



EAST BAY DISCHARGERS AUTHORITY
2651 Grant Avenue
San Lorenzo, CA 94580-1841
(510) 278-5910
FAX (510) 278-6547

A Joint Powers Public Agency

COMMISSION MEETING AGENDA

Thursday, July 17, 2025

4:00 PM

Oro Loma Sanitary District Boardroom
2655 Grant Avenue, San Lorenzo, CA

Teleconference link: <https://us02web.zoom.us/j/89796898677>

Call-in: 1(669) 900-6833 and enter Webinar ID number: 897 9689 8677

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Forum

CONSENT CALENDAR

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	6. List of Disbursements for June 2025 – See Item No. FM4	14
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INFORMATION	9. Report from the Managers Advisory Committee (The General Manager will report on Managers Advisory Committee activities.)	10
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Agenda Explanation
East Bay Dischargers Authority
Commission Agenda
July 17, 2025

RESOLUTION	13.	Resolution Adopting (A) an Addendum to Environmental Impact Report (Sch #2022050436); (B) California Environmental Quality Act Findings on Impacts and Mitigation Measures for Proposed Project; (C) a Statement of Overriding Considerations; and (D) a Mitigation Monitoring and Reporting Program, for the Cargill Mixed Sea Salts Processing and Brine Discharge Project – See Item No. FM9 (The Commission will consider the resolution.)	49
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	21.	Adjournment	

Agenda Explanation
East Bay Dischargers Authority
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Any member of the public may address the Commission at the commencement of the meeting on any matter within the jurisdiction of the Commission. This should not relate to any item on the agenda. It is the policy of the Authority that each person addressing the Commission limit their presentation to three minutes. Non-English speakers using a translator will have a time limit of six minutes. Any member of the public desiring to provide comments to the Commission on an agenda item should do so at the time the item is considered. It is the policy of the Authority that oral comments be limited to three minutes per individual or ten minutes for an organization. Speaker's cards will be available in the Boardroom and are to be completed prior to speaking.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in an Authority meeting, or you need a copy of the agenda, or the agenda packet, in an appropriate alternative format, please contact the Administration Manager at the EBDA office at (510) 278-5910 or juanita@ebda.org. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the Authority staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

In compliance with SB 343, related writings of open session items are available for public inspection at East Bay Dischargers Authority, 2651 Grant Avenue, San Lorenzo, CA 94580. For your convenience, agenda items are posted on the East Bay Dischargers Authority website located at <http://www.ebda.org>.

**Next Scheduled Commission meeting is
September 18, 2025 at 4:00 pm**

GLOSSARY OF ACRONYMS

ACWA	Association of California Water Agencies	DSRSD	Dublin San Ramon Services District
AQPI	Advanced Quantitative Precipitation Information	DTSC	Department of Toxic Substances Control
AMP	Asset Management Plan	EBDA	East Bay Dischargers Authority
ANPRM	Advanced Notice of Proposed Rulemaking	EBRPD	East Bay Regional Park District
BAAQMD	Bay Area Air Quality Management District	EIS/EIR	Environmental Impact Statement/Report
BACC	Bay Area Chemical Consortium	EPA	United States Environmental Protection Agency
BACWA	Bay Area Clean Water Agencies	FOG	Fats, Oils and Grease
BPA	Basin Plan Amendment	GASB	Government Accounting Standards Board
BCDC	Bay Conservation and Development Commission	HEPS	Hayward Effluent Pump Station
BOD	Biochemical Oxygen Demand	JPA	Joint Powers Agreement
CARB	California Air Resources Board	LAVWMA	Livermore-Amador Valley Water Management Agency
CASA	California Association of Sanitation Agencies	LOCC	League of California Cities
CBOD	Carbonaceous Biochemical Oxygen Demand	MAC	Managers Advisory Committee
CDFA	CA Department of Food & Agriculture	MCC	Motor Control Center
CEC	Compound of Emerging Concern	MCL	Maximum Contaminant Level
CEQA	California Environmental Quality Act	MDF	Marina Dechlorination Facility
CFR	Code of Federal Regulations	MG	Million Gallons
CMMS	Computerized Maintenance Management System	MGD	Million Gallons per Day
COH	City of Hayward	MMP	Mandatory Minimum Penalty
CPUC	California Public Utilities Commission	MOU	Memorandum of Understanding
CSL	City of San Leandro	MSS	Mixed Sea Salt
CTR	California Toxics Rule	N	Nitrogen
CVCWA	Central Valley Clean Water Association	NACWA	National Association of Clean Water Agencies
CVSAN	Castro Valley Sanitary District	NBS	Nature-Based Solutions
CWA	Clean Water Act	NGO	Non-Governmental Organization
CWEA	CA Water Environment Association	NOX	Nitrogen Oxides
DO	Dissolved Oxygen	NPDES	National Pollutant Discharge Elimination System
DPR	Department of Pesticide Regulation	NPS	Non-Point Source

GLOSSARY OF ACRONYMS

O&M	Operations & Maintenance	SSMP	Sewer System Management Plan
OLEPS	Oro Loma Effluent Pump Station	SSO	Sanitary Sewer Overflow
OLSD	Oro Loma Sanitary District	SWRCB	State Water Resources Control Board
OMB	Office of Management and Budget	TDS	Total Dissolved Solids
P	Phosphorous	TIN	Total Inorganic Nitrogen
PAHs	Polynuclear Aromatic Hydrocarbons	TMDL	Total Maximum Daily Load
PCBs	Polychlorinated Biphenyls	TP	Total Phosphorus
PLC	Programmable Logic Controller	TRC	Total Residual Chlorine
PFAS	Per and Polyfluoroalkyl Substances	TSO	Time Schedule Order
POTW	Publicly Owned Treatment Works	TSS	Total Suspended Solids
QA/QC	Quality Assurance / Quality Control	UEPS	Union Effluent Pump Station
Region IX	Western Region of EPA (CA, AZ, NV & HI)	USD	Union Sanitary District
ReNUWIt	Re-Inventing the Nation's Urban Water Infrastructure Engineering Research Center	UV	Ultraviolet Treatment
RFP	Request For Proposals	VFD	Variable Frequency Drive
RFQ	Request For Qualifications	VOCs	Volatile Organic Compounds
RMP	Regional Monitoring Program	WAS	Waste Activated Sludge
RO	Reverse Osmosis	WDR	Waste Discharge Requirements
RRF	Renewal and Replacement Fund	WEF	Water Environment Federation
RWB	Regional Water Board	WET	Whole Effluent Toxicity or Waste Extraction Test
RWQCB	Regional Water Quality Control Board	WIN	Water Infrastructure Network
SBS	Sodium Bisulfite	WLA	Waste Load Allocation (point sources)
SCADA	Supervisory Control and Data Acquisition	WPCF	Water Pollution Control Facility
SCAP	Southern California Alliance of POTWs	WQBEL	Water Quality Based Effluent Limitation
SEP	Supplementary Environmental Project	WQS	Water Quality Standards
SFEI	San Francisco Estuary Institute	WRDA	Water Resource Development Act
SFEP	San Francisco Estuary Partnership	WRF	Water Research Foundation
SLEPS	San Leandro Effluent Pump Station	WWTP	Wastewater Treatment Plant
SRF	State Revolving Fund	WWWIFA	Water and Wastewater Infrastructure Financing Agency

CONSENT CALENDAR

Consent calendar items are typically routine in nature and are considered for approval by the Commission with a single action. The Commission may remove items from the Consent Calendar for discussion. Items on the Consent Calendar are deemed to have been read by title. Members of the public who wish to comment on Consent Calendar items may do so during Public Forum.

- Item No. 5 Commission Meeting Minutes of June 20, 2025
- Item No. 6 List of Disbursements for June 2025 – See Item No. FM4
- Item No. 7 Treasurer’s Report for June 2025 – See Item No. FM5

Recommendation

Approve Consent Calendar

ITEM NO. 5 COMMISSION MEETING MINUTES OF JUNE 20, 2025

1. Call to Order

Chair Young called the meeting to order at 2:00 pm on Friday, June 20, 2025, at the Oro Loma Sanitary District, 2655 Grant Avenue, San Lorenzo, CA 94580.

2. Pledge of Allegiance

3. Roll Call

Present:	Jennifer Toy	Union Sanitary District
	Angela Andrews	City of Hayward (arrived at 2:23 p.m.)
	Bryan Azevedo	City of San Leandro
	Ralph Johnson	Castro Valley Sanitary District
	Shelia Young	Oro Loma Sanitary District

Absent: None

Attendees:	Jacqueline Zipkin	East Bay Dischargers Authority
	Howard Cin	East Bay Dischargers Authority
	Juanita Villaseñor	East Bay Dischargers Authority
	Erica Gonzalez	Legal Counsel
	Alex Ameri	City of Hayward
	Hayes Morehouse	City of San Leandro
	Jimmy Dang	Oro Loma Sanitary District
	Paul Eldredge	Union Sanitary District

4. Public Forum

No members of the public were present.

C O N S E N T C A L E N D A R

5. Commission Meeting Minutes of May 15, 2025

6. List of Disbursements for May 2025

7. Treasurer's Report for May 2025

Commissioner Toy moved to approve the Consent Calendar. The motion was seconded by Commissioner Johnson and carried with the following roll call vote:

Ayes: Toy, Azevedo, Johnson, Young

Noes: None

Absent: Andrews

R E G U L A R C A L E N D A R

8. General Manager's Report

The General Manager (GM) discussed the annual evaluation process for the Authority's legal counsel, Redwood Public Law, LLP. The GM also announced the recent passing of Michael Connor, the former General Manager of EBDA, and reflected on his contributions

to the wastewater community.

9. Report from the Managers Advisory Committee (MAC)

The GM reviewed discussions from the MAC meeting, including the implementation of the nutrient permit.

10. Report from the Financial Management Committee

The GM reported on the June 18, 2025, meeting of the Financial Management Committee. The Committee recommended approval of the May list of disbursements and the Treasurer's Report. The Committee also supported approval of the recycled water fee for the City of Hayward and the Regional Government Services contract.

11. Motion Setting the City of Hayward Recycled Water Fee for Fiscal Year 2025/2026 at \$12,000 per Quarter

Commissioner Johnson moved to approve the item. The motion was seconded by Commissioner Toy and carried with the following roll call vote:

Ayes: Toy, Azevedo, Johnson, Young

Noes: None

Absent: Andrews

12. Motion Authorizing the General Manager to Execute a Professional Services Agreement with Regional Government Services for Finance and Administrative Services in the Amount of \$175,000

Commissioner Toy moved to approve the item. The motion was seconded by Commissioner Azevedo and carried with the following roll call vote:

Ayes: Toy, Azevedo, Johnson, Young

Noes: None

Absent: Andrews

13. Report from the Operations and Maintenance Committee

The Operations and Maintenance (O&M) Manager and GM reported on the June 16, 2025, meeting and O&M activities. The O&M Manager reviewed compliance and bacterial indicators and provided updates on ongoing projects, including the Hayward Effluent Pump Station (HEPS) Effluent Pump Replacement Project. The GM provided updates on the Cargill Brine and AQPI projects. Lastly, the Committee supported approval of the project list and funding items.

14. Motion to Approve the Renewal and Replacement Fund Project list for Fiscal Year 2025/2026

Commissioner Andrews moved to approve the item. The motion was seconded by Commissioner Johnson and carried with the following roll call vote:

Ayes: Toy, Andrews, Azevedo, Johnson, Young

Noes: None

15. Motion Authorizing the General Manager to Issue a Purchase Order to Univar

Solutions USA LLC. For Sodium Bisulfite 25% Solution for Fiscal Year 2025/2026 in the Amount of \$50,000

Commissioner Toy moved to approve the item. The motion was seconded by Commissioner Andrews and carried with the following roll call vote:

Ayes: Toy, Andrews, Azevedo, Johnson, Young

Noes: None

16. Motion Authorizing the General Manager to Execute On-Call Professional Services Agreements with AECOM Technical Services, Inc.; Arup US, Inc.; Ascent Environmental, Inc.; Beecher Engineering, Inc.; Brown and Caldwell; Carollo Engineers, Inc.; Currie Engineers; DCM Consulting, Inc.; EOA, Inc.; JDH Corrosion Consultants, Inc.; West Yost; and Woodard and Curran, Inc.; Each for a Not to Exceed Amount of \$100,000

Commissioner Andrews moved to approve the item. The motion was seconded by Commissioner Toy and carried with the following roll call vote:

Ayes: Toy, Andrews, Azevedo, Johnson, Young

Noes: None

17. Motion Approving Revisions to the Authority's Classification Plan

Commissioner Johnson moved to approve the item. The motion was seconded by Commissioner Azevedo and carried with the following roll call vote:

Ayes: Toy, Andrews, Azevedo, Johnson, Young

Noes: None

18. Motion Approving the Authority's Fiscal Year 2025/2026 Compensation Plan

Commissioner Toy moved to approve the item. The motion was seconded by Commissioner Johnson and carried with the following roll call vote:

Ayes: Toy, Andrews, Azevedo, Johnson, Young

Noes: None

19. Motion Accepting Fiscal Year 2025/2026 Committee Appointments and Schedule

Commissioner Toy moved to approve the item. The motion was seconded by Commissioner Johnson and carried with the following roll call vote:

Ayes: Toy, Andrews, Azevedo, Johnson, Young

Noes: None

20. Items from Commission and Staff

Jimmy Dang, the General Manager of Oro Loma Sanitary District, invited everyone to a celebration of life for Kristopher Decker on Wednesday, June 25, at 12:30 p.m. Commissioners extended their condolences for Michael S. Connor.

21. Adjournment

Chair Young adjourned the meeting at 2:40 p.m. in memory of Michael S. Connor.

ITEM NO. 8 GENERAL MANAGER'S REPORT

The General Manager will discuss items of interest to EBDA.

ITEM NO. 9 REPORT FROM THE MANAGERS ADVISORY COMMITTEE

**MANAGERS ADVISORY COMMITTEE
AGENDA**

**Monday, July 7
3:00 pm**

1. Managers Information Sharing and Networking



EAST BAY DISCHARGERS AUTHORITY
2651 Grant Avenue
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A Joint Powers Public Agency

ITEM NO. 10

FINANCIAL MANAGEMENT COMMITTEE AGENDA

Monday, July 14, 2025

11:00 AM

**East Bay Dischargers Authority
2651 Grant Avenue, San Lorenzo, CA**

Committee Members: Young (Chair); Toy

- FM1. Call to Order**
- FM2. Roll Call**
- FM3. Public Forum**
- FM4. Disbursements for June 2025**
(The Committee will review the List of Disbursements.)
- FM5. Treasurer's Reports for June 2025**
(The Committee will review the Treasurer's Report.)
- FM6. Review of the Authority's Investment Policy and Strategy**
(The Committee will review the policy.)
- FM7. Motion Authorizing the General Manager to Execute a Professional Services Agreement with Teach Earth Action for Hayward Shoreline Youth Engagement in an Amount Not to Exceed \$90,000**
(The Committee will consider the motion.)
- FM8. Motion Authorizing the General Manager to Execute a Professional Services Agreement with Greenbelt Alliance for Hayward Shoreline Community Engagement in an Amount Not to Exceed \$90,000**
(The Committee will consider the motion.)
- FM9. Resolution Adopting (A) an Addendum to Environmental Impact Report (Sch #2022050436); (B) California Environmental Quality Act Findings on Impacts and Mitigation Measures for Proposed Project; (C) a Statement of Overriding Considerations; and (D) a Mitigation Monitoring and Reporting Program, for the Cargill Mixed Sea Salts Processing and Brine Discharge Project**
(The Committee will consider the resolution.)

FM10. Motion Authorizing the General Manager to Enter into Project Approval Agreement for the Cargill Mixed Sea Salts Processing and Brine Discharge Project

(The Committee will consider the motion.)

FM11. Adjournment

Any member of the public may address the Committee at the commencement of the meeting on any matter within the jurisdiction of the Committee. This should not relate to any item on the agenda. Each person addressing the Committee should limit their presentation to three minutes. Non-English speakers using a translator will have a time limit of six minutes. Any member of the public desiring to provide comments to the Committee on any agenda item should do so at the time the item is considered. Oral comments should be limited to three minutes per individual or ten minutes for an organization. Speaker's cards will be available and are to be completed prior to speaking.

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<p>Next Scheduled Financial Management Committee is September 15, 2025 at 11:00 am</p>

ITEM NO. FM4 DISBURSEMENTS FOR JUNE 2025

Disbursements for the month of June totaled \$468,072.

Reviewed and Approved by:

_____ Shelia Young, Chair Financial Management Committee	_____ Date
--	---------------

_____ Jacqueline T. Zipkin Treasurer	_____ Date
--	---------------

EAST BAY DISCHARGERS AUTHORITY
List of Disbursements
June 2025

Check #	Payment Date	Invoice #	Vendor Name	Description	Invoice Amount	Disbursement Amount
10091	06/16/2025	3025071	REGIONAL MONITORING PROGRAM C/O SFEI	SEMI-ANNUAL PARTICIPANT FEE - 2025 BUDGET	68,958.00	68,958.00
10082	06/16/2025	400799	CITY OF SAN LEANDRO	MDF O&M, EFFLUENT MONITORING, FM MAINTENANCE - APR	38,876.83	38,876.83
10094	06/16/2025	3181	UNION SANITARY DISTRICT	UEPS O&M, PG&E, FM MAINTENANCE - APR	37,672.22	37,672.22
10085	06/16/2025	3313226	DUANE MORRIS LLP	SPECIALIZED LEGAL SERVICES - CARGILL BRINE PROJECT	32,390.30	36,039.00
10085	06/16/2025	3313227	DUANE MORRIS LLP	SPECIALIZED LEGAL SERVICES - NUTRIENT PERMIT	3,648.70	
10103	06/30/2025	3183	UNION SANITARY DISTRICT	UEPS O&M, PG&E, FM MAINTENANCE - MAY	35,785.02	35,785.02
10102	06/30/2025	7138	ORO LOMA SANITARY DISTRICT	OLEPS O&M, ADMIN BUILDING, SKYWEST - MAY	24,553.26	24,553.26
10098	06/30/2025	3320883	DUANE MORRIS LLP	SPECIALIZED LEGAL SERVICES - CARGILL BRINE PROJECT	21,409.30	22,054.30
10098	06/30/2025	3320884	DUANE MORRIS LLP	SPECIALIZED LEGAL SERVICES - NUTRIENT PERMIT	645.00	
10093	06/16/2025	4246-0445-5568-7627	U.S. BANK	PURCHASING CARD EXPENSES	11,515.78	11,515.78
10086	06/16/2025	74026	H.T. HARVEY	BIOSOLIDS SUITABILITY ASSESSMENT	8,809.75	8,809.75
10090	06/16/2025	18660	REGIONAL GOVERNMENT SERVICES	MANAGEMENT AND ADMINISTRATIVE SERVICES	6,728.89	6,728.89
10099	06/30/2025	74255	H.T. HARVEY	BIOSOLIDS SUITABILITY ASSESSMENT	5,987.90	5,987.90
10084	06/16/2025	60647	CRANE TECH INC	OLEPS 15-TON BRIDGE CRANE GROUNDING INSTALLATION	5,925.00	5,925.00
10089	06/16/2025	20659	PACIFIC ECORISK	NPDES TOXICITY TESTING	5,709.00	5,709.00
10092	06/16/2025	778696	SOUTHERN COUNTIES LUBRICANTS LLC	OLEPS DIESEL FUEL	4,832.13	4,832.13
10088	06/16/2025	225530	MEYERS NAVE	LEGAL SERVICES - BRINE PROJECT	2,668.00	2,668.00
10095	06/30/2025	59261	CALCON	OLEPS BRIDGE CRANE GROUNDING WIRE INSTALLATION	1,097.86	2,419.86
10095	06/30/2025	59263	CALCON	HEPS COMMUNICATIONS ISSUES	522.00	
10095	06/30/2025	59262	CALCON	MDF AUTOMATION UPGRADE	480.00	
10095	06/30/2025	59260	CALCON	MDF PREVENTIVE MAINTENANCE	320.00	
10081	06/16/2025	52205712	CITY OF HAYWARD	EMPLOYEE BENEFIT PROGRAMS - JUN	1,335.51	1,335.51
10080	06/16/2025	730696	CALTEST	LAB TESTING SERVICES	1,000.04	1,000.04
10100	06/30/2025	114168	HUNT EQUIPMENT	OLEPS AST ANNUAL INSPECTION	960.00	960.00
10101	06/30/2025	34720	INTEC SOLUTIONS INC	OLEPS VFD PREVENTIVE MAINTENANCE	930.00	930.00
10097	06/30/2025	May-25	CAYUGA INFORMATION SYSTEMS	IT SERVICES	840.00	840.00
10079	06/16/2025	20210105.02-24	ASCENT ENVIRONMENTAL, INC	CONSULTING SERVICES - CARGILL CEQA	815.41	815.41
10087	06/16/2025	12194	MBC CUSTODIAL SERVICES INC	JANITORIAL SERVICES - JUN	208.00	208.00
10083	06/16/2025	58448	COMPUTER COURAGE	WEBSITE HOSTING	150.00	150.00
10096	06/30/2025	4397581-CAL	CALTRONICS	COPIER USAGE AND MAINTENANCE	40.42	40.42
TOTAL CHECKS					324,814.32	324,814.32
ELECTRONIC PAYMENTS						
	06/27/2025	--	ADP, LLC	PAYROLL PERIOD: 6/16-30/2025	35,901.69	35,901.69
	06/03/2025	5105948980-0	PG&E	GAS & ELECTRIC SERVICE	34,808.91	34,808.91
	06/12/2025	--	ADP, LLC	PAYROLL PERIOD: 6/01-15/2025	24,669.82	24,669.82

EAST BAY DISCHARGERS AUTHORITY
List of Disbursements
June 2025

Check #	Payment Date	Invoice #	Vendor Name	Description	Invoice Amount	Disbursement Amount
	06/30/2025	5105948980-0	PG&E	GAS & ELECTRIC SERVICE	20,000.00	20,000.00
	06/10/2025	100000017927054	CALPERS	HEALTH PREMIUMS - JUN	8,319.94	8,319.94
	06/03/2025	100000017894019	CALPERS	PENSION CONTRIBUTION, CLASSIC 5/16 - 31/2025	5,877.93	5,877.93
	06/18/2025	100000017922553	CALPERS	PENSION CONTRIBUTION, CLASSIC 6/01 - 15/2025	5,877.93	5,877.93
	06/03/2025	6228380	MISSION SQUARE	DEFERRED COMPENSATION CONTRIBUTION 5/31/2025	2,115.22	2,115.22
	06/20/2025	6576265	MISSION SQUARE	DEFERRED COMPENSATION CONTRIBUTION 6/15/2025	2,115.22	2,115.22
	06/06/2025	14873	REDWOOD PUBLIC LAW, LLP	LEGAL SERVICES	1,704.00	1,704.00
	06/17/2025	1002368913	STATE COMPENSATION INSURANCE FUND	WORKERS COMPENSATION PREMIUM - JUN	893.00	893.00
	06/10/2025	51048304397166	AT&T	MDF TELEPHONE SERVICE	403.49	403.49
	06/20/2025	CD_001129993	RINGCENTRAL INC	DIGITAL PHONE SERVICE - JUN	208.88	208.88
	06/06/2025	--	ADP, LLC	PAYROLL FEES, 5/16-31/2025	108.70	108.70
	06/05/2025	25069828936	INTERMEDIA.NET INC	EMAIL EXCHANGE HOSTING	98.72	98.72
	06/20/2025	--	ADP, LLC	PAYROLL FEES, 6/01-15/2025	90.94	90.94
	06/20/2025	6114898652	VERIZON WIRELESS	WIRELESS PHONE SERVICE	63.58	63.58
TOTAL ELECTRONIC PAYMENTS					143,257.97	143,257.97
TOTAL DISBURSEMENTS					468,072.29	468,072.29

ITEM NO. FM5 TREASURER'S REPORT FOR JUNE 2025

The cash balance as of June 30, 2025 is \$3,758,237. EBDA's LAIF balance is \$1,359,715, and the average monthly effective yield for June is 4.26%. EBDA's CAMP balance is \$1,968,195, and CAMP's 7-day yield is 4.42%.

