



Legislation Details (With Board Report)

File #: PC 17-010 **Name:** PLN160098 - PURE GROUNDWATER
Type: Planning Item **Status:** Agenda Ready
File created: 2/9/2017 **In control:** County of Monterey Planning Commission
On agenda: 2/22/2017 **Final action:**
Title: PLN160098 - MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (PURE MONTEREY GROUNDWATER REPLENISHMENT PROJECT)
Public hearing to consider Amendment No. 2 to a previously approved Use Permit (PC7784) and Design Approval to allow the construction and operation of an Advanced Water Treatment Facility at the Monterey Regional Treatment Plant.
Project Location: 14811 Del Monte Boulevard, Marina, Greater Monterey Peninsula Plan Area
Proposed CEQA Action: Consider a Final Environmental Impact Report previously adopted by the Monterey Regional Water Pollution Control Agency.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Exhibit A - Discussion, 3. Exhibit B - Draft Resolution, 4. Exhibit C - Vicinity Map, 5. Exhibit D - Visual Analysis Report, 6. Exhibit E - Environmental Impact Report, 7. Exhibit F - Comments, 8. PC Resolution, 9. Revised PC Resolution

Date	Ver.	Action By	Action	Result
2/22/2017	1	County of Monterey Planning Commission		

PLN160098 - MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (PURE MONTEREY GROUNDWATER REPLENISHMENT PROJECT)

Public hearing to consider Amendment No. 2 to a previously approved Use Permit (PC7784) and Design Approval to allow the construction and operation of an Advanced Water Treatment Facility at the Monterey Regional Treatment Plant.

Project Location: 14811 Del Monte Boulevard, Marina, Greater Monterey Peninsula Plan Area

Proposed CEQA Action: Consider a Final Environmental Impact Report previously adopted by the Monterey Regional Water Pollution Control Agency.

RECOMMENDATION:

It is recommended that the Planning Commission:

- a. Consider a Final Environmental Impact Report that was previously adopted by the Monterey Peninsula Water Pollution Control Agency Board of Directors; and
- b. Approve Amendment No. 2 to a previously approved Use Permit (PC7784) and Design Approval to allow the construction and operation of an Advanced Water Treatment Facility at the Monterey Regional Treatment Plant based on the Findings and Evidence and subject to the recommended conditions.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 17 conditions.

PROJECT INFORMATION:

Agent: Denise Duffy

Owner: Monterey Regional Water Pollution Control Agency

Project Location: 14811 Del Monte Boulevard, Marina

APN: 175-011-041-000

Zoning: PQP-D-S

Plan Area: Greater Monterey Peninsula

Flagged and Staked: No

SUMMARY:

Monterey County has permitted the Monterey Peninsula Water Pollution Control Agency (MPWPCA) to build and operate a Monterey Regional Treatment Plant (RTP) with operational capacity of up to 29.6 million gallons per day. MPWPCA is proposing to construct and operate an Advanced Water Treatment Facility (AWTF) as part of the RTP, which is located north of Marina. The project is part of the Pure Water Monterey Groundwater Replenishment Project which would collect source water and include new and improved treatment and conveyance facilities to create the following: 1) purified water for recharge of the Seaside Groundwater Basin, and 2) recycled water to augment the existing Castroville Seawater Intrusion Project's

(CSIP) agricultural irrigation supply. The project would recycle and reuse municipal wastewater, industrial wastewater, urban stormwater runoff, and surface water diversions within the capacity authorized under previous permits (PC7748, PLN060331).

The facility would have a building area of approximately 22,560 square feet and would be constructed on approximately 5.69 acres located within the RTP site, west of the existing treatment facilities. Injection wells and conveyance facilities related to the project do not require a discretionary permit from the County and are not a part of the requested Use Permit Amendment and Design Approval.

Proposed structures are all less than 20 feet in height and all new pipes and pumps would be underground. As such, impacts on the visual quality of the site and surrounding areas are minimal. Landscaping is proposed in the areas adjacent to the structures to provide screening. During construction, all project components will be managed to avoid impacts related to construction activities (traffic, noise).

A Final EIR for the Pure Water Monterey Groundwater Replenishment Project was adopted by the MPWPCA Board of Directors on October 8, 2015. The EIR assesses the current environmental conditions and evaluates the environmental effects associated with the construction and operation of all project components, including the AWTF. The County is a responsible agency under CEQA and is relying on its findings and conclusions for this permit.

According to the EIR, the proposed AWTF has been sited to reduce potential loss of life, injury, or property damage due to geologic and seismic hazards and no significant impacts were identified with regard to these issues. Also the AWTF is not within any identified sensitive habitats, known archeological resources or historic resources. Where appropriate, the EIR included mitigation measures to lessen the extent of potential environmental impacts.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have commented, and/or have recommended conditions:

- √ Environmental Health Bureau
- √ RMA-Public Works
- √ RMA-Environmental Services
- √ Marina Fire Protection Division
- √ Water Resources Agency

Prepared by: Bob Schubert, AICP, Senior Planner, ext. 5183
Reviewed by: Jacqueline R. Onciano, Interim Chief of Planning
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A Discussion
Exhibit B Draft Resolution including recommended Conditions of Approval, Plans and Colors and Materials
Exhibit C Vicinity Map
Exhibit D Visual Analysis prepared by Denise Duffy Associates dated 12/16/16
Exhibit E Environmental Impact Report (distributed on CD's)
Exhibit F Comments from public

cc: Front Counter Copy; Jacqueline Onciano, RMA Interim Chief of Planning; Bob Schubert, RMA-Planning; Denise Duffy, applicant, Bob Holden, Monterey Regional Water Pollution Control Agency, Property Owner; Christy Hopper, City of Marina; The Open Monterey Project (Molly Erickson); LandWatch; John H. Farrow; Janet Brennan; Project File PLN15025