

The Proposed Project would be located in unincorporated areas of northern Monterey County, and the cities of Salinas, Marina, Seaside, Sand City, Monterey and Pacific Grove. The Proposed Project area for the land use impact analysis includes the area within and surrounding the Proposed Project component sites. Land uses in the Proposed Project area are governed by local general plans, coastal programs, and zoning codes of the local jurisdictions, except on state and federal lands. State and federal areas of ownership in the region include the California State Department of Parks and Recreation, California State University system (Monterey Bay), University of California system (U.S. Monterey Bay Education, Science and Technology), the U.S. Department of Defense (Department of Army and Department of Navy), and the U.S. Department of Interior (Bureau of Land Management). The former Fort Ord area has been transferred to state and local jurisdictions; however, certain land use decisions affecting transferred land are subject to discretionary review by the Fort Ord Reuse Authority.

Land uses in the northern portion of the Proposed Project area are predominantly public facilities and agriculture; however, from the city of Marina's northern boundary to the southern boundary of the Proposed Project area, the Proposed Project would occur within urbanized areas or on the boundary of urban and open space. Some underground pipeline components of the Proposed Project would be located within the coastal zone, as defined by the California Coastal Act and thus would be subject to regulation by the California Coastal Commission (CCC). The California Coastal Commission is responsible for administering the California Coastal Act and managing development on approximately 1.5 million acres of the 1,100 miles of coastline. **Figures 4.12-1** through **4.12-5** provide the local government jurisdictional boundaries, land use designation types, and extent of coastal zone in the Proposed Project area.

4.12.2.1 Existing Land Use

This section summarizes the land uses at and adjacent to each Proposed Project component site. **Table 4.12-1, Designated Land Uses of Proposed Project Sites** below summarizes existing land uses, land use jurisdictions, applicable plans and codes, zoning of each site, and General Plan land use designations by Proposed Project component.

Many of the Proposed Project components would be buried entirely underground, and predominantly within existing roadway public rights of way. The Proposed Project components that would be located underground within existing public right of ways and at existing water/wastewater public facility sites include the Salinas Pump Station Diversion site, portions of the Salinas Treatment Facility, the Reclamation Ditch Diversion site, the Tembladero Slough Diversion site, portions of the Blanco Drain Diversion site, the Lake El Estero Source Water Diversion and Storage Site, portions of the Product Water Conveyance Systems (both the RUWAP and Coastal options), and the CalAm Distribution System Pipelines.

Source Water Diversion and Storage Sites

Salinas Pump Station Diversion Site

The proposed Salinas Pump Station Diversion site is located adjacent to MRWPCA's sanitary sewer pump station that serves the city of Salinas. The site is on Hitchcock Road in Salinas, a half mile southeast of the intersection of Blanco and Davis Roads. The site is located within the city of Salinas at the site of the city's former municipal wastewater treatment plant, known as Treatment Plant No. 1 or "TP1." The site currently contains existing stormwater, municipal wastewater (or sanitary sewer), and agricultural wash water pipelines and pumps, in addition to administrative buildings. The site is surrounded by an animal shelter, storage/stockpiling for agricultural equipment and supplies, and land within unincorporated Monterey County that is currently used for agricultural production.

Salinas Treatment Facility Storage and Recovery Site (including Facility and Pipeline Modifications)

The existing Salinas Treatment Facility is located within the jurisdiction of Monterey County, but it is operated by the City of Salinas. The entrance to the facility is located on Davis Road, approximately 1.5 miles southwest of the City of Salinas boundary. The facility is surrounded by agricultural land uses to the north, east and west, and the Salinas River to the south. The facility currently treats industrial water from approximately 25 agricultural processing and related businesses located east of Sanborn Road and south of U.S. Highway 101. This wastewater collection system is completely separate from the Salinas

municipal sewage collection system and includes 14-inch to 33-inch diameter gravity pipelines that flow from the City of Salinas to the Salinas Pump Station Diversion site, and then flow into a 42-inch gravity pipeline to the Salinas Industrial Wastewater Treatment Facility. The Salinas Treatment Facility consists of an influent pump station, an aeration lagoon, percolation ponds, and rapid infiltration beds to treat, percolate and evaporate the water.

Reclamation Ditch Source Water Diversion Site

The proposed Reclamation Ditch Diversion site is located within the jurisdiction of Monterey County, immediately adjacent to the City of Salinas boundary. On either side of the Reclamation Ditch canal, the site is surrounded by industrial uses. Lands within the unincorporated area west of the site and Davis Road are in agricultural production. The diversion structure would consist of an intake structure on the channel bottom, connecting to a new wet well on the channel bank via a gravity pipeline. Submersible pumps would be installed in the wet well; these pumps would discharge through two short force mains (approximately 50-ft each), discharging to an existing manhole on the City of Salinas 54-inch sanitary sewer main.

Tembladero Slough Diversion Site

The Tembladero Slough Diversion site is located with the jurisdiction of Monterey County, near the northwest edge of the town of Castroville. It is surrounded by agricultural land uses. The diversion structure would consist of an intake structure on the channel bottom, connecting to a new lift station wet well on the channel bank via a gravity pipeline. Submersible pumps would be installed in the wet well; these pumps would discharge through a short force main (approximately 100-feet in length), discharging to the existing wet well at the existing MRWPCA Castroville Pump Station.

Blanco Drain Pump Station and Pipeline Sites

The Blanco Drain Diversion pump station site is located within the jurisdiction of Monterey County. It is surrounded by agricultural and industrial land uses. The proposed pipeline that would take diverted water to the Regional Treatment Plant would cross the Salinas River. The new pump station would be located adjacent to the existing seasonal pump station operated by Monterey County Water Resources Agency. The new pump station would consist of an intake structure on the channel bottom, connecting to a new wet well (manhole) on the channel bank via a gravity pipeline. The pump station would discharge through an 18-inch force main and 36-inch gravity main, running from the pump station to the existing headworks of the Regional Treatment Plant.

Lake El Estero Diversion Site

The Lake El Estero Diversion Site is an existing city of Monterey pumping facility located within a developed park between Lake El Estero and Del Monte Boulevard near its intersection with Camino Aguajito Road. The site is entirely paved and contains numerous above-ground pipelines, valves and other infrastructure used for lake and stormwater management. Just beyond the small paved area adjacent to the lake are a landscaped lawn, a decomposed granite trail, several trees, and the sidewalk on the south side of Del Monte Boulevard. The lake shore in this area is man-made rock rip-rap and includes a concrete box culvert within which the lake pumps are located.

Treatment Facilities at Regional Treatment Plant

The proposed Treatment Facilities at the Regional Treatment Plant include an Advanced Water Treatment Facility, a Brine Mixing Facility, and Salinas Valley Reclamation Plant modifications. Because the site is owned by the MRWPCA, no land use, building, or grading permits would be required from the County for construction of the facilities at the Regional Treatment Plant. The Advanced Water Treatment Facility site would consist of several structures as tall as 25 feet totaling approximately 60,000 square feet. The proposed brine mixing facility would be up to 16 feet tall totaling approximately 10,000 square feet. The area adjacent to the Advanced Water Treatment Facility currently contains industrial-type wastewater and solid waste management equipment and facilities similar to the Proposed Project facilities, including the Monterey Regional Waste Management District regional landfill, leased land on which composting and other industrial-type operations occur, and open grazing land to the west and south.

Product Water Conveyance System (RUWAP and Coastal) Alignments

RUWAP Alignment Option

RUWAP Pipeline Alignment Option

The proposed RUWAP Pipeline Alignment Option is located within several jurisdictions including Monterey County, the City of Marina and the City of Seaside. The northernmost part of the pipeline alignment traverses Armstrong Ranch, which is currently used for grazing and other agricultural uses. In the City of Marina, the pipeline would be entirely within the public road right of way. Once on the CSUMB campus, the pipeline would be within a utility corridor and bicycle/pedestrian trail. For the rest of the distance to the Injection Well Facilities site, the pipeline would be within the public road right of way. Once within the Injection Well Facilities site, the pipeline would cross through a small distance of undeveloped land.

RUWAP Booster Pump Station Option

The proposed RUWAP Booster Pump Station Option would be located on a site that is currently partially developed and paved as a Corporation Yard for the City of Marina. The site is approximately ¼ acre and is located on the east side of Fifth Avenue between Eighth Street and Inter-Garrison Road. The land use designation for the site is Public / Institutional which allows for water supply facilities. The pump station site would consist of electrical and control equipment, maintenance access, electrical supply transformer and a surge tank for the pumps. This equipment would be housed in a building approximately 30 feet by 70 feet and up to 25 feet tall with architectural treatment consistent with nearby facilities. The site is located within the City of Marina, just north of the CSUMB campus. Campus housing is located several hundred feet to the west, and classrooms are located to the east and south.

Coastal Alignment Option

Coastal Pipeline Alignment Option

The proposed Coastal Pipeline Alignment Option is located within several jurisdictions including Monterey County, the City of Marina and the City of Seaside. The northernmost part of the pipeline alignment traverses Armstrong Ranch, which is currently used for grazing and other agricultural uses. In the City of Marina, a portion of the alignment is located within the Transportation Agency for Monterey County rail line corridor, including on or near the Monterey Bay Recreational Trail. The rest of the pipeline, including the portion

in the City of Seaside would be within the public road right of way until reaching the Injection Well Facilities Site. Once within the Injection Well Facilities site, the pipeline would cross through a small distance of undeveloped land.

Coastal Booster Pump Station Option

The Coastal Booster Pump Station Option would be located on a ¼-acre site that is currently undeveloped. The pump station would be located within the city of Seaside and on California State University Monterey Bay (CSUMB) land on the southwest corner of Divarty Street and Second Avenue. The majority of the parcel is owned by the city of Seaside, however a portion of the pump station site is owned by CSUMB. Across Divarty Street, north of the proposed pump station site is vacant military housing and an unused parking lot in the city of Marina. The land use designation for the site is Public / Institutional which allows for water supply facilities. The pump station site would consist of electrical and control equipment, maintenance access, electrical supply transformer and a surge tank for the pumps. This equipment would be housed in a building approximately 30 feet by 70 feet and up to 25 feet tall with architectural treatment consistent with nearby facilities. The adjacent lands are currently undeveloped or vacant.

Injection Well Facilities

The proposed Injection Well Facilities site is undeveloped (with the exception of unpaved access roads and utility lines) within the former Fort Ord military base that has been annexed into the city of Seaside but is still owned by the Fort Ord Reuse Authority. The facilities at the Injection Well Facilities site would cover up to a 1-acre portion of the site. The land use designation for the site is single-family residential, and the site is bordered to the east by lands designated for habitat management. Adjacent lands to the east are undeveloped, owned by the Bureau of Land Management and intended primarily for open space, and are part of the Fort Ord National Monument. The Injection Well Facilities site would consist of four motor control buildings, eight injection wells (four deep injection wells, four vadose zone wells), six monitoring wells, backflush facilities, and electrical conduits and pipelines buried underground within a proposed utility road. In addition, multiple water storage tanks in Seaside neighborhoods are located less than one mile west of the site.

CalAm Distribution System

The proposed CalAm Distribution System Pipelines (Monterey and Transfer) would run through a number of jurisdictions including the City of Seaside, Sand City, the City of Monterey and the City of Pacific Grove. The surrounding land use is mostly residential, with a small amount of commercial and recreational land uses. Most of the proposed pipelines would be within the public right of way with the exception of a portion of the Monterey Pipeline that would be located partially within the Transportation Agency for Monterey County rail line corridor and within the Monterey Bay Recreational Trail.

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Table 4.12-1
Designated Land Uses of Proposed Project Sites

Proposed Project Site	Location Description	Jurisdiction	Applicable Plans	Zoning Designation	General Plan Designation
Salinas Pump Station Diversion Site	Located at the former wastewater treatment plant site, southeast of the city (146 Hitchcock Road, Salinas)	City of Salinas	City of Salinas General Plan, City of Salinas Zoning Ordinance	Public / Semi-Public (PSP)	Public / Semi-Public
Salinas Treatment Facility Storage and Recovery Site	Located at the existing Salinas Treatment Facility, approximately 1.5 miles southwest of the City of Salinas. The proposed pipeline will connect the Salinas Pump Station Diversion Site to the Salinas Treatment Facility.	Monterey County	Monterey County General Plan, Greater Salinas Area Plan	Public/Quasi-Public (PQP), Farmlands 40 acre minimum (F/40)	Farmlands 40 acre minimum, Public / Quasi-Public
Reclamation Ditch Diversion Site	Located north and east of the Davis Road bridge over the railroad tracks and the Reclamation Ditch (north of Market Street).	Monterey County	Monterey County General Plan, Greater Salinas Area Plan	Farmlands 40 acre minimum (F/40)	Undesignated (County Right-of-Way)
Tembladero Slough Diversion Site	Located at the terminus of Watsonville Road just southwest of the town of Castroville.	Monterey County	Monterey County General Plan, North County Land Use Plan	Resource Conservation (RC)	Farmlands 40 acre minimum, Permanent Grazing 10-160 acre minimum
Blanco Drain Pump Station and Pipeline Sites	Located approximately 0.7 miles north west of the intersection of Nashua Road and Cooper Road. The proposed pipeline will connect the Blanco Drain Diversion Site to the existing headworks at the Regional Treatment Plant.	Monterey County	Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Salinas Area Plan	Public/Quasi-Public (PQP-D-S)	Farmlands 40 acre minimum, Permanent Grazing 10-80 Acres, Public / Quasi-Public
Lake El Estero Diversion Site	Near the southwest corner of the intersection of Del Monte Blvd and Camino Aguajito, adjacent to Lake El Estero	City of Monterey	City of Monterey General Plan, City of Monterey Zoning Ordinance	Open Space (OS)	Parks and Open Space
Treatment Facilities at Regional Treatment Plant	Located at the existing Regional Treatment Plant, approximately 1.4 miles east of Highway 1 and 0.5 miles south of the eastern terminus of Charles Benson Road (14811 Del Monte Blvd., Marina)	Monterey County	Monterey County General Plan and Zoning Ordinance, Greater Monterey Peninsula Area Plan,	Public/Quasi-Public (PQP)	Farmlands 40-160 acre minimum
Product Water Conveyance System (RUWAP Option)	The pipeline would begin at the AWT Facility and run southeast along its western boundary and then depart the Regional Treatment Plant site in a southeasterly direction across the open country of the Armstrong Ranch before turning southwest along the boundary of, and north of, the Fort Ord Natural Reserve (University of California property)	Monterey County	Monterey County General Plan and Zoning Ordinance, Greater Monterey Peninsula Area Plan	Public/Quasi-Public (PQP) and Permanent Grazing, 40 acres per unit, Urban Reserve with Design Control and Site Plan Review overlays (PG/40-UR-D-S)	Public/Quasi-Public and Agriculture
	The alignment would follow the northern boundary of the city, turn south on Crescent Avenue and continue south for about 4,000 feet. The alignment would then turn East on Carmel Avenue, south on Vaughn, east on Reindollar, and south on California Avenue until it becomes Fifth Avenue (where it would be within the CSUMB campus. At Inter-Garrison Road, the pipeline would be within the City of Seaside turn east.	City of Marina, portion within California State University Monterey Bay	City of Marina General Plan, Municipal Code, CSUMB Master Plan (only portion along Fifth Avenue), and FORA Reuse Plan	Single Family Residential (R-1), Retail Business District (C-1), Multiple Family Residential (R-4),Open Space (O), Specific Plan – University Village (SP-UV), Public Facility (PF), Marina Heights Residential (R-MH), CSUMB Master Plan, General Commercial (C-2)	Habitat Reserve and other Open Space, Single Family / Multi-Family Residential, Public Facilities, Mixed Use, Public/Quasi-Public, Retail/Service, Commercial
	The pipeline would be within CSUMB (and the City of Marina) along Fifth Avenue from just south of Eighth Street to Inter-Garrison Road, then it would turn east on Inter-Garrison Road to the south easterly portion of Fifth Avenue (south). The pipeline would be located within a utility and bicycle path corridor through CSUMB campus heading generally south and west eventually intersecting General Jim Moore Boulevard and heading south along General Jim Moore to Lightfighter Drive where it would exit the CSUMB campus.	City of Seaside and California State University Monterey Bay	CSUMB Master Plan, City of Seaside General Plan and Municipal Code, FORA Reuse Plan	Public Institutional (PI)	Public Facilities, Multi-Family Residential
	From Inter-Garrison and south the pipeline route would be within the City of Seaside outside the CSUMB campus (see above for the portion within CSUMB). From the intersection of General Jim Moore with Lightfighter Drive, it would follow along the eastern side of the right of way of General Jim Moore, past developed, military housing area (called Fitch Park), through the open land around a water reservoir used by the nearby golf courses, connecting to Eucalyptus Road, then southerly to the Injection Well Facilities.	City of Seaside	City of Seaside General Plan, FORA Reuse Plan	Military (M), Public/Institutional (PI), Visitor Serving Commercial (V-FO), Open Space Recreation (OSR), Single Family Residential (RS-8)	Public/Institutional, Mixed Use, Military, Recreational Commercial
Product Water Conveyance System (Coastal Option)	The Product Water Pipeline Coastal Alignment would depart from the Regional Treatment Plant site and run along its western boundary northerly to the Monterey Peninsula interceptor right of way. From there, it would turn southwesterly along the Monterey Peninsula interceptor right of way to Del Monte Boulevard. The pipeline would turn south on Del Monte Boulevard and be located within Transportation Agency land.	Monterey County	County of Monterey General Plan and Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance	Public/Quasi Public (PQP), Permanent Grazing 40 acres per unit, Urban Reserve with Design Control and Site Plan Review overlays (PG/40-UR-D-S)	Public /Quasi-Public, Permanent Grazing
	The pipeline through Marina would be within land owned by the Transportation Agency adjacent to Del Monte Boulevard to its crossing under Highway 1 and along the State Parks boundary with the Transportation Agency through Marina to Divarty Street.	City of Marina	City of Marina General Plan and Local Coastal Land Use Plan, FORA Reuse Plan	Transition Zoning District, Residential (R-1, R-4), Business Park (BP/P), Planned Commercial (PC), Retail Business District (C-1), Public Facilities (PF), and Open Space (OS)	Residential, Retail, Habitat Preservation, Open Space, Parks/ Recreation, Public Facilities
	The pipeline would follow Divarty Street to Second Avenue (the Booster Pump Station site). The pipeline would turn south on the west side of Second Avenue to Lightfighter Drive, then turn eastward on the south side of the Lightfighter Drive to the intersection with General Jim Moore; then onto the southbound ramp from Lightfighter Drive onto General Jim Moore where it would merge to the same alignment as the RUWAP alignment south to the Injection Well Facilities site	City of Seaside	City of Seaside General Plan, FORA Reuse Plan	Regional Commercial (CRG), Public/Institutional (PI) and Military (M), Visitor Serving Commercial (V-FO), Open Space Recreation (OSR), Single Family Residential (RS-8)	Regional Commercial, Recreational Commercial, Public Institutional, Mixed Use, and Military
Product Water Booster Pump Station (RUWAP and Coastal Options)	*RUWAP Option*: On the east side of Fifth Avenue between Eighth Street and Inter-Garrison Road	City of Marina	City of Marina General Plan, FORA Reuse Plan	Public Facility(PF)	Public Facility
	Coastal Option: On the southwest corner of the intersection of Divarty Street and Second Avenue	City of Seaside and CSUMB	City of Seaside General Plan, City of Seaside Zoning Ordinance, FORA Reuse Plan CSUMB Master Plan, FORA Reuse Plan	Regional Commercial (CRG), and Public / Institutional (PI)	Regional Commercial and Public/Quasi-Public
Injection Well Facilities Site	East of General Jim Moore Road and South of Eucalyptus Road	City of Seaside	City of Seaside General Plan, City of Seaside Zoning Ordinance [1]	Single Family Residential (RS-8)	Low Density Single-Family Residential

[1] The City has also prepared, but not approved, a Draft Seaside East Conceptual Master Plan that was developed for the Injection Well Facilities site and designates the site as Mixed Use and Business Park/Employment.

