

**Final
Initial Study/Mitigated Negative Declaration
for the
Mission Union School Water System Improvements Project
SCH# 2024050926**

Prepared for:



Mission Union School District

Prepared by:



Denise Duffy & Associates, Inc.

September 2024

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Attachment A – Comment Letters

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CHAPTER 1. INTRODUCTION

1.1 Background

This document, together with the Draft Initial Study/Mitigated Negative Declaration (“Draft IS/MND”), constitutes the Final Initial Study/Mitigated Negative Declaration (“Final IS/MND”) for the Mission Union School Water System Improvements Project (“project or proposed project”). The Mission Union School District (“District”) is the lead agency for the proposed project. The Final IS/MND consists of an introduction, comment letters received during the 30-day public review period, responses to comments, and revisions to the Draft IS/MND, if deemed applicable.

1.2 Public Participation

The Draft IS/MND was prepared to inform the public of the potential environmental effects of the project and identify possible ways to minimize project-related impacts. Pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15073(a), the Draft IS/MND was circulated for a 30-day review period during which comments could be submitted. In accordance with CEQA, the Final IS/MND is included in the official public record for the Initial Study. On May 21, 2024, the Draft IS/MND was distributed for the public review period to responsible and trustee agencies, interested groups, and individuals. The review period ended on June 19, 2024. A District Board of Trustees meeting is scheduled for September 11, 2024 to consider the adoption of the Final IS/MND and approval of the project.

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CHAPTER 2. RESPONSE TO COMMENTS

2.1 Introduction

This chapter includes comments received from the public and public agencies during the circulation of the Draft IS/MND. In addition, one comment letter was received following the close of public review. This section contains all information available in the public record related to the Draft IS/MND.

2.2 List of Comment Letters

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

Agency Comment Letters

- A. County of Monterey – Housing and Community Development DepartmentJune 13, 2024
- B. Monterey Bay Air Resources DistrictJune 19, 2024
- C. County of Monterey - Health Department June 24, 2024¹

2.3 Response to Comments

Each letter received on the Draft IS/MND is presented in this chapter, as identified in **Section 2.2** above. Individual comments in each letter are numbered. Correspondingly numbered responses to each comment are provided in the discussion following the comment letter.

If comments raised environmental issues that required additions or deletions to the text, tables, or figures in the Draft IS/MND, a brief description of the change is provided, and the reader is directed to **Chapter 3, Revisions to the Draft IS/MND**.

The comments received on the Draft IS/MND did not result in a "substantial revision" of the IS/MND, as defined by CEQA Guidelines Section 15073.5, and the new information added to the IS/MND merely clarifies, amplifies, or makes insignificant modifications to the Draft IS/MND. No new significant impacts were identified since the commencement of the public review period that would require mitigation measures or project revisions to be added in order to reduce the effects to less than significant.

While responses to comments on a proposed IS/MND are not required by CEQA (Pub. Resources Code, § 21000 et seq.), this Response to Comments document is provided to demonstrate the District's careful consideration of the comments in compliance with CEQA. These responses provide the District's good faith, reasoned analysis on the major environmental issues raised in the comments.

¹ Letter received after close of public review period.

Letter A: County of Monterey – Housing and Community Development Department

Comment A-1: As the well and storage tank are in the unincorporated County, they will require County and State approval, and the County appreciates Section 8 of the IS/MND clearly stating such.

Response A-1: Comment noted. This comment does not raise any issues with the content or findings of the Draft IS/MND. No changes to the text of the Draft IS/MND are required as a result of this comment.

Comment A-2: Sections 6.3 and 11 should be corrected to state that the project area is governed by the Central Salinas Valley Area Plan, not the “Salinas Valley Area Plan.” There could be additional such corrections needed throughout the document.

Response A-2: The District has revised all references to the Central Salinas Valley Area Plan contained in the Draft IS/MND to refer to the correct name of the plan as shown in **Chapter 3. Revisions to the Draft IS/MND.**

Comment A-3: Section 4 Biological Resources Regulatory Settings Local could clarify that this project is not within mapped areas that are designated “sensitive” or “highly sensitive” by the Central Salinas Area Plan or the 2010 County of Monterey General Plan as it relates to Scenic Highway Corridors and Visual Sensitivity Maps.²

Response A-3: The District has revised the text on page 17 of the Draft IS/MND to state that the proposed project is not located within areas designated as “sensitive” or “highly sensitive” by the Central Salinas Area Plan or the 2010 County of Monterey General Plan as shown in **Chapter 3. Revisions to the Draft IS/MND.**

Comment A-4: The site plan should be updated to indicate the location of the existing onsite wastewater treatment system (OWTS, or septic system) and future dispersal system replacement area to demonstrate that the proposed well meets the minimum horizontal setback distance for a Public Water System Supply Well, specified by Table 3 of Monterey County Code, Chapter 15.20, Sewage Disposal. A copy of a septic tank pumper report completed August 21, 2023, indicates the location of the septic tank and is attached for reference.