In June, the General Manager/Treasurer closed the Authority's Payroll Checking account at Wells Fargo Bank, and the remaining funds were transferred to the CAMP investment account.

Approval is recommended.

EAST BAY DISCHARGERS AUTHORITY

PRELIMINARY TREASURER'S REPORT

For the Period Ending June 30, 2025

FUND	FUND DESCRIPTION	BEGINNING CASH BALANCE	DEBITS (INCREASE)	CREDITS (DECREASE)	ENDING CASH BALANCE
12	OPERATIONS & MAINTENANCE	\$ 1,174,448	\$ -	\$ 319,235	\$ 855,213
13	PLANNING & SPECIAL STUDIES	\$ 519,195	\$ -	\$ 88,049	\$ 431,146
14	RECLAMATION O & M (SKYWEST)	\$ 69,130	\$ -	\$ 3,025	\$ 66,105
15	BRINE ACCEPTANCE	\$ 103,657	\$ -	\$ 57,283	\$ 46,374
31	RENEWAL & REPLACEMENT	\$ 2,353,716	\$ 6,163	\$ 480	\$ 2,359,399
<hr/>					
TOTALS		\$ 4,220,147	\$ 6,163	\$ 468,072	\$ 3,758,237
<hr/>					
Ending Balance per STR					\$ 3,758,237

Jun-25

7/10/2025

SUPPLEMENTAL TREASURER'S REPORT

DATE	TRANSACTION	RECEIPT	DISBURSEMENT	CAMP	LAIF	WELLS FARGO		FREMONT BALANCE	CAMP BALANCE	LAIF BALANCE	WELLS FARGO BANK		TOTAL CASH
						CHECKING	PAYROLL				CHECKING BALANCE	PAYROLL BALANCE	
05/31/25	BALANCE							771,038.23	1,640,659.34	1,359,714.52	433,516.02	15,218.39	4,220,146.50
06/02/25	DIVIDENDS	6,163.02		6,163.02				771,038.23	1,646,822.36	1,359,714.52	433,516.02	15,218.39	4,226,309.52
06/03/25	ELECTRONIC BILL PAY		2,115.22					768,923.01	1,646,822.36	1,359,714.52	433,516.02	15,218.39	4,224,194.30
06/03/25	ELECTRONIC BILL PAY		5,877.93					763,045.08	1,646,822.36	1,359,714.52	433,516.02	15,218.39	4,218,316.37
06/03/25	ELECTRONIC BILL PAY		34,808.91					728,236.17	1,646,822.36	1,359,714.52	433,516.02	15,218.39	4,183,507.46
06/04/25	WIRE TRANSFER	33,516.02				(33,516.02)		761,752.19	1,646,822.36	1,359,714.52	400,000.00	15,218.39	4,183,507.46
06/04/25	TRANSFER					15,218.39	(15,218.39)	761,752.19	1,646,822.36	1,359,714.52	415,218.39	-	4,183,507.46
06/05/25	ELECTRONIC BILL PAY		98.72					761,653.47	1,646,822.36	1,359,714.52	415,218.39	-	4,183,408.74
06/06/25	PAYROLL FEES		108.70					761,544.77	1,646,822.36	1,359,714.52	415,218.39	-	4,183,300.04
06/06/25	ELECTRONIC BILL PAY		1,704.00					759,840.77	1,646,822.36	1,359,714.52	415,218.39	-	4,181,596.04
06/10/25	ELECTRONIC BILL PAY		403.49					759,437.28	1,646,822.36	1,359,714.52	415,218.39	-	4,181,192.55
06/10/25	ELECTRONIC BILL PAY		8,319.94					751,117.34	1,646,822.36	1,359,714.52	415,218.39	-	4,172,872.61
06/12/25	PAYROLL		18,008.89					733,108.45	1,646,822.36	1,359,714.52	415,218.39	-	4,154,863.72
06/12/25	PAYROLL TAX		6,660.93					726,447.52	1,646,822.36	1,359,714.52	415,218.39	-	4,148,202.79
06/16/25	DISBURSEMENT		231,243.56					495,203.96	1,646,822.36	1,359,714.52	415,218.39	-	3,916,959.23
06/17/25	ELECTRONIC BILL PAY		893.00					494,310.96	1,646,822.36	1,359,714.52	415,218.39	-	3,916,066.23
06/18/25	ELECTRONIC BILL PAY		5,877.93					488,433.03	1,646,822.36	1,359,714.52	415,218.39	-	3,910,188.30
06/20/25	ELECTRONIC BILL PAY		63.58					488,369.45	1,646,822.36	1,359,714.52	415,218.39	-	3,910,124.72
06/20/25	PAYROLL FEES		90.94					488,278.51	1,646,822.36	1,359,714.52	415,218.39	-	3,910,033.78
06/20/25	ELECTRONIC BILL PAY		208.88					488,069.63	1,646,822.36	1,359,714.52	415,218.39	-	3,909,824.90
06/20/25	ELECTRONIC BILL PAY		2,115.22					485,954.41	1,646,822.36	1,359,714.52	415,218.39	-	3,907,709.68
06/25/25	WIRE TRANSFER			315,218.39		(315,218.39)		485,954.41	1,962,040.75	1,359,714.52	100,000.00	-	3,907,709.68
06/27/25	PAYROLL		27,121.18					458,833.23	1,962,040.75	1,359,714.52	100,000.00	-	3,880,588.50
06/27/25	PAYROLL TAX		8,780.51					450,052.72	1,962,040.75	1,359,714.52	100,000.00	-	3,871,807.99
06/30/25	ELECTRONIC BILL PAY		20,000.00					430,052.72	1,962,040.75	1,359,714.52	100,000.00	-	3,851,807.99
06/30/25	DISBURSEMENT		93,570.76					336,481.96	1,962,040.75	1,359,714.52	100,000.00	-	3,758,237.23
	TRANSACTION TOTALS	39,679.04	468,072.29	321,381.41	-	(333,516.02)	(15,218.39)	336,481.96	1,962,040.75	1,359,714.52	100,000.00	-	3,758,237.23
	ACCOUNT BALANCE							①	②	③	④	⑤	

Reconciliation - 6/30/2025

① Bank Statement Balance	\$ 430,202.72
Less: Outstanding Checks	<u>93,720.76</u>
	<u>\$ 336,481.96</u>

② CAMP Statement	\$ 1,968,194.73
Less: Accrual Income Dividend	<u>6,153.98</u>
	<u>\$ 1,962,040.75</u>

③ LAIF Statement	<u>\$ 1,359,714.52</u>
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④ Wells Fargo Checking	<u>\$ 100,000.00</u>
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⑤ Wells Fargo Payroll	<u>\$ -</u> 6/27/2025 - Account Closed
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The Supplemental Treasurer's Report is prepared monthly by the General Manager. It also serves as EBDA's cash and investments reconciliation.

ITEM NO. FM6 REVIEW OF THE AUTHORITY'S INVESTMENT POLICY AND STRATEGY

Recommendation

Review the Authority's existing Investment Policy and Strategy and provide input to staff.

Background

The Authority engaged PFM Asset Management (PFM) in late 2018 to assist in the development of an Authority Investment Policy, in compliance with applicable law regarding public agency investments in California. The Policy was originally approved by the Commission in 2019 and updated as necessary to stay compliant with State law. The most recent review and reapproval occurred in July 2024. The Committee reviews the Policy on an annual basis.

As part of the 2018 engagement, PFM also performed detailed cashflow modeling and analysis using five years of EBDA financial data. The purpose of this analysis was to establish EBDA's liquidity needs and inform the Authority's Investment Strategy. The Investment Strategy was originally adopted in March 2019 and most recently reviewed in July 2024.

Discussion

Staff is recommending only editorial changes to the Authority's Investment Strategy and Investment Policy. Substantively, the recommendation continues to be informed by PFM's 2018/2019 analysis, which concluded that the administrative burden of investing EBDA's liquid funds in diversified and/or more volatile financial instruments significantly outweighed the benefits and potential gains. That conclusion, supported by the Financial Management Committee at the time, led to the Authority's strategy of investing its idle long-term funds in California's Local Agency Investment Fund (LAIF), California Asset Management Program (CAMP), or certificates of deposit (CDs). LAIF and CAMP are both pooled investments by public agencies.

Staff does not believe that any material changes have occurred that lead to a different conclusion today. In addition, EBDA's liquidity needs have slightly increased as the Authority performs reimbursable work under the Cargill and grant-funded Nature-based Solutions projects.

EBDA had a series of laddered CDs through Wells Fargo Advisors that have been moved to the Authority's cash accounts as they have matured. The last CD matured in 2021. The Authority has not reinvested in CDs because interest rates have been so low. Therefore, all of EBDA's long-term funds are currently invested in LAIF and CAMP.

Over the past several years, CAMP has significantly out-performed LAIF. However more recently, the CAMP yield has dropped, making them more comparable. CAMP's current seven-day yield is 4.42%, whereas LAIF's is 4.26%. CAMP and LAIF use slightly different investment strategies with regard to the maturity periods of their investments, with CAMP's shorter-term investments leading to higher yields in a market environment of

increasing interest rates. Both LAIF and CAMP are fully liquid and therefore funds can easily be moved in and out of each pool as interest rates change.

In the attached drafts, staff is proposing minor edits to the Authority's Investment Strategy and Investment Policy. Pending Committee feedback, they will be brought to the Commission for approval in September.

POLICY NUMBER: 1.1

NAME OF POLICY: Finance - Investments

ADOPTED: TBD

LAST REVIEWED: July 18, 2024

LAST REVISED: December 16, 2021

~~PREVIOUSLY REVISED:~~ ~~May 13, 2020~~

PURPOSE: All financial assets, including those reflected in special revenue funds, capital project funds, internal service funds and other funds that may be created from time to time, shall be administered in accordance with the provisions of this Policy and are accounted for in the Annual Financial Report. This Investment Policy is used to guide Authority staff in investment decisions and transactions.

POLICY: It is the policy of East Bay Dischargers Authority (Authority) to invest public funds in a manner which prioritizes security over investment return, while meeting the daily cash flow demands of the Authority, and conforming to California Government Code Sections 53601 through 53686 and other statutes governing the investment of public funds.

DETAILED DISCUSSION:

A. OBJECTIVES:

When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, the primary objectives, in priority order, of the investment activities shall be:

1. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of the East Bay Dischargers Authority shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. To attain this objective,

diversification is required in order that potential losses on individual securities do not exceed the income generated from the remainder of the portfolio.

2. Liquidity: The investment portfolio will remain sufficiently liquid to enable the East Bay Dischargers Authority to meet all operating requirements which might be reasonably anticipated.

3. Return on Investments: The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and the cash flow characteristics of the portfolio. (CGC 53600.5)

B. STANDARD OF CARE:

- **Prudence:** All investments shall be made within the policy framework of liquidity, safety, and investment return, with the judgment and care a person of prudence and intelligence would, under the circumstances then prevailing, exercise in the management of his/her affairs.
- **Ethics and Conflict of Interest:** ~~District~~ The Authority officers and employees involved in the investment process or in a position to influence investment decisions shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Officers and employees involved in the investment process shall abide by CGC Section 109, et seq. and the California Political Reform Act.
- **Delegation of Authority:** The authority to manage investment programs is granted to the Investment Committee, which is comprised of the two members of the Financial Management Committee appointed by the Commission, and the General Manager/Treasurer. The responsibility for the operation and day-to-day maintenance of the investment program is delegated to the Authority's General Manager/Treasurer. The General Manager/Treasurer shall file with the Authority an official bond. The Authority shall pay the cost of said bonds.

C. PROCEDURES:

The General Manager/Treasurer shall establish written procedures and a system of internal controls for the operation of the investment program consistent with this investment policy to be incorporated into the Authority's Financial Management System Policy and Procedures Manual. Procedures should include references to: -safekeeping, PSA repurchase agreements, wire transfer agreements, collateral/depository

agreements, and banking services contracts, as appropriate. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Financial Management Committee. The Treasurer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The General Manager/Treasurer is a trustee and a fiduciary subject to the prudent investor standard. (CGC 53600.3)

D. AUTHORIZED FINANCIAL INSTITUTIONS AND DEALERS:

The General Manager/Treasurer will ~~maintain a list of select~~ financial ~~institutions, institutions that are authorized to provide banking and investment services.~~ The authorized financial institutions shall be selected on the basis of credit worthiness, financial strength, and experience, ~~and minimal capitalization that are authorized to provide investment services.~~ In addition, a list will also be maintained of approved security broker/dealers who are authorized to provide investment and financial advisory services in the State of California. No public deposit shall be made except in a qualified public depository as established by state laws.

For brokers/dealers of government securities and other investments, the General Manager/Treasurer shall select only broker/dealers who are licensed and in good standing with the California Department of Securities, the Securities and Exchange Commission, the National Association of Securities Dealers or other applicable self-regulatory organizations and familiar with the Government Code restrictions on public agency investments and have a substantial experience with other public agency investments.

Before engaging in investment transactions with a broker/dealer, the General Manager/Treasurer shall have received from said firm a signed Certification Form. This form shall attest that the individual responsible for the Authority's account with that firm has reviewed the Authority's Investment Policy and that the firm understands the policy and intends to present investment recommendations and transactions to the Authority that are appropriate under the terms and conditions of the Investment Policy.

E. AUTHORIZED AND SUITABLE INVESTMENTS:

- The allowable investment instruments applicable to all local agencies, including the East Bay Dischargers Authority, are shown in the documents listed below

and included by reference in this investment policy. California Government Code Section 5920-5924

- California Government Code Section 16429.1-16429.4
- California Government Code Section 53500-53505
- California Government Code Section 53600-53609
- California Government Code Section 53630-53686

See CGC 53601 for a detailed summary of the limitations and special conditions that apply to each of the above listed investment securities. A table summarizing allowable investments is included as Figure 1 in the California Debt and Investment Advisory Commission's Local Agency Investment Guidelines, available at the following website: <https://www.treasurer.ca.gov/cdiac/laig/guideline.pdf>. The Guidelines and table are updated periodically to reflect changes in law. The most recent version at the time of Policy adoption is attached here for reference.

F. PROHIBITED INVESTMENTS:

Under the provisions of CGC 53601.6 and 53631.5, the Authority shall not invest any funds covered by this Investment Policy in inverse floaters, range notes, interest-only strips derived from mortgage pools or any investment that may result in a zero interest accrual if held to maturity.

G. COLLATERALIZATION:

All certificates of deposits and repurchase agreements must be collateralized by U.S. Treasury Obligations. Collateral must be held by a third party and valued on a monthly basis. The percentage of collateralization on Repurchase Agreements will adhere to the amount required under CGC 53601(i)(2).

H. DIVERSIFICATIONS:

It is the policy of the Authority to diversify its investment portfolio. With the exception of funds invested in LAIF, United State Treasury Bills, notes, and bonds, the Authority will diversify its investments by security type and, within each type, by institution. Invested assets shall be diversified to eliminate the risk of loss resulting from over-concentration of assets in a specific maturity, a specific issuer, or a specific class of securities. Diversification shall be determined and revised periodically by the General

Manager/Treasurer in consultation with the Financial Management Committee. In establishing specific diversification strategies, the following guidelines shall apply:

- 1) Portfolio maturities shall be matched against projected liabilities to avoid an over-concentration in a specific series of maturities.
- 2) Maturities selected shall provide for stability and liquidity.
- 3) Disbursement needs including and payroll dates shall be anticipated covered by the scheduled maturity of specific investments, marketable U.-S. Treasury Bills or Notes or other cash equivalent instruments, such as money market mutual funds.

I. PERFORMANCE STANDARDS:

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs of the Authority. The Authority shall establish a performance benchmark. Benchmarks may change over time based on changes in market conditions, investment preferences, or cash flow requirements. The Authority shall establish performance benchmarks that acknowledge the possibility of unanticipated changes in financial markets.

J. INTERNAL CONTROLS:

The Authority shall establish a set of internal controls which shall be documented in writing. The internal controls will be reviewed by the Authority and with the independent auditor. The controls shall be designed to prevent employee error, misrepresentations by third parties, ~~and unanticipated changes in financial markets~~ or imprudent actions by officers or employees of the Authority.

K. SAFEKEEPING & CUSTODY:

All security transactions entered into by the Authority shall be conducted on delivery-versus-payment (DVP) basis. All securities purchased or acquired shall be delivered to the Authority by book entry, physical delivery, or by third party custodial agreement. (CGC 53601). The General Manager/Treasurer shall deposit securities in which the Authority holds funds in a safe deposit box in the name of East Bay Dischargers Authority.

L. REPORTING:

The General Manager/Treasurer shall submit to the Commission a monthly report. The report shall include a complete description of the portfolio, the type of investment, the issuers, maturity dates, par values and the current market values of each component of the portfolio, including funds managed by third party contractors. The report will also include the source of the portfolio valuation. In the case of funds invested in ~~t~~The State of California's Local Agency Investment Fund (LAIF), FDIC Insured accounts, or ~~county~~ investment pools such as California Asset Management Program (CAMP), current statements from those institutions will satisfy the above reporting requirement. The report will also include a certification that (1) all investment actions executed since the last report have been made in full compliance with the Investment Policy and, (2) the Authority will meet its expenditure obligations for the next six months. [CGC 53646(b)]. The General Manager/Treasurer shall maintain a complete and timely record of all investment transactions.

M. INVESTMENT POLICY ADOPTION:

The Investment Policy shall be adopted by the Commission of the East Bay Dischargers Authority. Moreover, the Policy shall be reviewed on an annual basis, and modifications must be approved by the Commission.

GLOSSARY:

ASK PRICE: The price at which a seller offers to sell a security to a buyer.

ASSET-BACKED SECURITIES: Bonds created from various types of consumer debt.

Returns on these securities come from customer payments on their outstanding loans. The primary types of asset-backed securities are mortgages, home equity loans, auto loans, leases, credit card receivables and student loans.

BANKERS' ACCEPTANCE: A letter of credit issued in a foreign trade transaction which allows exporters to receive payment prior to importation of their goods. Banks provide short-term financing to facilitate the transaction and may sell the obligation to a third party. Bankers' Acceptances are secured by the issuer of the bill, while the underlying goods also serve as collateral.

BANK DEPOSITS: Collateral in the form of currency that may be in the form of demand accounts (checking) or investments in accounts that have a fixed term and negotiated rate of interest.

BENCHMARK: A comparative base for measuring the performance or risk tolerance of the investment portfolio. A benchmark should represent a close correlation to the level of risk and the average duration of the portfolio's investments.

BID PRICE: The price at which a buyer offers to purchase a security from the seller.

BOND: A debt investment in which an investor loans money to an entity (corporate or governmental) that borrows the funds for a defined period of time at a fixed interest rate called a coupon payment. Bonds are used by companies, municipalities, states and the U.S. government to finance a variety of projects and operating activities.

BROKER: A broker aligns buyers and sellers of securities and receives a commission when a sale occurs. Brokers generally do not hold inventory or make a market for securities.

CALIFORNIA LOCAL AGENCY OBLIGATIONS: Bonds that are issued by a California county, Authority, Authority and county, including a chartered Authority or county, school district, community college district, public district, county board of education, county superintendent of schools, or any public or municipal corporation.

CD (CERTIFICATE OF DEPOSIT): Time deposits issued by a bank, savings or federal credit union, or state-licensed branch of a foreign bank. Negotiable Certificates of Deposits rely on the credit rating of the issuing entity.

COLLATERAL: Securities, evidence of deposit, or other property that a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

COLLATERALIZATION: Process by which a borrower pledges securities, property, or other deposits for the purpose of securing the repayment of a loan and/or security.

COMMERCIAL PAPER: Short-term unsecured promissory note issued by a company or financial institution. Commercial paper is issued at a discount and matures at face value. Usually a maximum maturity of 270 days, and given a short-term debt rating by one or more nationally recognized statistical rating organizations (NRSROs).

COUNTY POOLED INVESTMENT FUNDS: The aggregate of all funds from public agencies placed in the custody of the county treasurer or chief finance officer for investment and reinvestment.

COUPON: The annual rate of interest that a bond's issuer promises to pay the bondholder, expressed as a percentage of the bond's face value.

CREDIT RISK: Credit risk is the likelihood that an issuer will be unable to make scheduled payments of interest or principal on an outstanding obligation.

CUSTODIAN: An agent such as a broker or a bank that stores a customer's investments for safekeeping. The custodian does not have fiduciary responsibilities.

DEALER: A dealer, as opposed to a broker, acts as a principal in security transactions, selling securities from, and buying securities for his/her own position.

DEFAULT: To default is to fail to repay principal or make timely interest payments on a bond or other debt investment security, or failure to fulfill the terms of a note or contract.

DELIVERY VERSUS PAYMENT (DVP): A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

DURATION: The weighted average time to maturity of a bond where the weights are the present values of future cash flows. Duration measures the price sensitivity of a bond to changes in interest rates.

FIDUCIARY: An individual who holds something in trust for another and bears liability for its safekeeping.

FLOATING RATE INVESTMENTS: Notes whose interest rate is adjusted according to the interest rates of other financial instruments. These instruments provide protection against rising or falling interest rates, but may pay lower yield than fixed rate notes.

FUTURES: Commodities, which are sold in the present time and are to be delivered at a future date.

INTEREST ONLY STRIPS: Securities with cash flow based entirely on the monthly interest payments received from a mortgage, Treasury, or bond payment. No principal is included in these types of securities.

INVERSE FLOATING RATE INVESTMENTS: Variable-rate notes (such as inverse floating rate notes) whose coupon and value increase as interest rates decrease.