Table 4.12-1
Designated Land Uses of Proposed Project Sites

CalAm Distribution System Pipelines	Beginning at the intersection of Del Monte Boulevard/Auto Center Parkway, the alignment would go east along La Salle Avenue to Yosemite Street, turn south and continues along Yosemite Street to the intersection with Hilby Avenue, then turn east and continue along Hilby Avenue to General Jim Moore Boulevard. It would be located within road rights-of-way and in existing urban residential areas.	City of Seaside	City of Seaside General Plan,	Regional Commercial (CRG), Community Commercial (CC), Open Space – Recreational, Public Institutional (PI), Low Density Single Family Residential (RS-8), Medium Density Single Family Residential (RS-12), High Density Residential (RH)	Commercial, Residential, Public Facilities, Institutional, and Open Space Uses
	From La Salle Avenue, south along the west side of Del Monte Boulevard, generally following the Transportation Agency right-of-way and Monterey Peninsula Recreational Trail. The northern portion of the Monterey Pipeline alignment, between Auto Center Parkway and Contra Costa Street, is bounded by Seaside (non-coastal) to the east and Sand City (coastal zone) to the west.	City of Seaside	City of Seaside General Plan, City of Seaside Zoning Ordinance	Heavy Commercial (CH), Automotive Commercial (CA), Regional Commercial (CRG)	Regional Commercial, Community Commercial, Public Institutional, Low, Medium, and High Density Single Family Residential, Heavy Commercial, Regional Commercial,
	Along the west side of Del Monte Boulevard, between Auto Center Parkway and Contra Costa Street.	City of Sand City	City of Sand City General Plan, Local Coastal Program, Municipal Code	Coastal Regional Commercial (CZ-C4), Coastal Manufacturing (CZ-M), Coastal Planned Mixed Use (CZ-MU-P)	Commercial, Manufacturing, and Mixed Uses
	Along Del Monte Boulevard, between Laguna de Rey (e.g., Roberts Lake) and Figueroa Street.	City of Monterey	City of Monterey General Plan, Monterey Harbor and Del Monte Beach Land Use Plans	Visitor Accommodating Facilities (VAF), Community Commercial (C-2), General Commercial (C-3), Open Space (O)	Commercial, Residential – Low Density, Public/Semi-Public, Parks and Open Space
	From the intersection of Del Monte Boulevard and Figueroa Street to the intersection of High Street and Stillwell Avenue			Community Commercial (C-2), Office and Professional District (CO), Open Space (O), Planned Community (PC), Visitor Accommodation Facility (VAF), Residential Single-Family (R-1), Residential Medium Density Multifamily (R-3)	Public/Semi-Public, Commercial, Parks and Open Space, Residential – Medium Density, Residential – Low Density
	Along Stillwell Avenue, between High Street and Private Bolio Road	Presidio of Monterey	U.S. Army Presidio of Monterey, Real Property Master Plan	No zoning designation for federal lands	Professional/Institutional
	From the intersection of Stillwell Avenue and Private Bolio Road to the Eardley Pump Station.	City of Pacific Grove	City of Pacific Grove General Plan and Zoning Code	Single Family Residential (R-1)	Low Density Residential

4.12.2.2 Farmland Classifications

Farmland Mapping and Monitoring Program

The California Natural Resources Agency's Department of Conservation, Division of Land Resource Protection, maps important farmlands throughout California. Land is classified into the categories listed below on the basis of soil conditions (their suitability for agriculture) and current land use.

- Prime Farmland - This category represents farmland with the best combination of physical and chemical characteristics for long-term agricultural production. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed. In addition, the land must have been used for irrigated agricultural production in the last four years to qualify under this category.
- Farmland of Statewide Importance - Farmland of Statewide Importance is similar to Prime Farmland in that it has a good combination of physical and chemical characteristics for crop production, but with minor shortcomings, such as greater slopes and less ability to store moisture.
- Unique Farmland - This land does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, but is land that has been used for the production of the State's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards, as found in some climatic zones of California. Unique Farmland must have been cropped at some time during the four years prior to the mapping date.
- Farmland of Local Importance - This category applies to land of importance to the local agricultural economy, as determined by the jurisdiction within which the land is located. This land is either currently producing crops or has the capability of production, but does not meet the criteria of the preceding categories.
- Grazing Land - Grazing Land is land on which the vegetation is suited to the grazing of livestock.
- Urban and Built-up Land - This land is occupied by structures with a building density of at least one structure to 1.5 acres, or approximately six structures on a 10-acre parcel. This land generally provides unfavorable conditions for agricultural production.
- Other Land - This is land that is not included in any of the categories above and may include brush, timber, wetlands, confined livestock areas, strip mines, and gravel pits, among other land types.

Figure 4.12-6, Farmland Classifications and **Table 4.12-2, Farmland Classifications of Proposed Project Components** show the farmland designations for the Proposed Project components.

Table 4.12-2
Farmland Classifications of Proposed Project Components

Farmland Classification	Salinas Pump Station Diversion	Salinas Treatment Facility	Reclamation Ditch Diversion	Tembladero Slough Diversion	Blanco Drain Diversion (Pump Station and Pipeline)	Lake El Estero Diversion	Treatment Facilities at Regional Treatment Plant	Product Water Conveyance Pipeline Options (RUWAP and Coastal Alignments)	Booster Pump Station Options (RUWAP and Coastal)	Injection Well Facilities	CalAm Distribution System Pipelines
Prime Farmland	-	X	-	X	X	-	-	-	-	-	-
Farmland of Statewide Importance	-	-	-	-	X	-	-	-	-	-	-
Unique Farmland	-	-	-	-	-	-	-	-	-	-	-
Farmland of Local Importance	-	-	-	-	-	-	-	-	-	-	-
Grazing Land	-	-	-	-	X	-	-	X	-	-	-
Urban and Built-Up Land	-	X	X	X	X	X	X	X	-	-	X
Other Land	X	-	-	-	-	-	-	X	X	X	X

Williamson Act Farmland Designations in the Project Area

As described below in **Section 4.12.3.3** (State Regulations), the California Land Conservation Act (commonly referred to as the Williamson Act) is the State's primary program for the conservation of private land for agricultural and open space uses. The California Department of Conservation prepares countywide maps of lands enrolled in Williamson Act contracts and classifies them into the categories described below.

- Prime Agricultural Land - This category represents the State's highest quality agricultural land. Land under this category is typically used for the production of irrigated crops or to support livestock.
- Non-prime Agricultural Land - This category represents Open Space Land of Statewide Significance, as defined under the California Open Space Subvention Act. Most land under this category is in agricultural uses such as grazing or non-irrigated crops and may also include other open space uses that are compatible with agriculture and consistent with local general plans.
- Land in Non-renewal - This category represents land under contracts that are in the process of being terminated at the option of the landowner or local government.

No lands in the Proposed Project area are enrolled in the Williamson Act program (California Department of Conservation, 2012). Within the Castroville Seawater Intrusion Project area that receives recycled water from the Salinas Valley Reclamation Plant at the Regional Treatment Plant, there are numerous properties enrolled in the Williamson Act program these are shown in **Figure 4.12-6**.

4.12.2.3 Forest Resources

Section 12220(g) of the California Public Resources Code defines forest land as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation and other public benefits." Timberland is land that is available for and capable of growing a crop of trees of any commercial species used to produce lumber and other forest products (Public Resources Code Section 4526). Under this definition, timberland does not include land owned by the federal government and land designated by the California Board of Forestry and Fire Protection as experimental forest land. There is no forest or timberland land within the Proposed Project area.

4.12.3 Regulatory Framework

4.12.3.1 Federal

Real Property Master Plan – Presidio of Monterey

The U.S. Army's Real Property Master Plan – Presidio of Monterey (2009) provides for the orderly development and maintenance of land, facilities, and infrastructure within the Presidio of Monterey Installation, which includes the Presidio of Monterey and the Fort Ord Military Community. The Master Plan depicts Army Land Use Categories assigned to lands within these military units. Use categories identified within these units include: Community, Professional/Institutional, Troop, and Residential. The Master Plan also describes the types of uses appropriate within each category. The document does not prohibit development of utilities in any of the land use categories.

Farmland Protection Policy Act

The Farmland Protection Policy Act (FPPA) requires an evaluation of the relative value of farmland that could be affected by decisions sponsored in whole or part by the federal government. The FPPA is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It assures that, to the extent possible, federal programs are administered to be compatible with State, local units of government, and private programs and policies to protect farmland (U.S. Department of Agriculture, 2015). For the purpose of FPPA, farmland includes prime farmland, unique farmland, and land of statewide or local importance. Farmland subject to FPPA requirements includes forest land, pastureland, cropland, or other land.

4.12.3.2 State

Fort Ord Reuse Authority and Fort Ord Reuse Plan

The 1994 Fort Ord Reuse Authority Act (California Government Code section 67650-67700); hereafter referred to as the "FORA Act") was passed with the goals of facilitating the transfer, reuse, and management of lands within the former Fort Ord military reservation. Pursuant to the Act, on May 20, 1994, the Fort Ord Reuse Authority (FORA) was established as a corporation of the State of California. The purpose of the FORA is to prepare, adopt, finance, and implement a plan for the land formerly occupied by Fort Ord. The FORA is governed by a 13-member board (FORA Board) comprised of representatives from the Monterey County Board of Supervisors, and city council members from each of the cities of Marina, Seaside, Carmel, Del Rey Oaks,

Sand City, Monterey, Pacific Grove, and Salinas (member agencies). The FORA Act directs the Board to prepare and adopt a plan (Reuse Plan) for the future use and development of lands within the former Fort Ord area (Fort Ord Reuse Authority, 1997).

The FORA Act requires that, with a few exceptions for universities, all Fort Ord land that has been transferred from the federal government must be used in a manner consistent with the Reuse Plan. This provision is affirmed and explained further in the Fort Ord Master Resolution, adopted in March of 1997 (Fort Ord Reuse Authority, 1997). For member agencies with jurisdiction over lands within the former Fort Ord territory, the Master Resolution (Section 8.01.010(c)) requires all general plans, and "all policies and programs relating to the land use or the construction, installation, or maintenance of capital improvements or public works within the Fort Ord Territory, shall be consistent with the Reuse Plan…" Before any such plans or regulations may take effect, the member agency must first obtain from the FORA Board a determination that the plan or regulation is consistent with the Reuse Plan. Upon certification by the Board, development review authority is transferred to the member agency with jurisdiction over the FORA lands. However, pursuant to the FORA Act and Master Resolution (Section 8.01.030(c)), after certification of said general plan, policies, and programs, the Board may continue to conduct consistency review of member agencies' development entitlement decisions in the former Fort Ord area (Fort Ord Reuse Authority, 1997).

The FORA adopted the Fort Ord Reuse Plan on June 13, 1997. The Reuse Plan is divided into four main sections. Section 1 provides an overview of the plan. Section 2 describes the historic, economic, and legal context of the Reuse Plan. The FORA Act envisioned the Reuse Plan as being developed in a way that would allow local agencies with jurisdiction over lands within the territory of Fort Ord to adopt and rely on the Reuse Plan as the local agencies' general plan. Accordingly, the third and fourth sections of the Reuse Plan include the information normally found in a general plan. Section 3 of the Reuse Plan establishes the general plan context and rationale, addressing matters of community visioning, existing setting, use concepts, and implementation. Section 4 includes the Reuse Plan Elements, setting forth goals, objectives, policies, and programs by land use and jurisdiction for: land use, circulation, recreation and open space, conservation, noise, and safety (Fort Ord Reuse Authority, 1997).

Proposed Project components within the former Fort Ord area and subject to the Reuse Plan include portions of the RUWAP and Coastal alignments of the Product Water Conveyance Pipelines, both booster pump station sites, and the Injection Well Facilities. Each of these components would occur within the City of Seaside's jurisdiction and be subject to the Seaside General Plan. On December 12, 2004, the FORA Board found the Seaside General Plan to be consistent with the Fort Ord Reuse Plan. Therefore, Seaside has development review authority for these project components. However, as noted above, the FORA Board may, at its discretion or at the request of the public, review the city's decision with respect to Fort Ord Reuse plan consistency for any legislative decision affecting land use on the former Fort Ord land.

California State Lands Commission

The State Lands Commission has jurisdiction and management authority over all ungranted tidelands, submerged lands, and the beds of navigable lakes and waterways. The State Lands Commission also has certain residual and review authority for tidelands and submerged lands legislatively granted in trust to local jurisdictions. All tidelands and submerged lands, granted and ungranted, as well and navigable lakes and waterways, are subject to the protections of the Common Law Public Trust.

Fort Ord Dunes State Park

Fort Ord Dunes State Park (FODSP) consists of approximately 990 acres of parkland located in an unincorporated area of Monterey County. FODSP includes 4 miles of ocean beach. The FODSP property is dominated by a continuous coastal sand dune formation that rises steeply to block ocean views. The property includes the remnants of fifteen small arms firing ranges, the former Fort Ord ammunition storage area that includes twelve bunkers, and other military era structures that are not in use, including a wastewater treatment plant. FODSP also includes an internal road system and utility lines (California Department of Parks and Recreation, 2004). Existing land use at FODSP is limited and consists of ongoing revegetation efforts by the California Department of Parks and Recreation, operation of existing pump stations, U.S. Army hazardous materials cleanup efforts, storm water facility maintenance, and other facility maintenance efforts. No public land use currently occurs at Fort Ord Dunes and the majority of Fort Ord Dunes is currently maintained as undeveloped open space (California Department of Parks and Recreation, 2004).

California Coastal Act

The California Coastal Act (Public Resources Code Section 30000 et seq.) was enacted by the State Legislature in 1976 to provide long-term protection of the state's 1,100-mile coastline for the benefit of current and future generations. The Coastal Act provides for the long-term management of lands within California's coastal zone boundary, as established by the Legislature and defined in Coastal Act (Section 30103). The width of the coastal zone varies across the State, extending inland a couple hundred feet in some locations to 5 miles in others, and offshore out to 3 miles. The coastal zone in the project vicinity is shown in **Figures 4.12-1** through **4.12-5**.

The Coastal Act includes specific policies for management of natural resources and public access within the coastal zone (see Division 20 of the Public Resources Code). These policies constitute the statutory standards applied to coastal planning and regulatory decisions made by the CCC and by local governments, pursuant to the Coastal Act. **Section 4.12.3, Regulatory Framework** includes the relevant Coastal Act and Local Coastal Program policies and a policy consistency analysis for those polices that would be applicable to the Proposed Project and that are considered to be adopted for the purpose of avoiding, reducing, or mitigating an environmental effect.

Coastal Dependent Uses

The Coastal Act prescribes priorities for types of land uses within the coastal zone, focusing on whether a Proposed Project is "coastal-dependent" or "coastal-related." Section 30101 of the Coastal Act defines a coastal-dependent development or use as "any development or use which requires a site on or adjacent to the sea to be able to function at all." The Act defines coastal-related development as "any use that is dependent on a coastal-dependent development or use." These determinations are made on a case-by-case basis, taking into account the water source, geographic location, and proposed technology. In some cases, the CCC may determine that only portions of a project are coastal-dependent, due to their requisite proximity to the ocean. The Commission may deem other facilities that do not require physical proximity to the coast, but are connected to coastal-dependent project components, to be coastal-related (Public Resources Code, Division 20, California Coastal Act).

Priority Uses

The Coastal Act recognizes that there is a limited amount of coastal land in the State and prioritizes coastal-dependent development of coastal areas. Coastal-dependent developments have priority over other developments (Section 30255). Furthermore, oceanfront land that is suitable for coastal dependent aquaculture shall be protected for that use (Section 30222.5).

The use of private lands suitable for visitor-serving commercial recreational facilities have priority over private residential, general industrial, or general commercial development (Section 30222). Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible (Section 30223). Additionally, the maximum amount of prime agricultural land shall be maintained in agricultural production (Section 30241).

Public Access

A primary focus of the Coastal Act is to provide public access to the coast. The Act includes several policies related to public access and recreation, most of which provide strong support for the public's ability to use and enjoy coastal areas. The primary public access policies are:

- Access, recreational opportunities, and posting (Section 30210)
- Development not to interfere with access (Section 30211)
- Requirements for new development projects (Section 30212)
- Distribution of public facilities (Section 30212.5)
- Lower-cost visitor and recreation facilities (Section 30213)
- Implementation of public access policies (Section 30214)

Local Coastal Programs

The Coastal Act created a unique partnership between the State (acting through the CCC) and local government entities (15 coastal counties and 61 cities) to manage the conservation and development of coastal resources through a comprehensive planning and regulatory program. This is accomplished primarily through the preparation of local coastal programs, or policies and regulations adopted by coastal local governments to carry out Coastal Act policies at the local level. Upon CCC certification of a local coastal program, authority for issuance of coastal development permits is transferred from the State to the certified local government. Until such time, responsibility for issuance of coastal development permits remains with the CCC. The agency also retains jurisdiction over certain coastal areas, such as tidelands and public trust lands. The CCC also retains appeal authority from local jurisdictions' actions on coastal permits.

The local coastal program typically includes a land use plan and implementing regulations (also referred to as an "implementation plan"). The land use plan that is part of the local coastal program sets forth the types, locations, and intensities of land uses, along with applicable resource protection and development policies for lands within the coastal zone. The implementation plan typically consists of zoning regulations, zoning map, and permit procedures. In general, a local coastal program is not considered certified until the CCC approves both the land use plan and implementation plan.

California Land Conservation Act of 1965 (Williamson Act)

As noted above, the California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is the State's primary program aimed at conserving private land for agricultural

use. It is a voluntary, locally-administered program that offers reduced property taxes on lands whose owners place enforceable restrictions on land use through contracts between the individual landowners and local governments. As also indicated in earlier in this section, there are no lands in the Proposed Project area that are enrolled in the Williamson Act program. Therefore, land use restrictions imposed by the Williamson Act are not applicable to the Proposed Project.

4.12.3.3 Regional and Local

California state law requires each county and city to adopt "a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning" (Government Code section 65300). State Planning and Zoning Law (Government Code Section 65302(a)) establishes the requirements for elements to be included in the general plan. Applicability of general plan and local zoning codes to the Proposed Project are described below.

Monterey County

The proposed Salinas Treatment Facility Diversion and Storage, Reclamation Ditch Diversion, a portion of the Tembladero Slough Diversion, Blanco Drain Diversion, Treatment Facilities at the Regional Treatment Plant, and the northernmost portions of the proposed Product Water Conveyance Systems (Coastal and RUWAP Options) would be within the jurisdiction of Monterey County within the Greater Monterey County area. A portion of the Tembladero Slough Diversion would be located within the coastal zone part of Monterey County, as defined by the California Coastal Commission. However, the Treatment Facilities at the Regional Treatment Plant would be exempt from certain County codes due to the site being located entirely on land owned by a special district.

Monterey County General Plan

The unincorporated areas of Monterey County include a range of land uses, including agricultural, public open space, and rural residential lands with a few urbanized enclaves that make up a small portion of the total land area. Most of the urban and semi-urban development is concentrated in the northern one-third of the County. Agriculture is the largest land use, representing almost 60% of the total land area. The 2010 General Plan contains policies that protect important agricultural resources. These policies are designed to preserve prime farmland for agricultural use. The 2010 General Plan relies on the Farmland Mapping and Monitoring Program maps to identify important agricultural lands within Monterey County. The second largest land use consists of public and quasi-public uses (about 28%) such as educational, transportation, and military facilities as well as religious, parks and open space, recreational/cultural and community facilities. The remaining public and quasi-public uses include a significant amount of land within the County that is owned by the federal government (National Forest, Military Bases, and Bureau of Land Management). While Monterey County historically had timber production, there are currently no parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982 within the County (Monterey County, 2010).

There are various sub-plans under the Monterey County General Plan: seven Area Plans, two Master Plans, four Land Use Plans and an Agricultural and Winery Corridor Plan. Two of the Area Plans apply within the Proposed Project area, the Greater Monterey Peninsula and the North County Area Plans. Because only a very small portion (less than 50 feet) of the Coastal alignment option of the Product Water Conveyance Pipeline is located in the North County Area Plan, this plan is not addressed in detail.

Greater Salinas Area Plan

The Planning Area of this Plan contains a total of 102,792 acres. Of this figure, 12,545 acres (almost 12% of the Planning Area) is contained within the City of Salinas. This figure includes the City's May 1984 annexation of about 1,645 acres in the northeast area.

North County Land Use Plan

The majority of land in North County is in open space, agricultural, or low density rural residential use. The overall character of the North County coastal zone is decidedly rural; extensive areas are uncultivated or undeveloped. The coastline of North Monterey County along Monterey Bay is composed of sand beaches and dunes. An extensive estuarine area, Elkhorn Slough, is found in North County; the wetland area of Elkhorn Slough has been designated as a National Estuarine Sanctuary and the remainder a proposed National Wildlife Refuge. Other estuarine areas include: Bennett Slough, McClusky Slough, Moro Cojo Slough, and the Old Salinas River Channel. Two rivers, the Pajaro and the Salinas, flow through the coastal zone and Carneros Creek forms the major freshwater contributory to Elkhorn Slough. Grazing areas ranging from a few acres to a couple hundred acres are scattered throughout the area. Agriculture is the main economic activity in the area. The Pajaro Valley, Salinas Valley, and Springfield Terrace are extensively farmed in row crops.

Greater Monterey Peninsula Area Plan

The Greater Monterey Peninsula Planning Area contains a total of 140,222 acres. Of this figure, 20,462 acres (almost 15% of the Planning Area) is contained within the Cities of Carmel, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City and Seaside; the remaining 119,760 acres is unincorporated. About 38% of the planning area is comprised of public and quasi-public uses, most notably within the former Fort Ord. Approximately 35% of the total land is designated as vacant/unimproved lands. Agricultural, grazing and rangeland uses cover about 21% of the land area. Residential uses take up about 4% of the total planning area. Streets, highways and railroads take up 1.5% of the land and about 0.16% of the land is designated commercial (Monterey County, 2010).

Monterey County Zoning Ordinance

The Zoning Ordinance is the primary implementation tool for the land use policies identified in the 2010 Monterey County General Plan and Greater Monterey Peninsula Area Plan. Land uses within the project area would be subject to the requirements of the Inland Zoning Ordinance (Title 21) and the Coastal Zoning Ordinance (Title 20). The Zoning Ordinance implements the goals and policies of the General Plan and Greater Monterey Peninsula Area Plan by identifying specific types of land uses, intensity of uses and development standards to be used in guiding the development and use of land within unincorporated areas of the County. The Zoning Ordinance is applicable to unincorporated areas of the county and allows for development where it has been deemed to be consistent with the General and Area Plans and where adequate public services and facilities exist to support such development.

City of Salinas

The Salinas Pump Station Diversion Site is within the jurisdiction of the City of Salinas.