Response A-4: The District has prepared **Figure 10** as part of this Final IS/MND to show the locations of the existing onsite wastewater treatment system and dispersal system.

² Commenter confirmed that the reference to “Section 4 Biological Resources” was an error and that this comment refers to Section 1 Aesthetics (Personal Communication with Taylor Price, July 26, 2024) – this response to comment, therefore, addresses the intent of the commenter.



Sources: Weber, Hayes & Associates, July 2024

Google Earth, July 2024

Proposed Well and Existing Septic System

Mission Union Elementary School Water System Improvements Project
Final Initial Study

Figure
10

Letter B: Monterey Bay Air Resources District

Comment B-1: All equipment, engines and off-road vehicles used in construction of the project must be in compliance with all state regulations.

Response B-1: The use of equipment, engines, and off-road vehicles during construction of the proposed project would occur in compliance with applicable state regulations. The District has added a statement to this effect on page 15 of the Draft IS/MND as shown in **Chapter 3. Revisions to the Draft IS/MND**.

Comment B-2: If the backup propane generator used in the project is greater than or equal to 50 brake horsepower (bhp), it requires a permit from MBARD. Please contact MBARD's Engineering Division at (831) 647-9411 if there are any questions regarding the permitting process.

Response B-2: The proposed project would install a 75 bhp generator and would require an "Authority to Construction/Permit to Operate" air quality permit from MBARD. The District has revised the discussion on page 15 of the Draft IS/MND to state the bhp of the generator and has amended the list of permits on page 16 of the Draft IS/MND to include this permit requirement as shown in **Chapter 3. Revisions to the Draft IS/MND**.

Letter C: County of Monterey - Health Department

Comment C-1: Section 64560(a)(2), Title 22, California Code of Regulations requires that ‘To receive a new or amended domestic water supply permit for a proposed well, the water system shall provide documentation demonstrating that a well site control zone with a 50-foot radius around the site can be established for protecting the source from vandalism, tampering, or other threats at the site by water system ownership, easement, zoning, lease, or an alternative approach approved by the State Board based on its potential effectiveness in providing protection of the source from contamination.’ Since the Monterey County Environmental Health Bureau (EHB) is the permitting agency under its delegation agreement with the State Water Board, Monterey County EHB will need to approve any alternative approach (variance) for the 50-foot control zone if the school cannot achieve the 50-foot control zone.

Response C-1: The requirement for a well control zone is noted on page 13 of the Draft IS/MND. The District has included additional details related to the required approval identified in the comment above have been added to the existing discussion on page 13 of the Draft IS/MND as shown in **Chapter 3. Revisions to the Draft IS/MND.**

Comment C-2: The draft document indicated on page 13 that “The new well would require issuance of a water control zone variance from the County’s Health Department or the County’s approval of a written agreement between the owner of the property to the north of the new well and Mission School due to the new well’s proposed location within 50 feet of the property line. The documentation would be required to demonstrate that a 50-foot well site control zone can be established to protect the well from vandalism, tampering, or other threats. The County’s approval of the water control zone variance will be subject to final review and approval by the California Division of Drinking Water.’