INVESTMENT PROGRAM: The process of modern portfolio management. The process includes establishing investment policy, analysis of the economic and capital markets environment, portfolio monitoring and rebalancing, and measuring performance.

LIQUIDITY: The ease with which investments can be converted to cash at their present market value. Liquidity is significantly affected by the number of buyers and sellers trading a given security and the number of units of the security available for trading.

LOCAL AGENCY BONDS: These bonds are issued by a county, Authority, Authority and county, including a chartered Authority or county, school district, community college district, public district, county board of education, county superintendent of schools, or any public or municipal corporation.

LOCAL AGENCY INVESTMENT FUND (LAIF): A voluntary investment fund open to state and local government entities and certain non-profit organizations in California in which [the](#) organization pools their funds for investment. LAIF is managed by the State [of California](#) Treasurer's Office.

MARKET RISK: Market risk is the risk that investments will change in value based on changes in general market prices.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract which includes provisions specific to the governmental agency that is signed by an authorized officer with each counterparty. A master agreement will often specify details to the nature of transactions, the relationship of the parties to the agreement, parameters pertaining to the ownership and custody of collateral, and remedies in the event of default by either party.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MEDIUM TERM NOTES (MTN): Unsecured, investment-grade senior debt securities of major corporations that are sold either on a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

MORTGAGE-BACKED SECURITIES: A debt instrument with a pool of real estate loans as the underlying collateral. The mortgage payments of the real estate assets are used to pay interest and principal on the bonds.

MORTGAGE PASS-THROUGH SECURITIES: A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

MUTUAL FUNDS: An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments. **Money market mutual funds** invest exclusively in short-term (1-day to 1-year) debt obligations such as Treasury bills, certificates of deposit, and commercial paper. The principal objective is the preservation of capital and generation of current income.

OFFER: The price asked by a seller of securities. See Ask Price and Bid Price.

OPTION: A contract that provides the right or obligation, depending on the buyer or seller's position within the contract, to buy or to sell a specific amount of a specific security within a predetermined time period at a specified price. A call option provides the right to buy the underlying security. A put option provides the right to sell the underlying security. The seller of the contracts is called the writer.

PORTFOLIO: A collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRINCIPAL ONLY STRIPS: Securities with cash flow based entirely on the principal payments received from an obligation.

RANGE NOTES: A range note is a bond that pays interest if a specified interest rate remains above or below a certain level and/or remains within a certain range.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price.

REPURCHASE AGREEMENT (RP, Repo): A contractual transaction between an investor and an issuing financial institution (bank or securities dealer). The investor exchanges cash for temporary ownership or control of collateral securities, with an agreement between the parties that on a future date, the financial institution will repurchase the securities.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held by the bank in the customer's name.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES AND EXCHANGE COMMISSION (SEC): A federal government agency comprised of five commissioners appointed by the President and approved by the Senate. The SEC was established to protect the individual investor from fraud and malpractice in the marketplace. The Commission oversees and regulates the activities of registered investment advisers, stock and bond markets, broker/dealers, and mutual funds.

STATE OBLIGATIONS: Registered treasury notes or bonds of the 50 United States, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the 50 United States.

STRIPS: Bonds, usually issued by the U.S. Treasury, whose two components, interest and repayment of principal, are separated and sold individually as zero-coupon bonds. Strips are an acronym for Separate Trading of Registered Interest and Principal of Securities.

SUPRANATIONALS: International financial institutions that are generally established by agreements among nations, with member nations contributing capital and participating in management. Supranational bonds finance economic and infrastructure development and support environmental protection, poverty reduction, and renewable energy around the globe.

TRUSTEE: An individual or organization, which holds or manages and invests assets for the benefit of another. The trustee is legally obliged to make all trust-related decisions with the trustor's interests in mind, and may be liable for damages in the event of not doing so.

U.S. AGENCY OBLIGATIONS: Federal agency or United States government-sponsored enterprise obligations (GSEs), participations, or other instruments. The obligations are issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. Issuers include: Fannie Mae, Farmer Mac, Federal Farm Credit Banks, Freddie Mac, Federal Home Loan Banks, Financing Corporation, Tennessee Valley Authority, Resolution Trust Funding Corporation, World Bank, Inter-American Development Bank, and PEFCO.

U.S. TREASURY OBLIGATIONS (TREASURIES): Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk and are the benchmark for interest rates on all other securities in the U.S. and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

Treasury Bills: All securities issued with initial maturities of one year or less are issued as discounted instruments, and are called Treasury Bills (T-bills). The Treasury currently issues 3-month and 6-month T-bills at regular weekly auctions. It also issues "cash management" bills as needed to smooth cash flows.

Treasury Notes: All securities issued with initial maturities of 2- to 10-years are called Treasury Notes (T-notes), and pay interest semi-annually.

Treasury Bonds: All securities issued with initial maturities greater than 10-years are called Treasury Bonds (T-bonds). Like Treasury Notes, they pay interest semi-annually.

WAL: Weighted Average Life: The average life of all the securities that comprise a portfolio, typically expressed in days or years.

YIELD: The ~~rate of annual~~ income ~~earned~~~~return~~ on an investment, typically expressed as a percentage of the investment's value. Yield does not include capital gains.

Income Yield is obtained by dividing the current dollar income by the current market price for the security.

Net Yield or **Yield to Maturity** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

ZERO-COUPON BOND: A bond on which interest is not payable until maturity (or earlier redemption), but compounds periodically to accumulate to a stated maturity amount. Zero-coupon bonds are typically issued at a discount and repaid at par upon maturity.

East Bay Dischargers Authority Investment Strategy

Last Updated: March 21, 2019

Subsequently Reviewed and Confirmed without Changes: July ~~2018~~, 202~~4~~3

In the interest of prudent investment of EBDA's funds, and to preserve the primary investment objectives of safety, liquidity and yield, EBDA adopts the following strategy:

- Within the framework of California Government Code Section 53601-53606 detailing allowable investments, EBDA will invest its idle ~~long-term~~ funds in Certificates of Deposits (CDs), the State of California's Local Agency Investment Fund (LAIF), and California Asset Management Program (CAMP).
- Staff may select which of the above financial instruments in which to invest and in what ~~amounts~~quantities, as long as there is less than a 50 basis point (0.5%) differential between the instruments. If the differential is higher, staff shall direct funds to the instrument with higher returns.
- Individual securities such as CDs will have a maturity of no longer than three (3) years and be FDIC insured.
- The portfolio mix will be adjusted as needed to react to changes in liquidity requirements, market changes, and legal constraints.

This strategy will be evaluated and reviewed at least annually for cost-effectiveness. Guidance on permissible investment instruments, standards of care for invested funds, and the role of staff in the investment program are located in EBDA's Investment Policy.

ITEM NO. FM7 MOTION AUTHORIZING THE GENERAL MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH TEACH EARTH ACTION FOR HAYWARD SHORELINE YOUTH ENGAGEMENT IN AN AMOUNT NOT TO EXCEED \$90,000

Recommendation

Approve a motion authorizing the General Manager to execute an Agreement with Teach Earth Action.

Strategic Plan Linkage

- 5. **Resilience:** Champion resilience for communities and the environment through regional leadership and advancing priority programs to support the Member Agencies in achieving their sustainability goals.
 - b. Advance concepts for shoreline adaptation and climate resilience.
- 7. **External Collaboration:** Collaborate with external stakeholders to build strong relationships for joint problem-solving and to expand EBDA's and its Member Agencies' reach.
 - d. Support shoreline resilience through engagement in the Hayward Area Shoreline Planning Agency (HASPA) Technical Advisory Committee.
 - g. Develop a Communication and Engagement Plan with priorities for public education and outreach.
 - i. Engage through BACWA, non-governmental organizations (NGOs), and community-based organizations (CBOs) to ensure community input on regional wastewater issues.

Background

Wetlands, horizontal levees, and other "Nature-Based Solutions" (NBS) have the potential to provide multiple benefits including water quality improvement through reduction of nutrients and contaminants of emerging concern, creation or restoration of habitat, and protection from sea level rise.

In June 2019, the San Francisco Estuary Partnership (SFEP), was awarded a grant from the EPA Region IX Water Quality Improvement Fund (WQIF) for the Transforming Shorelines Project. The project contained several components aimed at advancing NBS at wastewater treatment plants, including continued UC Berkeley research at the Oro Loma Horizontal Levee demonstration project, a feasibility study for NBS at the Hayward Ponds, and design of the EBDA "First Mile" Horizontal Levee Project. As a sub-grantee, EBDA was responsible for leading, in close partnership with SFEP, implementation of the Hayward Ponds Study and the First Mile Project. This grant concluded in June 2024.

In 2024, SFEP was awarded another grant from the EPA Region IX WQIF, this time for the Pivot Points Project. This grant includes funding for continued design of the First Mile Horizontal Levee, as well as development of an implementation strategy for the Hayward Area Shoreline Planning Agency's (HASPA) Shoreline Adaptation Master Plan and

strengthening HASPA's capacity for governance of the NBS projects in the Master Plan in the long-term.

In December 2024, EBDA's Commission authorized the General Manager to enter into a new funding agreement to implement the next phase of work on the First Mile Project under the Pivot Points grant. Under the Agreement, which runs through February 14, 2028, ABAG committed to reimbursing EBDA for external project expenses up to \$1,175,000 for design and permitting work on the First Mile Project.

In parallel and coordination with the EBDA-led design and permitting work, SFEP will be leading public engagement efforts for both the HASPA Implementation Plan and the First Mile Project, as well as the NBS project at the Hayward Resource Recovery Facility, design of which is being led by the City of Hayward under a separate grant. In May 2025, the Commission approved Amendment 1 to the funding agreement with SFEP, increasing the agreement value by \$200,000, and paving the way for EBDA to serve as the contracting agent for the community engagement work. All work by the community engagement partners contracted by EBDA will be reimbursed by SFEP/ABAG.

Discussion

In May 2025, EBDA and SFEP sent a scope of work and proposal request for a Youth Engagement Facilitator to three non-profits active in the Hayward shoreline area – Friends of San Lorenzo Creek, [Plantify](#), and [Teach Earth Action](#) (TEA). EBDA received responses from Plantify and TEA. After reviewing the responses, staff is recommending awarding a \$90,000 contract to TEA and a \$20,000 contract to Plantify.

TEA is an organization founded by instructors at Chabot College in Hayward. Their work focuses on action learning projects, largely in partnership with public agencies, and on the themes of climate change and environmental stewardship. TEA leverages students who are already embedded in their communities to reach out to local residents. Under the proposed scope, TEA will be conducting surveys about the proposed Hayward shoreline resilience projects to solicit input, and also serving as ambassadors to educate the community about climate risks and adaptation strategies. TEA will lead two community focus groups that will serve as platforms for outreach and education. These events will use interactive student-led tabling to communicate the importance of sea level rise adaptation, distinctions between gray and nature-based infrastructure, wastewater treatment innovations, and ecosystem restoration. In addition to student efforts as part of their coursework, TEA will hire paid student interns to help lead engagement activities.

Plantify is a local organization focused on connecting people to nature. Under the proposed scope, Plantify would develop curriculum for native plant education associated with the First Mile and HASPA projects.

Staff is requesting Commission approval for the TEA agreement. The Plantify agreement would be executed under the General Manager's authority, pending Commission feedback.

Advancing Climate Resilience and Community Engagement Through the First Mile Horizontal Levee Project

I. Executive Summary

The First Mile Horizontal Levee Project is an innovative and community-rooted initiative aimed at fostering shoreline preservation in the Hayward / San Lorenzo area, which is increasingly vulnerable to sea level rise, storm surges, and water pollution. TEA is excited for the opportunity to complete community engagement work across the wider Hayward area to determine the community's concerns, needs, and aspirations with respect to the First Mile Project.

One of TEA's central ways of engaging community members is through "Action Learning." The founding members of TEA are community college teachers, and we train community college teachers across the state to implement Action Learning in their classes. Action Learning is a teaching modality that integrates community-based projects into classroom curriculum while partnering with the agencies that are leading them. The Chabot College students live in neighborhoods near the First Mile site. Our students and interns will support the community engagement and data analysis activities. Throughout the duration of the scope, we will work with over 200 Chabot College students and interns. They'll learn about the First Mile in their classes, share that knowledge with their community networks, and work with the project partners to plan, develop, and implement a community-based vision for the First Mile.

II. Project Description and Activities

The First Mile Horizontal Levee project integrates expansive community engagement into its planning and designing processes to address coastal resilience challenges in Hayward, California. TEA, in collaboration with local partners and consultants, will coordinate community engagement activities, report on progress and findings from community engagement activities, maintain financial documentation, and participate in planning meetings. Central to the effort is the training of students—particularly those from Chabot College—to develop and refine interview strategies, conduct 600 community interviews, and analyze data trends. Moreover, student interns will work with Chabot students and TEA staff on every aspect of the project, with an emphasis on data analysis, event planning and implementation, and targeted community engagement in neighborhoods deemed particularly significant to a meaningful implementation of The First Mile Project. The data gathering phase emphasizes equitable participation, with a focus on identifying local experts and amplifying resident voices that can inform levee design and related environmental

planning.

Two community focus groups will serve as platforms for outreach and education. These events will use interactive student-led tabling to communicate the importance of sea level rise adaptation, distinctions between gray and nature-based infrastructure, wastewater treatment innovations, and ecosystem restoration. At these gatherings, student-created magazines and multilingual multimodal presentations—ranging from art projects, to videos to web-based proposals—will be shared to further community understanding and involvement. These efforts aim to translate raw interview data into accessible materials that showcase community insights and propose mini-projects aligned with the overarching levee vision.

To synthesize findings, TEA will carry out detailed data analysis, supported by student interns. This includes demographic profiling and visualization of trends through charts, pivot tables, and word clouds, which will be shared with project partners for iterative feedback. Additionally, a GIS map will be developed, integrating spatial analysis, project milestones, community aspirations, and student work. This platform will serve not only as a repository of progress but also as a public-facing tool to visualize the community's evolving relationship with its shoreline and adaptation initiatives. The culmination of these efforts seeks to empower frontline residents and ensure their perspectives are embedded in the long-term planning and design of the First Mile levee project.

The scope of the First Mile Project, spanning from July 2025 to June 2026, includes the following components:

1. Project Management July 1, 2025-June 30, 2026

- 1.1. Attend regular meetings and provide updates with project partners throughout the duration of the Scope
- 1.2. Provide quarterly reports including summaries of activities, trended survey and interview data, and recommendations for future activities as well as First Mile design ideas
- 1.3. Share all digital assets with project partners as requested including interview transcripts, audio recordings of interviews, and multi modal presentations
- 1.4. Archive all digital assets after project conclusion

2. Community Engagement July 15, 2025-May 15, 2026

- 2.1. 600 community interviews
 - 2.1.1. Collaborate with partners to develop, test, and revise (as needed) interview questions
 - 2.1.2. Train students in outreach strategies and interviewing protocols as part of their classroom instruction

- 2.1.3. Students interview community members across the greater Hayward area
- 2.1.4. Identify community experts for further interviewing and potential collaboration based on their responses to the interview questions
- 2.2. 2 community focus groups
 - 2.2.1. Format TBD with partners and other consultant
 - 2.2.2. Educate attendees about the First Mile Project and related topics including sea level rise adaptation, gray infrastructure vs. nature-based solutions, wastewater filtration, habitat and ecosystem restoration
- 2.3. 50-75 student created representations
 - 2.3.1. Provide 50-75 student magazines and other print materials that analyze and trend raw data, as well as offer mini-project proposals that contribute to the levee vision. These materials are supplemented by various student multimodal projects
- 3. Data Analysis October 15, 2025-June 30, 2026**
 - 3.1. Analyze and trend the interview data with support from student interns.
 - 3.2. Demographic reporting
 - 3.3. Share excel workbooks with pivot tables, charts, graphs, word clouds and other visualizations shared with project partners
 - 3.4. Present findings to partners and share suggestions for areas of further exploration after each iteration of interviews
 - 3.5. Develop GIS Story Map that includes a summary of project process, interview trends, spatial analysis, student presentations, photos and videos, results of community visioning exercises from targeted outreach activities, community assets and aspirations shared during targeted outreach activities
- 4. Student Internship July 15, 2025-June 30, 2026**
 - 4.1. Train and manage 5 student interns who support all facets of the project including: student training, data collection, data analysis and reporting, community engagement, focus group planning and implementation, focus group facilitation and translation, and GIS map support

III. Organizational Experience

The activities for community engagement integrate years of lessons learned from thousands of community interviews and conversations as well as collaborative engagement with community members. TEA has worked with the City of Hayward and multiple other local agencies over the last decade to support understanding and community-informed improvement initiatives. In the scope of this proposal, TEA will leverage this experience to constructively engage community members.

For nearly a decade, TEA has worked in the region, with the City of Hayward, Hayward Area Recreation Department, and numerous CBO's on "Action Learning" projects that empower local students and disadvantaged communities. This wide range of projects includes: Hayward Housing Elements, access to parks and green spaces, food security, transportation needs assessment, and many more. Teach Earth Action collaborated with PSE Healthy Energy to interview Bay Area community members about their experiences they face during power outages.

IV. TEA's Theory of Change

TEA has worked with the citizens of Hayward and surrounding Bay Area communities since 2017. TEA has facilitated dozens of community gatherings, celebrations, events and meetings in the parks, schools, and churches of these communities. It is TEA's mission to help create a culture of empowered advocacy among these citizens. As such, our work takes us directly into the community, placing hundreds of college students at the center of community improvement. TEA understands that opportunities for transformation must be brought to the people. TEA supports teachers, students, and institutions to take action in the face of community issues. By implementing these strategies, we are able to: solve problems, create community, build expertise, empower citizens, scale change.

V. Fee Schedule (Pricing for services)

Task	Deliverables	Cost
Project Management	<ul style="list-style-type: none"> Attend regular meetings and provide updates with project partners throughout the duration of the Scope Provide quarterly reports including summaries of activities, trended survey and interview data, and recommendations for future activities as well as First Mile design ideas Train and manage 7 student interns who support all facets of the project including: student training, data collection, data analysis and reporting, community engagement, event planning and implementation, focus group facilitation and translation, and GIS and Story Map support 	<p>\$35,000</p> <p>TEA staff–350 hours \$100 per hour</p>

	<ul style="list-style-type: none"> • Share all digital assets with project partners as requested including interview transcripts, audio recordings of interviews, and multi modal presentations • Archive all digital assets after project conclusion 	
Community Engagement: 600 community interviews	<ul style="list-style-type: none"> • Collaborate with partners to develop, test, and revise (as needed) interview questions • Train students in outreach strategies and interviewing protocols as part of their classroom instruction • Students interview community members across the greater Hayward area • Train students in trending data • Identify community experts for further interviewing and potential collaboration based on their responses to the interview questions 	\$9,000 5 interns x 40 hours x \$20 per hour; TEA staff 50 hours x \$100 per hour
Community Engagement: Focus Groups	<ul style="list-style-type: none"> • In collaboration with the Community Engagement Consultant, TEA will develop outcomes and activities for community focus groups held in community parks and/or schools with food, beverages, and activities for children and families: • Educate attendees about the First Mile Project and related topics including sea level rise adaptation, gray infrastructure vs. nature-based solutions, wastewater filtration, habitat and ecosystem restoration, and more through interactive student tabling presentations and project proposal 	\$14,000 TEA staff 100 hours x \$100 per hour; 5 interns x 40 hours x \$20 per hour
Community Engagement: Student representations	<ul style="list-style-type: none"> • Provide 35-45 student magazines and other print materials that analyze and trend raw data, as well as offer mini-project proposals that contribute to the levee vision. These materials are supplemented by various 	\$6,000 TEA staff 45 hours x \$100 per hour

	student multimodal projects: video, web pages, etc. <ul style="list-style-type: none"> • Feature presentations at community events • Publish presentations on TEA's website and GIS story map 	5 interns x 10 hours x \$20 per hour
Data Analysis	<ul style="list-style-type: none"> • Analyze and trend the interview data with support from student interns. • Demographic reporting • Share excel workbooks with pivot tables, charts, graphs, word clouds and other visualizations shared with project partners • Present findings to partners and share suggestions for areas of further exploration after each iteration of interviews • Develop GIS Story Map that includes a summary of project process, interview trends, spatial analysis, student presentations, photos and videos, results of community visioning exercises from targeted outreach activities, community assets and aspirations shared during targeted outreach activities 	\$26,000 TEA staff 220 hours x \$100 per hour; 5 interns x 40 hours x \$20 per hour
Indirect	0%	0
Subtotal		\$90,000

Invoice and Fee Timetable

- September 1, 2025: \$20,000
- November 1, 2025: \$20,000
- January 10, 2026: \$20,000
- April 1, 2026: \$20,000
- July 15, 2026: \$10,000

ITEM NO. FM8 MOTION AUTHORIZING THE GENERAL MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH GREENBELT ALLIANCE FOR HAYWARD SHORELINE COMMUNITY ENGAGEMENT IN AN AMOUNT NOT TO EXCEED \$90,000

Recommendation

Approve a motion authorizing the General Manager to execute an Agreement with Greenbelt Alliance.

Strategic Plan Linkage

- 6. **Resilience:** Champion resilience for communities and the environment through regional leadership and advancing priority programs to support the Member Agencies in achieving their sustainability goals.
 - b. Advance concepts for shoreline adaptation and climate resilience.
- 8. **External Collaboration:** Collaborate with external stakeholders to build strong relationships for joint problem-solving and to expand EBDA's and its Member Agencies' reach.
 - e. Support shoreline resilience through engagement in the Hayward Area Shoreline Planning Agency (HASPA) Technical Advisory Committee.
 - h. Develop a Communication and Engagement Plan with priorities for public education and outreach.
 - i. Engage through BACWA, non-governmental organizations (NGOs), and community-based organizations (CBOs) to ensure community input on regional wastewater issues.