City of Salinas General Plan

Approximately 4,200 acres or 31%, of the planning area within the City of Salinas is developed with residential uses including single family homes, condominiums, apartments, senior housing, and mobile homes. Residential uses are located throughout the City. Approximately 10%, or

1,275 acres, of the planning area is devoted to industrial use, and most of this land is used for agricultural product processing. Industrial uses are concentrated in the southern portion of the City, along Highway 101 and Abbott Street. Commercial/Office designations account for 770 acres, or 6%, of the planning area. Nonresidential uses also include Public/Semipublic uses, such as schools and community facilities, located throughout the planning area. The Salinas Municipal Airport is located in the southeastern portion of the City. Open space land uses comprise approximately 35%, or 4,670 acres, of the planning area. Most of the open space areas consist of agriculture. The 4,030 acres of agricultural lands, which are primarily concentrated within Carr Lake and the airport areas, are mainly used for the production of lettuce, broccoli, strawberries, grapes, nursery products, cauliflower, and celery (City of Salinas, 2002b).

City of Salinas Zoning Ordinance

The purpose of the Zoning Ordinance of the city of Salinas (Chapter 37 of the Salinas Code of Ordinances) is to "implement the policies of the Salinas General Plan, promote and protect the public health, safety, and general welfare of the people of the city, while respecting property rights, classify, designate, and regulate the location, use, and construction of buildings, structures, and land for residence, commerce, trade, industry, or other purposes, and promote new urbanism development in appropriate locations in the city." The document sets forth a plan of development for the city and establishes districts and standards to guide, control, and regulates the city's future growth and development.

City of Marina

Portions of the Product Water Conveyance Systems (RUWAP and Coastal Pipeline Alignment Options) and the RUWAP Booster Pump Station Option would be located within the jurisdiction of the city of Marina.

City of Marina General Plan

The Marina Planning Area has been divided into five sub-areas: Central Marina, the Fort Ord Area, the Airport Area, the Northern Area and the Dunes Area. Central Marina represents that portion of Marina that has already largely been developed. It is characterized primarily by residential development, with approximately 6,600 housing units on approximately 740 acres. Commercial activity is centered along several local roadways. Visitor-oriented development is concentrated on Reservation Road, Dunes Drive and the southerly section of Del Monte Boulevard. Industrial uses are found in the north part of the city. Most of the public facilities located within the Marina Planning Area are found within this sub-area as well as quasi-public facilities. Approximately 90 acres within the 2,165-acre existing service area are currently vacant (City of Marina, 2000).

City of Marina Local Coastal Land Use Plan

The City of Marina Local Coastal Land Use Plan, certified by the CCC in 1982, establishes appropriate land uses by type and density, and establishes a policy framework for plan implementation. The policy framework of the land use plan includes the policy statements, the plan guidelines, the land use map, and narrative descriptions of the land use map. Specific policies designed to minimize adverse environmental impacts on land use are presented in **Section 4.12.4, Impacts and Mitigation Measures**.

City of Marina Zoning Ordinance

The purpose of the Zoning Ordinance of the city of Marina (Title 17 of the Marina Municipal Code) is to "promote and protect the public health, safety, peace, morale, comfort, convenience and general welfare, and for the accomplishment thereof…" (Chapter 17.02.030). The document sets forth a plan of development for the city and establishes districts and standards to guide, control, and regulates the city's future growth and development.

City of Seaside

Portions of the Product Water Conveyance System (RUWAP and Coastal Pipeline Alignment Options), the Coastal Booster Pump Station Option, the Injection Well Facilities, and portions of the CalAm Distribution System Pipelines would be located within the jurisdiction of the city of Seaside. The Injection Well Facilities site is located in an area currently undeveloped in the city of Seaside. Portions of the Product Water Pipeline Coastal Alignment Option and the CalAm Distribution System Pipelines would be located within the coastal zone part of the city of Seaside, as defined by the California Coastal Commission.

City of Seaside General Plan

The Seaside Planning Area consists of two distinct areas: Seaside Proper – the largely developed central core of the community; and North Seaside – the northern and eastern portions of the community that were, until recently, part of the Fort Ord Army Base. Uses in Seaside Proper consist mostly of medium density residential dwellings built between the 1950s and 1970s. Non-residential uses consist mostly of local commercial land use. Several community facilities and parks are also provided throughout the community (City of Seaside, 2004).

City of Seaside Local Coastal Program

The Seaside coastal zone encompasses approximately 90 acres of land that extend from the Pacific Ocean to the terminus of the Canyon Del Rey Creek on the southeastern portion of Laguna Grande. The coastal zone is completely bound on the southwest by the city of Monterey. To the northwest is the Pacific Ocean. Sand City and Canyon Del Rey Boulevard border most of the south and east portion of the coastal zone. The Seaside coastal zone contains approximately 500 feet of beach frontage along the Pacific Ocean. The Seaside portion of the Monterey Bay Coastal Recreational Trail runs along a portion of the railroad right-of-way, around Roberts Lake, and along the coastline through the Beach Subarea. Several commercial businesses are located along the northeastern portion of Del Monte Boulevard. Land uses within the coastal zone area include residential, commercial, and park/open space (City of Seaside, 2010).

Seaside East - Future Specific Plan

The Seaside East area is approximately 700 acres of undeveloped coastal upland that is bounded by Seaside's border to the south, General Jim Moore Boulevard to the west, Eucalyptus Road and the planned Veteran's Cemetery to the north, and Habitat Management area under the Bureau of Land Management to the east. The city is currently re-evaluating the land uses in the Seaside East. The City's General Plan and a 2007 market study calls for varying densities of residential units with about 50 acres of neighborhood retail. A regional trade and convention center facility and district are being considered as additional future land uses in this area.

City of Seaside Zoning Ordinance

The City of Seaside adopted its updated Zoning Ordinance (Title 17 of the Seaside Municipal Code) in 2014. The purpose of the Seaside Zoning Ordinance is "to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in the City (Chapter 17.02.10)." This is accomplished through the provision of standards and guidelines for the continuing orderly growth and development of Seaside. The Zoning Ordinance is used by the city to carry out the goals, objectives, and policies of the General Plan and Local Coastal Program. The City's Coastal Zoning Ordinance (Title 18) serves as the City's Local Coastal Program - Coastal Implementation Plan, and sets forth additional regulations for properties within Seaside's coastal zone.

City of Sand City

Portions of the CalAm Distribution System Pipelines would be located within Sand City.

Sand City General Plan

The Sand City General Plan: 2002-2017 is organized into seven chapters covering all of the elements required by state law and optional issues of concern to the community. The plan identifies several themes to achieve the community vision, including economic diversification, active redevelopment, enhanced community appearance and image, organized and well-planned growth, elimination of land use conflicts, and cohesive residential neighborhoods. The General Plan was updated in 2002 with the purpose of incorporating new information and data, generating new technical data, and incorporating a Land Use Diagram and text changes designed to reflect community issues, trends, and values.

City of Sand City Local Coastal Program Land Use Plan

The Sand City Local Coastal Program Land Use Plan was incorporated into the Sand City General Plan by reference and readopted through the 2002 General Plan Update. The Local Coastal Program Land Use Plan was adopted by Sand City and certified by the California Coastal Commission in 1982. In 1996, the City signed a memorandum of understanding (MOU) with the Sand City Redevelopment Agency, California Department of Parks and Recreation, and Monterey Peninsula Regional Park District to designate much of the Sand City coastline for open space and recreational uses.

City of Sand City Zoning Ordinance

The Sand City Zoning Ordinance is codified in Title 18 of the Sand City Municipal Code. The Zoning Ordinance establishes zoning districts, standards, and regulations to guide future development within the City. The regulations set forth in the Sand City Zoning Ordinance implement the policies of the General Plan and the Sand City Local Coastal Program Land Use Plan.

City of Monterey

The Lake El Estero Diversion and portions of the CalAm Distribution System Pipelines would be within the jurisdiction of the city of Monterey. Portions of the CalAm distribution pipeline also would be within the Coastal Zone as defined by the California Coastal Commission.

City of Monterey General Plan

The majority of land in Monterey already contains some development. Primary land uses include residential development at low to moderate density and visitor-serving, professional

office, and retail commercial uses. Commercial uses are predominant in the downtown area, along Lighthouse Avenue, the Cannery Row area, and along North Fremont Street. The city's industrial activity is focused in the existing 300-acre Ryan Ranch area and along the northern side of Highway 68. Industrial uses do not occur in any other parts of the city. A number of small, vacant parcels do exist within the city. Most are designated for single-family residential development (City of Monterey, 2010).

City of Monterey Local Coastal Program Land Use Plans

The city of Monterey has obtained California Coastal Commission certification of coastal land use plans for four of its five coastal zone subareas: Cannery Row, Monterey Harbor, Del Monte Beach, and Skyline areas. The city has yet to obtain certification of the Laguna Grande/Roberts Lake Land Use Plan, or an implementation plan for any subarea. Therefore, the city does not have a certified local coastal program and the CCC retains coastal development permit review authority within the city of Monterey's coastal zone. Nonetheless, applicable policies of Harbor and Del Monte Beach land use plans, both certified by the CCC in 2003, are considered in this document as they continue to influence land use planning and development decisions within the project area.

The Monterey Harbor subarea is bounded to the north by Private Bolio Road and Monterey Bay, to the south by Del Monte Boulevard, to the west by Van Buren Street, and to the east by the U.S. Naval Postgraduate School (at Sloat Avenue). The Monterey Harbor subarea encompasses portions of the Presidio of Monterey, Fisherman's Wharf, and Municipal Beach. The Del Monte Beach subarea encompasses shoreline property along Monterey Bay from the U.S. Naval Postgraduate School (at Sloat Avenue), east to the city of Monterey's eastern limits at Humboldt Street.

The Harbor and Del Monte Beach land use plans (City of Monterey 2003a; 2003b) call for protection of physical and visual access to and along the coast, and enhancement of recreational opportunities, including increased beach parking and widening of the Monterey Peninsula Recreational Trail. These land use plans also establish policies regarding habitat preservation, coastal erosion, transportation, and marine resources, among other topics.

City of Monterey Zoning Ordinance

The purpose of the city of Monterey Zoning Ordinance (Chapter 38 of the City Charter) is to protect and promote the public health, safety, and general welfare of Monterey, and to implement the policies of the General Plan. This is done through the establishment of land use, development, and administrative regulations to control the use and development of property. The Zoning Ordinance applies equally to coastal and inland area of the city.

City of Pacific Grove

Portions of the CalAm Distribution System Pipelines would be within the jurisdiction of the city of Pacific Grove.

City of Pacific Grove General Plan

The predominant land use in Pacific Grove is residential, and most of that is single-family. Residential uses comprise approximately 838 acres, or 45.8% of the city area, Approximately 92.5 acres are commercial land uses. Commercial uses are largely related to goods and services, with almost no land available for industrial uses. With approximately 342 acres in Parks and Open Space, a generous amount of land is devoted to parks and natural areas, including Asilomar State Beach and Conference Grounds as well as the Pacific Grove Golf Links, a municipally owned course. Pacific Grove is almost fully built-out (City of Pacific Grove, 1994).

City of Pacific Grove Zoning Ordinance

The purpose of the Pacific Grove Zoning Ordinance (Title 23 of the City of Pacific Grove Municipal Code) is to: promote and protect the public health, safety, peace, comfort, and general welfare; and promote the growth and redevelopment of the city of Pacific Grove in an orderly manner. The city's Zoning Ordinance implements the Pacific Grove General Plan and Local Coastal Program. This is done through the establishment of land use, development, and administrative regulations to control the use and development of property.

California State University at Monterey Bay (CSUMB) Master Plan

Portions of the Product Water Conveyance System (RUWAP and Coastal Alignments Options) and the Coastal Booster Pump Station Option would be within the jurisdiction of CSUMB. California State University at Monterey Bay is located on the former Fort Ord. The CSUMB campus is within and surrounded by three jurisdictions: the city of Marina to the north and west, the city of Seaside to the south and west, and Monterey County to the north, east, and south (CSUMB, 2007b).

The 1,377-acre campus is divided into three campus zones: West Campus, Central Campus, and East Campus. The West Campus is the site of the existing core of the CSUMB educational facilities and has the highest degree of proposed development of all the campus zones. The Central Campus is dominated by oak woodland with patches of maritime chaparral and grassland vegetation. The East Campus is developed with two residential subdivisions - Schoonover Park and Frederick Park (CSUMB, 2007b).

Special Districts

Transportation Agency for Monterey County (TAMC)

Portions of the Coastal Pipeline Alignment Option would be within the TAMC right-of-way. For these segments an easement or encroachment permit may be required from TAMC. TAMC has identified potential future plans to utilize its existing right-of-way to extend commuter service in Salinas and passenger service to and from the Monterey Peninsula. TAMC's future plan for the TAMC right-of-way is not an existing condition; therefore, it is not considered in the environmental baseline conditions for analysis of potential conflicts with existing plans, policies, and regulations. MRWPCA would need to coordinate with, and obtain permits from, TAMC for utilization of the TAMC right-of-way. This coordination process would ensure the proposed MRWPCA facilities would be compatible with the future rail service.

Plans and Polies Consistency Analysis

Table 4.12-3, Applicable State, Regional, And Local Land Use Plans, and Policies – Land Use, Agriculture, and Forest Resources describes the state, regional, and local land use plans, policies, and regulations pertaining to land use, agriculture, and forest resources that are relevant to the Proposed Project and that were adopted for the purpose of avoiding or mitigating an environmental effect. Also included in **Table 4.12-3** is an analysis of project consistency with these plans, policies, and regulations. In some cases, policies contain requirements that are included within enforceable regulations of the relevant jurisdiction. Where the analysis concludes the project would not conflict with the applicable plan, policy, or regulations, the finding and rationale are provided. Where the analysis concludes the project may conflict with the applicable plan, policy, or regulation, the reader is referred to **Section 4.12.4, Impacts and Mitigation Measures**, for additional discussion, including the relevant impact determination and mitigation measures.

Table 4.12-3
Applicable State, Regional, And Local Land Use Plans, and Policies – Land Use, Agriculture, and Forest Resources

Project Planning Region	Applicable Plan	Resource Topic	Project Component(s)	Specific Policy or Program	Project Consistency with Policies and Programs
Cities of Marina and Monterey (Coastal Zone)	California Coastal Act (CCC)	Development	Product Water Conveyance: Coastal Alignment Monterey Pipeline	***Section 30250:*** Location; existing developed area. (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50% of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.	**Consistent**: The Product Water Conveyance: Coastal Alignment and the Monterey Pipeline would be constructed below ground and within existing developed areas. The Product Water Conveyance: Coastal Alignment and the Monterey Pipeline would impose no long-term demands on area public services.
Cities of Marina and Monterey (Coastal Zone)	California Coastal Act (CCC)	Development	Product Water Conveyance: Coastal Alignment Monterey Pipeline	***Section 30254***: Public works facilities. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.	**Consistent**: Discussed more fully in Chapter 2, the project is sized to partially meet a portion of the requirements of SWRCB Orders 95-10 and 2009-0060 and would not accommodate new development in the coastal zone.
Cities of Marina and Monterey (Coastal Zone)	California Coastal Act (CCC)	Development	Product Water Conveyance: Coastal Alignment Monterey Pipeline	***Section 30255***: Priority of coastal-dependent developments. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.	**Consistent**: All project components proposed within the coastal zone would be buried/underground and would be located within or proximate to existing developed areas and would not necessarily be in competition with other coastal-dependent uses.
Cities of Marina and Monterey (Coastal Zone)	California Coastal Act (CCC)	Public Access	Product Water Conveyance: Coastal Alignment Monterey Pipeline	***Section 30212:*** New development projects (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated access way shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way.	**Consistent**: No Proposed Project components would be adjacent to the shoreline; nor would any obstruct vertical or lateral access to or along the shoreline. The Product Water Conveyance: Coastal Alignment and the Monterey Pipeline would ultimately be buried below ground and not preclude access to the numerous access points that exist in the vicinity of the proposed alignment.
Cities of Marina and Monterey (Coastal Zone)	California Coastal Act (CCC)	Public Access	Product Water Conveyance: Coastal Alignment Monterey Pipeline	***Section 30211:*** Development not to interfere with access. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.	**Consistent**: Project construction may have short-term indirect effects on shoreline access (i.e., increased traffic and parking demand) during the construction period. The only project components proposed in the coastal zone are pipeline alignments that would be buried and would not preclude public access to or along the coast. The Monterey Pipeline would potentially be exposed due to coastal erosion, but this potential would not constitute an inconsistency with this policy and this issue is address more fully in Section 4.8 of this EIR.
City of Monterey (Coastal Zone)	California Coastal Act (CCC)	Recreation	Monterey Pipeline	***Section 30221:*** Oceanfront land; protection for recreational use and development. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.	**Consistent**: Although there may be potential temporary impacts to access to recreational facilities, these are areas within which alternative access would be available during the short-term construction period. In addition, all of the facilities proposed within the coastal zone would be buried underground and would not preclude public access to the sea. With coastal erosion, there is potential for portions of the CalAm Distribution System Monterey Pipeline to be exposed within the life of the facility; however, that would not interfere with access to the coast and ocean and this issue is address more fully in Section 4.8 of this EIR.
Monterey County	Monterey County General Plan	Agriculture	Tembladero Slough Diversion Site Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Product Water Conveyance: Coastal Alignment Reclamation Ditch Diversion Site Salinas Treatment Facility Storage and Recovery Blanco Drain Pump and Pipeline Diversion Site	***Policy AG-1.1***: Land uses that would interfere with routine and ongoing agricultural operations on viable farmlands designated as Prime, of Statewide Importance, Unique, or of Local Importance shall be prohibited.	**Consistent**: The Proposed Project would not interfere with routine and ongoing operations on viable farmlands
Monterey County	Monterey County General Plan	Agriculture	Tembladero Slough Diversion Site Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Product Water Conveyance: Coastal Alignment Reclamation Ditch Diversion Site Salinas Treatment Facility Storage and Recovery Blanco Drain Pump and Pipeline Diversion Site	***Policy AG-1.2:*** The County shall require that well-defined buffer areas be provided as partial mitigation for new non-agricultural development proposals that are located adjacent to agricultural land uses on farmlands designated as Prime, of Statewide Importance, Unique, or Local Importance.	**Consistent**: No land uses are proposed that would require a buffer from adjacent agricultural land.
Monterey County	Monterey County General Plan	Agriculture	Tembladero Slough Diversion Site Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Product Water Conveyance: Coastal Alignment	***Policy AG-1.4***: Viable agricultural land uses, including ancillary and support uses and facilities on farmland designated as Prime, of Statewide Importance, Unique, or of Local Importance shall be conserved, enhanced, and expanded through agricultural land use designations and encouragement of large lot agricultural zoning, except as provided in a Community Plan. Agriculture shall be established as the top land use priority for guiding	**Consistent**: The Proposed Project would not have any permanent impact related to conversion of lands designated as Prime, of Statewide Importance, Unique, or of Local Importance. In addition, the Proposed Project enhances the ability of the existing designated agricultural land in the Castroville Seawater

Table 4.12-3
Applicable State, Regional, And Local Land Use Plans, and Policies – Land Use, Agriculture, and Forest Resources