- The draft should be updated to remove the requirement that the California Division of Drinking Water will need to review and approve the variance. Only the Monterey County EHB needs to review and approve the variance request. (page 13 and 16)

Response C-2: The District has revised the text on pages 13 and 16 of the Draft IS/MND to remove the references to requiring review and approval of the variance by the California Division of Drinking Water as shown in **Chapter 3. Revisions to the Draft IS/MND.**

Comment C-3: The draft should be expanded upon to include the details of the needed variance including the:

- distance the control zone would extend outside of the schools property
- Proposed mitigations to provide an effective level of protection of the source from contamination

Response C-3: The District has added additional text describing the distance the control zone extends outside of the proposed project to page 13 of the Draft IS/MND as shown in **Chapter 3. Revisions to the Draft IS/MND.** The District has also added a summary of the proposed design features included as part of the proposed project to provide an effective level of protection of the source from contamination to page 13 of the Draft IS/MND as shown in **Chapter 3. Revisions to the Draft IS/MND.**

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CHAPTER 3. REVISIONS TO THE DRAFT IS/MND

The following section includes revisions to the text of the Draft IS/MND, in amendment form. The revisions are presented by page number in the order that they appeared in the Draft IS/MND. All additions to the text are shown in underline and all deletions from the text are shown in ~~strikethrough~~.

Page 8 – Section 6.3

The project area is governed by the Central Salinas Valley Area Plan component of the 2010 Monterey County General Plan. The Plan Designation of the site is Public/Quasi-Public and the zoning designation is low-density residential (LDR/2.5). See **Figure 5. Land Use Map**.

Page 13 – Water Supply Well

This well is anticipated to reach groundwater between 394 and 700 feet below ground surface, which should not contain elevated nitrate concentrations (see **Appendix A**). The new well would be constructed with stainless steel wire wrapped screen from approximately 394 to 700-feet below ground surface (bgs). The location of the proposed well is shown in **Figure 6**; a diagram of the proposed well is provided as **Figure 7**.

The water control zone will extend approximately 36 feet outside the School property. As a result, a new well would require issuance of a water control zone variance from the County's Health Department (the permitting agency under a delegation agreement between the County and the SWRCB) or the County's approval of a written agreement between the owner of the property to the north of the new well and Mission School due to the new well's proposed location within 50 feet of the property line. The documentation would be required to demonstrate that a 50-foot well site control zone can be established to protect the well from vandalism, tampering, or other threats at the site by water system ownership, easement, zoning, lease, or an alternative approach approved by the State Board based on its potential effectiveness in providing protection of the source from contamination, pursuant to Section 64560(a)(2), Title 22, California Code of Regulations. The proposed well is also required to be at least 100 feet from existing septic systems. **Figure 10** shows the distance between the proposed well and existing septic system. The County's approval of the water control zone variance will be subject to final review and approval by the California Division of Drinking Water.

The following design features would be applied to the proposed well to provide an effective level of protection from contamination even with the limited (14-foot) distance to the adjacent property:

- Construction of a DSA-approved concrete block building to house the proposed well head, submersible well pump controls, duplex booster pump, pressure tank, SCADA system, and associated appurtenances.
- Installation of a six (6)-foot tall continuous security fence around the concrete block building and the 10,000-gallon potable water tank.
- Use of a four (4)-inch sanitary seal down to 374-feet.
- Establishment of a 50-foot control zone in every other direction except the 14-foot distance to the agricultural property line. WHA has also designed a dedicated well service rig path to the proposed well house with a roof hatch to service the well (i.e., pull drop pipe and submersible pump, etc.)

Page 15 – Construction

The proposed project would cover approximately 781 sf of total area and would be located within previously disturbed areas. The proposed project would construct a new well compound nearby the well removed as part of the demolition phase. The well compound structure would house the wellhead, appurtenances, well

pump, booster pump, pressure tank, and connective piping. A 75 brake horsepower (bhp) propane powered backup generator would also be installed to allow well operation in the event of a power outage.

Construction equipment is anticipated to include a truck mounted drill rig for construction of the new well, a forklift used to deliver materials to the site, and an excavator for excavation, compaction and shallow trenching within the 781 sf building area. An estimated 250 cubic feet (cf) of soil cuttings from the construction of the new well would be stockpiled and hauled off site, as well as any additional soils resulting from excavation for structural foundation. The total amount of cut would not exceed 1,000 cf of soil. Use of equipment, engines, and off-road vehicles during construction of the proposed project would occur in compliance with applicable state regulations.