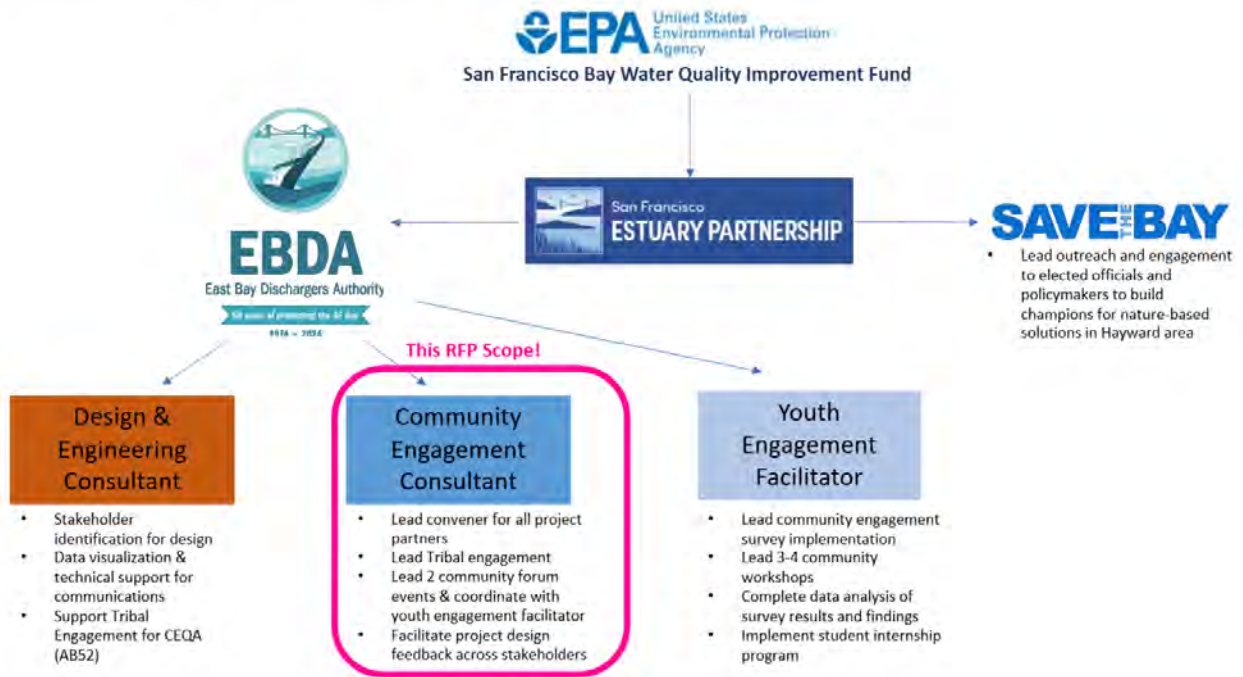
Background

As discussed under Item No. FM7, the Commission approved an addendum to the Authority's funding agreement with the San Francisco Estuary Partnership (SFEP)/Association of Bay Area Governments (ABAG) in May 2025 in the amount of \$200,000 to support contracts for community outreach and engagement on a suite of nature-based adaptation strategies along the Hayward shoreline. All work by the community engagement partners contracted by EBDA will be reimbursed by SFEP/ABAG.

Discussion

In May 2025, EBDA issued a Request for Proposals for a consultant to lead community and tribal engagement for the First Mile Horizontal Levee Project, the Hayward Area Shoreline Planning Agency's (HASPA) Shoreline Adaptation Master Plan Implementation Plan and Governance Assessment, and the City of Hayward's Nature-based Solution Project at the Water Resource Recovery Facility. The following graphic, which was included in the RFP, illustrates how this contract fits with the Youth Engagement Facilitator contracts discussed in Item No. FM7 and other related efforts under the Environmental Protection Agency (EPA) Pivot Points Grant:

Community Engagement Funding Flow:



EBDA received five proposals in response to the RFP, which were evaluated by a selection committee consisting of staff from EBDA, East Bay Regional Park District, City of Hayward, and SFEP. The top three teams were interviewed, and the selection committee recommended awarding the contract to Greenbelt Alliance. Greenbelt Alliance is a non-profit organization with a mission to “educate, advocate, and collaborate to ensure the Bay Area’s lands and communities are resilient to a changing climate.” Among other projects, they have supported the Bay Conservation and Development Commission (BCDC)’s Regional Shoreline Adaptation Process (RSAP), and they are currently leading community engagement efforts for the Marin Regional Climate Collaborative, the Oakland-Alameda Adaptation Committee (OAAC), and the City of Newark’s shoreline adaptation.

Under the proposed scope, Greenbelt Alliance, along with their subconsultant, The Watershed Project, will coordinate all outreach efforts across the Hayward shoreline projects, including engaging with local tribal representatives and conducting stakeholder meetings and listening sessions; community forums; a “roadshow” that includes farmers markets, community festivals, community groups, HOAs, neighborhood associations, etc.; and shoreline tours.

GREENBELT ALLIANCE SCOPE OF WORK FOR HAYWARD SHORELINE ADAPTATION COMMUNITY ENGAGEMENT

Project Understanding

Greenbelt Alliance is pleased to submit this proposal to serve as the Community Engagement Consultant for the Hayward Shoreline Adaptation initiative, in partnership with the Watershed. We understand this project as a critical opportunity to engage East Bay communities - including Tribes, landowners, local agencies, and youth - in shaping the future of the Hayward shoreline in the face of sea level rise and climate change. The Hayward shoreline planning efforts have already been regional leaders in designing innovative, nature-based solutions. Across the multiple concurrent projects (the First Mile Horizontal Levee, the HASPA Implementation Plan, and the Hayward NBS Project), Greenbelt Alliance's role will be to ensure coordinated, inclusive, and transparent engagement that uplifts local knowledge, builds community trust, and informs resilient and equitable design outcomes.

We recognize the unique context of the Hayward shoreline, which sits at the nexus of critical infrastructure, sensitive ecosystems, and frontline communities. While each of these projects have built community interest in initial phases of planning, recent changes in the federal administration have created more uncertainty around funding and more pressure on local government finances. This heightens the importance of community education and interest in this project, as an engaged and vocal constituency of residents can amplify the need to prioritize this effort and help make the case for funding.

An additional potential challenge of this effort is the coordination among multiple planning efforts and stakeholders. This can create a challenge in ensuring ample opportunities for community input without overwhelming potential participants with too many processes. Greenbelt Alliance's experience in coordination with the Oakland Alameda Adaptation Committee (OAAC) has given us insight and experience in weaving together multiple planning efforts in an accessible format for residents. We'll coordinate closely with the Youth Engagement Facilitator, project designers, and permitting teams to ensure that community input is timely, relevant, and actionable within the planning process.

We're excited to share that our team has been selected to support the next phase of sea level rise adaptation along the Hayward shoreline. As part of this work, we're bringing on The Watershed Project to support the task 2 Tribal Partnership component. The Watershed Project is a trusted nonprofit with deep experience in community-based restoration, environmental education, and equitable shoreline engagement across the Bay Area. Their team brings valuable expertise in building local stewardship and centering community voices in nature-based solutions making them an ideal partner for this effort. We're looking forward to working together to deliver a thoughtful and inclusive approach for the Hayward shoreline.

Project Approach

Greenbelt Alliance's approach is grounded in coordination, communications, and community trust-building. We will implement this project through a phased and integrated strategy that aligns closely with the planning milestones of the First Mile Horizontal Levee, HASPA Implementation Plan, and Hayward NBS Project. Our approach prioritizes streamlined management, timely engagement, and meaningful inclusion of community and Tribal perspectives while staying within budget and schedule. As a nonprofit with deep experience in community education and policy development, Greenbelt Alliance is uniquely positioned to play a backbone coordinating role between public agencies and community-based organizations in planning and implementation efforts for shoreline adaptation projects.

To ensure outreach is both effective and inclusive, we tailor our methods to meet the community where they are - geographically, linguistically, and culturally. Recognizing that even the best community stakeholder meetings will not reach the breadth of residents that should have a chance to learn more about this project, we incorporate creative strategies for reaching our audience including participation in community events, creative online communications, and nature-based outings along with proven tools such as multilingual materials, visual storytelling, and hands-on mapping exercises to make adaptation planning accessible. We will also track and reflect engagement results in real-time, allowing for iterative learning throughout the process. Our engagement will build on the existing surveys and outreach conducted in the 2019 Hayward Shoreline Master Plan.

Work Plan

Task 1: Project Management and Coordination (Jul 2025 - Dec 2026)

We will lead a comprehensive coordination effort across EBDA, SFEP, HASPA, the City of Hayward, and the Youth Engagement Facilitator. Our kickoff meeting will establish clear protocols, shared calendars, and communication expectations. We will develop a detailed Community Engagement Work Plan that aligns outreach with project milestones and ensures strong cross-project coordination. Monthly invoicing and quarterly reporting will be timely and complete. We will build strong relationships with EBDA, SFEP, HASPA, and the City of Hayward teams to reduce duplication and maximize impact.

Activities:

- Convene and facilitate quarterly coordination meetings with EBDA, SFEP, HASPA, City of Hayward, and Youth Engagement Facilitator.
- Plan and facilitate kickoff meeting with all project partners and key stakeholders.
- Develop and maintain a Community Engagement Work Plan synced with major design milestones of the three shoreline projects.
- Submit quarterly progress reports and monthly invoices.

Deliverables:

- Draft and final Community Engagement Work Plan
- Quarterly Progress Reports
- Monthly Invoices
- Meeting agendas and notes

Task 2: Tribal Engagement (Jul 2025 - Dec 2026)

Greenbelt Alliance is bringing on The Watershed Project to support the task 2 Tribal Partnership component. The Watershed Project is a trusted nonprofit with deep experience in community-based restoration, environmental education, and equitable shoreline engagement across the Bay Area. Their team brings valuable expertise in building local stewardship and centering community voices in nature-based solutions making them an ideal partner for this effort. We're looking forward to working together to deliver a thoughtful and inclusive approach for the Hayward shoreline.

Activities:

- Engage the Confederated Villages of Lisjan (CVL) and reach out to other tribal members in the Hayward site area: Tamian Nation (San Jose), Ohlone Indian Tribe (Fremont).
- Hold monthly meetings with CVL, with at least one being a site tour.
- Support co-creating a benefit-oriented project such as a shoreline park, garden, or cultural space.
- Manage and provide consultation fees.

Deliverables: The Watershed Project will draft a brief semi-annual memo (1-2 pages) on Tribal engagement that includes progress updates and key findings about Tribe/Tribal interests, goals, perspectives, and potential impacts related to projects. Our team will update on tribal engagement during quarterly stakeholders' meetings and partners' meetings. Ideally, we will develop Concept Designs for a tribal benefit-oriented project.

Task 3: Lead Community Engagement (July 2025 - July 2026)

Greenbelt Alliance will design and lead a comprehensive community engagement process that uplifts local voices and strengthens public involvement in shoreline adaptation planning, aligning with the milestones identified in the community feedback loop to meaningfully inform and integrate with the design process. Our approach will begin with stakeholder mapping and outreach to key community leaders, landowners, businesses, and agency partners.

Stakeholder meetings and listening sessions - We will conduct interviews, listening sessions, or small group dialogues - tailored to community preferences - to surface priorities, concerns, and opportunities related to the First Mile Horizontal Levee, HASPA Implementation Plan, and Hayward NBS Project.

Community forums - In collaboration with the Youth Engagement Facilitator, we will plan, promote, and co-host two community forums (one in Fall 2025 and one in Spring 2026) that provide accessible, interactive opportunities for the public to learn about the projects and share input. These events will be designed to reflect community values, build trust, and generate actionable feedback aligned with project timelines.

Roadshow - After the first community forum, we plan to take this information on the road to farmers markets, community festivals, community groups, HOAs, neighborhood

associations and other stakeholders. Greenbelt Alliance's approach is rooted in providing engagement opportunities that meet community members where they are.

Shoreline Tours - Greenbelt Alliance has extensive experience in outings and events that connect people to the outdoors through learning about our natural surroundings, what makes our region special, how our communities are threatened, and what we can do to protect ourselves and others. We will use this experience and expertise to partner closely with local community members and provide appealing, educational experiences that bring new participants and increased attention, engage decision-makers, and ultimately move the projects forward.

Throughout the engagement period, we will coordinate closely with project partners to ensure that public input is captured at moments when it can meaningfully influence design and decision-making. Our final Community Engagement Report will be designed to serve not only as a grant deliverable but also as a tool for informing future design decisions, funding applications, and public communication. Findings from both youth and adult engagement activities will be synthesized into the report that will include key themes, quotes, lessons learned, and recommendations for future outreach. A summary presentation will accompany the report to support knowledge-sharing across partners and stakeholders.

Activities:

- Conduct targeted outreach to agencies, landowners, businesses, and community leaders through interviews and small group discussions.
- Partner with Youth Engagement Facilitator to align and amplify engagement strategies.
- Plan and host two public Community Forums (Fall 2025 & Spring 2026) to share project updates and gather feedback. The first Community Forum will reflect designs from the 30% design and the second will be based on the 60% design.
- Collect and synthesize all input (including Youth and Tribal engagement findings) into a final Community Engagement Report and presentation.
- Shoreline Tours - conduct 3 shoreline tours

Deliverables:

- Agendas, attendance records, photos, and input summaries for both Community Forums
- Stakeholder lists
- Draft and Final Community Engagement Report
- Presentation slide deck summarizing findings, lessons learned, and next steps

Conclusion

Our team is passionate about fostering authentic community engagement that leads to equitable and effective climate adaptation solutions. We are confident that our experience, approach, and commitment to collaboration make us an ideal partner for this critical endeavor.

ITEM NO. FM9 RESOLUTION ADOPTING (A) AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT (SCH #2022050436); (B) CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS ON IMPACTS AND MITIGATION MEASURES FOR PROPOSED PROJECT; (C) A STATEMENT OF OVERRIDING CONSIDERATIONS; AND (D) A MITIGATION MONITORING AND REPORTING PROGRAM, FOR THE CARGILL MIXED SEA SALTS PROCESSING AND BRINE DISCHARGE PROJECT

ITEM NO. FM10 MOTION AUTHORIZING THE GENERAL MANAGER TO ENTER INTO PROJECT APPROVAL AGREEMENT FOR THE CARGILL MIXED SEA SALTS PROCESSING AND BRINE DISCHARGE PROJECT

Recommendations

Approve a resolution adopting (a) an addendum to Environmental Impact Report (SCH #2022050436) (EIR); (b) California Environmental Quality Act (CEQA) findings on impacts and mitigation measures for proposed project; (c) statement of overriding considerations; and (d) a mitigation monitoring and reporting program, for the Cargill Mixed Sea Salts Processing and Brine Discharge Project.

Approve motion authorizing General Manager to enter into Project Approval Agreement for the Cargill Mixed Sea Salts Processing and Brine Discharge Project.

Strategic Plan Linkage

3. **Financial:** Develop financial strategies and practice sound fiscal management to ensure wise use of ratepayers' resources.
 - c. Identify and manage opportunities for revenue generation.
5. **Resilience:** Champion resilience for communities and the environment through regional leadership and advancing priority programs to support the Member Agencies in achieving their sustainability goals.
 - e. Facilitate innovative brine management projects that leverage EBDA's existing infrastructure.

Background

Since 2019, EBDA has been discussing an innovative project with Cargill, Incorporated (Cargill), a multi-national food and agriculture company. Cargill operates a solar salt facility in Newark where they harvest salts naturally occurring in the San Francisco Bay to produce table salt and other salt products. The salts that are not harvested into products are called mixed sea salts (MSS) and are held in ponds. The MSS has been accumulating at the Newark facility for many years, and the risk of wash out from sea level rise motivated Cargill to seek sustainable approaches to removing it.

Under the proposed project, Cargill plans to mix the MSS with Bay water to form a brine – MSS brine – which then can be pumped into a new pipeline that will connect to EBDA's system. Once built, the connection will allow Cargill to combine its MSS brine with EBDA's effluent so that the co-mingled stream can be discharged to the Bay under EBDA's existing National Pollutant Discharge Elimination System (NPDES) permit. EBDA's 2022

permit explicitly permits the addition of this Cargill MSS brine, with associated conditions.

On July 27, 2020, EBDA and Cargill entered into a Non-Binding Term Sheet to implement the project. On February 18, 2021, EBDA and Cargill entered into a Review and Reimbursement Agreement in which EBDA committed to act as the lead agency under CEQA to analyze the environmental impacts associated with the project, and Cargill agreed to reimburse EBDA for costs EBDA incurs.

Following a Request for Proposals process, Ascent Environmental, Inc. (Ascent) was selected as the consultant to perform the environmental impacts analysis for the Project. The Commission approved a contract with Ascent in June 2021, and subsequently amended it in November 2021.

In January 2023, EBDA, as the lead agency under CEQA, prepared and circulated for public comment a Draft EIR. On June 15, 2023, EBDA certified the Final EIR (SCH No. 2022050436) pursuant to Resolution No. 23-06.

The Commission is now being asked to consider two sets of actions for the Project. The first set concerns EBDA's compliance with CEQA and includes a resolution for the approval of an Addendum to the EIR and the adoption of CEQA Findings of Fact, a Statement of Overriding Considerations (SOC), and the Mitigation and Monitoring Plan (MMRP). The second set is a motion authorizing the General Manager to enter into a Project Approval Agreement with Cargill for the Project.

Discussion

CEQA

Approval of a project under CEQA requires three steps: (1) certification of the environmental review document (in this case, the EIR); (2) adoption of CEQA findings regarding the environmental impacts of the project and adoption of mitigation measures; and (3) approval of the project.

As noted above, EBDA certified the final EIR on June 15, 2023, but did not approve a project at that time. Accordingly, before EBDA can approve the Project Approval Agreement, it must make the required findings under CEQA.

Because EBDA did not approve a project at the time of the certification of the Final EIR, EBDA must make additional findings under CEQA. These required findings must address whether there are project changes, changes in circumstances, or new information indicating there would be new or more severe impacts of the project than described in the EIR. Sections 15162-15164 of the CEQA Guidelines define the standards for determining the appropriate level of subsequent environmental review.

EBDA staff, with technical support from Ascent, concluded that, in accordance with Section 15164, minor technical changes and additions to the certified EIR are necessary in response to new information that became known after the EIR was certified. EBDA

staff also concluded that none of the conditions described in Section 15162 calling for preparation of a supplemental or subsequent EIR have been triggered. As a result, EBDA directed Ascent to prepare an addendum (Addendum) to the Final EIR to address new information that became known after the EIR was certified.

The Addendum provides further analysis regarding the Crotch's bumble bee (*Bombus crotchii*) and burrowing owl (*Athene cunicularia*), which were designated as candidates for listing as endangered under the California Endangered Species Act. The listing occurred on September 30, 2022, and October 10, 2024, respectively. Although the Crotch's bumble bee listing was prior to certification of the EIR, because of legal actions over its listing, its status as a listed species was not addressed in the EIR. As described in the Addendum, EBDA has determined that the Project would result in potentially significant effects on Crotch's bumble bee and burrowing owl; however, these effects can be clearly reduced such that they would not constitute new significant effects or substantially more severe significant effects than shown in the certified EIR. Mitigation measures would substantially reduce the effects on Crotch's bumble bee and burrowing owl to less-than-significant levels and have been included in the MMRP.

The certified EIR to which the Addendum will be attached can be found here for the for the Commission's reference:

<https://ebda.org/document/final-environmental-impact-report-with-appendices-pdf/>

CEQA requires that a lead agency make findings when approving a project with significant environmental impacts. CEQA Guidelines Section 15092(b) states that a public agency shall not approve or carry out a project for which an EIR was prepared and significant effects were identified unless finding that significant effects would be mitigated to a less-than-significant level by the mitigation measures identified in the EIR or, if the EIR identifies residual significant impacts after implementation of mitigation measures, the agency finds that the unavoidable impacts are acceptable through a statement of overriding considerations, supported by substantial evidence in the record, which includes the documents, materials, and other evidence.

Here, the EIR and Addendum identify impacts of the Project that are significant or potentially significant or cumulatively significant. As result, EBDA needs to make required findings under CEQA Guidelines Section 15091 for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

- (1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the EIR.
- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and they have been adopted by that other agency or can and should be adopted by that other agency.

- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the EIR.

EBDA staff, with technical support from Ascent, concluded that the administrative record demonstrates that all but two of the significant impacts of the Project identified in the EIR and Addendum are avoided or lessened by mitigation measures.

CEQA also requires that the lead agency cannot approve a project if a project impact cannot be mitigated unless the lead agency makes findings that specific overriding economic, legal, social, technological, or other benefits of the project outweigh the significant effects on the environment. This is accomplished in a statement of overriding considerations for adoption by the lead agency. Here, the EIR and Addendum identify two impacts of the Project that are significant, but cannot be feasibly mitigated. These impacts are:

- Impact 3.9-1 (the project has the potential to expose existing receptors to short-term construction noise above applicable thresholds, and temporary increases in noise levels would be as high as 31 A-weighted decibels). This is a short-term impact that would cease occurring once construction is completed, and
- Cumulative impact related to construction noise. This also is a short-term impact that would cease occurring once construction is completed.

EBDA staff, with technical support from Ascent, concluded that the administrative record demonstrates that the benefits of the Project warrant approval notwithstanding these two unavoidable environmental impacts of the Project.

The lead agency must also adopt a program for reporting on or monitoring the changes or alterations required in the project to avoid or substantially lessen significant environmental effects (i.e., mitigation measures). These mitigation measures must be fully enforceable through permit conditions, agreements, or other mechanisms. Here, the EIR and Addendum identify mitigation measures for the impacts of the Project, which are included in a MMRP. Per CEQA Guidelines Section 15097, EBDA, as lead agency under CEQA, must commit to implement the MMRP. Cargill, as project proponent, would ultimately execute many of the mitigation measures. EBDA staff, with technical support from Ascent, concluded the MMRP identifies mitigation measures that are fully enforceable through permit conditions, agreements, or other mechanisms.

Project Approval Agreement

EBDA staff and legal counsel worked with Cargill on the proposed Project Approval Agreement to memorialize the approval of the project and provide Cargill with assurance that it can commence with certain construction activities on its salt production facility in Newark. Cargill cannot build the pipeline and other project components until Cargill and EBDA enter into the Operating Agreement that sets forth all the terms EBDA needs to ensure Cargill's MSS Brine is managed in compliance with EBDA's NPDES Permit and

other EBDA directives.

The key terms of the agreement are:

- Article 2 (Cooperation) requires that the parties work cooperatively and toward an Operating Agreement.
- Section 3.2 (Reimbursement) delineates the activities that trigger Cargill's duty to reimburse EBDA for costs and allows EBDA to amend hourly rates that apply to the reimbursement.
- Section 3.5 (Route) requires that Cargill obtain EBDA's consent before finalizing a route for the pipeline that will eventually connect to EBDA's system.
- Section 3.7 (Insurance) provides for EBDA to obtain one or more insurance policies for the project such that risks associated with the project do not impact EBDA's existing insurance premiums or coverage. Following significant negotiation over this provision, the agreement stipulates that "EBDA assumes the risk associated with its discretion to obtain or not obtain insurance under this provision." Based on preliminary conversations with our insurance provider, Alliant, staff assesses this risk to be low. Cargill agrees to pay for the insurance premium, up to a cap of \$200k. The agreement also makes clear that insurance provisions for this agreement will not be carried forward into the Operating Agreement, which has a different risk profile.
- Section 5.4 (Advanced Facilities) allows Cargill, in advance of the Operating Agreement, to construct facilities at its Newark salt facility.
- Section 5.5 (Additional Facilities) allows, similar to Section 5.4, Cargill to construct any other additional facilities that EBDA approves.
- Article 6 (Indemnity) requires Cargill to indemnify EBDA for any and all claims that relate to the Project Approval Agreement, including claims for pollution pre-existing prior to the agreement. As to pollution, the indemnity applies even if the pollution levels are below action levels. Staff is still negotiating to ensure that Cargill's indemnity applies to claims attributable to EBDA's "sole gross negligence or willful misconduct," but Cargill has not accepted this provision; therefore, insurance may need to cover this category of potential claims.
- Section 7.1.4 (Representations) requires that no EBDA officials have a financial interest in the agreement or a conflict of interest.
- Article 9 (Termination) and Article 14 (Default) address termination and defaults under the agreement.