Project Planning Region	Applicable Plan	Resource Topic	Project Component(s)	Specific Policy or Program	Project Consistency with Policies and Programs
			Reclamation Ditch Diversion Site Salinas Treatment Facility Storage and Recovery Blanco Drain Pump and Pipeline Diversion Site	further economic development on agricultural lands.	Intrusion Project area to remain productive even in times of drought.
Monterey County	Monterey County General Plan	Land Use	Tembladero Slough Diversion Site Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Product Water Conveyance: Coastal Alignment Reclamation Ditch Diversion Site Salinas Treatment Facility Storage and Recovery Blanco Drain Pump and Pipeline Diversion Site	***Policy LU-1.11***: Development proposals shall be consistent with the General Plan Land Use Map designation of the subject property and the policies of this plan.	**Consistent**: Lands with a General Plan land use designation of Permanent Grazing would allow underground pipelines that would be permitted through the requisite local planning and permit review processes. The proposed Treatment Facilities at the Regional Treatment Plant would be compatible with the adjacent landfill.
Monterey County	Monterey County General Plan	Land Use	Tembladero Slough Diversion Site Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Product Water Conveyance: Coastal Alignment Reclamation Ditch Diversion Site Salinas Treatment Facility Storage and Recovery Blanco Drain Pump and Pipeline Diversion Site	***Goal LU-6***: Encourage uses on public lands that are compatible with existing and planned uses on adjacent lands.	**Consistent**: All Proposed Project components located on public lands would be pipeline segments or underground facilities (either within existing roadway or transit facility rights-of-way). These pipelines would be buried beneath the ground surface and therefore be compatible with onsite and adjacent land uses.
County of Monterey	Monterey County General Plan	Public Services	Source Water Diversions, Treatment Facilities at the Regional Treatment Plant, and Product Water Conveyance; RUWAP and Coastal Alignments	**Policy PS-13.2:** All new utility lines shall be placed underground, unless determined not to be feasible by the Director of the Resource Management Agency.	**Consistent**: All proposed pipelines would be placed below ground.
County of Monterey	Monterey County General Plan	Land Use	Treatment Facilities at the regional Treatment Plant	***Policy LU-5.7:*** Industrially designated areas shall be compatible with surrounding land uses.	**Consistent**: The proposed Advanced Water Treatment Facility and Salinas Valley Reclamation Plant Modifications would be sited within the Regional Treatment Plant, and would not preclude continued use of nearby lands for agriculture and grazing.
County of Monterey	Greater Monterey Peninsula Area Plan	Public Services and Facilities	Product Water Conveyance; RUWAP and Coastal Alignments	***Policy GMP-5.2:*** Each development proposal shall be evaluated to determine the extent to which such development may help further the County's park and recreation facility goals, objectives, and policies.	**Consistent**: Proposed Project construction would temporarily restrict access to recreational facilities, but the project would not hinder the County's park and recreation facility goals, objectives and policies. This issue is addressed further in Impact 4.17-2.
Monterey County	North County Land Use Plan	Agriculture	Tembladero Slough Diversion Site	***Key Policy 2.6.1***: The County shall support the permanent preservation of prime agricultural soils exclusively for agricultural use. The County shall also protect productive farmland not on prime soils if it meets State productivity criteria and does not contribute to degradation of water quality. Development adjacent to prime and productive farmland shall be planned to be compatible with agriculture.	**Consistent**: The Proposed Project would not have long-term impacts on prime farmlands and would not change the use of any productive farmland.
Monterey County	North County Land Use Plan	Agriculture	Tembladero Slough Diversion Site	***Policy 2.6.2.1***: Prime and productive farmland designated for Agricultural Preservation and Agricultural Conservation land use shall be preserved for agricultural use to the fullest extent possible as consistent with the protection of environmentally sensitive habitats and the concentration of development.	**Consistent**: The Proposed Project would not have long-term impacts on farmland designated for Agricultural Preservation and Agricultural Conservation.
Monterey County (Coastal Zone)	North County Land Use Plan	Land Use and Development	Tembladero Slough Diversion Site	***Key Policy 4.3.4***: All future development within the North County coastal segment must be clearly consistent with the protection of the area's significant and human resources, agriculture, natural resources, and water quality.	**Consistent**: The environmental impacts of the proposed Product Water Conveyance facilities related to the issues in this policy are addressed in the following sections of this EIR: • 4.12 (agricultural), • 4.4, 4.5, 4.14 (biological, including fisheries, terrestrial, and marine, respectively), • 4.6 (cultural and paleontological resources) • 4.3 (air quality and greenhouse gases), • 4.10, 4.11, and 4.18 (water quality) • 4.7 (energy resources) The project's implications are discussed in EIR Sections. Specifically, please refer to policy consistency tables within each section above for additional discussion of the project's conformity with applicable Monterey County General Plan policies related to these resource areas, respectively.
Monterey County (Coastal Zone)	North County Land Use Plan	Land Use and Development	Tembladero Slough Diversion Site	***Policy 4.3.5.4:*** Where there is limited land, water, or public facilities to support development, coastal dependent agriculture, recreation, commercial and industrial uses shall have priority over residential and other non-coastal dependent uses.	**Consistent**: Proposed Project components for unincorporated Monterey County's Coastal Zone are limited to a small site along the Coastal Product Water Pipeline alignment and would not adversely impact coastal resources.
Monterey County (Coastal Zone)	North County Land Use Plan	Land Use and Development	Tembladero Slough Diversion Site	***Policy 2.3.5.6***: Industrial uses shall be located near major transportation facilities and population centers. The only industrial facilities appropriate for the area are coastal or agriculture-dependent industries which do not demand large quantities of fresh water and contribute low levels of air and water pollution. Industries not compatible with the high air quality needed for the protection of agriculture shall be restricted.	**Consistent**: Project components proposed for unincorporated Monterey County's coastal zone would not adversely impact coastal resources.
Monterey County (Coastal Zone)	North County Land Use Plan	Land Use and Development	Tembladero Slough Diversion Site	***Policy 4.3.5.8***: Development within the North County coastal zone shall be consistent with the land uses shown on the plan map and as described in the text of this plan.	**Consistent**: The proposed sites for Proposed Project components are consistent with existing land uses, and land use designation defined in the plan.

Table 4.12-3
Applicable State, Regional, And Local Land Use Plans, and Policies – Land Use, Agriculture, and Forest Resources

Project Planning Region	Applicable Plan	Resource Topic	Project Component(s)	Specific Policy or Program	Project Consistency with Policies and Programs
Monterey County (Coastal Zone)	North County Land Use Plan	Land Use and Development	Tembladero Slough Diversion Site	***Specific Policy 4.3.6 F4***: A basic standard for all new or expanded industrial uses is the protection of North County's natural resources. Only those industries determined to be compatible with the limited availability of freshwater and the high air quality required by agriculture shall be allowed. New or expanded industrial facilities shall be sited to avoid impacts to agriculture of environmentally sensitive habitats.	**Consistent**: The Tembladero Slough Diversion would not result in incompatible industrial uses because the site currently contains hardscape and an existing wastewater pump station that has similar industrial-type uses.
City of Salinas	City of Salinas General Plan	Land Use	Salinas Pump Station Diversion Site	***Policy LU-2.5***: Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels and quality of urban services and facilities are maintained.	**Consistent**: The Proposed Project would not create or enable new growth that might negatively impact the environment or quality of life; the project would replace municipal water supplies and enhance crop irrigation supplies.
City of Marina	City of Marina General Plan	Community Infrastructure	Product Water Conveyance: RUWAP and Coastal Alignment	***Primary Policy 3.3.14:*** Support water resource programs, including desalinization and reclamation efforts, to provide an adequate water supply to accommodate General Plan permitted growth.	**Consistent**: The Proposed Project would increase use of recycled water in the region and would enhance the ability of the City to implement this policy.
City of Marina	City of Marina General Plan	Community Design and Development	Product Water Conveyance: RUWAP and Coastal Alignment	***Policy 4.112***: The policies of the Community Land Use Element are designed to protect areas with significant agricultural or natural-habitat value from being displaced by development, and they are designed to protect and conserve air, water and energy resources.	**Consistent**: The environmental impacts of the proposed Product Water Conveyance facilities' related to the issues in this policy are addressed in the following sections of this EIR: • 4.12 (agricultural), • 4.4, 4.5, 4.14 (biological, including fisheries, terrestrial, and marine, respectively), • 4.3 (air quality and greenhouse gases), • 4.10, 4.11, and 4.18 (water resources) • 4.7 (energy resources) The project's implications are discussed in EIR Sections. Specifically, please refer to policy consistency tables within each section above for additional discussion of the project's conformity with applicable Marina General Plan policies related to these resource areas, respectively.
City of Marina	City of Marina General Plan	Soils and Mineral Resources	RUWAP Alignment Option RUWAP Booster Pump Station Option Product Water Conveyance: Coastal Alignment	***4.124 (MarGP):*** 1. The City shall continue to require erosion-control and landscape plans for all new subdivisions or major projects on sites with potentially high erosion potential. Such plans should be prepared by a licensed civil engineer or other appropriately certified professional and approved by the City Public Works Director prior to issuance of a grading permit. All erosion control plans shall incorporate Best Management Practices to protect water quality and minimize water quality impacts and shall include a schedule for the completion of erosion and sediment-control structures, which ensures that all such erosion-control structures are in place by mid-October of the year that construction begins. Site monitoring by the applicant's erosion-control specialist should be undertaken, and a follow-up report should be prepared that documents the progress and/or completion of required erosion-control measures both during and after construction is completed. 2. The City shall support continued agricultural uses on prime agricultural soils and other agricultural lands outside the City's designated Urban Growth Boundary, i.e., lands designated as "Agriculture" by this plan. The City should oppose any proposed subdivision or use of land which might result in conversion of such lands. 3. The City shall encourage continued agricultural production on lands within the City's existing and proposed Sphere of Influence as an interim use until such time that annexation and development is approved consistent with this plan. 4. The City recognizes the presence of designated mineral resources west of Highway One, and shall continue to allow the existing sand-mining operation on RMC Lonestar property west of Highway One in accordance with the provisions of Marina's local coastal plan (LCP) and the approved Reclamation Plan for that site. In accordance with the Marina LCP, new or expanded sand-mining operations shall be limited to the surf zone and already-disturbed areas, and shall be subject to completion and approval of the prerequisite environmental review, Reclamation Plan, and coastal permit process. A coastal permit for new or expanded mining operations may be granted only upon a finding, based upon conclusive evidence, that such an activity will not significantly accelerate shoreline erosion or have significant unavoidable adverse impacts upon the dune and coastal strand's biological resources. 5. The City recognizes the existence of designated mineral resources east of Highway One within the Armstrong Ranch portion of the City's Sphere of Influence area. Mineral extraction on a portion of the Ranch may constitute an appropriate interim use, recognizing also that Armstrong Ranch provides one of the last remaining large areas on the Central Coast suitable for housing and other urban development. 6. Mineral extraction on a portion of the Armstrong Ranch mineral resource area may be permitted, provided such use is reviewed and processed in accordance with applicable state laws, including environmental review pursuant to CEQA. Approval should also be contingent on completion and approval of a Reclamation Plan, use permit, and a determination that the proposed mining activity will not significantly conflict with other planned or approved uses within close proximity (i.e., a 1,000-foot radius from the perimeter of the mineral extraction site).	**Consistent**: The environmental impacts of the proposed Product Water Conveyance facilities' related to the issues in this policy are addressed in the following sections of this EIR: • 4.12 (agricultural), • 4.4, 4.5, 4.14 (biological, including fisheries, terrestrial, and marine, respectively), • 4.3 (air quality and greenhouse gases), • 4.10, 4.11, and 4.18 (water resources) • 4.7 (energy resources) The project's implications are discussed in EIR Sections. Specifically, please refer to policy consistency tables within each section above for additional discussion of the project's conformity with applicable Marina General Plan policies related to these resource areas, respectively.
City of Marina (Coastal Zone)	City of Marina Local Coastal Program Land Use Plan	Policies	Product Water Conveyance: Coastal Alignment	***Policy 28***: To support continuation of agricultural uses in the Coastal Zone.	**Consistent**: The Proposed Project would not inhibit or prevent any agricultural uses.
City of Marina (Coastal Zone)	City of Marina Local Coastal Program Land Use Plan	Policies	Product Water Conveyance: Coastal Alignment	***Policy 41***: To give priority to Coastal dependent development on or near the shoreline and ensure that environmental effects are mitigated to the greatest extent possible.	**Consistent**: The Proposed Project does not include components on or near the shoreline.

Table 4.12-3
Applicable State, Regional, And Local Land Use Plans, and Policies – Land Use, Agriculture, and Forest Resources

Project Planning Region	Applicable Plan	Resource Topic	Project Component(s)	Specific Policy or Program	Project Consistency with Policies and Programs
City of Marina (Coastal Zone)	City of Marina Local Coastal Program Land Use Plan	Policies	Product Water Conveyance: Coastal Alignment	***Policy 30***: To allow conversion from agricultural use to more intensive land uses in an orderly way, progressing sequentially within and from already urbanized areas of the city.	**Consistent**: The Proposed Project would not require the conversion of agricultural land to more intensive land uses.
City of Marina (Coastal Zone)	City of Marina Local Coastal Land Use Plan	Policies	Product Water Conveyance: Coastal Alignment	***Policy 32:*** To minimize adverse environmental affects, by concentrating new development within or adjacent to areas of existing development in the coastal zone.	**Consistent**: The proposed Product Water Conveyance: Coastal Alignment would be located primarily in existing utility corridors and roadway rights-of-way.
Fort Ord Reuse Authority (Seaside)	Fort Ord Reuse Plan	Land Use	Injection Well Facilities	***Residential Land Use Policy B-1:*** The City of Seaside shall encourage land uses that are compatible with the character of the surrounding districts or neighborhoods and discourage new land use activities which are potential nuisances and/or hazards within and in close proximity to residential areas.	**Consistent**: The Injection Well Facilities would be constructed in a mostly undeveloped area designated for future single-family residential development. The facilities would not conflict with existing or future land uses, as several water storage tanks, wells, and pump stations are located within Seaside neighborhoods. Pursuant to the Seaside Municipal Code (Title 17), which applies to the proposed Injection Well Facilities site and has been certified by FORA as consistent with the Base Reuse Plan Policies (FORA 2010), Utility Facilities are permitted in Seaside's Residential Zones with a Use Permit. Other proposed project components subject to the Base Reuse Plan's Seaside planning area would be constructed at or below ground, and therefore would be compatible with existing land use character.
City of Seaside (Coastal Zone)	City of Seaside Local Coastal Program Land Use Plan	Roberts Lake Subarea	Monterey Pipeline	***Policy PAR-DM 1.1.B*** – *Management of Public Access and Recreational Opportunities*: The City shall maintain and enhance the street rights-of-way for bicycle and pedestrian use. The City shall maintain (keep free of debris, trash, etc.) the portions of the Southern Pacific Railroad right-of-way transportation corridor that are within the Del Monte Subarea.	**Consistent**: The Monterey Pipeline alignment bisects the area between Roberts Lake and Laguna Grande. Bicycle and pedestrian use within this area may be temporarily restricted during pipeline construction; however, the facilities would be placed underground and construction activities would be limited in duration (i.e., lasting only several days to a week at any one geographic location along the Monterey Pipeline)..
City of Seaside (Coastal Zone)	City of Seaside Local Coastal Program Land Use Plan	Roberts Lake Subarea	Monterey Pipeline	***Policy PAR-RL 1.1.A –*** *Protection of Public Access and Recreational Opportunities:* The City shall maintain, and enhance pedestrian and bicycle connectivity within the Roberts Lake Subarea and to Laguna Grande, and the beach to maximize public access and recreation opportunities to these coastal resources.	**Consistent**: The Monterey Pipeline alignment bisects the area between Roberts Lake and Laguna Grande. Recreational opportunities within this area may be temporarily restricted during pipeline construction; however, the facilities would be placed underground and construction activities would be limited in duration (i.e., lasting only several days to a week at any one geographic location along the Monterey Pipeline).
City of Seaside (Coastal Zone)	City of Seaside Local Coastal Program Land Use Plan	Coastal Zone	Monterey Pipeline	***Policy PAR-CZ 1.1.B –*** Protection of Public Access and Recreational Opportunities: Maximize and protect public access including pedestrian and bicycle connectivity and recreational opportunities in the coastal zone consistent with resource conservation principles, public safety, public rights, and the rights of private property owners.	**Consistent**: The Monterey Pipeline alignment bisects the area between Roberts Lake and Laguna Grande. Bicycle and pedestrian use and recreational opportunities within this area may be temporarily restricted during pipeline construction; however, the facilities would be placed underground and construction activities would be limited in duration (i.e., lasting only several days to a week at any one geographic location along the Monterey Pipeline).
City of Seaside (Coastal Zone)	City of Seaside Local Coastal Program Land Use Plan	Coastal Zone	Monterey Pipeline	***Policy NCR-CZ 1.1.C –*** *Coastal Resources:* New development shall be located in areas where it will not have a significant adverse effect either individually or cumulatively on natural coastal resources and public access and recreation.	**Consistent**: The Monterey Pipeline alignment bisects the area between Roberts Lake and Laguna Grande. Public access within this area may be temporarily restricted during pipeline construction; however, the facilities would be placed underground and construction activities would be limited in duration (i.e., lasting only several days to a week at any one geographic location along the Monterey Pipeline).
City of Seaside (Coastal Zone)	City of Seaside Local Coastal Program Land Use Plan	Public Access and Recreation	Monterey Pipeline	***Policy PAR-DM 1.3*** – *Management of Public Access and Recreational Opportunities – Southern Pacific Railroad:* The City shall maintain (keep free of debris, trash, etc.) the portions of the Southern Pacific Railroad right-of way transportation corridor that are within the Del Monte Subarea (III.B.3.b.3).	**Consistent**: Construction of the Monterey Pipeline would temporarily limit access along the Southern Pacific Railroad right-of-way; however, the facilities would be placed underground and construction activities would be limited in duration (i.e., lasting only several days to a week at any one geographic location along the Monterey Pipeline).
City of Seaside (Coastal Zone)	City of Seaside Local Coastal Program Land Use Plan	Coastal Zone	Monterey Pipeline	***Policy LUD-CZ 2.1.B:*** New development shall be required to demonstrate compliance with the Land Use Plan policies applicable to the particular project under consideration.	**Consistent**: The Monterey Pipeline would be buried below ground and would not conflict with applicable land use policies.
Sand City	Sand City General Plan	Marine Resources	Transfer Pipeline Monterey Pipeline	***Policy 2.9.c***: Within the coastal zone, Local Coastal Plan design policies that are most protective of significant coastal resources shall be overriding.	**Consistent**: The Monterey and Transfer pipelines would be buried below ground and would not conflict with applicable design policies.
Sand City	Sand City General Plan	Circulation and Public Facilities	Transfer Pipeline Monterey Pipeline	***Policy 3.10.2***: Require that construction of roadway, water, sewer, and storm drainage improvements be staged in areas where major new development is anticipated to minimize disruption to new road surfaces.	**Consistent**: Within Sand City the proposed Transfer and Monterey Pipelines are proposed within the railway (TAMC-owned) right of way.
City of Sand City (Coastal Zone)	Sand City Local Coastal Program Land Use Plan	Public Safety and Noise	Monterey Pipeline	***Policy 6.4.7:*** Ensure compatibility between existing coastal dependent and industrial uses with visitor serving and residential uses. Require buffers between uses and regulate landscaping access, parking, and on-site circulation in order to mitigate traffic impacts and other potential problems.	**Consistent**: The Monterey Pipeline would be buried below ground and would not interfere with existing land uses adjacent to the pipeline alignments.

Table 4.12-3
Applicable State, Regional, And Local Land Use Plans, and Policies – Land Use, Agriculture, and Forest Resources

Project Planning Region	Applicable Plan	Resource Topic	Project Component(s)	Specific Policy or Program	Project Consistency with Policies and Programs
City of Sand City (Coastal Zone)	Sand City Local Coastal Program Land Use Plan	Circulation and Public Facilities	Monterey Pipeline	***Policy 4.3.26:*** All off-road vehicles shall be prohibited on the dunes, except those necessary for emergency and to support coastal dependent uses and shall be limited to existing paths and stockpiles in order to protect dune vegetation.	**Consistent**: As discussed more fully in Chapter 2, Project Description, pipeline construction and equipment staging would generally occur within the TAMC right-of-way and/or along the Monterey Peninsula Recreational Trail. No construction activity or equipment staging is anticipated within Sand City dune areas.
City of Monterey (Coastal Zone)	Del Monte Beach Land Use Plan	Public and Coastal Related Use and Access	Monterey Pipeline	***Policy 1***: The existing vertical access in the LCP area shall be protected, including, but not limited to, the available access to the beach at Sand Dunes Drive, along Tide Street and at the ends of Surf and Beach Ways. The formalized parking areas along Beach Way and at the corner of Beach Way and Tide Avenue, as well as existing signage, shall be maintained.	**Consistent**: The Monterey Pipeline would be buried below ground and would not obstruct public access to the shoreline.
City of Monterey (Coastal Zone)	Monterey Harbor Land Use Plan	Public Access	Monterey Pipeline	***Policy 3(b):*** Existing vertical access points, as described in **Figure 5**, shall be protected, improved, or replaced with equal or better access as new development is proposed.	**Consistent**: The Monterey Pipeline would be buried below ground and would not obstruct public access to the shoreline.
City of Monterey (Coastal Zone)	Monterey Harbor Land Use Plan	Natural Coastal	Monterey Pipeline	***Policy 3(c):*** New development and facilities shall be located with a shoreline setback sufficient to prevent the need for protective structures during the expected life of the development, but not less than a setback to the 100-year coastal erosion line, as determined by qualified professionals using the most current methods and information. Coastal dependent uses may be protected by shoreline structures.	**Consistent**: The proposed project incorporates design measures, including setback from the shoreline and elevation (depth) of the pipeline, to avoid shore erosion impacts. This issue is addressed further in Section 4.8: Geology, Soils, and Seismicity.
City of Monterey (Coastal Zone)	Monterey Harbor Land Use Plan	Public Access	Monterey Pipeline	***Policy 3(e):*** No intervening development shall block potential visual access or physical access to the beach.	**Consistent**: The Monterey Pipeline would be buried below ground and would not obstruct public views of or access to the shoreline.
City of Monterey (coastal zone)	California Coastal Act	Recreation	Monterey Pipeline	***Section 30223 Upland areas.*** Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.	**Consistent**: Monterey Pipeline construction may temporarily limit use of the Monterey Peninsula Recreational Trail along the city of Monterey waterfront. This issue is addressed further in Impact 4.17-2.
City of Monterey (Coastal Zone)	California Coastal Act	Development	Monterey Pipeline	***Section 30252 Maintenance and enhancement of public access:*** The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.	**Consistent**: The Monterey Pipeline would be buried below ground and would not obstruct public access to the shoreline.

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4.12.4 Impacts and Mitigation Measures

4.12.4.1 Significance Criteria

In accordance with Appendix G of the CEQA Guidelines, the project would have a significant impact on land use, agriculture and forest resources, if it would:[2]

a. Physically divide an established community.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance and with Coastal Zone Management Act) adopted for the purpose of avoiding or mitigating an environmental effect.

c. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

d. Involve other changes in the existing environmental that, due to their location or nature, could result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

e. Conflict with existing zoning for agricultural use, or a Williamson Act contract.

f. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).

g. Result in the loss of forest land or conversion of forest land to non-forest use.

h. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest to non-forest use.

No additional significance criteria are needed to comply with the CEQA-Plus[3] considerations required by the State Revolving Fund Loan Program administered by the State Water Resources Control Board.