Page 16 – Other Public Agencies Whose Approval is Required

State

- State Water Resources Control Board, Division of Financial Assistance – State Revolving Fund Financing Approval
- Division of State Architect – Approval of project plans
- ~~Division of Drinking Water – Final Approval of Water Control Zone Variance~~

Regional/Local

- County of Monterey – Encroachment Permit
- County of Monterey – Grading Permit
- Monterey County Health Department - Well Permit
- Monterey County Health Department - Water Control Zone Variance³
- Monterey County Health Department - Water System Permit Amendment
- Monterey Bay Air Resources District – Authority to Construct/Permit to Operate

Page 17 – SETTING

The proposed project is located within unincorporated Monterey County, southwest of the City of Soledad, as depicted on **Figures 1-3**. The proposed project is located entirely within the Mission Union Elementary School campus (APN 165-031-008-000). The project area is governed by the Central Salinas Valley Area Plan component of the 2010 Monterey County General Plan. The Plan Designation of the site is Public/Quasi-Public and the zoning designation is low-density residential (LDR/2.5). See **Figure 5. Land Use Map**.

Page 27 – Central Salinas Valley Area Plan

The proposed project is located within the Greater Salinas Valley in unincorporated Monterey County. The City of Soledad is located approximately five miles northeast of the proposed project. There are no State-designated scenic highways located within the vicinity of the proposed project, the nearest State-designated scenic highway is State Route 1 which is a designated scenic highway and is located approximately 23 miles southwest of the proposed project (Caltrans, 2023). In addition, State Route 25 is listed as an eligible scenic highway, and is located approximately 16 miles northeast of the proposed project. There are no County-designated scenic highways within the vicinity of the proposed project area. Neither the County of Monterey General Plan nor the Central Salinas Valley Area Plan show the proposed project site as located within areas designated as “sensitive” or “highly sensitive”.

³ Required in the event that a written agreement cannot be reached with the adjacent property owner to the north of the proposed well. This written agreement would require approval by the Monterey County Health Department.

Page 46 – Hazards and Hazardous Materials – Impact Checklist Table

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Page 53 – SETTING

The proposed project is located within unincorporated Monterey County, southwest of the City of Soledad, as depicted on **Figures 1-3**. The proposed project is located entirely within the Mission Union Elementary School campus (APN 165-031-008-000). The project area is governed by the Central Salinas Valley Area Plan component of the 2010 Monterey County General Plan. The Plan Designation of the site is Public/Quasi-Public and the zoning designation is low-density residential (LDR/2.5). See **Figure 5. Land Use Map**.

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ATTACHMENT A
COMMENT LETTERS

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County of Monterey

HOUSING AND COMMUNITY DEVELOPMENT

Craig Spencer, Director



HOUSING | PLANNING | BUILDING | ENGINEERING | ENVIRONMENTAL SERVICES
1441 Schilling Place South, 2nd Floor (831)755-5025
Salinas, California 93901-4527 www.co.monterey.ca.us

June 13, 2024

To: Mission Union School District
Attn: Sandra Shreve, Superintendent/Principal
Mission Union School District
36825 Foothill Road
Soledad, CA 93960

Subject: Notice of Availability/Notice of Intent (NOA/NOI) to Adopt a Mitigated Negative Declaration (MND) for the Mission Union School Water System Improvement Project

Dear Sandra Shreve,

The County of Monterey appreciates the opportunity to comment on the Mission Union School District Initial Study and Mitigated Negative Declaration (IS/MND) for the Water System Improvement Project.

The County of Monterey has reviewed the proposed IS/MND and included the comments and concerns below.

Comments from HCD-Planning and Health Department-Environmental Health Bureau are included in this correspondence.

HCD – Planning comments and recommendations are as follows:

- | | |
|---|-----|
| • As the well and storage tank are in the unincorporated County, they will require County and State approval, and the County appreciates Section 8 of the IS/MND clearly stating such. | A-1 |
| • Sections 6.3 and 11 should be corrected to state that the project area is governed by the Central Salinas Valley Area Plan, not the “Salinas Valley Area Plan.” There could be additional such corrections needed throughout the document. | A-2 |
| • Section 4 Biological Resources Regulatory Settings Local could clarify that this project is not within mapped areas that are designated “sensitive” or “highly sensitive” by the Central Salinas Area Plan or the 2010 County of Monterey General Plan as it relates to Scenic Highway Corridors and Visual Sensitivity Maps. | A-3 |

Health Department – Environmental Health Bureau comments and recommendations are as follows:

The Environmental Health Bureau (EHB) has reviewed the Initial Study / Mitigated Negative Declaration prepared for the referenced project, dated May 2024 and prepared by Denise Duffy & Associates, Inc., and respectfully submits the following comments:

1. The site plan should be updated to indicate the location of the existing onsite wastewater treatment system (OWTS, or septic system) and future dispersal system replacement area to demonstrate that the proposed well meets the minimum horizontal setback distance for a Public Water System Supply Well, specified by Table 3 of Monterey County Code, Chapter 15.20, Sewage Disposal. A copy of a septic tank pumper report completed August 21, 2023, indicates the location of the septic tank and is attached for reference.