- Article 9 allows EBDA to terminate the Project Approval Agreement for cause and allows Cargill to terminate for any reason, with or without cause (as long as Cargill pays all costs due to EBDA under the agreement). The agreement terminates automatically if there is a judgment or order from a court mandating that EBDA set aside its approvals.
- Article 14 also allows termination if either party defaults and has not timely cured the default. If either party defaults, the other party has rights to pursue legal remedies that may apply to remedy the default, such as requiring payment of all costs due under the agreement or demanding specific performance of certain duties.
- Articles 10 and 11 (Dispute Resolution and Judicial Review) require that EBDA and Cargill meet and mediate to resolve disputes before filing litigation in court. Section 11.3.1 requires cooperation to defend any lawsuit brought to challenge the project.
- Articles 12 and 13 (Notifications and Assignment) are standard provisions.

EBDA's action with respect to the Project Approval Agreement cannot occur until after completion of the CEQA process, discussed above. This is because CEQA requires a public agency to analyze the environmental impacts of a proposed action before approving or taking that action. If approved, the Project Approval Agreement will incorporate and attach the EBDA Resolution that will adopt the CEQA Mitigation Monitoring and Reporting Program (MMRP) and the Findings of Fact and Statement of Overriding Considerations (CEQA Findings).

EAST BAY DISCHARGERS COMMISSION
EAST BAY DISCHARGERS AUTHORITY
ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. 25-03

INTRODUCED BY _____

RESOLUTION ADOPTING (A) AN ADDENDUM TO ENVIRONMENTAL IMPACT REPORT (SCH #2022050436); (B) CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS ON IMPACTS AND MITIGATION MEASURES FOR PROPOSED PROJECT; (C) A STATEMENT OF OVERRIDING CONSIDERATIONS; AND (D) A MITIGATION MONITORING AND REPORTING PROGRAM, FOR THE CARGILL MIXED SEA SALTS PROCESSING AND BRINE DISCHARGE PROJECT

WHEREAS, Cargill, Incorporated (Cargill) has proposed construction of new pipelines and pumping facilities within Cargill's Solar Salt Facility in Newark, CA, and construction of approximately 16 miles of new underground pipeline to connect the Solar Salt Facility to East Bay Dischargers Authority's outfall system on the site of the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant (Project), and

WHEREAS, as proposed by Cargill, the Project would enhance extraction of additional salts from the mixed sea salts (MSS) inventory, dissolve the residual MSS to produce a brine to be blended with and further diluted by Member Agency effluent and then discharged back into the Bay, in accordance with the Authority's National Pollutant Discharge Elimination System (NPDES) permit, and

WHEREAS, the Authority, as the lead agency under CEQA for the Project, certified an Environmental Impact Report (SCH #2022050436) (EIR) consisting of the Draft EIR and Responses to Comments/Final EIR pursuant to the California Environmental Quality Act (CEQA; Public Resources Code § 21000 et seq.) to analyze the environmental effects of the Project, by Resolution No. 23-06 on June 15, 2023, and

WHEREAS, since certification of the 2023 EIR, the Authority and Cargill have negotiated and intend to enter into a Project Approval Agreement, and

WHEREAS, pursuant to CEQA, when taking discretionary actions on a project for which an EIR has been certified, the lead agency is required to review any project changes, changed circumstances or new information to determine whether any of the project changes, changed circumstances or new information require additional review under Public Resources Code section 21166 and CEQA Guidelines section 15162, and

WHEREAS, the Commission contracted with Ascent Environmental (Ascent) to evaluate any project changes, changed circumstances or new information that may exist at the time of the Authority's approval of the Project Approval Agreement, as compared to the EIR, based on the standards for supplemental or subsequent environmental review under Public Resources Code section 21166 and CEQA Guidelines section 15162, and

WHEREAS, based on that evaluation, Ascent concluded that the EIR fully analyzed and mitigated, where feasible, in compliance with CEQA, all potentially significant impacts to the environment that would result from the approval of the Project Approval Agreement, and that any impacts to the environment from any project changes, changed circumstances or new information that may exist at the time of the Authority's approval of the Project Approval Agreement are consistent with and would not create substantial new or increased impacts beyond those which were evaluated in the EIR, and that, therefore, no supplemental or subsequent EIR is now required, and

WHEREAS, based on its evaluation of any project changes, changed circumstances or new information that may exist at the time of the Authority's approval of the Project Approval Agreement, Ascent prepared an Addendum pursuant to CEQA Guidelines section 15164, and

WHEREAS, a full description of the proposed Project analyzed in the EIR is included in Chapter 2 of the Draft EIR with additional information provided in the Final EIR and the Addendum, all of which are incorporated herein by reference, and

WHEREAS, the EIR describes the objectives that EBDA and Cargill seek to achieve with the proposed project are as follows:

- Provide wastewater disposal capacity and services to Cargill in a manner that provides economic advantage to EBDA Member Agencies, with emphasis on offsetting and reducing expenses to EBDA and its ratepayers, and furthers the purpose and goals of EBDA's Joint Powers Agreement.
- Further EBDA's sustainability objectives, including those in support of reclamation and reuse of wastewater, by creating or facilitating the creation of permanent infrastructure available for future regional water recycling efforts by EBDA and/or EBDA Member Agencies.
- Balance any impacts due to disruption to local jurisdictions with impacts to sensitive environments.
- Develop new infrastructure to process MSS brine with minimal exposure to disruptions, including connecting with and optimizing existing EBDA infrastructure to use EBDA's excess capacity for processing and blending MSS brine.
- Utilize strategic connection to an existing deep-water outfall to minimize impacts to water quality and aquatic resources in receiving waters associated with the discharge of residual MSS brine.
- Facilitate the timely harvest of liquid bittern from the MSS in Cargill's Solar Salt Facility on-site ponds and ensure that MSS brine is efficiently, sustainably, and

- responsibly handled at all stages, including collection, transmission, and disposal.
- Prevent operational and environmental impacts of Bay water overtopping the berms surrounding MSS ponds due to sea level rise, and

WHEREAS, the EIR, Chapter 5, describes and evaluates the environmental impacts of the following alternatives in the EIR: No Project Alternative, In-Pipe Alternative, and Bayside Parallel Pipe Alternative, and

WHEREAS, the Commission has reviewed and considered the information, findings and conclusions in the EIR and Addendum, including without limitation supporting documents.

NOW, THEREFORE, BE IT RESOLVED that the Authority, on the basis of the substantial evidence and based upon the whole record, as follows:

1. The Addendum was presented to the Commission on July 17, 2025, and considered by the Commission at its regularly scheduled meeting of July 17, 2025, and had been independently reviewed and considered by members of the Commission prior to that meeting.
2. The Addendum was prepared for the Project in compliance with the requirements of CEQA and the CEQA Guidelines, and is adequate for the Authority's use as the lead agency under CEQA.
3. Based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in 15161 or 15163 of the CEQA Guidelines calling for the preparation of a supplemental or subsequent EIR have occurred.
4. The evaluation of the project changes, changed circumstances or new information of the Project Approval Agreement, certified EIR and Addendum reflects the Commission's independent judgment and analysis based on the Commission's review of the entirety of the administrative record, which record provides the information upon which this resolution is based.
5. Pursuant to the above findings, the Commission determines the EIR, together with the Addendum, satisfy all the requirements of CEQA and are adequate to serve as the required environmental documentation of the Project and, therefore, hereby approves and adopts the Addendum.
6. Exhibit 1 (CEQA Findings of Fact, Statement of Overriding Considerations), and Mitigation Monitoring and Reporting Plan) of this Resolution, provide findings required under and satisfy the requirements of Section 15090, 15091, 15092 and 15093 of the CEQA Guidelines, for the approval of the Project. The Commission hereby adopts these various findings of fact attached hereto as Exhibit 1.

7. Exhibit 1 of this Resolution provides the findings required under Section 15091 of the CEQA Guidelines related to the significant environmental impacts of the Project and mitigation measures. The Commission hereby adopts these various findings of fact attached hereto as Exhibit 1.
8. Exhibit 1 of this Resolution provides the findings required under Section 15093 of the CEQA Guidelines relating to accepting adverse impacts of the Project due to overriding considerations. The Commission has balanced the economic, legal, social, technological, and other benefits of the Project against the unavoidable environmental risks that may result, and finds that the specific economic, legal, social, technological, and other benefits outweigh the unavoidable adverse environmental effects. The Commission, therefore, finds the adverse environmental effects of the Project to be “acceptable.” The Commission hereby adopts the Statement of Overriding Considerations contained within Exhibit 1.
9. After considering the EIR and Addendum, and in conjunction with making these findings, the Commission hereby finds that, pursuant to Section 15092 of the CEQA Guidelines, approval of the project will result in significant effects on the environment; however, the Commission eliminated or substantially lessened these significant effects where feasible, and has determined that remaining significant effects are found to be unavoidable under Section 15091 and acceptable under Section 15093. The Commission has considered alternatives to the Project and finds based on substantial evidence in the record that the Proposed Project is the best alternative that can be feasibly implemented in light of relevant economic, legal, social, technological, and other reasons, as discussed herein. The City Council hereby selects the Proposed Project and rejects all other alternatives, and combinations and variations, thereof. The Commission hereby adopts the findings of fact for the approval of the Proposed Project attached hereto as Exhibit 1.
10. Pursuant to Section 15091 of the CEQA Guidelines, the Mitigation Monitoring and Reporting Plan attached hereto as Attachment A to Exhibit 1 is hereby adopted to ensure implementation of feasible mitigation measures identified in the EIR. The Commission finds that these mitigation measures include all reasonably feasible mitigation measures, are fully enforceable as conditions on the Project and shall be binding upon the Commission and affected parties by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring and Reporting Plan in Exhibit 1 of this Resolution.
11. These findings made by the Commission are supported by substantial evidence in the record as a whole, which is summarized herein.

12. The Commission directs that, upon approval of the Project Approval Agreement, the Authority shall file a notice of determination with the County Clerk of Alameda County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of CEQA section 21152.
13. The documents and other materials that constitute the record of proceedings upon which the Commission has based its decision may be obtained from the Authority as the official custodian of the record of proceedings.

SAN LORENZO, CALIFORNIA, JULY 17, 2025, ADOPTED BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSENT:
ABSTAIN:

CHAIR
EAST BAY DISCHARGERS AUTHORITY

ATTEST: _____
GENERAL MANAGER
EAST BAY DISCHARGERS AUTHORITY
EX OFFICIO SECRETARY



ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE

Cargill Mixed Sea Salts Processing and Brine Discharge Project

SCH No. 2022050436

Prepared for:

EBDA
EAST BAY DISCHARGERS AUTHORITY

July 2025

Cargill Mixed Sea Salts Processing and Brine Discharge Project

SCH No. 2022050436

Prepared for:

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July 2025

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LIST OF ABBREVIATIONS

Bay	San Francisco Bay
CEQA	California Environmental Quality Act
EBDA	East Bay Dischargers Authority
EIR	Environmental Impact Report
MSS	Mixed Sea Salts
NPDES	National Pollutant Discharge Elimination System
Project Proponent	Cargill, Incorporated
Project	Cargill Mixed Sea Salts Processing and Brine Discharge Project

1 INTRODUCTION

This document constitutes an addendum to the Environmental Impact Report (EIR) for the Cargill Mixed Sea Salts Processing and Brine Discharge Project (project) (State Clearinghouse No. 2022050436), certified by the East Bay Dischargers Authority (EBDA) Commission on June 15, 2023 (EBDA 2023a; 2023b). In accordance with the California Environmental Quality Act (CEQA), this first Addendum for the EIR describes and evaluates minor technical changes and additions based on new information since the EBDA Commission's certification of the Final EIR in 2023 and demonstrates that all of the potential environmental impacts associated with these minor technical changes and additions would be within the envelope of impacts already evaluated in the 2023 Final EIR.

This section provides background information relevant to the project, describes the project location, identifies the project objectives, provides a summarized description of the project, describes the project history related to CEQA compliance, and describes the purpose and rationale for this addendum.

1.1 BACKGROUND

EBDA is a Joint Powers Public Agency consisting of five local agencies (City of San Leandro, Oro Loma Sanitary District, Castro Valley Sanitary District, City of Hayward, and Union Sanitary District). EBDA owns and operates three effluent pump stations, a dechlorination facility, and combined effluent pipeline/force main and outfall system to manage treated effluent from its Member Agencies' wastewater treatment plants and discharge the effluent through its common outfall and diffuser into a deep-water portion of the central San Francisco Bay (Bay) under a National Pollutant Discharge Elimination System (NPDES) permit.

Cargill, Incorporated (Cargill) operates a solar sea salt production facility (Solar Salt Facility) in Newark, California. The Solar Salt Facility produces sodium chloride (NaCl, i.e., table salt) and liquid bittern (concentrated magnesium chloride brine) from Bay water. Bay water is evaporated in a series of salt ponds along the margin of the Bay, thereby concentrating the salts until they become saturated and precipitate from solution. The majority of the NaCl is crystalized and then processed and packaged to individual customer's specifications. The remaining brine is further evaporated through a series of ponds to achieve the concentrated magnesium chloride brine product also known as liquid bittern, which is harvested to produce additional commercial products used for road de-icing, dust suppression, animal feed, and other uses. The additional evaporation of the brine also results in crystallization of other salts in sea water, which are not marketed. These salts are referred to as mixed sea salts (MSS). The MSS are stored in ponds adjacent to the Bay at the Solar Salt Facility. Currently, there are approximately 6 million tons of MSS stored in these ponds.

Facing the potential long-term threat of sea level rise, which along with wave action could compromise berms between the ponds and the Bay, exposing the Bay to highly concentrated brine, Cargill proposes to implement innovative technology to enhance extraction of additional salts from the MSS inventory and then dissolve residual MSS in Bay water to produce a brine that could be pumped into EBDA's combined effluent conveyance system. Once in EBDA's conveyance system, the brine would be blended with and further diluted by EBDA Member Agency effluent and then discharged back into the Bay in accordance with EBDA's NPDES permit. Through this process, the volume of brine and precipitated salts stored in ponds closest to the Bay at the Solar Salt Facility in Newark would be reduced. Therefore, with implementation of the project, Cargill would be accelerating and enhancing the recovery of commercial product from the MSS inventory and proactively addressing the threat of sea level rise at the same time.

1.2 PROJECT LOCATION

Proposed project features are in the eastern San Francisco Bay Area, including portions of San Lorenzo, an unincorporated community in Alameda County, and portions of the cities of Hayward, Union City, Fremont, and Newark. Specifically, proposed project improvements would be constructed at Cargill's Solar Salt Facility, located at 7220 Central Avenue in Newark, California, and primarily within roadway rights-of-way between the Solar Salt Facility and the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo (Figure 1-1). The MSS are situated primarily in Ponds 12 and 13 of Cargill's Solar Salt Facility, which are located within the US Fish and Wildlife Service's Don Edwards San Francisco Bay National Wildlife Refuge.

1.3 PROJECT OBJECTIVES

The project has the following objectives:

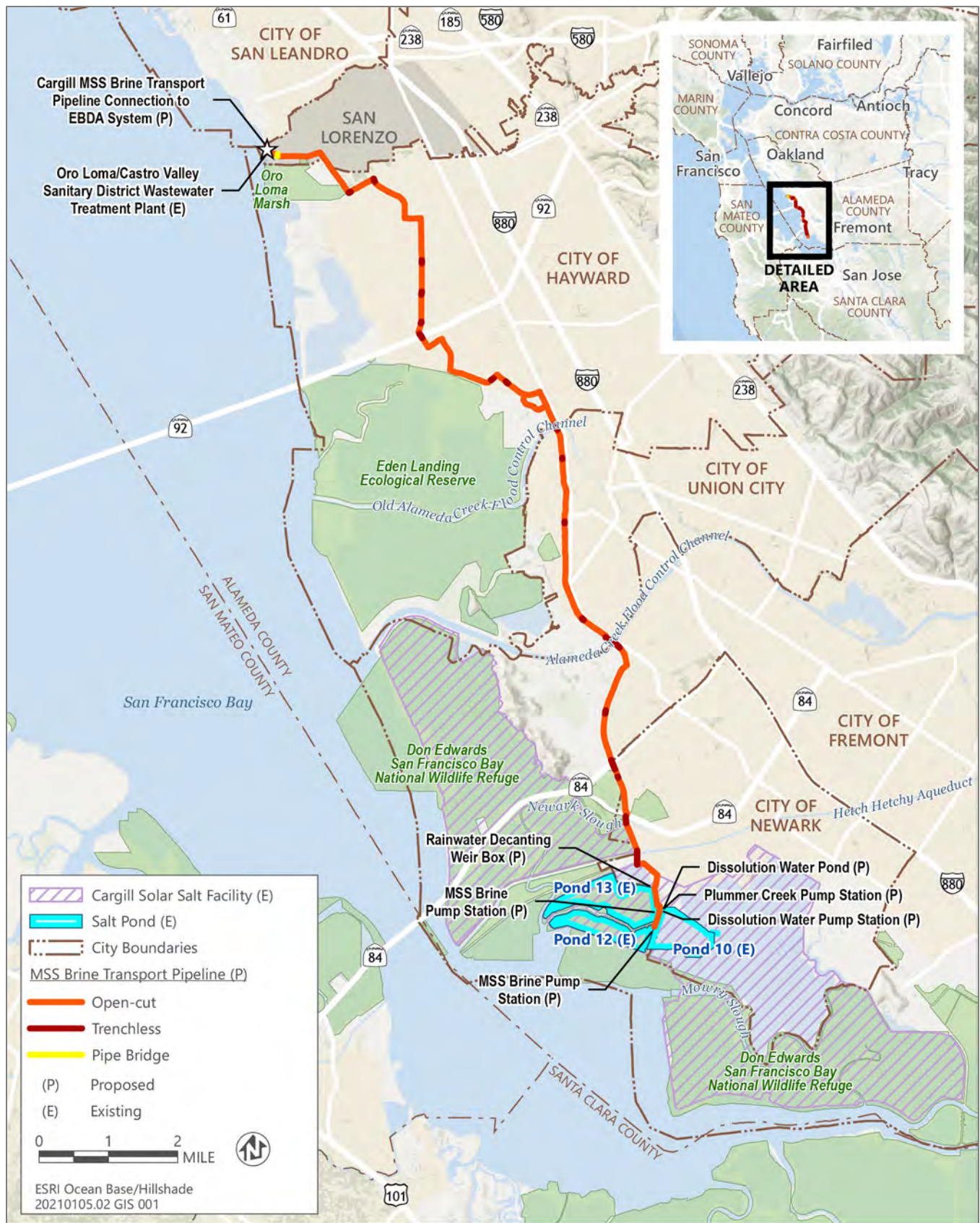
- ▶ Provide wastewater disposal capacity and services to Cargill in a manner that provides economic advantage to EBDA Member Agencies, with emphasis on offsetting and reducing expenses to EBDA and its ratepayers and furthers the purpose and goals of EBDA's Joint Powers Agreement.
- ▶ Further EBDA's sustainability objectives, including those in support of reclamation and reuse of wastewater, by creating or facilitating the creation of permanent infrastructure available for future regional water recycling efforts by EBDA and/or EBDA Member Agencies.
- ▶ Balance any impacts due to disruption to local jurisdictions with impacts to sensitive environments.
- ▶ Develop new infrastructure to process MSS brine with minimal exposure to disruptions, including connecting with and optimizing existing EBDA infrastructure to use EBDA's excess capacity for processing and blending MSS brine.
- ▶ Utilize strategic connection to an existing deep-water outfall to minimize impacts to water quality and aquatic resources in receiving waters associated with the discharge of residual MSS brine.
- ▶ Facilitate the timely harvest of liquid bittern from the MSS in Cargill's Solar Salt Facility on-site ponds and ensure that MSS brine is efficiently, sustainably, and responsibly handled at all stages, including collection, transmission, and disposal.
- ▶ Prevent operational and environmental impacts of Bay water overtopping the berms surrounding MSS ponds due to sea level rise.

1.4 SUMMARY DESCRIPTION OF THE PROJECT

The Cargill Solar Salt Facility is located at 7220 Central Avenue in Newark, California, in the South Bay, and the project proposed by Cargill would enable the enhanced processing and removal of MSS in existing ponds at this facility by allowing Cargill to harvest additional liquid bittern from the MSS matrices in these ponds as commercial product, dissolving the residual MSS solids in the ponds using Bay water, and transferring the resulting brine to EBDA's combined effluent pipeline for discharge into the Bay under EBDA's NPDES permit. Harvesting the liquid bittern and final disposition of the residual MSS brine would not require the introduction of any chemicals.

Cargill estimates that approximately 6 million tons of MSS are stored in ponds adjacent to the Bay at the Solar Salt Facility and that its existing operations increase the MSS inventory by approximately 60,000 tons annually. It is anticipated that the MSS brine would be discharged to the EBDA system at a rate of up to 2.0 million gallons per day. Based on this estimated flow rate, the harvesting and discharge of the inventory of MSS, including existing annual accumulations, is projected to require a 10- to 15-year timeframe. Discharge of the MSS brine by Cargill to the EBDA system would be subject to an agreement between EBDA and Cargill. Because EBDA's Joint Powers Agreement term expires on June 30, 2040, the project either would terminate on or before that date or could continue under a renegotiated agreement.

The project has an on-site component of pipelines and pumping facilities in the existing Solar Salt Facility and an off-site component that would require construction of approximately 15.6 miles of new underground pipeline primarily within roadway rights-of-way to connect the Solar Salt Facility with EBDA's system just downstream of the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo (Figure 1-1).



Source: Data received from AECOM and Jacobs in 2021 and 2022; adapted by Ascent in 2023.