4.12.4.2 Approach to Analysis

Land Use

This analysis evaluates short-term impacts resulting from temporary construction of Proposed Project components, as well as long-term impacts resulting from the siting and operation of Proposed Project components, either of which may result in potential conflicts or inconsistencies with existing adopted plans and regulations. The analysis compares the existing land use

[2] In the CEQA Guidelines Appendix G, under the topic of "Land Use and Planning" the following question is posed: "Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?" The only applicable habitat conservation plan or natural community conservation plans in the Proposed Project vicinity are the Fort Ord Habitat Management Plan and the draft Ford Ord Habitat Conservation Plan. This criterion is addressed in **Section 4.5, Biological Resources: Terrestrial**. See **Section 4.5.4.4.**

[3] To comply with applicable federal statutes and authorities, EPA established specific "CEQA-Plus" requirements in the Operating Agreement with SWRCB for administering the State Revolving Fund (SRF) Loan Program.

setting with the conditions of each Proposed Project site during construction and operations. Local planning documents and maps, as described above**,** were reviewed and site surveys were conducted to characterize existing land uses on and adjacent to the Proposed Project components. The evaluation of consistency with applicable plans, policies, and regulations included the following steps:

(1) determining the applicability of relevant land use plans, policies and regulations to the Proposed Project based on location, applicability to this type of project, and authority of each jurisdiction,

(2) assessing whether the plan, policy, or regulation was adopted for the purpose of reducing an environmental effect, and

(3) analyzing whether the Proposed Project would be fundamentally inconsistent with each policy, plan or regulation.

For those plans, policies and regulations that were found to require a consistency analysis per items 1 and 2, above, a discussion of consistency and/or potential conflicts with adopted plans is included in tables in relevant topical sections in **Chapter 4**, including **Table 4.12-3**. The discussion in Impact LU-2, below, addresses identified potential conflicts and inconsistencies.

Agricultural Resources

To determine the potential for the Proposed Project to result in adverse effects related to conversion of farmland to non-agricultural use, two types of analyses are provided: direct and potential indirect conversion of farmland to non-agricultural uses as explained below.

Direct conversion of designated agricultural land to non-agricultural use. The approach for evaluating environmental impacts related to criteria c and e, above, is to compare the anticipated direct temporary and permanent ground disturbance areas associated with the Proposed Project to the farmland mapped on the California Department of Conservation's FMMP Important Farmland Series Maps as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and to maps of Williamson Act contracts, and zoning maps for the project area (herein referred to as "Designated Farmland"). Unless covered by a Williamson Act contract or zoned for agriculture by a local agency, areas designated in the FMMP maps as Farmland of Local Importance or Grazing Land are not considered in this analysis.

Indirect conversion of agricultural land due to other changes to the environment (see Criterion d). The focus of the analysis for this criterion is on the Proposed Project's potential to result in changes to the availability of recycled water, surface water, and groundwater quantities, qualities, and delivery systems such that a conversion of agricultural land to non-agricultural uses may occur. This analysis focuses on waters used to irrigate farmland designated by the California Resource Agency as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or lands that are covered by a Williamson Act contract or zoned for agriculture by a local agency (or "Designated Farmland"). The scope of the evaluation is limited to areas within the project area, including the Castroville Seawater Intrusion Project area and to a lesser extent the areas in the vicinity of the Salinas Treatment Facility Storage and Recovery site. As described within this section, some of the Proposed Project sites and surrounding areas contain Designated Farmland.

Indirect effects related to potential incompatibilities between agricultural uses (such as access for agricultural vehicles, dust/air pollutant emissions, and noise from agricultural operations) and adjacent or nearby non-agricultural land uses (such as schools, hospitals or residences) would not occur due to the type and nature of Proposed Project facilities. The Proposed Project

includes only new and modified water supply and wastewater facilities that would not result in conflicts or be incompatible with adjacent agricultural operations.

Water for agricultural irrigation in the Salinas Valley near the project area is supplied by groundwater wells, as well as recycled and surface water systems to supplement groundwater supplies. MRWPCA operates the tertiary treatment plant known as the Salinas Valley Reclamation Plant (located at the Regional Treatment Plant), where it treats water for agricultural irrigation and delivers it to agricultural users via a project known as the Castroville Seawater Intrusion Project (CSIP). MRWPCA operates the system by agreement with the Monterey County Water Resources Agency (MCWRA) and in partnership with the MCWRA and growers in the Salinas Valley. This analysis considers whether the Proposed Project would affect the continued supply of an adequate quantity and quality of water for irrigation to support continued farming of Designated Farmland, and whether any resulting changes as a result of the Proposed Project could indirectly lead to conversion of agricultural land to non-agricultural uses.

With regards to agricultural water quantity, the Proposed Project would increase recycled water availability to the Castroville Seawater Intrusion Project area by approximately 4,500 to 4,750 acre feet per year (AFY) and up to 5,900 AFY in drought years as shown in **Appendix B**, Tables 6 through 9. This is considered a beneficial impact related to the quantity of water available for agricultural lands. The analysis, therefore, focuses on the quality of recycled water, based on a technical analysis by Dr. Bahman Sheikh (January 2015); see **Appendix S, Predicted Impact of Farming from Use of Recycled Water with Higher Salinity.** The technical analysis describes existing use of recycled water by growers in the CSIP area and analyzes how the addition of the Proposed Project source waters to the recycled water supply may affect the quality of recycled water delivered to growers. The effects of diverting water from the Salinas Industrial Wastewater Treatment Facility on groundwater seepage and recharge is also addressed based on a technical report prepared by Todd Groundwater (2015).

Forest Resources

For the purposes of this analysis, each Proposed Project element was considered in relation to forest land as defined Public Resources Code section 12220(g), or timberland as defined by Public Resources Code section 4526, or timberland zoned Timberland Production as defined by Government Code section 51104(g). "Forest land" under Public Resources Code section 12220(g) is defined as “land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The definition is part of the California Forest Legacy Program Act of 2007 that encourages the long-term conservation of productive forest lands by providing an incentive to owners of private forest lands to prevent future conversions of forest land and forest resources. The Z’berg-Nejedly Forest Practice Act (Public Resources Code Section 4526) defines “timberland” as “land……which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products.”

There are no forested areas or any area that meet the above definitions in the Proposed Project area. Therefore, the evaluation of forest resources is presented in the following section, Areas of No Project Impact.

Areas of No Project Impact

The Proposed Project would not result in impacts related to the some of the significance criteria (a, c [operations], e, f, g, and h), as explained below. Impact analyses related to the other

criteria (b, c [construction], and d) are addressed below under **Subsections 4.12.4.4 (Construction Impacts)** and **4.12.4.5 (Operational Impacts)** as applicable.

- *(a) Physically divide an established community. (No impact due to construction or operations.)* Criterion "a" is not applicable to the Proposed Project because of the nature and scale of Proposed Project component facilities. None of the proposed facilities or construction activities would physically divide an established community. During construction, immediate access to neighborhoods, commercial areas, schools, and parks could be temporarily disrupted by pipeline construction in the public right-of-way due to lane closures or detours; but only for short (less than one month) periods of time as discussed in **Section 4.17, Traffic and Transportation**. All proposed above-ground facilities, including the Treatment Facilities at the Regional Treatment Plant, the Booster Pump Station Options, and the Injection Well Facilities would be located at sites that are part of existing public facilities and, as such, they would not divide an established community or established land uses. The Treatment Facilities at the Regional Treatment Plant would be constructed at the existing Regional Treatment Plant, not within an established community. The Booster Pump Station Options would be located either within the community of Seaside or Marina but would not divide an established community because each would be located on a rectangular shaped, less than a quarter acre site adjacent to urban uses. The RUWAP Booster Pump Station option would be located on existing city of Marina corporation yard site. The Coastal Booster Pump Station option would be located on an undeveloped site near the intersection of two established roadways and adjacent to large paved parking lots and dilapidated, unoccupied former Army buildings. The Injection Well Facilities are proposed on a currently vacant site east, and on the periphery, of nearby existing and planned community urban areas.
- *(c) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use*. *(No impact due to operations.*) None of the permanent Proposed Project above-ground facilities would be located on lands designated prime, unique or statewide important farmlands, and thus, would not result in conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Temporary disruption to agricultural lands or uses during construction of certain Proposed Project facilities is addressed in Impact LU-1, below.
- *(e) Conflict with existing zoning for agricultural use, or a Williamson Act contract. (No impact due to construction and operations.)* There are no properties under a Williamson Act contract within or adjacent to any of the Proposed Project component sites. The northernmost portions of the Product Water Conveyance System Options would be located in open space areas between the Regional Treatment Plant and the city of Marina northern border that are zoned for Permanent Grazing. The 33-inch pipeline slip-lining portion of the Salinas Treatment Facility project component, the Tembladero Slough Diversion site, and a portion of the Banco Drain Diversion pipeline alignment are located on land zoned for agriculture (Farmlands 40 acre minimum (F/40)) by Monterey County. Water and wastewater infrastructure are allowable uses in both the permanent grazing and F/40 zoning districts and the Proposed Project would not conflict with

the County's zoning code.[4] Implementation of the Proposed Project would not prevent continued use of these lands for agricultural production and would not require rezoning or a zoning amendment.

- *(f) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). (No impact due to construction or operations.)* There is no forest or timber land meeting the above definitions, or lands zoned Timberland Production in the Proposed Project area.
- *(g) Result in the loss of forest land or conversion of forest land to non-forest use.* (*No impact due to construction and operations*.) There is no forest land within the Proposed Project area.
- *(h) Convert forest to non-forest use due to other changes. (No impact due to construction and operations.)* There is no forest land within the Proposed Project area and the Proposed Project would not affect other forest land outside of the area due to the nature and location of proposed construction and operations.

Summary of Impacts

Table 4.12-4, Summary of Impacts provides a summary of potential impacts related to land use, agriculture, and forest resources and significance determinations at each Proposed Project component site.

[4] Additionally, a similar RUWAP pipeline was proposed by Marina Coast Water District and received a conditional use permit from Monterey County in 2009 and in that permit, they explicitly stated that the proposed pipeline would not conflict with the site zoning (Monterey County Zoning Administrator, 2009).

Table 4.12-4
Summary of Impacts – Land Use, Agriculture, and Forest Resources

Impact Title	Source Water Diversion and Storage Sites						Treatment Facilities at Regional Treatment Plant	Product Water Conveyance		Injection Well Facilities	CalAm Distribution System		Project Overall
	Salinas Pump Station	Salinas Treatment Facility Storage and Recovery	Reclamation Ditch	Tembladero Slough	Blanco Drain (Pump Station and Pipeline)	Lake El Estero		RUWAP Alignment Option	Coastal Alignment Option		Transfer Pipeline	Monterey Pipeline	
LU-1: Construction Temporary Farmland Conversion	NI	LSM	NI	NI	LSM	NI	NI	LS	LS	NI	NI	NI	LSM
LU-2: Operational Consistency with Plans, Policies, Regulations	LSM	LSM	LSM	LSM	LSM	LSM	LSM	LSM	LSM	LSM	LSM	LSM	LSM
LU-3: Operational Indirect Farmland Conversion	LS							NI	NI	NI	NI	NI	LS
Cumulative Impact	LS: There would be no significant construction or operational cumulative impacts to land use, and the Proposed Project would not contribute to a significant cumulative impact related to conversion of agricultural lands within unincorporated Monterey County.												

NI – No Impact
LS – Less than Significant
LSM – Less than Significant with Mitigation
SU – Significant Unavoidable
BI – Beneficial Impact

4.12.4.3 Construction Impacts and Mitigation Measures

Impact LU-1: <u>Temporary Farmland Conversion during Construction.</u> The Proposed Project would result in a temporary disruption to agricultural production on designated prime, unique and statewide important farmlands during construction, but would not directly or indirectly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. (Criterion c, d) (Less than Significant with Mitigation)

Salinas Treatment Facility (Slip-Lining of 33-inch Pipeline)

The Proposed Project includes the slip-lining of an existing 33-inch industrial wastewater pipeline. This existing pipeline is within land that is designated as Prime Farmland by the Farmland Mapping and Monitoring Program of the California Resources Agency (see **Figure 4.12-6**), and is located within an area in agricultural production that is zoned as Farmlands in Monterey County. Installing a new pipeline inside the existing pipeline would require excavating access pits every 600-feet to 800-feet along the existing alignment, cutting into the existing pipe, pulling the new assembled pipe into the existing pipe and connecting the new pipe segments before closing the pit. The work area at each pit would be up to 20-feet wide, approximately 60-feet long and up to 10-feet deep. There would be approximately 12 excavation pits, each of which would be under construction for approximately one week. The total area that would be

excavated within Prime Farmland would be approximately 0.33 acres. Construction-related disturbance and disruption of agricultural uses in areas designated as Prime Farmland would be temporary; however, the impact is considered a potentially significant impact due to location on designated prime agricultural land. With implementation of Mitigation Measure LU-1 (Minimize Disturbance to Farmland), which requires that construction contractors minimize ground disturbance in designated important farmland areas and restore the site to pre-construction conditions, the impact would be reduced to less-than-significant.

Tembladero Slough Diversion

The Tembladero Slough Diversion would consist of a new intake structure on the channel bottom, connecting to a new lift station wet well (manhole) on the channel bank via a new gravity pipeline. Construction of the Tembladero Slough diversion would include minor grading, installation of a new wet well/diversion structure, modification of the existing wet well at the Castroville Pump Station and construction of a short pipeline from the wet well to the new pump station. The approximate construction footprint of the Tembladero Slough Diversion is 0.23 acres.

The Tembladero Slough Diversion location is located within an area designated as Prime Farmland by the State Farmland Mapping and Monitoring Program (see **Figure 4.12-6**). However, the Proposed Project site is located at the existing Castroville Pump Station facility, which is developed and paved, and no agricultural uses have occurred on the site since the pump station facility was built. Therefore, no existing agricultural farmland would be converted to a non-agricultural use, and no agricultural operations would be disrupted during construction. Therefore, project construction would not result in disruption to prime farmlands or agricultural operations.

Blanco Drain Diversion (Pipeline Connection)

Portions of the Blanco Drain Diversion site and connection pipeline to the Regional Treatment Plant would be located within land designated as Prime Farmland and Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program of the California Resources Agency (see **Figure 4.12-6**). Construction would temporarily disturb approximately 0.15 acres of land at the pump station, including the Blanco Drain banks and channel bottom, and approximately five acres along the pipeline alignment including the excavation pits for constructing the pipeline under the Salinas River. The diversion site is located at an existing pump station and within roadway alignments (farm roads); therefore no existing farmland would be permanently converted to a non-agricultural use at this location. However, the majority of the pipeline would be located on designated agricultural lands that are in agricultural production. The approximate construction foot print of the Blanco Drain Diversion Pump Station and Pipeline that would be within designated Prime Farmland is 2.9 acres and the portion within Farmland of Statewide Importance is 2.1 acres out of a total construction footprint of approximately five acres. Construction-related disturbance and disruption of agricultural uses in areas designated as prime and state important farmland, albeit temporary, is considered a potentially significant impact. However, with implementation of Mitigation Measure LU-1 (Minimize Disturbance to Farmland), which requires that construction contractors minimize ground disturbance in designated farmland areas and restore the site to pre-construction conditions, the impact would be reduced to less-than-significant.

Product Water Conveyance

Segments of the Product Water Conveyance Pipeline Options would traverse land that is used for grazing and some limited row crop production and is zoned for permanent grazing; however, these lands are not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide

Importance. The pipeline would be constructed at a rate of approximately 400 feet per day on an approximately 100-foot wide swath (12,000 linear feet for the RUWAP alignment and 5,000 linear feet for the Coastal alignment). Therefore, direct, temporary impacts to grazing and row crop production would be limited to a total of only a few weeks to a month, and would not result in permanent conversion of agricultural lands or uses. This is considered a less-than-significant impact.

All Other Proposed Project Components

Construction of the proposed Salinas Pump Station Diversion would occur within the boundaries of the City of Salinas' former treatment plant site, called TP1, and would not affect agricultural lands. Additionally, construction of the Reclamation Ditch Diversion and the Treatment Facilities at the Regional Treatment Plant would not occur on agricultural lands. These sites are in proximity to agricultural lands, but none that are mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, construction activities would not result in any conflicts between uses or indirect impacts to agricultural operations on Designated Farmland.

Land uses in the vicinity of all other proposed facilities (Lake El Estero Diversion, Injection Well Facilities, and CalAm Distribution Pipelines) are predominantly urban and are not associated with agricultural uses.

Impact Conclusion

Construction of the Proposed Project improvements at the Salinas Treatment Facility and a portion of the Blanco Drain pipeline could temporarily disrupt agricultural uses in designated important farmland areas, a potentially significant impact. However, implementation of Mitigation Measure LU-1 (Minimize Disturbance to Farmland) would reduce the impact to a less-than-significant level.

Mitigation Measures

Mitigation Measure LU-1: <u>Minimize Disturbance to Farmland.</u> (Applies to the Salinas Treatment Facility and a portion of the Blanco Drain Diversion)

To support the continued productivity of designated Prime Farmland and Farmland of Statewide Importance, the following provisions shall be included in construction contract specifications:

- Construction contractor(s) shall minimize the extent of the construction disturbance, including construction access and staging areas, in designated important farmland areas.
- Prior to the start of construction, the construction contractor(s) shall mark the limits of the construction area and ensure that no construction activities, parking, or staging occur beyond the construction limits.
- Upon completion of the active construction, the site shall be restored to pre-construction conditions.

4.12.4.4 Operational Impacts and Mitigation Measures

Impact LU-2: <u>Operational Consistency with Plans, Policies, and Regulations.</u> The Proposed Project would have one or more components that would potentially conflict, or be inconsistent with, applicable land use plans, policies, and regulations without implementation of mitigation measures identified in this EIR. (Criterion b) (Less than Significant with Mitigation)

All Proposed Project Components

Many of the Proposed Project components would be located within existing public road rights-of-way and public facility sites, including the following:

- Portions of the Product Water Conveyance System Options within the cities of Marina and Seaside
- Salinas Pump Station Diversion site at the city of Salinas' TP1 site,
- Salinas Industrial Wastewater Treatment Facility Storage and Recovery Site at the existing Salinas Treatment Facility,
- Reclamation Ditch Diversion Site at Davis Road,
- Tembladero Slough Diversion Site,
- Blanco Drain Diversion Site and portions of the associated pipeline,
- Lake El Estero Storage Management Diversion Site,
- RUWAP Booster Pump Station Option at the city of Marina's Corporation Yard site,
- All treatment facilities at the Regional Treatment Plant, including Advanced Water Treatment Facility, Brine Mixing Facility, and Salinas Valley Reclamation Plant Modifications, and
- Portions of the CalAm Distribution System Improvements within the cities of Seaside, Sand City, Monterey, and Pacific Grove.

The other facilities are located on sites that have land use designations and zoning that allow water and wastewater infrastructure (Coastal Booster Pump Station Option and the Injection Well Facilities). Information regarding the proposed facility siting and construction is described in **Chapter 2, Project Description**. Potential physical environmental effects of Proposed Project operations on existing allowable uses onsite and on adjacent sites are analyzed in other sections of Chapter 4, including the following types of environmental effects:

- aesthetic impacts on views from adjacent sensitive viewsheds (see **Section 4.2, Aesthetics Resources**),
- air pollutant emissions effects on sensitive nearby receptors that include land uses such as residential, schools, hospitals (see **Section 4.3, Air Quality**),
- geologic hazards and soils stability impacts on site and surrounding areas (see **Section 4.8, Geology and Soils**),
- hazard and hazardous materials risks on people residing or working in surrounding areas (see **Section 4.9, Hazards and Hazardous Materials**),

- surface water quality impacts (see **Section 4.10, Hydrology and Water Quality: Surface Water**),
- noise impacts on sensitive receptors, (see **Section 4.13, Noise**), and
- traffic and access impacts (see **Section 4.16, Traffic**).

This subsection summarizes the evaluation of the Proposed Project's consistency with the California Coastal Act, and with municipal and county general plans, area plans, specific plans, local coastal programs/plans, and municipal and zoning codes, of the jurisdictions that have land use authority for one or more components of the Proposed Project. Tables in each section contain the consistency analysis of the Proposed Project with plans, policies, and regulations that have been deemed by the MRWPCA in consultation with local agencies to be: (1) relevant to one or more component of the project, and (2) adopted for the purpose of mitigating an environmental impact. The results of the consistency analysis for many applicable plans, policies, and regulations are provided in the pertinent topical sections of **Chapter 4, Environmental Setting, Impacts, and Mitigation Measures**, in the Regulatory Framework subsection.

The Proposed Project components may conflict with applicable land use plans, policies, and regulations without implementation of mitigation measures in this EIR. **Table 4.12-5, Mitigation Measures Required for Consistency with Policies** provides an overview of the findings of the policy consistency analyses in Sections 4,2 through 4.18 of this EIR, including applicable mitigation measures that, if implemented would ensure that the proposed Project would be consistent with the relevant policies.