A-4

SEPTIC TANK PUMPING AND INSPECTION REPORT

PUMPER COMPANY NAME: TOMS SEPTIC
JOB LOCATION: 36825 FOOTHILL RD SOLEDA APN: 165-031-908
OWNER: MISSION UNION SCHOOL REQUESTED BY: Lisa Headley
OWNER PHONE & EMAIL: _____

REASON FOR PUMPING/INSPECTION:

☒ MAINTENANCE ☐ DESTRUCTION ☐ SALE INSPECTION ☐ SYSTEM FAILURE ☐ REPAIR ☐ HAULAWAY ☐ OTHER _____
☐ SLUDGE DISPOSAL LOCATION: _____

PROPERTY USE: ☐ HOME ☐ OTHER SCHOOL STRUCTURE OCCUPIED? YES ☒ NO ☐

SEPTIC TANK: SIZE 4000 GALLONS PUMPED 4000+ BOTH COMPARTMENTS PUMPED? YES ☒ NO ☐
TYPE: REDWOOD _____ CONCRETE ☒ POLY _____ FIBERGLASS _____ OTHER _____

CONDITION OF TANK	ACCEPTABLE	UNACCEPTABLE BUT REPAIRABLE	UNACCEPTABLE	REPAIRS RECOMMENDED
SEPTIC ELLS/TEES/FILTER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TANK TOP AND/OR LIDS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SIDES/BOTTOM OF TANK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
BAFFLES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

OPERATIONAL LEVEL: HIGH _____ LOW _____ NORMAL ☒ DATE LAST PUMPED: _____

LEACHING SYSTEM Please include notes for any 'YES' answers below.

PRESENT OR PAST HIGH LEVEL IN TANK? YES ☐ NO ☒

DISPERSAL FIELD WATER TEST? YES ☐ NO ☒

LIQUID FLOWBACK WHILE PUMPING? YES ☐ NO ☒

SIGNS OF SURFACING EFFLUENT? YES ☐ NO ☒

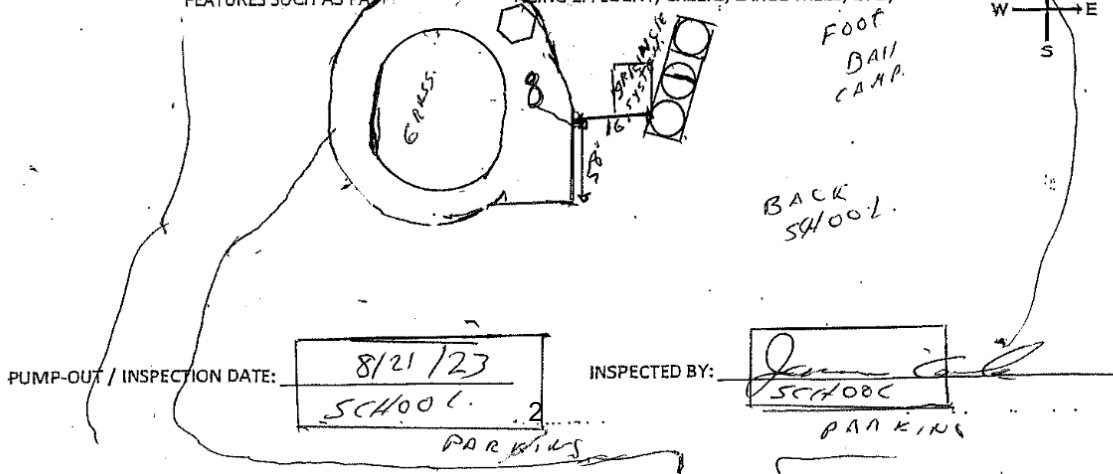
SEPARATE GREYWATER DISCHARGE? YES ☐ NO ☒

SUBSURFACE ☐ ONTO GROUND ☐

OTHER SYSTEM COMPONENTS/NOTES:

WATER LEVEL WAS AT FLOWLINE

SYSTEM LOCATION (SKETCH OR DESCRIBE, WITH MEASURED DIMENSIONS; INCLUDE ANY PERTINENT FEATURES SUCH AS PAVEMENT, FACING EFFLUENT, CREEKS, LARGE TREES, ETC.)