Figure 1-1 Project Location

The project consists of the following components:

- ▶ **Dissolution Water Pond and Plummer Creek Pump Station.** A new pump station would be installed to pump water indirectly from Plummer Creek to a new dissolution water pond.
- ▶ **Dissolution Water Pump Station and Distribution System.** A new dissolution water pump station would be constructed as a cast-in-place slab-on-grade facility located at the dissolution water pond. It would be connected to an on-site high-density polyethylene piping distribution system installed above grade along the internal slope of the existing berms to deliver dissolution water to micro-trenches excavated in the crystallized salt layer above the Bay mud in Ponds 12 and 13 for MSS processing.
- ▶ **Two MSS Brine Pump Stations.** New MSS brine pump stations would be constructed at Ponds 12 and 13 as cast-in-place slab-on-grade pump stations to pump the resultant brine out of the processing ponds and into the off-site brine discharge pipeline.
- ▶ **Liquid Bittern Recovery Pumps.** During the processing of Pond 12, sections of the pond would be temporarily isolated using vinyl sheet piling to enable liquid bittern recovery. Two new pipelines would be installed along the internal slope of the berm on the northern shore of Pond 12: (1) a 12-inch header pipe to deliver dissolution water to Pond 12 and (2) a 4-inch pipe to transfer liquid bittern from Pond 12 to Pond 13, where it would be further processed and harvested as commercial product. After Pond 12 processing is complete, MSS processing would be initiated in Pond 13, and Pond 12 would be converted back to a site used for liquid bittern harvesting. To facilitate Pond 13 processing, two new pipelines like the ones described for Pond 12 would be installed along the internal slope of the berm on the southern side of Pond 13 to transfer liquid bittern from Pond 13 to Pond 12.
- ▶ **Rainwater Decanting.** A new weir box structure, which includes a weir plate (barrier) to control the flow of water, and a pipe would be installed at the northeastern corner of Pond 13 to enable decanting of rainwater from the surface of Pond 13 to supplement dissolution water for Pond 12.
- ▶ **MSS Brine Transport Pipeline.** An 18-inch (outside diameter) MSS brine transport pipeline would be constructed and would extend north primarily along roadway rights-of-way for approximately 15.6 miles, from the Solar Salt Facility to the Oro Loma Effluent Pump Station, located at the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo. Based on current design, the MSS brine transport pipeline would be located within portions of Thornton Avenue, Paseo Padre Parkway, Ardenwood Boulevard, Union City Boulevard, Hesperian Boulevard, Eden Shores Boulevard, Marina Drive, Industrial Boulevard, Baumberg Avenue, Arden Road, Corporate Avenue, Investment Boulevard, Production Avenue, Clawiter Road, West Winton Avenue, and Corsair Boulevard.
- ▶ **MSS Brine Discharge to the EBDA System.** The MSS brine transport pipeline would tie into EBDA's combined effluent conveyance system immediately downstream of the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo by connection to the pump discharge manhole approximately 75 feet north and downstream of the Oro Loma Effluent Pump Station. The MSS brine would then be combined with the treated wastewater effluents from the other agencies that discharge into the EBDA system before being discharged back to the Bay.

Refer to Chapter 2, "Project Description," of the Draft EIR (EBDA 2023a), as modified by Chapter 2, "Project Updates," of the Final EIR (EBDA 2023b), for a detailed description of the project.

1.5 PROJECT HISTORY AND EIR CERTIFICATION

EBDA is the lead agency under CEQA for the project, for which an environmental impact report (EIR) was prepared pursuant to CEQA (California Public Resources Code Section 21000 et seq.) and certified by the EBDA Commission on June 15, 2023. EBDA and Cargill are now seeking to enter into a Project Approval Agreement.

1.6 PURPOSE OF THIS ADDENDUM

Once an EIR or other CEQA document has been prepared and certified for a project, no additional environmental review is required unless certain conditions are met, at which point subsequent review under CEQA may be necessary. CEQA establishes the type of environmental documentation required when changes occur after an EIR is certified. Sections 15162-15164 of the CEQA Guidelines define the standards for determining the appropriate level of subsequent environmental review. Specifically, Section 15164(a) of the CEQA Guidelines states that: "The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

If new significant impacts beyond those addressed in the certified EIR or a substantial increase in the severity of impacts would result, then preparation and circulation of a Subsequent or Supplemental EIR for additional public review is required. However, when it can be determined that neither the proposed changes to the project, changed circumstances, nor new information result in the identification of new significant unmitigated impacts or the substantial unmitigated increase in the severity of significant impacts identified in the certified EIR, an addendum to the EIR may be prepared. An addendum does not need to be circulated for public review, but it can be included in or attached to the certified EIR.

EBDA has determined that, in accordance with Section 15164 of the State CEQA Guidelines, minor technical changes and additions to the certified EIR are necessary in response to new information that became known after the EIR was certified. Crotch's bumble bee (*Bombus crotchii*) and burrowing owl (*Athene cunicularia*) were designated as candidates for listing as endangered under the California Endangered Species Act (CESA) by the California Fish and Game Commission. The listing occurred on September 30, 2022, and October 10, 2024, respectively. Although the Crotch's bumble bee listing was prior to certification of the EIR, because of legal actions over its listing, its status as a listed species was not addressed in the EIR. As evaluated further in Section 2 of this Addendum, "Environmental Analysis," EBDA has now determined that the project would result in potentially significant effects on Crotch's bumble bee and burrowing owl; however, these effects can be clearly reduced such that they would not constitute new significant effects or substantially more severe significant effects than shown in the certified EIR. Mitigation measures would substantially reduce the effects on Crotch's bumble bee and burrowing owl to less-than-significant levels. Accordingly, EBDA determined that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have been triggered and an addendum to the certified EIR is the appropriate environmental documentation to address new information that became known after the EIR was certified. This addendum was prepared pursuant to CEQA Guidelines Section 15164.

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2 ENVIRONMENTAL ANALYSIS

EBDA has determined that, in accordance with CEQA Guidelines Sections 15164, an addendum is appropriate to address new information that became known after the EIR was certified. The analysis of environmental effects below demonstrates that none of the conditions in CEQA Guidelines Section 15162 requiring the preparation of a subsequent EIR have occurred.

2.1 ISSUES NOT ANALYZED FURTHER IN THIS ADDENDUM

As discussed in Section 3.1.1, “Effects Found Not to Be Significant,” of the certified EIR, the following environmental issue areas were dismissed from detailed review in the certified EIR because EBDA determined that no significant effects would occur: aesthetics, agriculture and forestry resources, energy, land use and planning, population and housing, public services, transportation, utilities and service systems, and wildfire (EBDA 2023a; 2023b). The certified EIR evaluated the following environmental issue areas:

- ▶ air quality;
- ▶ biological resources;
- ▶ cultural and tribal cultural resources;
- ▶ geology, soils, mineral resources, and paleontological resources;
- ▶ greenhouse gas emissions and climate change;
- ▶ hazards and hazardous materials;
- ▶ hydrology and water quality;
- ▶ noise and vibration; and
- ▶ recreation.

As stated in Section 1.5, “Project History,” Cargill does not propose any changes to the project as previously defined and evaluated in the certified EIR. In addition, there is no new information of substantial importance that would require revisions to the environmental analysis or mitigation measures identified in the certified EIR or further analysis for all environmental issue areas in general, except for changes in listing status for Crotch’s bumblebee and burrowing owl discussed further in Section 2.2, “Biological Resources.” No new significant environmental effects or substantially more severe significant environmental effects would result with respect to any environmental issue areas other than Biological Resources; therefore, no other environmental issue areas are analyzed further in this addendum.

2.2 BIOLOGICAL RESOURCES

Section 3.3, “Biological Resources,” in the certified EIR evaluated the common and sensitive resources that could be affected by implementation of the approved project (pages 3.3-1 through 3.3-91 of the certified EIR). The certified EIR identified that impacts related to special-status species (Impact 3.3-1), riparian habitat and sensitive natural communities (Impact 3.3-2), wetlands and other waters (Impact 3.3-3), wildlife movement and nursery sites (Impact 3.3-4), conflicts with local policies or ordinances related to biological resources (Impact 3.3-5), and conflicts with adopted habitat conservation plans (Impact 3.3-6) were potentially significant. Mitigation measures were adopted to reduce impacts to these biological resources to a less-than-significant level.

This analysis updates and refines the analysis of the certified EIR pertaining to special-status species to address the listing of Crotch’s bumble bee and burrowing owl as candidate species under CESA.

2.2.1 Crotch's Bumble Bee

Impacts on special-status invertebrates were discussed under Impact 3.3-1 in the certified EIR (pages 3.3-54 through 3.3-73 of the certified EIR); however, impacts on Crotch's bumble bee as a listed species were not considered. The table in Appendix C of the certified EIR is revised as follows to identify the potential for Crotch's bumble bee to occur in the project area, with new text underlined.

Special-Status Species Potential for Occurrence in the Biological Study Area

Species	Listing Status ¹ Federal	Listing Status ¹ State	Habitat	Potential for Occurrence ²
<u>Crotch's bumble bee</u> <u><i>Bombus crotchii</i></u>	—	SC	<u>Coastal California east to the Sierra-Cascade crest and south into Mexico. Suitable foraging habitats include grasslands and scrub. Constructs nest colonies in small mammal burrows and similar underground structures. Food plant genera include <i>Antirrhinum</i>, <i>Phacelia</i>, <i>Clarkia</i>, <i>Dendromecon</i>, <i>Eschscholzia</i>, and <i>Eriogonum</i>.</u>	<u>May occur. The project area is within the current range of this species (CDFW 2023). The Solar Salt Facility does not contain habitat suitable for this species. Habitat marginally suitable for the species may be present within urban parks and other areas along the MSS brine transport pipeline.</u>

1 Legal Status Definitions

State:

SC State Candidate for listing (legally protected)

2 Potential for Occurrence Definitions

May occur: Suitable habitat is available and there have been nearby recorded occurrences of the species.

Sources: CDFW 2023.

The Solar Salt Facility improvements would occur within salt ponds and salt pond berms, which are not foraging habitat for Crotch's bumble bees due to a lack of substantial floral resources. Annual grasslands that could support substantial floral resources are approximately 1.4 miles from the Solar Salt Facility improvements. While some bumble bees have been known to forage up to 2.5 miles from nest colonies (Osbourne et al. 2008), most foraging likely occurs closer (within 1.24 miles) to colonies (CDFW 2023). Given the distance to these annual grasslands and the intervening development and disturbed habitats, which are not likely to contain sufficient flowering plants for foraging, the presence of Crotch's bumble bee nest colonies within the area of the Solar Salt Facility improvements is unlikely.

While most of the MSS brine transport pipeline alignment would occur along existing roadways, portions of the pipeline alignment would encroach on small areas of annual grassland and open fields that may provide marginal potential foraging and nesting habitat for Crotch's bumble bee. Impacts from the MSS brine transport pipeline on Crotch's bumble bee habitat would consist of temporary impacts from trenching and small permanent above ground components, such as air release valves taking up 36 square inches, that would have negligible impacts (i.e., small loss of marginal habitat). Crotch's bumble bee queens form nest colonies in burrows and similar structures where they lay eggs and new queens (gynes) are produced to form new colonies the following year. Crotch's bumble bee colonies are active approximately March 15 to August 15, after which the new gynes depart and the colony is no longer active. Ground disturbing activities associated with construction of the MSS transport pipeline (e.g., trenching, grubbing, heavy equipment operations), if conducted during the colony active period (March 15 to August 15), could result in the destruction of underground nest colonies of Crotch's bubble bee, if any are present within the construction footprint. The destruction of nest colonies and loss of that reproductive effort would have a potentially substantial effect on the local and regional population of the species and would be a potentially significant impact.

The potentially significant impact on Crotch's bumble bee would not change the significance determination for special-status species in the certified EIR, which was determined to be potentially significant. To address these

potential impacts to Crotch's bumble bee, revisions are required to Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies.

Revisions to Mitigation Measure 3.3-12 consist of revisions to the text to provide detailed measures to reduce potential impacts to Crotch's bumble bee. With these changes incorporated, Mitigation Measure 3.3-12 is revised as follows, with new text underlined.

Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies and Crotch's Bumble Bee Nest Colonies

The project will implement the following measures to avoid and minimize potential impacts on monarch butterfly overwintering colonies:

- ▶ To minimize the potential for loss of monarch overwintering colonies, project activities that include vegetation removal within suitable overwintering habitat (e.g., eucalyptus or other large trees) will be conducted from April through September to avoid the overwintering season (October through March), if feasible. If project activities are conducted outside of the overwintering season, no further mitigation will be required.
- ▶ Within 14 days before the onset of project activities that include vegetation removal between October 1 and March 31, a qualified biologist familiar with monarchs and monarch overwintering habitat will conduct focused surveys for monarch colonies within habitat suitable for the species in the project site and will identify any colonies found within the project site.
- ▶ Monarch overwintering colonies that are identified within a project site will be demarcated with flagging or high-visibility construction fencing to prevent removal of the stand of trees containing the overwintering colony and encroachment by heavy machinery, vehicles, or personnel. Removal of the tree or stand of trees that contains the overwintering colony will not occur until the monarchs have left the area, as determined by a qualified biologist.
- ▶ If modification or removal of a stand that contains an identified overwintering colony is required for a project and cannot be delayed, a site-specific management plan will be prepared and implemented for the stand with the goal of maintaining habitat function for the monarch overwintering colony, following feasible recommendations from *Protecting California's Butterfly Groves Management Guidelines for Monarch Butterfly Overwintering Habitat* (Xerces Society 2017). Examples of management strategies that could be considered to maintain habitat function include:
 - remove or trim hazard trees;
 - selectively remove or trim trees to create a heterogeneous habitat that provides access to sunlight and shade for monarchs;
 - maintain suitable wind protection in the stand; and
 - replace removed trees with native trees in strategic locations to provide additional wind protection.

The project will implement the following measures to avoid and minimize potential impacts on Crotch's bumble bee nest colonies:

- ▶ Initial ground-disturbing work (e.g., grading, trenching vegetation removal, staging) for the MSS brine transport pipeline outside of the Solar Salt Facility shall take place between August 15 and March 15, if feasible, to avoid impacts on Crotch's bumble bees potentially nesting in this area. No such restriction is necessary for improvements within the Solar Salt Facility owing to the absence of habitat suitable for this species.
- ▶ If completing initial ground-disturbing work for any portion of the MSS brine transport pipeline (outside of the Solar Salt Facility) between August 15 and March 15 is not feasible, then prior to the start of any ground-disturbing activities, a qualified biologist approved by CDFW that is familiar with bumble bees of California and experienced using survey methods for bumble bees shall conduct a habitat assessment

and focused survey for Crotch's bumble bee within vegetated portions of the project site due to be constructed within that year's colony active period. The survey shall follow the methods in *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023) or any subsequent adopted or recommended CDFW guidance. The following measures shall be implemented:

- The project proponent, with EBDA oversight, shall submit a survey report to CDFW within one month of survey completion and prior to initial ground-disturbing work, and shall notify CDFW within 24 hours if Crotch's bumble bees are detected.
- If Crotch's bumble bees are detected during the focused survey, appropriate avoidance measures shall be implemented as determined by a qualified biologist. Avoidance measures may include protective buffers that shall be implemented around active nesting colonies until these sites are no longer active.
- If Crotch's bumble bee is still a candidate or becomes a listed species under CESA at the time of initial ground-disturbing work for the MSS brine transport pipeline, impacts on Crotch's bumble bee cannot be avoided, and take may occur during project activities, the project proponent, with EBDA oversight, shall obtain an Incidental Take Permit (ITP) from CDFW and shall implement all avoidance measures included in the ITP, including compensation for loss of nest colonies.

Implementation of the revised Mitigation Measure 3.3-12 would not result in new significant impacts because it includes protections for Crotch's bumble bee, including specific requirements for potential mitigation, and would not result in new ground disturbing activities.

Implementation of Mitigation Measure 3.3-12 requires seasonal avoidance, or implementation of a habitat assessment and focused survey for Crotch's bumble bee, and protective buffers around nests. The mitigation measure also requires compensation for loss of nest colonies when avoidance is not feasible and take occurs. These actions reduce the potentially significant impacts on special-status species to a less than significant level. Therefore, with the application of the mitigation measures from the certified EIR and the revised Mitigation Measure 3.3-12, the project would not result in new or more severe impacts on special-status species beyond those identified in the analysis provided in the certified EIR and does not alter the conclusions of the certified EIR.

2.2.2 Burrowing Owl

As discussed under Impact 3.3-1 in the certified EIR (pages 3.3-54 through 3.3-73 of the certified EIR), construction of the Solar Salt Facility improvements and MSS brine transport pipeline as part of the approved project would occur in habitats suitable for burrowing owl; however, permanent impacts to burrowing owl habitat would be negligible and limited to the small loss of marginal habitat from installation of the Solar Salt Facility improvements. Similarly, the MSS brine transport pipeline would include only small above ground components, such as air release valves taking up 36 square inches, that would have negligible impacts on burrowing owl habitat (i.e., small loss of marginal habitat).

The use of construction equipment or presence of workers in burrowing owl nesting or overwintering habitat could result in direct disturbance, mortality, or injury to burrowing owl. Indirect disturbance of burrowing owl nesting and overwintering burrows may also result when construction occurs adjacent to habitat for the species. The status of burrowing owl has changed since preparation of the certified EIR, and the species is now a candidate for listing under CESA, which affords legal protection against take of the species, and requires revisions to Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers.

Revisions to Mitigation Measure 3.3-3 consist of revisions to the text to provide detailed measures to reduce impacts on burrowing owl. With these changes incorporated, Mitigation Measure 3.3-3 is revised as follows, with removed text in strikethrough and new text underlined.

Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

Prior to any planned construction activities occurring during the nesting season (approximately February 1 to August 31, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys will conduct focused surveys for special-status birds, other nesting raptors, and other native birds and will identify active nests. Preconstruction nesting bird surveys will be conducted within 14 days prior to when construction activities are initiated in each of the areas of suitable nesting habitat for northern harrier, salt-marsh common yellowthroat, California black rail, Alameda song sparrow, tricolored blackbird, ~~burrowing owl~~, and yellow rail that are within 500 feet of the project footprint. In addition, nesting bird surveys will be conducted for all other common raptor species (within a 500-foot buffer) and passerine species (100-foot buffer) protected by the MBTA. Pre-construction surveys for white-tailed kite will occur within a 0.25-mile area of the construction area.

Impacts on nesting birds will be avoided by establishing appropriate buffers around active nest sites identified during focused surveys to prevent disturbance to the nest. Project activity will not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no longer active, or reducing the buffer will not likely result in nest abandonment. An avoidance buffer of 500 feet will be implemented for white-tailed kite, in consultation with CDFW. For other species, a qualified biologist will determine the size of the buffer for nonraptor nests after a site- and nest-specific analysis. Initial work buffers typically will be 150 feet for raptors (other than special-status raptors) and 50 feet for nonraptor species (unless otherwise specified in other mitigation measures). Factors to be considered for determining buffer size will include presence of natural buffers provided by vegetation or topography, nest height above ground, baseline levels of noise and human activity, species sensitivity, and project activities. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment would not be likely to adversely affect the nest. Any reduction to the avoidance buffer described herein for white-tailed kite (500 feet) or the typical initial work buffers for raptor and nonraptor species (150 feet and 50 feet respectively) will require consultation with CDFW. Periodic monitoring of the nest by a qualified biologist during project activities will be required if the activity has potential to adversely affect the nest, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.

Where proposed ground-disturbing activities (e.g., grading, trenching, vegetation removal, staging) are implemented within or adjacent to habitats suitable for burrowing owls, a qualified biologist shall conduct surveys for burrowing owls in areas of habitat suitable for the species within 1,640 feet (500 meters) of the proposed activities. Inaccessible areas (e.g., adjacent private property) will not be surveyed directly, but the biologist may use binoculars or a spotting scope to survey these areas. A minimum of four surveys shall be conducted prior to initiation of ground-disturbing activities to determine whether burrowing owls occupy the site. Surveys shall be conducted according to Appendix D of the 2012 Staff Report on Burrowing Owl Mitigation prepared by the California Department of Fish and Game (now CDFW) (CDFW 2012), or any subsequent updated guidance adopted or recommended by CDFW. If feasible, at least one survey should be conducted between February 15 and April 15 (i.e., the beginning of the breeding season when nests are being established) and the remaining surveys should be conducted between April 15 and July 15 (i.e., the peak of the breeding season when most burrowing owls have active nests), at least three weeks apart, as recommended in CDFW's 2012 guidance. Because burrowing owls may recolonize a site after only a few days, one of the surveys, or an additional survey, shall be conducted within 14 days before initiating ground disturbance activities to verify that take of burrowing owl would not occur.

- ▶ If no burrowing owls are found, no further mitigation shall be required.
- ▶ If a burrow occupied by a burrowing owl is found during the surveys, the project applicant shall establish and maintain a buffer around the occupied burrow and any identified satellite burrows (i.e., non-nesting burrows that burrowing owls use to escape predators or move young into after hatching) to prevent take of the burrowing owls. Burrow buffers shall be implemented as follows:

- (a) During the non-breeding season (September 1 through January 31), the minimum buffer distance shall be 164 feet (50 meters). During the breeding season (February 1 through August 31), the minimum buffer distance shall be increased to 1,640 feet (500 meters).
- (b) The buffer may be adjusted if, in consultation with CDFW, a qualified biologist determines that an alternative buffer shall not result in take of burrowing owl adults, young, or eggs because of particular site features (e.g., topography, natural line-of-sight barriers), level of project disturbance, or other considerations. If the buffer is reduced, a qualified biologist shall monitor the behavior of the burrowing owls during all project activities within 1,640 feet of the burrow. If the owls exhibit disturbed or agitated behaviors (e.g., vocalizations, bill snaps, fluffing feathers to increase body size appearance, drooping wings and rotating them forward, crouching and weaving back and forth) in response to the project activities, the biologist shall have the authority to halt the activities and re-establish a buffer consistent with item (a) until the agitated behavior ceases and normal behavior resumes.
- (c) The buffer shall remain in place around the occupied burrow and associated satellite burrows until a qualified biologist has determined through noninvasive methods that the burrows are no longer occupied by burrowing owls. A previously occupied burrow will be considered unoccupied if surveys demonstrate that no owls have used the burrow for seven consecutive days.
- ▶ Locations of burrowing owls detected during surveys shall be reported to the California Natural Diversity Database.
- ▶ If implementation of a buffer to prevent take of burrowing owls is not feasible, the applicant shall consult with CDFW and obtain an Incidental Take Permit (ITP) pursuant to CESA prior to commencing project-related ground-disturbing activities. As required under CESA, the impacts of taking burrowing owls shall be minimized and fully mitigated via appropriate compensatory or other measures, as determined by CDFW.

Implementation of the revised Mitigation Measure 3.3-3 would not result in new significant impacts, because it increases protections for burrowing owl, including specific requirements for potential mitigation, and would not result in new ground disturbing activities.

Implementation of the revised Mitigation Measure 3.3-3 requires nesting season avoidance, survey for nests and burrowing owl burrows, no-disturbance buffers around nests and burrows, and requires compensation for loss of burrowing owl burrows when avoidance to prevent take is not feasible. These actions reduce the potentially significant impacts on special-status species to a less-than-significant level. Therefore, with the application of the mitigation measures from the certified EIR and the revised Mitigation Measure 3.3-3, the project would not result in new or more severe impacts on special-status species beyond those identified in the analysis provided in the certified EIR and does not alter the conclusions of the certified EIR.