Table 4.12-5
Mitigation Measures Required for Consistency with Policies

Jurisdiction	Plan	Proposed Project Components	Policy	Applicable Mitigation Measures Needed for Ensuring Proposed Project Consistency with Policies
4.3 Air Quality and Greenhouse Gas				
Cities of Marina and Monterey (coastal zone)	California Coastal Act	Product Water Conveyance: Coastal Alignment; Monterey Pipeline	Section 30253	AQ-1: Construction Fugitive Dust Control Plan. (Applies to All Project Component Sites where ground disturbance would occur.)
Monterey County	Monterey County General Plan	Reclamation Ditch Diversion Tembladero Slough Diversion Salinas Treatment Facility Blanco Drain Diversion Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Coastal Alignment Option	Policy OS-10.6	AQ-1: Construction Fugitive Dust Control Plan. (Applies to All Project Component Sites where ground disturbance would occur.)
Monterey County	Monterey County General Plan	Tembladero Slough Diversion Treatment Facilities RUWAP Alignment Option Coastal Alignment Option Reclamation Ditch Diversion Salinas Treatment Facility Storage and Recovery Blanco Drain Diversion	Policy OS-10.9	AQ-1: Construction Fugitive Dust Control Plan. (Applies to All Project Component Sites where ground disturbance would occur.)
City of Monterey	Monterey Harbor Land Use Plan	Monterey Pipeline	Section 30253	AQ-1: Construction Fugitive Dust Control Plan. (Applies to All Project Component Sites where ground disturbance would occur.)
4.4 Biological Resources: Fisheries				
Monterey County	Monterey County General Plan	Salinas Pump Station Diversion Salinas Treatment Facility Storage and Recovery Reclamation Ditch Diversion Tembladero Slough Diversion Blanco Drain Diversion	OS-4.1	BF-1a: Construction during Low Flow Season. (Applies to Reclamation Ditch and Tembladero Slough Diversions) BF-1b: Relocation of Aquatic Species during Construction. (Applies to Reclamation Ditch and Tembladero Slough Diversions) BF-2a: Maintain Migration Flows. (Applies to the Reclamation Ditch Diversion) Alternate BF-2b: Modify San Jon Weir. (Applies to the Reclamation Ditch Diversion)
Monterey County	North County Land Use Plan	Tembladero Slough Diversion	Policy 2.3.3.B2	BF-1a: Construction during Low Flow Season. (Applies to Reclamation Ditch and Tembladero Slough Diversions) BF-1b: Relocation of Aquatic Species during Construction. (Applies to Reclamation Ditch and Tembladero Slough Diversions)
Monterey County	North County Land Use Plan	Tembladero Slough Diversion	Policy 2.3.3.B6	BF-1a: Construction during Low Flow Season. (Applies to Reclamation Ditch and Tembladero Slough Diversions) BF-1b: Relocation of Aquatic Species during Construction. (Applies to Reclamation Ditch and Tembladero Slough Diversions)
4.5 Biological Resources: Terrestrial				
Monterey County	Monterey County General Plan	Tembladero Slough Diversion Site Treatment Facilities at the Regional Treatment Plant RUWAP Alignment Option Coastal Alignment Option Reclamation Ditch Diversion Site Salinas Treatment Facility Blanco Drain Pump and Pipeline Diversion Site	Policy OS-5.4 Policy OS-5.6 and Policy OS-5.16 Policy OS-5.25 Policy OS-4.1	BT-1a: Implement Construction Best Management Practices. (Applies to All Project Components) BT-1b: Implement Construction-Phase Monitoring. (Applies to Salinas Pump Station, Salinas Treatment Facility, Blanco Drain Diversion, Project Water Conveyance: RUWAP and Coastal Pipeline Alignment Options, Injection Well Facilities, and CalAm Distribution System: Monterey Pipeline) BT-1c: Implement Non-Native, Invasive Species Controls. (Applies to All Project Components) BT-1d: Conduct Pre-Construction Surveys for California Legless Lizard. (Applies to the Product Water Conveyance: RUWAP and Coastal Alignment Options, Injection Well Facilities, and CalAm Distribution System: Monterey Pipeline) BT-1e: Prepare and Implement Rare Plant Restoration Plan to Mitigate Impacts to Sandmat Manzanita, Monterey Ceanothus, Monterey Spineflower, Eastwood's Goldenbush, Coast Wallflower, and Kellogg's Horkelia. (Applies to Product Water Conveyance: RUWAP and Coastal Alignment Options, Injection Well Facilities, and CalAm Distribution System: Monterey Pipeline; does not apply to HMP species within the former Fort Ord.) BT-1f: Conduct Pre-Construction Protocol-Level Botanical Surveys within the Product Water Conveyance: Coastal Alignment Option between Del Monte Boulevard and the Regional Treatment Plant site on Armstrong Ranch; and the remaining portion of the Project Study Area within the Injection Well Facilities site. (Applies to Product Water Conveyance: Coastal Alignment Option and non-HMP species at the Injection Well Facilities site.) BT-1g: Conduct Pre-Construction Surveys for Special-Status Bats. (Applies to Salinas Pump Station, Salinas Treatment Facility, Blanco Drain Diversion, Product Water Conveyance: RUWAP and Coastal Alignment Options and Booster Stations, Injection Well Facilities, and CalAm Distribution System: Monterey Pipeline) BT-1h: Implementation of s BT-1a and BT-1b to Mitigate Impacts to the Monterey Ornate Shrew, Coast Horned Lizard, Coast Range Newt, Two-Striped Garter Snake, and Salinas Harvest Mouse. (Applies to Blanco Drain Diversion, Product Water Conveyance: RUWAP and Coastal Alignment Options, Injection Well Facilities, and CalAm Distribution System: Monterey Pipeline) BT-1i: Conduct Pre-Construction Surveys for Monterey Dusky-Footed Woodrat. (Applies to Blanco Drain Diversion, Product Water Conveyance: RUWAP and Coastal Alignment Options, and Injection Well Facilities) BT-1j: Conduct Pre-Construction Surveys for American Badger. (Applies to Product Water Conveyance: RUWAP and Coastal Alignment Options) BT-1k: Conduct Pre-Construction Surveys for Protected Avian Species, including, but not limited to, white-tailed kite and California horned lark. (Applies to All Project Components) BT-1l: Conduct Pre-Construction Surveys for Burrowing Owl. (Applies to Product Water Conveyance: RUWAP and Coastal Alignment Options and CalAm Distribution System: Monterey Pipeline) BT-1m: Minimize effects of nighttime construction lighting. (Applies to Injection Well Facilities and CalAm Distribution System: Monterey Pipeline) BT-1n: Mitigate Impacts to Smith's blue butterfly. (Applies to Product Water Conveyance: Coastal Alignment Option and CalAm Distribution System: Monterey Pipeline) BT-1o: Avoid and Minimize Impacts to Monarch butterfly. (Applies to CalAm Distribution System: Monterey Pipeline) BT-1p: Avoid and Minimize Impacts to Western Pond Turtle. (Applies to Blanco Drain Diversion and Product Water Conveyance: Coastal Alignment Option) BT-1q: Avoid and Minimize Impacts to California Red-Legged Frog. (Applies to Salinas Treatment Facility and Blanco Drain Diversion)

Table 4.12-5
Mitigation Measures Required for Consistency with Policies

Jurisdiction	Plan	Proposed Project Components	Policy	Applicable Mitigation Measures Needed for Ensuring Proposed Project Consistency with Policies
4.5 Biological Resources: Terrestrial (cont.)				
Monterey County	Monterey County General Plan	Tembladero Slough Diversion Site Treatment Facilities at the Regional Treatment Plant RUWAP Alignment Option Coastal Alignment Option Reclamation Ditch Diversion Site Salinas Treatment Facility Blanco Drain Pump & Pipeline Diversion	Policy OS-5.18	BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.) BT-2c: Avoidance and Minimization of Construction Impacts Resulting from Horizontal Directional Drilling under the Salinas River (Applies to Blanco Drain Diversion)
Monterey County	Greater Monterey Peninsula Area Plan	Treatment Facilities at the Regional Treatment Plant RUWAP Alignment Option Coastal Alignment Option Blanco Drain Pump and Pipeline Diversion Site	Policy GMP-3.6	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.)
Monterey County	North County Land Use Plan	Tembladero Slough Diversion Site	Policy 2.3.2.1 Policy 2.3.2.2 Policy 2.3.2.5 Policy 2.3.2.10 Policy 2.3.3.B1	BT-1a: Implement Construction Best Management Practices. (Applies to All Project Components) BT-1c: Implement Non-Native, Invasive Species Controls. (Applies to All Project Components) BT-1k: Conduct Pre-Construction Surveys for Protected Avian Species, including, but not limited to, white-tailed kite and California horned lark. (Applies to All Project Components)
Monterey County	North County Land Use Plan	Tembladero Slough Diversion Site	Policy 2.3.3.B2 Policy 2.3.3.B4	BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option)
Monterey County	North County Land Use Plan	Tembladero Slough Diversion Site	Policy 2.3.3.B6 Policy 2.3.3.C2 Key Policy 4.3.4	BT-1a: Implement Construction Best Management Practices. (Applies to All Project Components) BT-1c: Implement Non-Native, Invasive Species Controls. (Applies to All Project Components) BT-1k: Conduct Pre-Construction Surveys for Protected Avian Species, including, but not limited to, white-tailed kite and California horned lark. (Applies to All Project Components) BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option)
Monterey County	Monterey County Code	Tembladero Slough Diversion Site Treatment Facilities at the Regional Treatment Plant RUWAP Alignment Option Coastal Alignment Option Reclamation Ditch Diversion Site Salinas Treatment Facility Blanco Drain Pump and Pipeline Diversion Site	Section 21.64.260	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
City of Marina	Marina General Plan	RUWAP Alignment Option RUWAP Booster Pump Station Option Coastal Alignment Option	4.114 (MarGP) 4.116 4.118 4.119	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option)
City of Marina	Marina General Plan	RUWAP Alignment Option RUWAP Booster Pump Station Option Coastal Alignment Option	Policy 2.4.4	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.)
City of Marina	Marina General Plan	RUWAP Alignment Option RUWAP Booster Pump Station Option Coastal Alignment Option	Policy 4.112 Policy 2.10	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.)
City of Marina	City of Marina Land Use Plan	Coastal Alignment Option	Policy 24	BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.)
City of Marina	City of Marina Land Use Plan	Coastal Alignment Option	Policy 26	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
City of Marina	City of Marina Land Use Plan	Coastal Alignment Option	Rare and Endangered Species: Habitat Protection.	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
City of Marina	City of Marina Land Use Plan	Coastal Alignment Option	Wetlands Protection	BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.)
City of Marina	Marina Municipal Code	RUWAP Alignment Option RUWAP Booster Pump Station Option Coastal Alignment Option	Chapter 17.51 – Tree Removal, Preservation and Protection	BT-1a (as applicable, see Mitigation Measures titles and applicable components, above)

Table 4.12-5
Mitigation Measures Required for Consistency with Policies

Jurisdiction	Plan	Proposed Project Components	Policy	Applicable Mitigation Measures Needed for Ensuring Proposed Project Consistency with Policies
4.5 Biological Resources: Terrestrial (cont.)				
City of Seaside	Seaside General Plan	RUWAP Alignment Option Coastal Alignment Option Coastal Booster Pump Station Option Injection Well Facility Site Transfer Pipeline Monterey Pipeline	COS-4.1	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
City of Seaside	Seaside General Plan	RUWAP Alignment Option Coastal Alignment Option Coastal Booster Pump Station Option Injection Well Facility Site Transfer Pipeline Monterey Pipeline	Policy COS-4.2	BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.)
City of Seaside	City of Seaside Land Use Plan	Coastal Alignment Option Monterey Pipeline	Policy NCR-CZ 1.1.C	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.) BT-2b: Avoidance and Minimization of Impacts to Central Dune Scrub Habitat. (Applies to Monterey Pipeline)
City of Seaside	City of Seaside Land Use Plan	Coastal Alignment Option Monterey Pipeline	Policy NCR-CZ 3.1.A	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2a: Avoidance and Minimization of Impacts to Riparian Habitat and Wetland Habitats. (Applies to Tembladero Slough Diversion, Blanco Drain Diversion, and Product Water Conveyance: Coastal Alignment Option.) BT-2b: Avoidance and Minimization of Impacts to Central Dune Scrub Habitat. (Applies to Monterey Pipeline)
City of Seaside	City of Seaside Land Use Plan	Monterey Pipeline	Policies NCR-CZ 1.2.A, 1.2.B, 1.3.A, 1.3.B, LUD-CZ 3.1.A, 3.1B	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2b: Avoidance and Minimization of Impacts to Central Dune Scrub Habitat. (Applies to Monterey Pipeline)
City of Seaside	Seaside Municipal Code	RUWAP Alignment Option Coastal Alignment Option Coastal Booster Pump Station Option Injection Well Facility Site Transfer Pipeline Monterey Pipeline	Chapter 8.54	BT-1a (see Mitigation Measures titles and applicable components, above)
City of Sand City	Sand City Land Use Plan	Monterey Pipeline	Policy 4.3.22	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above) BT-2b: Avoidance and Minimization of Impacts to Central Dune Scrub Habitat. (Applies to Monterey Pipeline)
City of Monterey	Del Monte Beach Land Use Plan	Monterey Pipeline	Policy 2 and 3	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
City of Monterey	Del Monte Beach Land Use Plan	Monterey Pipeline	Policies 3.d, 3.e, 3.k, 3.l, 4, and 10	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
City of Monterey	CCC	Monterey Pipeline	Section 30240	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
City of Monterey	CCC	Monterey Pipeline	Section 30233	BT-2b: Avoidance and Minimization of Impacts to Central Dune Scrub Habitat. (Applies to Monterey Pipeline)
City of Monterey	Monterey City Code	Monterey Pipeline	Chapter 37	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)
Fort Ord Reuse Authority	Fort Ord Reuse Plan	RUWAP Alignment Option RUWAP Booster Pump Station Option Coastal Alignment Option Coastal Booster Pump Station Injection Well Facility Site Transfer Pipeline	Biological Resources Policies A-9 and C-3	BT-1a through BT-1q (as applicable, see Mitigation Measures titles and applicable components, above)

Table 4.12-5
Mitigation Measures Required for Consistency with Policies

Jurisdiction	Plan	Proposed Project Components	Policy	Applicable Mitigation Measures Needed for Ensuring Proposed Project Consistency with Policies
4.6 Cultural and Paleontological Resources				
Monterey County	Monterey County General Plan	Tembladero Slough Diversion site Blanco Drain Diversion site Reclamation Ditch Diversion site Salinas Treatment Facility Storage and Recovery Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Coastal Alignment Option	Policy PS-12.1.6	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
Monterey County	North County Land Use Plan	Tembladero Slough Diversion site	2.9.1 Key Policy 2.9.2 General Policies 2.9.3 Specific Policies	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
City of Marina	City of Marina General Plan	RUWAP Alignment Option Coastal Alignment Option	Policy 4.126	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
City of Seaside	City of Seaside Local Coastal Program Land Use Plan	CalAm Distribution System Monterey Pipeline	Policy LUD-CZ 3.7.A	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
City of Seaside	Seaside General Plan	Product Water Conveyance Pipeline -RUWAP & Coastal Alignment Options Coastal Booster Pump Station Option Injection Well Facilities CalAm Distribution System (Transfer and Monterey) Pipeline	COS-5.1.1	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
Sand City	Sand City Local Coastal Program Land Use Plan	CalAm Distribution System (Transfer and Monterey) Pipelines	Policy 4.4.30	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
City of Monterey	California Coastal Act	CalAm Distribution System Monterey Pipeline	Section 30244	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
Fort Ord Reuse Authority	Fort Ord Base Reuse Plan	Injection Well Facilities CalAm Distribution System Transfer Pipeline	Cultural Resources Policy A-1	CR-2a: Archaeological Monitoring Plan. (Applies to the segment of the CalAm Distribution Pipeline through the Presidio of Monterey and along W. Franklin Street and to the Lake El Estero Diversion Site) CR-2b: Discovery of Archaeological Resources or Human Remains. (Applies to All Project Components) CR-2c: Native American Notification. (Applies to All Project Components)
4.7 Energy and Minerals				
City of Marina	City of Marina Local Coastal Program Land Use Plan	Coastal Alignment Option	Section 30253	EN-1: Construction Equipment Efficiency Plan. (Applies to All Project Components)
4.8 Geology, Soils, and Seismicity				
City of Monterey (coastal zone)	Monterey Harbor Land Use Plan	Monterey Pipeline	*Policy 3.b* *Policy 3.c* *Policy 3.d*	GS-5: Monterey Pipeline Deepening. (Applies to CalAm Distribution System: Monterey Pipeline only)
Del Monte Beach, City of Monterey (coastal zone)	Del Monte Beach Land Use Plan	Monterey Pipeline	*Policy 3.1* *Policy 3.3* *Policy 3.4* *Policy 3.7* *Policy 3.11*	GS-5: Monterey Pipeline Deepening. (Applies to CalAm Distribution System: Monterey Pipeline only)

Table 4.12-5
Mitigation Measures Required for Consistency with Policies

Jurisdiction	Plan	Proposed Project Components	Policy	Applicable Mitigation Measures Needed for Ensuring Proposed Project Consistency with Policies
4.14 Noise and Vibration				
Monterey County	General Plan	Salinas Treatment Facility Storage and Recovery Reclamation Ditch Diversion Site Tembladero Slough Diversion Site Blanco Drain Pump and Pipeline Diversion Site Treatment Facilities at Regional Treatment Plant RUWAP Alignment Option Coastal Alignment Option	Policy S-7.10	NV-2a: Construction Equipment. (Applies to Source Water Diversion and Storage Sites – Reclamation Ditch, Tembladero Slough and Blanco Drain, Product Water Conveyance Pipeline segments within the City of Marina and RUWAP Booster Station) NV-2b: Construction Hours. (Applies to Product Water Conveyance Pipelines and Booster Pump Station in the City of Marina)
City of Monterey	City of Monterey General Plan	Monterey Pipeline Lake El Estero Diversion Site	Policy d.2	NV-1b: Monterey Pipeline Noise Control Plan for Nighttime Pipeline Construction. (Applies to CalAm Distribution Monterey Pipeline) NV-1c: Neighborhood Notice. (Applies to Injection Well Facilities and CalAm Distribution Monterey Pipeline)
4.16 Public Services, Recreation, and Utilities				
All	California Green Building Standards Code California Code of Regulations, Title 24, Part 11 (CALGreen)	All Project Components	Diversion rates related to construction are from the California Green Building Standards Code. Section 5.408.1	PS-3: Construction Waste Reduction and Recycling Plan (relevant to All Project Components).
4.17 Traffic and Transportation				
Monterey County	Monterey County General Plan	Salinas Treatment Facility and Pipeline Reclamation Ditch Diversion Tembladero Slough Diversion Blanco Drain Diversion Treatment Facilities at Regional Treatment Plant Product Water Conveyance: RUWAP and Coastal Alignment Options	Policy C-4.3	TR-2: Traffic Control and Safety Assurance Plan.
City of Marina (coastal zone)	City of Marina Local Coastal Program Land Use Plan	Product Water Conveyance: Coastal Alignment Option	Policy 1	TR-2: Traffic Control and Safety Assurance Plan.
Seaside	Seaside General Plan	Product Water Conveyance: RUWAP and Coastal Pipeline options and Coastal Booster Pump Station Injection Well Facilities Transfer Pipeline Monterey Pipeline	Policy C-1.7	TR-2: Traffic Control and Safety Assurance Plan.
City of Monterey	Monterey Harbor Land Use Plan	Monterey Pipeline	Section 30210	TR-2: Traffic Control and Safety Assurance Plan.
City of Monterey	Monterey Harbor Land Use Plan	Monterey Pipeline	Section 30211	TR-2: Traffic Control and Safety Assurance Plan.
City of Monterey	Del Monte Beach Land Use Plan	Monterey Pipeline	Policy 13	TR-2: Traffic Control and Safety Assurance Plan.
City of Monterey	Del Monte Beach Land Use Plan	Monterey Pipeline	Policy 3.K	TR-2: Traffic Control and Safety Assurance Plan.

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Impact LU-3: Operational Indirect Farmland Conversion. The Proposed Project would not change the existing environment such that Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is converted to non-agricultural use. (Criterion d) (Less than Significant)

Source Water Diversion and Storage Sites, and Treatment Facilities at the Regional Treatment Plant

As discussed above in **Section 4.12.4.2**, indirect effects related to potential incompatibilities between agricultural uses (such as access for agricultural vehicles, dust/air pollutant emissions, and noise from agricultural operations) and adjacent or nearby non-agricultural land uses (such as schools, hospitals or residences) would not occur due to the type and nature of Proposed Project facilities. The Proposed Project includes only new and modified water supply and wastewater facilities, the operation of which would not result in conflicts or be incompatible with adjacent agricultural operations.

The following analysis considers the ability of the Proposed Project to enable continued supply of recycled water of adequate quantity and quality for agricultural irrigation to support continued farming of prime, unique and statewide important farmlands designated in the State Farmland Mapping Program. The analysis considers whether any changes as a result of the Proposed Project operations could indirectly lead to conversion of agricultural land to non-agricultural uses. As described in **Chapter 2, Project Description**, the Proposed Project would increase recycled water availability to the Castroville Seawater Intrusion Project area by approximately 4,500 to 4,750[5] AFY, which would have an overall beneficial impact on availability of irrigation water for agricultural lands in the region. The following discussion, therefore, focuses on the quality of recycled water that would be delivered to the CSIP area when the Proposed Project is operational. In addition, a discussion about the effects of source water diversions on local wells is provided.

Indirect Impacts: Quality of Irrigation Water for Designated Farmland

Water qualities critical to plant growth and development include salinity (as measured by total dissolved solids or electrical conductivity), sodicity (represented by a non-dimensional parameter called Sodium Adsorption Ratio [SAR]), and specific ions (primarily sodium, chloride, and boron). Salinity is the most critical of these constituents with regard to impacts on agriculture in the CSIP area with implementation of the Proposed Project. Salinity of an irrigation water source is the most important short-term and long-term predictor of crop productivity, as measured by the yield potential of crops irrigated with that water. SAR is a measure of the potential for impact on soil permeability. A high SAR is indicative of problems in infiltrating water into the soil profile. However, the impact potential of SAR in a given irrigation water source is strictly related to the salinity of that irrigation water.

The Proposed Project would add new source waters as influent to the Regional Treatment Plant. A one-year monitoring program was conducted from July 2013 to June 2014 for five of the proposed source waters to help assess potential changes in the quality of recycled water. Monthly and quarterly sampling was carried out for the Regional Treatment Plant secondary effluent, agricultural wash water, and Blanco Drain drainage water. Limited sampling of stormwater from Lake El Estero was performed due to seasonal availability, and there was one sampling event for the Reclamation Ditch/ Tembladero Slough drainage water. The agronomic water quality parameters of greatest importance with regard to sustainable soil productivity and

[5] In a drought year, the Proposed Project would deliver up to 5,900 AFY.

maximum crop yield potential are shown on **Table 4.12-6, Water Quality Parameters Related to Agricultural Crop Irrigation**.