Please feel free to contact me with any questions at 831.784.5730 or email pricet1@co.monterey.ca.us.

Sincerely,

Taylor Price, Associate Planner
Housing and Community Development

cc: County of Monterey Clearinghouse File REF240024
Melanie Beretti, AICP, Acting Chief of Planning
Nicki Fowler, Supervising Environmental Health Specialist

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June 19, 2024

Sandra Shreve
Superintendent/Principal
Mission Union School District
36825 Foothill Rd.
Soledad, CA 93960
Submitted via email: sshreve@missionusd.org

Re: IS/MND Mission Union School Water System Improvements Project

Dear Ms. Shreve,

Thank you for providing the Monterey Bay Air Resources District (MBARD) with the opportunity to comment on the IS/MND Mission Union School Water System Improvements Project. MBARD has reviewed the IS/MND and has the following comments:

State Compliance

All equipment, engines and off-road vehicles used in construction of the project must be in compliance with all state regulations.

B-1

Permitting

If the backup propane generator used in the project is greater than or equal to 50 brake horsepower (bhp), it requires a permit from MBARD. Please contact MBARD's Engineering Division at (831) 647-9411 if there are any questions regarding the permitting process.

B-2

MBARD appreciates the opportunity to comment on the IS/MND Mission Union School Water System Improvements Project. Please let me know if you have any questions. I may be reached at (831) 718-8030 or eballaron@mbard.org.

Regards,

A handwritten signature in blue ink, appearing to read "E. Ballaron", is written over a light blue horizontal line.

Edward Ballaron
Air Quality Planner I

cc: Richard A. Stedman, Air Pollution Control Officer
David Frisbey, Planning and Air Monitoring Manager
Shawn Boyle, Planning and Air Monitoring Supervisor

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From: [Sandoval, Cheryl L.](#)
To: [Sandra Shreve](#)
Cc: [Robyn Simpson](#); [Price, Taylor](#)
Subject: Mission School Improvement project-Draft IS/MND
Date: Monday, June 24, 2024 2:28:15 PM
Attachments: [image001.png](#)

Dear Ms. Shreve,

I would like to provide additional comments on the Draft IS/MND for the Mission School Improvement project.

- Section 64560(a)(2), Title 22, California Code of Regulations requires that ‘To receive a new or amended domestic water supply permit for a proposed well, the water system shall provide documentation demonstrating that a well site control zone with a 50-foot radius around the site can be established for protecting the source from vandalism, tampering, or other threats at the site by water system ownership, easement, zoning, lease, or an alternative approach approved by the State Board based on its potential effectiveness in providing protection of the source from contamination.’ Since the Monterey County Environmental Health Bureau (EHB) is the permitting agency under its delegation agreement with the State Water Board, Monterey County EHB will need to approve any alternative approach (variance) for the 50-foot control zone if the school cannot achieve the 50-foot control zone.
- The draft document indicated on page 13 that “The new well would require issuance of a water control zone variance from the County’s Health Department or the County’s approval of a written agreement between the owner of the property to the north of the new well and Mission School due to the new well’s proposed location within 50 feet of the property line. The documentation would be required to demonstrate that a 50-foot well site control zone can be established to protect the well from vandalism, tampering, or other threats. The County’s approval of the water control zone variance will be subject to final review and approval by the California Division of Drinking Water.’

 - The draft should be updated to remove the requirement that the California Division of Drinking Water will need to review and approve the variance. Only the Monterey County EHB needs to review and approve the variance request. (page 13 and 16)
 - The draft should be expanded upon to include the details of the needed variance including the:
 - distance the control zone would extend outside of the schools property
 - Proposed mitigations to provide an effective level of protection of the source from contamination

Sincerely,

Cheryl Sandoval, REHS
Supervisor, Drinking Water Protection Services Environmental Health Bureau
Monterey County Health Department
1270 Natividad Rd
Salinas, CA 93906
(831)755-4552 – direct
(831)755-4500-main - Health

(831)755-4507-main - EHB

(831) 796-8691-fax

sandovalcl@countyofmonterey.gov

Visit our website www.mtyhd.org or www.mtyhd.org/water

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Like us on [Facebook!](#)

with accreditation line and seal



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