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CEQA FINDINGS OF FACT, STATEMENT OF OVERRIDING CONSIDERATIONS, AND
MITIGATION MONITORING AND REPORTING PROGRAM

Cargill Mixed Sea Salts Processing and Brine Discharge Project

SCH No. 2022050436

Prepared for:

EBDA
EAST BAY DISCHARGERS AUTHORITY

July 2025

Cargill Mixed Sea Salts Processing and Brine Discharge Project

SCH No. 2022050436

Prepared for:



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Attachments

Attachment A Mitigation Monitoring and Reporting Program

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LIST OF ABBREVIATIONS

AB	Assembly bill
ACFCWCD	Alameda County Flood Control and Water Conservation District
ACPWA	Alameda County Public Works Agency
ACWD	Alameda County Water District
BAAD	Bay Area Air District (formerly known as Bay Area Air Quality Management District)
Bay	San Francisco Bay
BCDC	San Francisco Bay Conservation and Development Commission
BMP	best management practice
Caltrans	California Department of Transportation
Cargill	Cargill, Incorporated
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CNEL	community noise equivalent level
CUPA	Certified Unified Program Agency
dB	decibel
dBA	A-weighted decibels
DTSC	California Department of Toxic Substances Control
EBDA	East Bay Dischargers Authority
EBMUD	East Bay Municipal Utility District
EBRPD	East Bay Regional Park District
EIR	environmental impact report
EPA	US Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
GHG	greenhouse gas
GSA	groundwater sustainability agency
HASP	health and safety plan
L _{dn}	day-night level
L _{eq}	equivalent continuous sound level

L _{max}	maximum sound level
MBTA	Migratory Bird Treaty Act
Member Agencies	City of San Leandro, Oro Loma Sanitary District, Castro Valley Sanitary District, City of Hayward, and Union Sanitary District
MMRP	mitigation monitoring and reporting program
MSS	mixed sea salts
MTC	Metropolitan Transportation Commission
NaCl	sodium chloride
NMFS	National Marine Fisheries Service
NOP	notice of preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NWIC	Northwest Information Center
OLEPS	Oro Loma Effluent Pump Station
OSHA	Occupational Safety and Health Administration
PM ₁₀	respirable particulate matter with an aerodynamic diameter of 10 micrometers or less
PM _{2.5}	fine particulate matter with an aerodynamic diameter of 2.5 micrometers or less
RCRA	Resource Conservation and Recovery Act
Refuge	Don Edwards San Francisco Bay National Wildlife Refuge
ROG	reactive organic gases
RWQCB	regional water quality control board
SamTrans	San Mateo County Transit District
SFBAAB	San Francisco Bay Area Air Basin
SR	state route
TAC	toxic air contaminant
UPRR	Union Pacific Railroad Company
USACE	US Army Corps of Engineers
USD	Union Sanitary District
USFWS	US Fish and Wildlife Service

1 INTRODUCTION

These findings have been prepared on behalf of the East Bay Dischargers Authority (EBDA). EBDA is the lead agency under the California Environmental Quality Act (CEQA) for the proposed Cargill Mixed Sea Salts Processing and Brine Discharge Project (proposed project), for which an environmental impact report (EIR) was prepared pursuant to CEQA (California Public Resources Code Section 21000 et seq.) and certified by the EBDA Commission on June 15, 2023 (Resolution No. 23-06). EBDA prepared the first addendum to the EIR in July 2025 to address new information that became known after the EIR was certified. Approval of a project with significant impacts requires that findings be made by the lead agency pursuant to CEQA and the State CEQA Guidelines (Sections 15043, 15091, and 15093). State CEQA Guidelines Section 15092(b) states that a public agency shall not approve or carry out a project for which an EIR was prepared and significant effects were identified unless significant effects would be mitigated to a less-than-significant level by the mitigation measures identified in the EIR or, if the EIR identifies residual significant impacts after implementation of mitigation measures, the agency finds that the unavoidable impacts are acceptable through a statement of overriding considerations, supported by substantial evidence in the record, which includes the documents, materials, and other evidence.

These findings are organized as follows:

- ▶ **Findings for Less-Than-Significant Impacts and Areas of No Impact:** This section provides EBDA's findings associated with impacts identified as "no impact" or "less than significant" in the EIR.
- ▶ **Findings for Significant, Potentially Significant, and Cumulatively Significant Impacts Reduced to a Less-Than-Significant Level through Mitigation Measures:** This section provides EBDA's findings with respect to impacts identified as significant or potentially significant or as cumulatively significant that would be reduced to a less-than-significant level through the adoption of feasible mitigation measures identified in the EIR. These findings are made pursuant to CEQA Section 21081(a) and State CEQA Guidelines Section 15091.
- ▶ **Findings for Significant and Unavoidable Impacts:** This section provides EBDA's findings with respect to impacts determined to be significant and unavoidable, even with the adoption of feasible mitigation measures. These findings are made pursuant to CEQA Section 21081(a) and State CEQA Guidelines Section 15091.
- ▶ **Findings Associated with Project Alternatives:** This section sets forth EBDA's findings with respect to alternatives to the project that were evaluated in the EIR. These findings are made pursuant to CEQA Section 21081(a) and State CEQA Guidelines Section 15091.
- ▶ **Statement of Overriding Considerations:** This section sets forth EBDA's statement of overriding considerations concerning the project and the acceptance of its significant and unavoidable impacts pursuant to CEQA Section 21081(b) and State CEQA Guidelines Section 15093.
- ▶ **Mitigation Monitoring and Reporting Program:** This section introduces the mitigation monitoring and reporting program (MMRP) for mitigation measures proposed for adoption. In adopting these findings, EBDA, as lead agency under CEQA, commits to implement the MMRP pursuant to State CEQA Guidelines Section 15097. However, Cargill, Incorporated (Cargill), as project proponent, would ultimately execute many of the mitigation actions. The MMRP is included as Attachment A to these findings.

CEQA Section 21081 and CEQA Guidelines Section 15091 state that no public agency shall approve or carry out a project for which a certified EIR identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings, which must be supported by substantial evidence in the record, are:

- (1) Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the EIR.

- (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding, and they have been adopted by that other agency or can and should be adopted by that other agency.
- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the EIR.

When making the findings required in item (1), the agency shall also adopt a program for reporting on or monitoring the changes or alterations required in the project to avoid or substantially lessen significant environmental effects (i.e., mitigation measures). These mitigation measures must be fully enforceable through permit conditions, agreements, or other mechanisms.

The mitigation measures required of the proposed project are listed in the MMRP (Attachment A). The MMRP is adopted concurrently with these findings, as required by CEQA Section 21081.6(a)(1), and will be implemented throughout all phases of the project, including design, construction, and operation. EBDA will use the MMRP to track compliance with all mitigation measures.

These findings constitute EBDA's evidentiary and policy basis for its decision to approve the proposed project in a manner consistent with CEQA. These findings are not merely informational but constitute a binding set of obligations that will come into effect when EBDA approves the project (CEQA Section 21081.6[b]). The mitigation measures identified as feasible and within EBDA's authority to implement for the approved project become part of the MMRP, and EBDA will enforce implementation of the mitigation measures. EBDA, upon review of the Final EIR (which includes the Draft EIR and EIR Addendum) and based on all the information and evidence in the administrative record, hereby makes the findings set forth herein. These findings are based on substantial evidence in the entire administrative record, and references to specific reports and specific pages of documents are not intended to identify those sources as the exclusive basis for the findings.

2 PROJECT DESCRIPTION

2.1 PROJECT BACKGROUND

EBDA is a Joint Powers Public Agency consisting of five local agencies: City of San Leandro, Oro Loma Sanitary District, Castro Valley Sanitary District, City of Hayward, and Union Sanitary District (Member Agencies). EBDA owns and operates three effluent pump stations, a dechlorination facility, and an effluent pipeline/force main and outfall system to manage treated effluent from its member agencies' wastewater treatment plants and discharge the effluent through its common outfall and diffuser into a deep-water portion of the central San Francisco Bay (Bay) under a National Pollutant Discharge Elimination System (NPDES) permit.

Cargill operates a solar sea salt production facility (Solar Salt Facility) in Newark, California. The Solar Salt Facility produces sodium chloride (NaCl) (i.e., table salt) and liquid bittern (concentrated magnesium chloride brine) from Bay water. Bay water is evaporated in a series of salt ponds along the margin of the Bay, thereby concentrating the salts until they become saturated and precipitate from solution. The majority of the NaCl is crystalized and then processed and packaged to individual customers' specifications. The remaining brine is further evaporated through a series of ponds to achieve the concentrated magnesium chloride brine product also known as liquid bittern, which is harvested to produce additional commercial products used for road de-icing, dust suppression, animal feed, and other uses. The additional evaporation of the brine also results in crystallization of other salts in sea water, which are not marketed. These salts are referred to as mixed sea salts (MSS). The MSS are stored in ponds adjacent to the Bay at the Solar Salt Facility. Currently, there are approximately 6 million tons of MSS stored in these ponds. Cargill estimates that its existing operations increase the MSS inventory by approximately 60,000 tons annually.

Facing the potential long-term threat of sea level rise from the Bay, Cargill is proposing to implement innovative technology to enhance extraction of additional salts from the MSS inventory and then dissolve residual MSS in Bay water to produce a brine that could be pumped into EBDA's effluent conveyance system. In EBDA's conveyance system, the brine would be blended with and further diluted by EBDA Member Agency effluent and then discharged back into the Bay in accordance with EBDA's NPDES permit. Through this process, the volume of brine and precipitated salts stored in ponds closest to the Bay at the Solar Salt Facility in Newark would be reduced. Therefore, with implementation of the proposed project, Cargill would be accelerating and enhancing the recovery of commercial product from the MSS inventory and proactively addressing the threat of sea level rise at the same time.

2.2 PROJECT LOCATION

Proposed project features are located in the eastern San Francisco Bay Area, including portions of San Lorenzo, an unincorporated community in Alameda County, and portions of the Cities of Hayward, Union City, Fremont, and Newark. Specifically, project improvements would be constructed at Cargill's Solar Salt Facility, located at 7220 Central Avenue in Newark, California, and primarily within roadway rights-of-way between the Solar Salt Facility and the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo (Figure 1). The MSS are primarily situated in Ponds 12 and 13 of Cargill's Solar Salt Facility, which are located within the US Fish and Wildlife Service's (USFWS's) Don Edwards San Francisco Bay National Wildlife Refuge (Refuge). In 1979, Cargill transferred this real property, along with additional acreage, through a condemnation process and retained perpetual rights to continue sea salt operations within 8,000 acres of the Refuge, including Ponds 12 and 13.



Figure 1 Project Location

2.3 PROJECT DESCRIPTION

The proposed project would enable the enhanced processing and removal of MSS in Ponds 12 and 13 at the Solar Salt Facility by harvesting additional liquid bittern from the MSS matrices in these ponds as commercial product, dissolving the residual MSS solids in the ponds using Bay water, and transferring the resulting brine to EBDA's effluent pipeline for discharge into the Bay under EBDA's NPDES permit. Harvesting the liquid bittern and final disposition of the residual MSS brine would not require the use of any chemicals. It is anticipated that the MSS brine would be discharged to the EBDA system at a rate of up to 2.0 million gallons per day. Based on this estimated flow rate, the harvesting and discharge of the inventory of MSS is projected to require a 10- to 15-year timeframe. Discharge of the MSS brine by Cargill to the EBDA system would be subject to an agreement between EBDA and Cargill. The EBDA Joint Powers Public Agency Agreement term will expire on June 30, 2040. Therefore, the proposed project either would terminate on or before that date or could continue under a renegotiated agreement.

The proposed project has an on-site component of pipelines and pumping facilities in the existing Solar Salt Facility and an off-site component that would involve construction of approximately 15.6 miles of new underground pipeline primarily within roadway rights-of-way to connect the Solar Salt Facility into EBDA's system just downstream of the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo.

The proposed project consists of the following components:

- ▶ **Dissolution Water Pond and Plummer Creek Pump Station.** A new pump station would be installed to pump water indirectly from Plummer Creek to a new dissolution water pond.
- ▶ **Dissolution Water Pump Station and Distribution System.** A new dissolution water pump station would be constructed as a cast-in-place slab-on-grade facility located at the dissolution water pond and connected to an on-site high-density polyethylene piping distribution system installed above grade along the internal slope of the existing berms to deliver dissolution water to micro-trenches excavated in the crystallized salt layer above the Bay mud in Ponds 12 and 13 for MSS processing.
- ▶ **Two MSS Brine Pump Stations.** New MSS brine pump stations would be constructed at Ponds 12 and 13 as cast-in-place slab-on-grade pump stations to pump the resultant brine out of the processing ponds and into the off-site brine discharge pipeline.
- ▶ **Liquid Bittern Recovery Pumps.** During the processing of Pond 12, sections of the pond would be temporarily isolated using vinyl sheet piling to enable liquid bittern recovery. Two new pipelines would be installed along the internal slope of the berm on the northern shore of Pond 12: (1) a 12-inch header pipe to deliver dissolution water to Pond 12 and (2) a 4-inch pipe to transfer liquid bittern from Pond 12 to Pond 13, where it would be further processed and harvested as commercial product. After Pond 12 processing is complete, MSS processing would be initiated in Pond 13, and Pond 12 would be converted back to liquid bittern harvesting. To facilitate Pond 13 processing, two new pipelines similar to the ones described for Pond 12 would be installed along the internal slope of the berm on the southern side of Pond 13 to transfer liquid bittern from Pond 13 to Pond 12.
- ▶ **Rainwater Decanting.** A new weir box structure, which includes a weir plate (barrier) to control the flow of water, and a pipe would be installed at the northeastern corner of Pond 13 to enable decanting of rainwater from the surface of Pond 13 to supplement dissolution water for Pond 12.
- ▶ **MSS Brine Transport Pipeline.** An 18-inch (outside diameter) MSS brine transport pipeline would be constructed and extend north primarily along roadway rights-of-way for approximately 15.6 miles from the Solar Salt Facility to the Oro Loma Effluent Pump Station (OLEPS), located at the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo. Based on current design, the MSS brine transport pipeline would be located within portions of Thornton Avenue, Paseo Padre Parkway, Ardenwood Boulevard, Union City Boulevard, Hesperian Boulevard, Eden Shores Boulevard, Marina Drive, Industrial Boulevard, Baumberg Avenue, Arden Road, Corporate Avenue, Investment Boulevard, Production Avenue, Clawiter Road, West Winton Avenue, and Corsair Boulevard.

- ▶ **MSS Brine Discharge to the EBDA System.** The MSS brine transport pipeline would tie into EBDA's effluent conveyance system immediately downstream of the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo by connection to the pump discharge manhole approximately 75 feet north and downstream of the OLEPS. The MSS brine would then be combined with the treated wastewater effluents from the other agencies that discharge into the EBDA system before being discharged back to the Bay.

2.4 PROJECT OBJECTIVES

As set forth in the EIR, the objectives that EBDA and the applicant seek to achieve with the proposed project are as follows:

- ▶ Provide wastewater disposal capacity and services to Cargill in a manner that provides economic advantage to EBDA Member Agencies, with emphasis on offsetting and reducing expenses to EBDA and its ratepayers, and furthers the purpose and goals of EBDA's Joint Powers Agreement.
- ▶ Further EBDA's sustainability objectives, including those in support of reclamation and reuse of wastewater, by creating or facilitating the creation of permanent infrastructure available for future regional water recycling efforts by EBDA and/or EBDA Member Agencies.
- ▶ Balance any impacts due to disruption to local jurisdictions with impacts to sensitive environments.
- ▶ Develop new infrastructure to process MSS brine with minimal exposure to disruptions, including connecting with and optimizing existing EBDA infrastructure to use EBDA's excess capacity for processing and blending MSS brine.
- ▶ Utilize strategic connection to an existing deep-water outfall to minimize impacts to water quality and aquatic resources in receiving waters associated with the discharge of residual MSS brine.
- ▶ Facilitate the timely harvest of liquid bittern from the MSS in Cargill's Solar Salt Facility on-site ponds and ensure that MSS brine is efficiently, sustainably, and responsibly handled at all stages, including collection, transmission, and disposal.
- ▶ Prevent operational and environmental impacts of Bay water overtopping the berms surrounding MSS ponds due to sea level rise.

2.5 PROJECT PERMITS AND APPROVALS

2.5.1 EBDA Discretionary Approvals

The following actions are referred to collectively as the project approvals:

- ▶ adoption of these findings, the statement of overriding considerations, and the MMRP (proposed); and
- ▶ approval of the project (proposed).
- ▶ Project approval would occur in two parts. EBDA and Cargill are initially seeking to enter into a Project Approval Agreement that would provide the authorization for Cargill to construct the pumping facilities, distribution system for dissolution water, and related equipment within its Solar Salt Facility. Construction of all remaining project components would be contingent upon future project approvals and authorizations (identified below), including an Operating Agreement between EBDA and Cargill.

2.5.2 Permit and Resource Agency Approvals

The following lists identify the permits and resource agency approvals potentially required before proposed project implementation.

FEDERAL

- ▶ US Army Corps of Engineers (USACE): Clean Water Act Section 404 permit
- ▶ USFWS: Endangered Species Act, Section 7 consultation through the federal lead agency (USACE); notification and location approval pursuant to Cargill's reserved rights and related agreements pursuant to the 1979 condemnation action covering Ponds 12 and 13, among other acreage; approval of temporary trail closures within or access interruptions to the Refuge
- ▶ National Marine Fisheries Service (NMFS): Endangered Species Act, Section 7 consultation and Magnuson-Stevens Fishery Conservation and Management Act essential fish habitat consultation through the federal lead agency (USACE)

STATE

- ▶ San Francisco Bay Conservation and Development Commission (BCDC): BCDC permit and Coastal Zone Management Act consistency determination
- ▶ San Francisco Regional Water Quality Control Board (RWQCB): Clean Water Act Section 401 Water Quality Certification; NPDES construction stormwater permit (Notice of Intent to proceed under General Construction Permit), discharge permit for stormwater, general order for dewatering
- ▶ California Department of Fish and Wildlife (CDFW): California Fish and Game Code (CFGF) Section 2081 Incidental Take Permit for California Endangered Species Act-listed species; CFGF Section 1602, Lake and Streambed Alteration Agreement
- ▶ California Department of Transportation: Encroachment permits for activities affecting state highways
- ▶ California State Lands Commission (CSLC): Land leases for public trust lands
- ▶ Office of Historic Preservation: National Historic Preservation Act Section 106 consultation through the federal lead agency (USACE)

LOCAL

- ▶ Alameda County Flood Control and Water Conservation District (ACFCWCD): Easements, licenses and/or encroachment permits for crossing flood control/engineered channels and storm drains
- ▶ Alameda County Public Works Agency (ACPWA): Routine development permits, such as grading and noise permits; easements or encroachment permits for crossing streets, bridges, and flood control facilities, such as stormwater conveyance infrastructure; drilling and well permits for subsurface drilling activities within the city of Hayward and unincorporated areas of Alameda County
- ▶ Alameda County Water District (ACWD): Drilling permits for subsurface drilling activities within the cities of Fremont, Newark, and Union City; approval of activities subject to ACWD Ordinance No. 2010-01 (Well Ordinance); review and approval of dewatering plans
- ▶ Bay Area Air District (BAAD), formerly known as Bay Area Air Quality Management District (BAAQMD): Permit to construct and permit to operate
- ▶ Cities of Newark, Fremont, Union City, and Hayward: Routine development permits, such as encroachment, grading, and noise permits, and agreements for private pipeline placement in public rights-of-way under the Franchise Act of 1937 and the Charter of the City of Hayward
- ▶ East Bay Dischargers Authority (EBDA): Project Approval Agreement and Operating Agreement with Cargill
- ▶ East Bay Regional Park District (EBRPD): Easement, license and/or encroachment permit for activities on EBRPD lands; approval for temporary trail closures or access interruptions

- ▶ San Mateo County Transit District (SamTrans): Easement, license and/or encroachment permit or other limited easement or access agreement for crossing underneath the Dumbarton Rail Corridor owned by SamTrans, to the extent Cargill does not have an existing easement for such a crossing
- ▶ Union Pacific Railroad Company (UPRR): Plan approval by Chief Engineer of UPRR for crossing underneath rail lines owned by UPRR
- ▶ Union Sanitary District (USD): Encroachment permit and/or agreements for activities within USD rights-of-way, including horizontal directional drill crossings; conditional discharge permit for dewatering activities that require discharge into the USD sanitary sewer system
- ▶ San Francisco Public Utilities Commission: Easement, license and/or encroachment permits for crossing Hetch Hetchy Aqueduct and Bay Tunnel, to the extent Cargill does not have an existing easement for such a crossing

3 PROCEDURAL HISTORY

- ▶ EBDA prepared and on May 20, 2022, filed a notice of preparation (NOP) for a Draft EIR for the proposed project. A revised NOP was distributed on July 8, 2022, because of a change in the location of part of the project (specifically, a portion of the pipeline alignment). Both NOPs were sent to responsible agencies, interested parties, and organizations, as well as private organizations and individuals that may have an interest in the proposed project. The NOP was available at EBDA's office at 2651 Grant Avenue in San Lorenzo, California, and online at <https://ebda.org/projects/cargill-partnership/>. In addition, availability of the NOP was advertised in the *Alameda Times-Star*.
- ▶ EBDA held a public scoping meeting that was hosted online via Zoom, starting at 6:00 p.m. on June 1, 2022. At the meeting, a presentation was given to describe the proposed project and discuss key environmental issues identified in preliminary analyses. Public agencies and members of the public were given an opportunity to provide input on the scope of issues that should be addressed in the EIR.
- ▶ EBDA prepared and on January 4, 2023, distributed the Draft EIR for the project for a 45-day public review and comment period, which concluded on February 17, 2023. The Draft EIR was posted at the State Clearinghouse, and the notice of availability of the Draft EIR was mailed to relevant public agencies, responsible and trustee agencies, and interested parties. The Draft EIR was available for public review at EBDA's office at 2651 Grant Avenue in San Lorenzo, California, and online at <https://ebda.org/projects/cargill-partnership/>. In addition, availability of the Draft EIR was advertised in the *Alameda Times-Star*.
- ▶ EBDA held a public meeting to present the findings from and receive comments on the Draft EIR. The meeting was hosted online via Zoom, starting at 6:00 p.m. on January 24, 2023.
- ▶ During the review period, written comments were received on the Draft EIR from 12 different entities: one tribe, 10 agencies, and one organization. No oral comments were received at the public meeting. The agencies and organizations that submitted comments are listed in Table 3-1 of the Final EIR. The Final EIR contains responses to these comments, including a transcription of each comment and the complete comment letter. In response to the comments received, revisions to the Draft EIR were made as set forth in Chapter 4 of the Final EIR. The Final EIR was provided to each commenting agency on June 5, 2023.
- ▶ Pursuant to Public Resources Code section 21081 and CEQA Guidelines section 15090, on June 15, 2023, EBDA certified: (1) The Final EIR had been completed in compliance with CEQA; (2) The Final EIR was presented to the EBDA Board, and that the EBDA Board reviewed and considered the information contained in the final EIR prior to any approval or authorization of the project; and (3) The Final EIR reflected EBDA's independent judgment and analysis.
- ▶ EBDA and Cargill are now seeking to enter into a Project Approval Agreement to provide authorization for commencement of the project. However, EBDA determined that minor technical changes and additions to the certified EIR were necessary in response to new information that became known after the EIR was certified (i.e., changes in listing status under the California Endangered Species Act for species with potential to occur in the project area). In July 2025, EBDA prepared an EIR Addendum (2025 Addendum) to address this new information pursuant to Section 15164 of the State CEQA Guidelines.