Table 4.12-6
Water Quality Parameters Related to Agricultural Crop Irrigation

Sustainability Guidelines	Salinity (EC) dS/m[1]	Sodium Adsorption Ratio (SAR)	Sodium, mg/L[2]	Chloride, mg/L	Boron, mg/L
Generally No Problem	0.5 - 2.0	<6	< 70	<100	<0.5
Slight to Moderate Problem	2.0 - 4.0	7 - 9'	70 - 230	100 - 250	0.5 - 5
Problem	> 4.0	>9	>230	>250	>5
Source Waters	**Average Values of Parameters**				
Municipal Wastewater	1.44	4.75	174	264	0.31
Agricultural Wash Water	1.59	4.15	177	237	0.23
Blanco Drain	2.84	3.32	241	274	0.66
Lake El Estero	2.56	4.96	235	423	0.18
Tembladero Slough	2.94	4.41	333	394	0.51
Reclamation Ditch	1.17	2.45	96	130	0.51[3]
Blended Mix[4]	**1.75**	**4.75**	**174**	**264**	**<0.5**

1. **EC – electrical conductivity; dS/m – deci Siemans per meter.**
2. **mg/L – milligrams per liter.**
3. **Reclamation Ditch boron is assumed to be equal to the concentration of boron in Tembladero Slough since they are both part of the same ditch system, and no data on boron concentrations was available.**
4. **These water quality parameters reflect the worst-case scenarios of source water flow diversions for the purpose of assessing water quality of the treated secondary effluent/tertiary-treated water (i.e., full diversions in a drought year). Under all other scenarios, these values would be less.**

SOURCE: Bahman Sheikh, January 2015

The anticipated monthly flows of various source waters into the Regional Treatment Plant were used to compute predicted salinity concentrations in the blended recycled water under various scenarios (see **Appendix S** for details). While most of the new source water salinities are significantly higher than the salinity of the existing Regional Treatment Plant recycled water, the future blend salinity would be based on the actual composition of blends of the different source waters that would be combined with wastewater and treated to produce future recycled water. Blended recycled water would have a different composition every month and under various blending scenarios.

When the build-up of soluble salts in the soil becomes or is expected to become excessive, the salt build-up can be addressed by applying more water than is needed by the crop during the growing season. This extra water moves at least a portion of the salts below the root zone by deep percolation (called leaching). Leaching is the key factor in controlling soluble salts delivered in the irrigation water. Over time, salt removal by leaching must equal or exceed the salt additions from the applied water or salts will build up and eventually reach damaging concentrations.

The Proposed Project source waters likely would increase the recycled water salinity above that currently produced at the Regional Treatment Plant. This change in water quality is not expected to impact the agricultural activities within the CSIP service area to a significant extent because of the various management tools and expertise available to the growers, some of which are already in practice as discussed below. It is estimated that the increased salinity of the recycled water resulting from the blend of existing wastewater with the new source waters may result in an up to 13% reduction in total crop production value in the Castroville Seawater Intrusion Project service area; however, this would only occur in estimated drought-year conditions and only if the following two conditions occur simultaneously: (1) Salinas River water is not available for dilution with recycled water for irrigation and (2) if salinity control crop management practices are not implemented to maintain yield.

The change in recycled water quality as a result of the Proposed Project, while potentially affecting crop yield, is not expected to indirectly lead to the conversion of Designated Farmland to non-agricultural uses. Furthermore, several types of management strategies are already in use for salinity control and would likely continue as described below. Additionally, as an example, even though the calculations provided in **Appendix S** indicate a yield reduction for strawberries grown with the new blend of Regional Treatment Plant recycled water, actual field experience of the growers does not bear this out. In fact, over the entire history of recycled water delivery, much of the farmland in the CSIP service area has been shifted from growing artichoke (a salt-tolerant plant) to producing strawberries (a salt-sensitive crop). This shift indicates that the growers are obtaining adequate (possibly superior) yields and high-quality harvests from their investment, under the existing recycled water irrigation regime.

Recycled water used in the CSIP area currently is blended with Salinas River water during most parts of the irrigation season (April 1 through October 31) and in most years, except following multiple drought years, before delivery to the growers. Salinas River water has a much lower salinity than any of the proposed source waters (except the storm water). This blending practice is expected to continue in the future. Therefore, few if any of the growers will be irrigating at all times with only recycled water; it will typically be blended to some degree.

Of the new source waters to be used for the Proposed Project, agricultural wash water would be the highest volumetric contributor. The greatest extent of blending with Salinas River water and recycled water containing agricultural wash water is expected to occur during the peak summer period when crops would be growing at the highest rate and would benefit the most from a reduced salinity level in irrigation water. The beneficial effect of the Salinas River water cannot

be readily quantified because of the variable and temporal rates at which it will be introduced to the irrigation system. Additional Salinas River water would further dilute the salinity of the blended recycled water from all sources.

Appendix S also indicates that growers in the Salinas Valley are some of the most sophisticated and technologically advanced growers in the world. They would, in all likelihood, respond to a higher salinity blend of recycled water by employing agronomic management practices, including the following: regular monitoring using sensors; increasing the leaching fraction; modifying irrigation scheduling; leaching during the cool seasons to improve leaching efficiency; scheduling leaching at periods of low crop water use or postponing leaching until after the cropping season; land leveling for better water distribution; installing additional tile drains to improve leaching; scheduling timing of irrigation to prevent crusting and water stress; placement of seed to avoid areas likely to be salinized; careful selection of materials, rate and placement of fertilizers; and addition of agricultural amendments, as needed. Potassium chloride is used as a soil amendment in the Salinas Valley as a fertilizer to replenish the essential macronutrient, potassium.

Growers in the CSIP service area have been growing high value crops under a recycled water irrigation regime for the past 17 years. With the choice of crop varieties, management practices, and a sophisticated irrigation management system, there have been no complaints about yield, quality of crops, or sales of crops sent to market. In fact, the availability of recycled water has ensured the continued cultivation of high-value crops in this region. Recycled water has served as a valuable regional resource to replace groundwater wells that historically provided irrigation water, but were abandoned as a result of seawater intrusion caused by overdraft of the local aquifers. A monitoring study of soil characteristics has been underway since 2000 at several test sites and control sites to track changes attributable to long-term use of recycled water in the CSIP service area. Based on 13 years of data, the monitoring study found that, the average soil salinity parameters at each site were highly correlated with the average water quality values of the recycled water. Soil salinity did increase, though not deleteriously. Of most concern was the accumulation of chloride at four of the sites, to levels above the critical threshold values for chloride-sensitive crops.

Indirect Impacts: Effects on Agricultural Wells

Industrial wastewater currently treated at the Salinas Treatment Facility is one of several sources of water for the Proposed Project. The facility treats and disposes of water primarily used to wash and prepare vegetable crops at industrial food processing facilities in Salinas via a system of percolation ponds that dispose of water by percolation and evaporation. Water that percolates from the ponds either flows a short distance through the subsurface and emerges as seepage into the Salinas River or flows downward to the shallow aquifer that is present in some places at depths of 0 to 80 feet, above the regionally extensive Salinas Valley Aquitard. The shallow aquifer is not used directly as a source of water supply, but gradual downward percolation from the shallow aquifer is a source of recharge to the 180-Foot aquifer, which is used for water supply in the Salinas region.

A technical analysis was prepared by Todd Groundwater (February 2015, hereinafter referred as the “Pond Percolation Memorandum”, which is included in in **Appendix N**. The analysis assesses the effect of the proposed diversion of Salinas agricultural wash water directly to the Regional Treatment Plant and the effects of this change on Salinas River flows, groundwater levels, and local well operations. Effects on yield or capacity of nearby wells was also assessed.

The impact of decreased 180-Foot Aquifer recharge near the Salinas Treatment Facility on the regional groundwater balance and seawater intrusion would be less than significant because it would be more than offset by other elements of the Proposed Project, specifically decreased

groundwater pumping in the CSIP area. The Proposed Project is expected to increase the delivery of recycled water from the Regional Treatment Plant to CSIP growers by approximately 4,500 to 5,900 AFY (see **Appendix B**). CSIP growers use water from three sources: recycled water from the Regional Treatment Plant, Salinas River water supplied by the Salinas Valley Water Project (SVWP), and groundwater from 15 wells within the CSIP service area. Since the SVWP came on-line in 2010, CSIP groundwater use has ranged from 2,700 to 6,500 AFY (averaging 3,870 AFY). The Proposed Project would be able to decrease CSIP pumping to zero in most years and to a small fraction of existing pumping in the remaining years. The decrease in groundwater pumping in the CSIP area would be about 10 times greater than the decrease in recharge at the Salinas Treatment Facility, and the Proposed Project would thus have a net beneficial effect with respect to seawater intrusion in the coastal region.

Locally, it is unclear whether the decrease in 400-Foot Aquifer pumping near the CSIP wells would raise water levels in the 180-Foot Aquifer beneath the Salinas Treatment Facility enough to completely offset the effect of decreased recharge. The CSIP wells are all screened in the 400-Foot Aquifer and are located 3 to 6 miles north of the Salinas Treatment Facility (between Salinas and Castroville). They are inland of the intrusion front in the 400-Foot Aquifer but beneath the intruded part of the 180-Foot Aquifer. In the 180-Foot Aquifer, the seawater intrusion front is 1.5 miles northwest of the Salinas Treatment Facility. Locally, leakage between the 180-Foot and 400-Foot Aquifers is limited due to the intervening aquitard, but the two depth intervals are hydraulically connected in the East Side Area that is located approximately 4 to 5 miles northeast of the Salinas Treatment Facility.

Recharge from Salinas Treatment Facility pond percolation to the 180-Foot aquifer occurs over a broad area due to the low permeability of the Salinas Valley Aquifer. The ponds are 1.5 miles long, and if 490 AFY of recharge is assumed to be distributed uniformly over a circular area with a radius of 1.5 miles, such recharge would raise water levels in the 180-Foot aquifer by approximately 1.4 feet. Conversely, a decrease in percolation by that amount would tend to lower water levels by 1.4 feet.

The median elevation of the top of the screen in the 23 wells used to monitor water levels in the 180-Foot aquifer is 160 feet below sea level. The water level in wells screened in the 180-Foot Aquifer near the Salinas Treatment Facility is approximately 18 feet below sea level or 142 feet above the top of the screen in a typical well. A decline of 1.4 feet would not lower the water level to below the top of the screen. Therefore, no potential impacts due to loss of well yield and resulting effects on water supplies for local groundwater users would occur due to the Proposed Project, including due to screen corrosion or pump failure.

Performance curves for typical deep-well turbine pumps indicate that a change in water level of 1.4 feet would in most cases decrease the pump output by 3% to 4%. This small decrease in pump output can typically be accommodated by increased pumping duration.

The amount of recharge to the 180-Foot Aquifer during drought years would be about 450 AFY less than under baseline conditions, which is a slightly smaller impact than during normal and wet years. Impacts on well yields and pumping capacity would also be less than significant during drought years.

The analysis in **Section 4.10, Hydrology and Water Quality: Groundwater Resources,** also demonstrates that potential changes in groundwater and pumping regimes would not damage or otherwise cause wells to become unusable in the Salinas Valley area,; crop growing on the overlying Designated Farmlands would remain viable and agricultural land will remain in productive use.

Based on the technical analysis in **Appendix N**, potential changes to Salinas River flows from pond percolation changes were assessed; it was determined that the changes would not result in a substantial adverse change in the ability to divert surface water for the benefit of the Castroville Seawater Intrusion Project area (see additional information in the Salinas River Inflow Impacts Study in **Appendix O).**

All Other Proposed Project Components

None of the other Proposed Project Components (Project Conveyance Pipeline, Injection Well Facilities, CalAm Distribution System Pipelines) would have an indirect impact on Designated Farmland due to their location and nature of the use as a water or wastewater treatment facility.

Impact Conclusion

Operation of the Proposed Project with a mix of new water sources to the Treatment Facilities at the Regional Treatment Plant would not indirectly result in conversion of Designated Farmland to non-farmland uses. Although the salinity of recycled water may increase intermittently in some hydrologic years due to the Proposed Project and potentially affect crop yields, this change would not result in conversion of Designated Farmland to non-farmland uses. Additionally, continued implementation of management practices currently in effect and expected to continue in the future likely would not substantially reduce crop yields. Diversion and recycling of wastewater that currently flows to the Salinas Treatment Facility would not adversely impact local wells in the vicinity of that facility. In addition, the Proposed Project would result in a net benefit to groundwater levels in the Salinas Valley Groundwater Basin as a whole. Based on these factors, the Proposed Project would have a less-than-significant indirect impact related to conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance land to non-agricultural uses.

4.12.4.5 Cumulative Impacts and Mitigation Measures

Land Use. The geographic scope for cumulative impact analysis related to land use consists of the immediate area of each of the Proposed Project component sites. Potential project conflicts or inconsistencies with applicable adopted plans, policies and regulations would be specific to an individual project component, and would not combine to result in a cumulative impact related to plan consistency. Furthermore, in cases where a potential conflict or inconsistency is identified, the Proposed Project would be consistent with implementation of mitigation measures recommended in this EIR, thus resulting in no contribution to cumulative land use impacts. The Proposed Project would not result in conflicts with existing zoning for, or cause rezoning of, forest land or timberland, or result in the loss or conversion of these lands. There is no forest land within the Proposed Project area and the Proposed Project would not affect other forest land outside of the area due to the nature and location of proposed construction and operations. impacts related to forest resources; therefore, it would not contribute to any cumulative impacts on forest resources.

A*gricultural Resources*. The geographic scope for cumulative impact analysis related to agricultural resources consists of Monterey County.

The discussion of cumulative impacts is organized to address the combined impacts of the Proposed Project plus the MPWSP (with the 6.4 mgd desalination plant) and then to address the overall combined impacts of the Proposed Project and all relevant past, present and probable future projects identified on **Table 4.1-2, Project Considered for Cumulative Analysis (listed by primary geographic area in which project is located)**:

- *Combined Impacts of Proposed Project Plus MPWSP* (with 6.4 mgd Desalination Plant) (referred to as the MPWSP Variant):[6] The CalAm Monterey Peninsula Water Supply Project includes: a seawater intake system; a source water pipeline; a desalination plant and appurtenant facilities; desalinated water conveyance facilities, including pipelines, pump stations, a terminal reservoir; and an expanded ASR system, including two additional injection/extraction wells (ASR-5 and ASR-6 Wells), a new ASR Pump Station, and conveyance pipelines between the wells. The CalAm Distribution Pipelines (Transfer and Monterey) would be constructed for either the MPWSP or GWR projects. The overall estimated construction schedule would be from June 2016 through March 2019 for the combined projects, during which time the construction schedules could overlap for approximately 18 months (mid-summer 2016 through December 2017). The cumulative impact analysis in this EIR anticipates that the Proposed Project could be combined with a version of the MPSWP that includes a 6.4 mgd desalination plant. Similarly, the MPSWP EIR is evaluating a "Variant" project that includes the proposed CalAm Facilities (with the 6.4 mgd desalination plant) and the Proposed Project. The impacts of the Variant are considered to be cumulative impacts in this EIR. The CalAm and GWR Facilities that comprise the MPSWP Variant are shown in **Appendix Y**.
- Overall Cumulative Projects: This impact analysis is based on the list of cumulative projects provided on **Table 4.1-2** (see **Section 4.1**). The overall cumulative impacts analysis considers the degree to which all relevant past, present and probable future projects (including the MPSWP (with the 6.4 mgd desalination plant)) could result in impacts that combine with the impacts of the Proposed Project.

Combined Impacts of Proposed Project Plus MPWSP (with the 6.4 mgd Desalination Plant. Specific components such as the Desalinated Water Pipeline (or Transmission Main) of the MPWSP would be within the immediate geographic area of the Proposed Project.

Table 4.12-4 above provides a summary of potential impacts related to land use, agriculture, and forest resources and significance determinations at each GWR Proposed Project component site. None of the Proposed Project above-ground facilities would be located on lands designated prime, unique or statewide important farmlands. Temporary disruption to agricultural lands or uses during construction of certain Proposed Project facilities is addressed with mitigation. The Proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. (No impact due to construction and operations.) There are no properties under a Williamson Act contract within or adjacent to any of the Proposed Project component sites. Implementation of the Proposed Project would not prevent continued use of these lands for agricultural production and would not require rezoning or a zoning amendment.

Temporary effects of the GWR Facilities and the CalAm Facilities of the MPSWP on agricultural uses in designated important farmland would be additive. Construction of the MSRP Variant Source Water Pipeline, Brine Discharge Pipeline, Salinas Valley Return Pipeline, and Desalinated Water Pipeline could temporarily disrupt agricultural uses in designated important farmland areas, a potentially significant impact of the MPSWP. Construction of the Proposed GWR Project facilities and improvements at the Salinas Treatment Facility and a portion of the Blanco Drain pipeline could temporarily disrupt agricultural uses in designated important

[6] The October 2012 Notice of Preparation of an EIR for the MPWSP describes an alternative to the MPWSP that would include a smaller desalination plant combined with the Proposed GWR Project (CPUC, 2012). Based on ongoing coordination with the CPUC's EIR consultants, this alternative is referenced as the "Variant" and includes a 6.4 mgd desalination plant that was proposed by CalAm in amended application materials, submitted in 2013 to the CPUC (CPUC, 2013).

farmland areas, a potentially significant impact of the Proposed Project; however, both projects would include mitigation to minimize disturbance to farmland. Therefore, the combined impact would be mitigated to a less-than-significant level by measures requiring both projects to minimize disturbance to Designated Farmland, and to restore such farmland to its prior uses upon completion of project construction activities.

Construction of the MPWSP Source Water Pipeline and Desalinated Water Pipeline could result in temporary conflicts with Williamson Act contracts and land zoned for agricultural uses. However, the GWR Facilities would not contribute to any conflicts with Williamson Act contracts or agricultural zoning.

Overall Cumulative Impacts. Agricultural lands within and adjacent to the Proposed Project sites are generally located within the unincorporated area of Monterey County. The Monterey County General Plan EIR indicates that the adoption and implementation of the General Plan would result in a significant and unavoidable cumulative impact related to conversion of agricultural land to non-agricultural uses. However, the Proposed Project would not result in any permanent conversion of prime, unique or statewide important farmlands, and thus, would not contribute to a significant cumulative agricultural impact within the unincorporated Monterey County area.

Cumulative Impact Conclusion.

There would be no significant cumulative land use impacts, and the Proposed Project would not contribute to a significant cumulative impact related to conversion of agricultural lands within unincorporated Monterey County.

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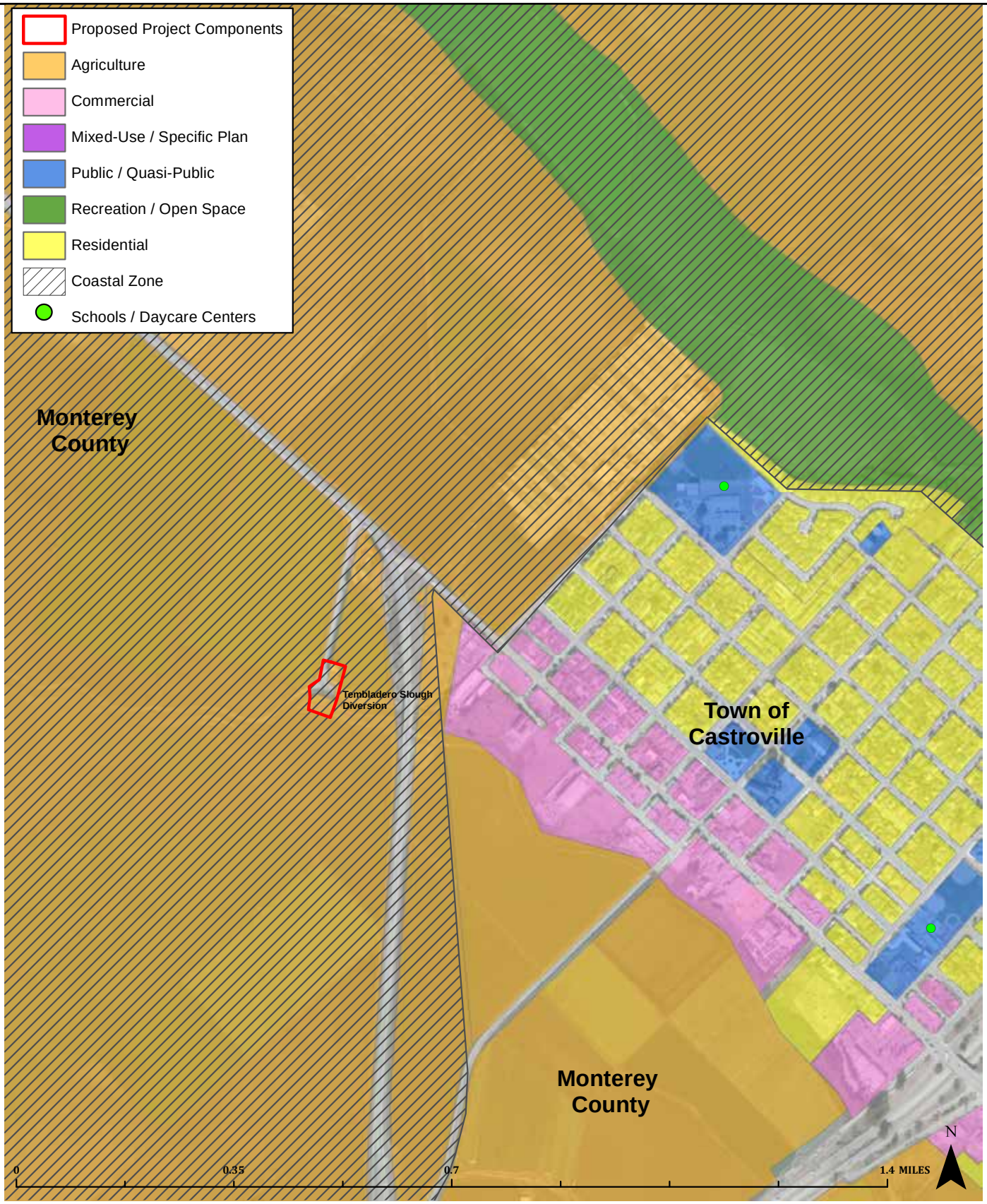


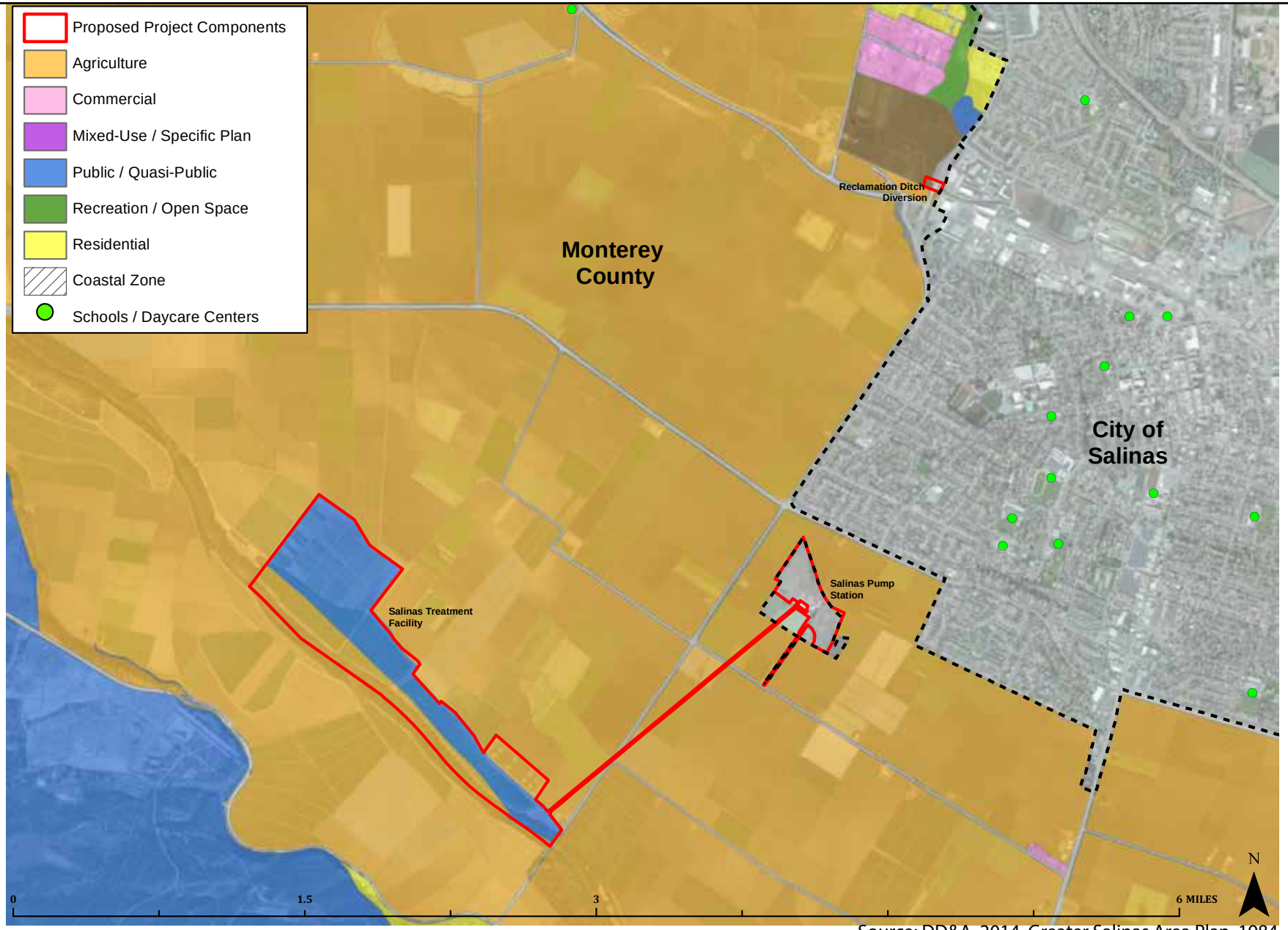
Source: DD&A, 2014, North Land Use Plan, 1982, North County Area Plan, 1985

Land Use Designation Map 1: Monterey County and Marina

April 2015

Pure Water Monterey GWR Project
Draft EIR

Figure
4.12-1



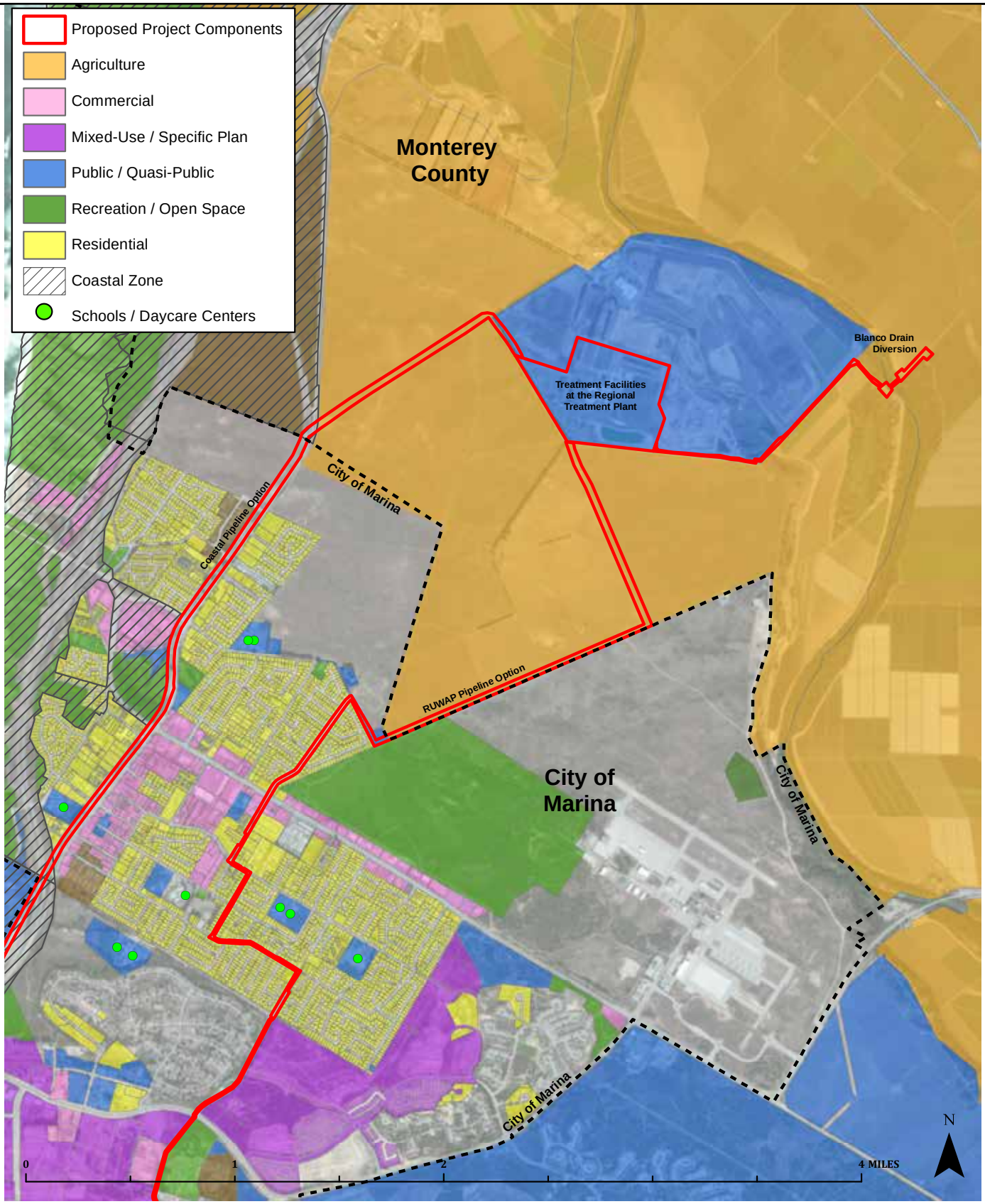
Source: DD&A, 2014, Greater Salinas Area Plan, 1984

Land Use Designation Map 2: Salinas

April 2015

Pure Water Monterey GWR Project
Draft EIR

Figure
4.12-2



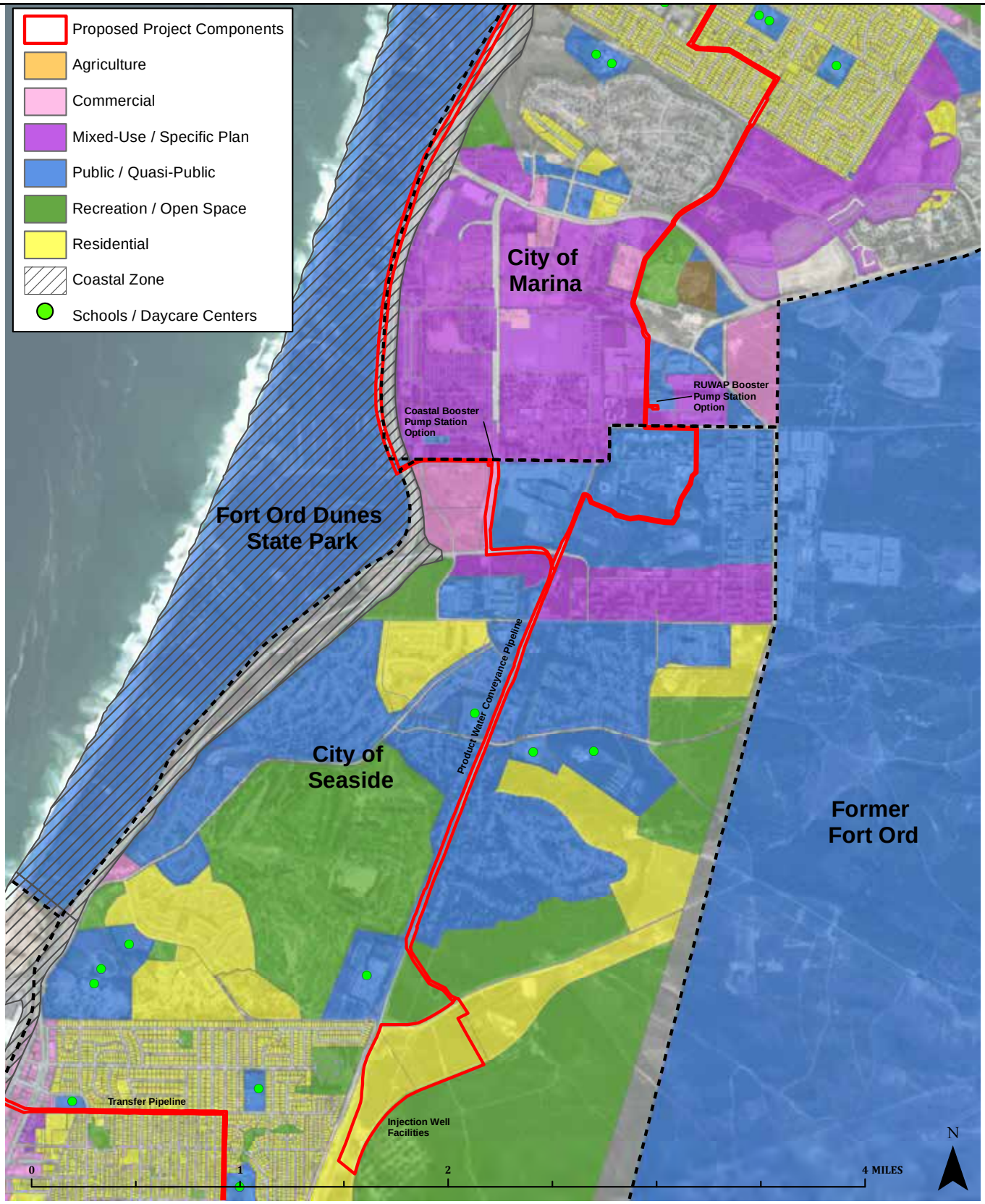
Source: DD&A, 2014, North County Land Use Plan, 1982, Greater Monterey Peninsula Area Plan, 1984, City of Marina General Plan, 2005

Land Use Designation Map 3: Monterey County and Marina

April 2015

Pure Water Monterey GWR Project
Draft EIR

Figure
4.12-3



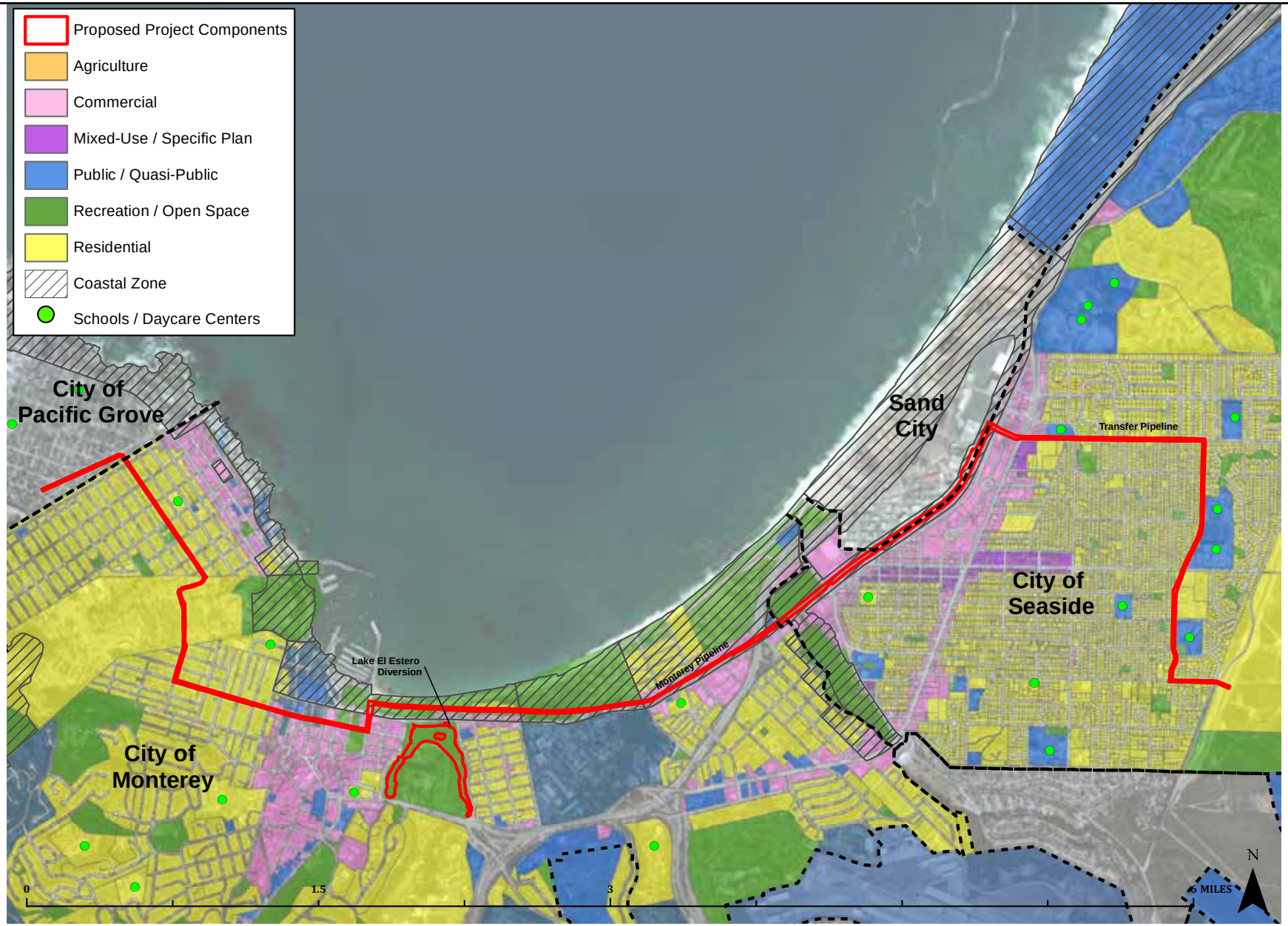
Source: DD&A, 2014, Fort Ord Master Plan, 2010, City of Marina General Plan, 2005, City of Seaside General Plan, 2002

Land Use Designation Map 4: Marina and Seaside

April 2015

Pure Water Monterey GWR Project
Draft EIR

Figure
4.12-4



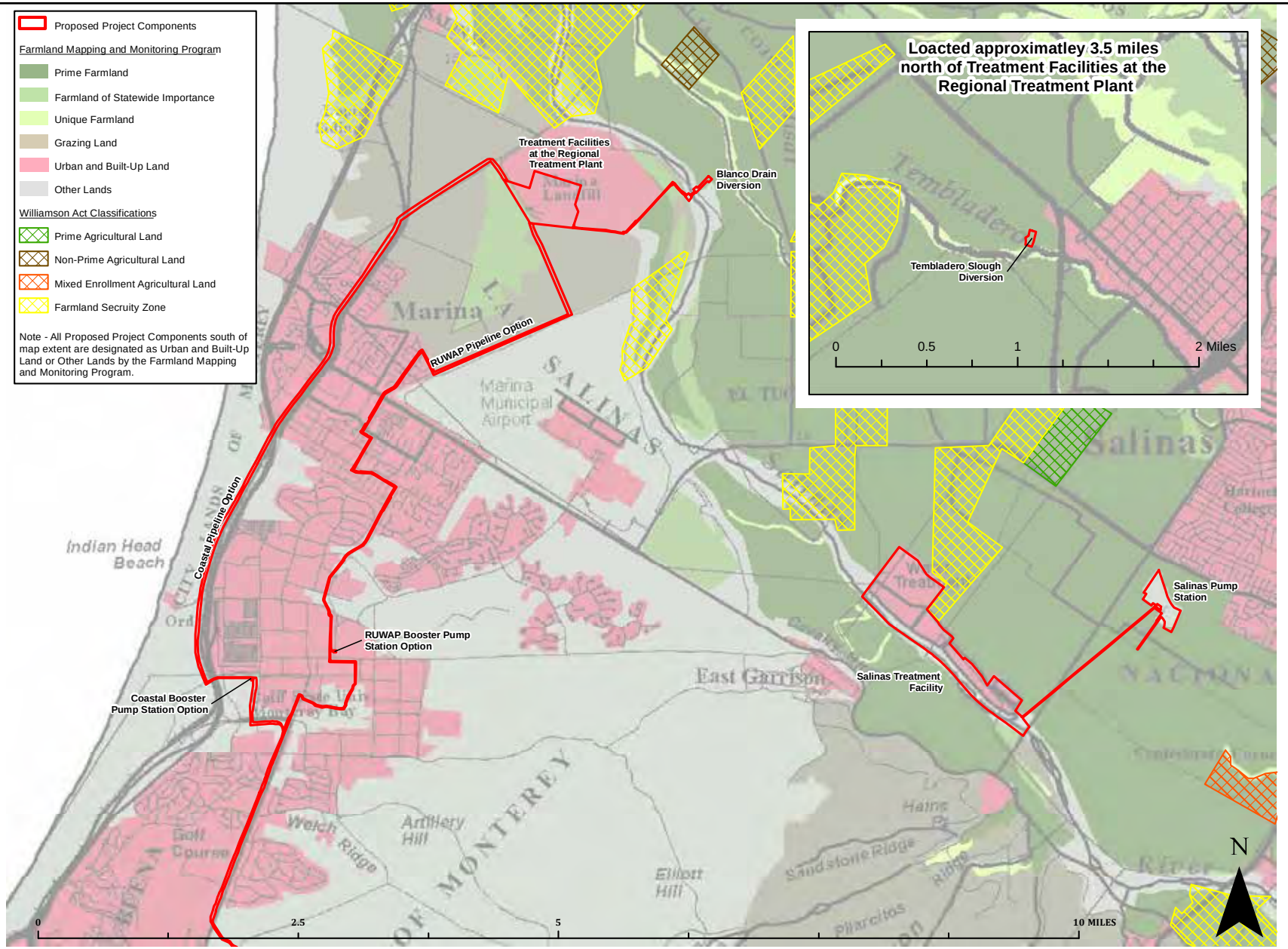
Source: DD&A, 2014, City of Monterey General Plan, 2005, Cannery Row Land Use Plan, 2004, Laguna Grande Roberts Lake Land Use Plan, 1981, Del Monte Beach Land Use Plan, 2003a, Monterey Harbor Land Use Plan, 2003b, City of Seaside General Plan, 2002

Land Use Designation Map 5: Seaside and Monterey

April 2015

Pure Water Monterey GWR Project
Draft EIR

Figure
4.12-5



Source: California Department of Conservation, 2012

Farmland Classifications

April 2015

Pure Water Monterey GWR Project
Draft EIR

Figure
4.12-6