4 RECORD OF PROCEEDINGS

In accordance with CEQA Section 21167.6(e), the record of proceedings for EBDA's decision on the proposed project includes, without limitation, the following documents:

- ▶ the NOPs (May 20, 2022, revised July 8, 2022) and all other public notices issued by EBDA in conjunction with the scoping period for the Draft EIR on the proposed project (the NOPs are provided in Appendix A of the Draft EIR);
- ▶ all comments submitted by agencies, organizations, and members of the public during the scoping period in response to the NOP (provided in Appendix A of the Draft EIR);
- ▶ the Draft EIR (January 4, 2023) for the project (State Clearinghouse No. 2022050436);
- ▶ all comments submitted by agencies, organizations, and members of the public during the comment period on the Draft EIR (the comments are transcribed in Chapter 3 of the Final EIR, and the full comment letters are provided in Appendix B of the Final EIR);
- ▶ the Final EIR for the project (June 5, 2023), which includes comments received on the Draft EIR, responses to those comments, revisions to the Draft EIR, and the 2025 Addendum (July 2025);
- ▶ documents cited or referenced in the Draft EIR, Final EIR, and the 2025 Addendum;
- ▶ the MMRP for the project (Attachment A to these findings);
- ▶ all findings and resolutions adopted by EBDA in connection with the project and all documents cited or referred to therein;
- ▶ all reports, studies, memoranda, maps, staff reports, or other planning documents related to the project prepared by EBDA, consultants to EBDA, and responsible or trustee agencies with respect to EBDA's compliance with the requirements of CEQA and with respect to EBDA's action on the project;
- ▶ all documents submitted to EBDA by other public agencies or members of the public in connection with the project up through final consideration of project approval;
- ▶ all minutes and/or verbatim transcripts, as available, of all public meetings held by EBDA in connection with the project;
- ▶ any documentary or other evidence submitted to EBDA at such public meetings; and
- ▶ any other materials required to be in the record of proceedings by CEQA Section 21167.6(e).

The official custodian of the documents that make up the record of proceedings is EBDA. All files have been made available to the EBDA Commission in considering these findings and whether to approve the project. These documents are available upon request for public review at EBDA's office at 2651 Grant Avenue in San Lorenzo, California. The Draft EIR, Final EIR, and EIR appendices are available online at <https://ebda.org/projects/cargill-partnership/>.

5 FINDINGS REQUIRED UNDER CEQA

Sections 5.1 through 5.4, below, present EBDA's findings with respect to the environmental impacts of the project pursuant to the requirements of CEQA Section 21081 and State CEQA Guidelines Sections 15091 and 15097.

The Final EIR, consisting of the Draft EIR, comments on the Draft EIR, responses to comments on the Draft EIR, revisions to the Draft EIR, remaining contents of the Final EIR, and the 2025 Addendum is hereby incorporated by reference into these findings without limitation. This incorporation is intended to address the scope and nature of mitigation measures, the basis for determining the significance of impacts, the comparative analysis of alternatives, and the reasons for approving the project despite the potential for associated significant and unavoidable impacts.

5.1 LESS-THAN-SIGNIFICANT IMPACTS AND AREAS OF NO IMPACT

The EBDA Commission agrees with the characterization in Section 3.1.1, "Effects Found Not to Be Significant," of the Draft EIR with respect to the resource areas for which the project would result in no impact. The EBDA Commission agrees with the characterization of impacts identified as less than significant in Chapter 3, "Environmental Impacts and Mitigation Measures," and Chapter 4, "Cumulative Impacts," of the Draft EIR and finds that those impacts have been described accurately and would be less than significant as so described in the EIR. The EBDA Commission also agrees with determinations made in "Issues Not Discussed Further" sections in Chapter 3 of the Draft EIR that the identified issues and thresholds of significance are not applicable to the proposed project or that the project would have no impact related to the identified thresholds.

This finding applies to the following impacts evaluated in the EIR, each determined to have no impact or a less-than-significant impact (no mitigation required).

5.1.1 Air Quality, Draft EIR Section 3.2

- ▶ Impact 3.2-2: Potential to Generate Long-Term Operational Emissions of ROG, NO_x, PM₁₀, and PM_{2.5} in Exceedance of Thresholds
- ▶ Impact 3.2-3: Potential to Expose Sensitive Receptors to TACs

5.1.2 Cultural and Tribal Cultural Resources, Draft EIR Section 3.4

- ▶ Impact 3.4-1: Potential to Cause a Substantial Adverse Change in the Significance of a Historical Resource
- ▶ Impact 3.4-4: Potential to Disturb Human Remains

5.1.3 Geology, Soils, Mineral Resources, and Paleontological Resources, Draft EIR Section 3.5

- ▶ Impact 3.5-1: Potential to Expose People or Structures to Substantial Adverse Impacts from Seismic or Geologic Hazards
- ▶ Impact 3.5-2: Potential to Result in Substantial Soil Erosion or the Loss of Topsoil
- ▶ Impact 3.5-3: Potential to Result in Landslide, Lateral Spreading, Subsidence, Liquefaction, or Collapse
- ▶ Impact 3.5-4: Potential to Locate Project Facilities on Expansive Soil, Creating Substantial Direct or Indirect Risks to Life or Property
- ▶ Impact 3.5-5: Potential to Result in the Loss of Availability of Regionally Significant Mineral Resources or a Locally Important Mineral Resource Recovery Site

5.1.4 Greenhouse Gas Emissions and Climate Change, Draft EIR Section 3.6

- ▶ Impact 3.6-1: Potential to Generate GHG Emissions during Construction and Operation of the Proposed Project

5.1.5 Hazards and Hazardous Materials, Draft EIR Section 3.7

- ▶ Impact 3.7-1: Potential to Create a Significant Hazard to the Public or the Environment through the Routine Transport, Use, or Disposal of Hazardous Materials
- ▶ Impact 3.7-2: Potential to Create a Significant Hazard to the Public or the Environment through Reasonably Foreseeable Upset and/or Accident Conditions Involving the Release of Hazardous Materials into the Environment
- ▶ Impact 3.7-3: Potential to Emit Hazardous Emissions or Handle Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School
- ▶ Impact 3.7-5: For a Project Located in an Airport Land Use Plan or, Where Such a Plan Has Not Been Adopted, within 2 Miles of a Public Airport or Public Use Airport, Potential to Result in a Safety Hazard or Excessive Noise for People Residing or Working in the Project Area
- ▶ Impact 3.7-6: Potential to Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan

5.1.6 Hydrology and Water Quality, Draft EIR Section 3.8

- ▶ Impact 3.8-2: Potential to Violate Any Water Quality Standards or Waste Discharge Requirements or Substantially Degrade Surface Water or Groundwater Quality during Operation
- ▶ Impact 3.8-4: Potential to Substantially Alter the Existing Drainage Pattern of the Area, Including through the Alteration of the Course of a Stream or River, in a Manner That Would Result in Substantial Erosion or Siltation On- or Off-Site, Result in Flooding On- or Off-Site, Create or Contribute Runoff Water That Would Exceed the Capacity of Existing or Planned Storm Water Drainage Systems or Provide Additional Sources of Polluted Runoff, or Impede or Redirect Flood Flows

5.1.7 Noise and Vibration, Draft EIR Section 3.9

- ▶ Impact 3.9-2: Potential to Expose Sensitive Receptors to Construction Vibration
- ▶ Impact 3.9-3: Potential to Generate Long-Term Substantial Stationary Noise from Pump Station Operations

5.1.8 Recreation, Draft EIR Section 3.10

- ▶ Impact 3.10-2: Potential to Increase the Use of Existing Parks or Other Recreational Facilities during Project Operations Such That Physical Deterioration Would Occur or Be Accelerated

5.1.9 Cumulative Impacts, Draft EIR Chapter 4

- ▶ Cumulative impact related to emissions of criteria air pollutants
- ▶ Cumulative impact related to toxic air contaminants
- ▶ Cumulative impact on biological resources

- ▶ Cumulative impact on archaeological resources and tribal cultural resources
- ▶ Cumulative impact related to seismic and geologic hazards
- ▶ Cumulative impact related to erosion and loss of topsoil
- ▶ Cumulative impact on mineral resources
- ▶ Cumulative impact on greenhouse gas emissions and global climate change
- ▶ Cumulative impact related to hazards and hazardous materials
- ▶ Cumulative impact related to the release of pollutants due to flooding
- ▶ Cumulative impact on surface and ground water quality
- ▶ Cumulative impact related to the violation of water quality objectives
- ▶ Cumulative impact related to construction vibration
- ▶ Cumulative impact related to operational noise (stationary)
- ▶ Cumulative impact on recreation

5.2 SIGNIFICANT IMPACTS SUFFICIENTLY REDUCED THROUGH MITIGATION MEASURES

The EBDA Commission agrees with the characterization in the EIR with respect to all impacts identified as “significant” or “potentially significant” that would be reduced to a less-than-significant level with implementation of the mitigation measures identified in the EIR and MMRP. In accordance with State CEQA Guidelines Section 15091(a), a specific finding is made for each impact and its associated mitigation measures in the discussions below.

5.2.1 Air Quality, Draft EIR Section 3.2

Impact 3.2-1: Potential to Generate Emissions of Criteria Air Pollutants and Precursors during Project Construction

Implementation of the project would generate construction emissions of ROG, NO_x, PM₁₀, and PM_{2.5} from off-road equipment use, material and equipment delivery trips, worker commute trips, and other, miscellaneous activities. The project would be required to implement BAAD’s construction best management practices and would use Tier 4 equipment. The project’s emissions of ROG and PM₁₀ and PM_{2.5} exhaust would not exceed BAAD’s mass emissions thresholds for either year of construction; however, emissions of NO_x would exceed thresholds in both years with incorporation of Tier 4 engines. This impact would be **significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measure reduces the significant project impact on air quality to less than significant.

Mitigation Measure 3.2-1: Contribute Funding to an Off-Site Mitigation Program

BAAD considers the use of an off-site mitigation program as a feasible mitigation measure (BAAD 2012). This mitigation strategy has been implemented by land use projects throughout the state as a means to reduce a project’s significant air quality impacts to a less-than-significant level. The project has already incorporated Tier 4 final engines to reduce NO_x emissions, which is a common and feasible measure known to reduce NO_x emissions greatly. However, the project’s emissions would continue to exceed BAAD’s thresholds of significance for NO_x.

The project applicant shall provide funding to a program or programs within the SFBAAB that reduce NO_x emissions. BAAD oversees several programs and funds to reduce emissions. Examples include the Carl Moyer Memorial Program, which provides grants to upgrade or replace heavy-duty diesel vehicles and equipment, including on- and off-road vehicles and equipment, school buses, agricultural equipment, marine vessels, and locomotives. Other options that the project applicant may consider to reduce NO_x emissions include the Mobile Source Incentive Fund, the Transportation Fund for Clean Air, and the Goods Movement Program. The project applicant shall provide funding to at least one, or more, of these programs to reduce construction-generated NO_x emissions for each year of construction adequately to offset the exceedance of the BAAD NO_x threshold as verified by BAAD. The cost to mitigate shall be determined when the project applicant chooses to engage in any of the aforementioned programs, but that cost shall be sufficient to reduce NO_x emissions sufficiently to meet BAAD's thresholds of significance, as verified by BAAD.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measure 3.2-1, impacts on air quality would be reduced to less than significant. Implementation of Mitigation Measure 3.2-1 would ensure that construction emissions of criteria air pollutants and precursors would not exceed BAAD's mass emissions thresholds. Specifically, this measure would reduce emissions of NO_x during project construction through contribution of funding to support SFBAAB-based pollution reductions programs, avoiding the potential for individuals to be exposed to unhealthy concentrations of criteria air pollutants that could result in adverse health outcomes. Implementation of this mitigation measure will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

5.2.2 Biological Resources, Draft EIR Section 3.3

Impact 3.3-1: Potential Substantial Adverse Effect, Either Directly or through Habitat Modifications, on Any Species Identified as a Candidate, Sensitive, or Special-Status Species in Local or Regional Plans, Policies, or Regulations, or by CDFW or USFWS

Potential temporary disturbance of special-status fish, birds, terrestrial mammals, invertebrates, and plants may occur from construction of the project. This may include direct disturbance, injury, or mortality of individuals; or indirect disturbance resulting in adverse effects such as nest abandonment. Additionally, directional drilling to construct the MSS brine transport pipeline could result in accidental frac-out which could directly impact fish or degrade habitat for special-status species. Due to the sensitivity of potentially affected special-status species and that the loss of special-status species could substantially affect the abundance, distribution, and viability of populations of these species, this impact would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impact on biological resources to less than significant.

Solar Salt Facility Improvements – Birds

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

- ▶ All construction personnel will visually check for wildlife beneath vehicles and construction equipment before moving or operating them. If an animal is discovered and does not leave the site on its own, personnel will contact the project biologist for direction before using equipment.
- ▶ Confine all heavy equipment, vehicles, and construction activities to existing access roads, road shoulders, and disturbed/developed or designated work areas. Limit work areas to what is necessary for construction.

- ▶ Minimize grading and vegetation removal along access roads and construction work areas.
- ▶ Do not allow pets, hunting, open fires, or firearms at the project site.
- ▶ During project activities, properly contain all trash that may attract predators in covered garbage receptacles and remove the trash from the site daily. Following construction, all trash and construction debris from project sites will be removed.
- ▶ Use only tightly woven netting or similar material for all geo-synthetic erosion control materials such as coir rolls and geo-textiles. No plastic monofilament matting will be used.
- ▶ If night work is conducted, all nighttime lighting will be focused on construction activities and directional shields will be used to direct lighting away from natural habitats.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

A USFWS- or CDFW-approved biologist (as applicable) will develop an environmental training and will present the training to all crew members before they begin work on the project. The training will include a description of special-status species with potential to occur, life history and habitat associations, general measures that are being implemented to conserve the species as they relate to the project, the terms and conditions of project permits, penalties for noncompliance, the boundaries of the construction areas, and the boundaries of environmentally sensitive areas. A handout will be provided to all participating personnel, and at least one copy will be kept on-site, in the job packet, during construction activities. On completion of the training, crew members will sign a form stating that they attended the training and understand the mitigation measures.

Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

Prior to any planned construction activities occurring during the nesting season (approximately February 1 to August 31, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys will conduct focused surveys for special-status birds, other nesting raptors, and other native birds and will identify active nests. Preconstruction nesting bird surveys will be conducted within 14 days prior to when construction activities are initiated in each of the areas of suitable nesting habitat for northern harrier, salt-marsh common yellowthroat, California black rail, Alameda song sparrow, tricolored blackbird, and yellow rail that are within 500 feet of the project footprint. In addition, nesting bird surveys will be conducted for all other common raptor species (within a 500-foot buffer) and passerine species (100-foot buffer) protected by the MBTA. Pre-construction surveys for white-tailed kite will occur within 0.25-mile area of the construction area.

Impacts on nesting birds will be avoided by establishing appropriate buffers around active nest sites identified during focused surveys to prevent disturbance to the nest. Project activity will not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no longer active, or reducing the buffer will not likely result in nest abandonment. An avoidance buffer of 500 feet will be implemented for white-tailed kite, in consultation with CDFW. For other species, a qualified biologist will determine the size of the buffer for nonraptor nests after a site- and nest-specific analysis. Initial work buffers typically will be 150 feet for raptors (other than special-status raptors) and 50 feet for nonraptor species (unless otherwise specified in other mitigation measures). Factors to be considered for determining buffer size will include presence of natural buffers provided by vegetation or topography, nest height above ground, baseline levels of noise and human activity, species sensitivity, and project activities. The size of the buffer may be adjusted if a qualified biologist determines that such an adjustment would not be likely to adversely affect the nest. Any reduction to the avoidance buffer described herein for white-tailed kite (500 feet) or the typical initial work buffers for raptor and nonraptor species (150 feet and 50 feet respectively) will require consultation with CDFW. Periodic monitoring of the nest by a qualified biologist during project activities will be required if the activity has potential to adversely affect the nest, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.

- ▶ Where proposed ground-disturbing activities (e.g., grading, trenching vegetation removal, staging) are implemented within or adjacent to habitats suitable for burrowing owls, a qualified biologist shall conduct surveys for burrowing owls in areas of habitat suitable for the species within 1,640 feet (500 meters) of the proposed activities. Inaccessible areas (e.g., adjacent private property) will not be surveyed directly, but the biologist may use binoculars or a spotting scope to survey these areas. A minimum of four surveys shall be conducted prior to initiation of ground-disturbing activities to determine whether burrowing owls occupy the site. Surveys shall be conducted according to Appendix D of the *2012 Staff Report on Burrowing Owl Mitigation prepared by the California Department of Fish and Game* (now CDFW) (CDFW 2012), or any subsequent updated guidance. If feasible, at least one survey should be conducted between February 15 and April 15 (i.e., the beginning of the breeding season when nests are being established) and the remaining surveys should be conducted between April 15 and July 15 (i.e., the peak of the breeding season when most burrowing owls have active nests), at least three weeks apart, as recommended in CDFW's 2012 guidance. Because burrowing owls may recolonize a site after only a few days, one of the surveys, or an additional survey, shall be conducted within 14 days before initiating ground disturbance activities to verify that take of burrowing owl would not occur.
- ▶ If no burrowing owls are found, no further mitigation shall be required.
- ▶ If a burrow occupied by a burrowing owl is found during the surveys, the project applicant shall establish and maintain a buffer around the occupied burrow and any identified satellite burrows (i.e., non-nesting burrows that burrowing owls use to escape predators or move young into after hatching) to prevent take of the burrowing owls. Burrow buffers shall be implemented as follows:
 - (a) During the non-breeding season (September 1 through January 31), the minimum buffer distance shall be 164 feet (50 meters). During the breeding season (February 1 through August 31), the minimum buffer distance shall be increased to 1,640 feet (500 meters).
 - (b) The buffer may be adjusted if, in consultation with CDFW, a qualified biologist determines that an alternative buffer shall not result in take of burrowing owl adults, young, or eggs because of particular site features (e.g., topography, natural line-of-sight barriers), level of project disturbance, or other considerations. If the buffer is reduced, a qualified biologist shall monitor the behavior of the burrowing owls during all project activities within 1,640 feet of the burrow. If the owls exhibit disturbed or agitated behaviors (e.g., vocalizations, bill snaps, fluffing feathers to increase body size appearance, drooping wings and rotating them forward, crouching and weaving back and forth) in response to the project activities, the biologist shall have the authority to halt the activities and re-establish a buffer consistent with item (a) until the agitated behavior ceases and normal behavior resumes.
 - (c) The buffer shall remain in place around the occupied burrow and associated satellite burrows until a qualified biologist has determined through noninvasive methods that the burrows are no longer occupied by burrowing owls. A previously occupied burrow will be considered unoccupied if surveys demonstrate that no owls have used the burrow for seven consecutive days.
- ▶ Locations of burrowing owls detected during surveys shall be reported to the California Natural Diversity Database.
- ▶ If implementation of a buffer to prevent take of burrowing owls is not feasible, the applicant shall consult with CDFW and obtain an Incidental Take Permit (ITP) prior to commencing project-related ground-disturbing activities. The impacts of taking burrowing owls shall be minimized and fully mitigated.

Mitigation Measure 3.3-4: Conduct Protocol-Level Surveys and Implement Protective Buffers for California Ridgway's Rail

Where feasible, project construction activities in suitable nesting habitat for California Ridgway's rail will not occur during the breeding season (February 1 through August 31).

If project activities during the breeding season within suitable nesting habitat for the California Ridgway's rail are unavoidable, a qualified permitted biologist will conduct a protocol-level survey between January 15 to April 15 and

within a year before construction begins. The survey will occur in suitable habitats within a 700-foot buffer around the project area. Survey methods would follow USFWS-approved *Site Specific Protocols for Monitoring Marsh Birds: Don Edwards San Francisco Bay and San Pablo Bay National Wildlife Refuges* (USFWS 2017). If California Ridgway's rails are confirmed to be present, additional coordination with CDFW and USFWS will be required.

If protocol surveys identify breeding California Ridgway's rails within 700 feet of the project area, no construction activities will occur within 700 feet of suitable habitat during the breeding season (February 1 through August 31) unless authorization is obtained from CDFW and USFWS.

If the surveys confirm that there are no breeding California Ridgway's rails within 700 feet of the project area, work activities could occur during the breeding season (February 1 through August 31). If Ridgway's rail is observed during biological monitoring within the rail nesting season, work will stop within 700 feet of the observation and Cargill will coordinate with USFWS and CDFW to determine appropriate measures.

Use of heavy equipment in suitable habitat will be minimized to the maximum extent practicable.

Mitigation Measure 3.3-5: Avoid and Minimize Impacts to Western Snowy Plover

Nesting locations are to be identified through preconstruction surveys by a qualified biologist within 14 days prior to construction during the Western snowy plover breeding season (March 1 through September 14). No construction activities can be performed within 600 feet of an active Western snowy plover nest during the breeding season without the approval of USFWS.

If construction occurs where chicks are present outside the 600-foot no-disturbance buffer and are foraging, then a qualified biologist will be present to ensure that no chicks are located in close proximity (i.e., within 200 feet) to construction activities. If chicks are present, then construction activities will be halted until they move away from the work area on their own volition.

Mitigation Measure 3.3-6: Perform Biological Monitoring

For work that will occur in or adjacent to potential habitat for special-status species, a qualified biologist will be present during initial ground disturbing activities involving use of heavy equipment that could cause noise or vibration disturbance to listed species (species state or federally listed as threatened or endangered, state species of special concern, or species fully protected by the California Fish and Game Code). Biological monitoring thereafter will occur as needed to fulfill the role of the approved biologist in project permits, potentially including permits from USACE and the RWQCB for effects to waters of the United States and state and CDFW for effects to lakes, streams, and associated riparian habitat. The qualified biologist will have stop work authority to stop project activities to minimize disturbance, injury, or mortality of listed species. If the qualified biologist exercises stop work authority, the appropriate resources agencies will be notified by phone and email within 48 hours.

Solar Salt Facility Improvements - Terrestrial Mammals

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described above.

Mitigation Measure 3.3-7: Prevent Special-Status Wildlife Entrapment

To prevent inadvertent entrapment of special-status species in salt marsh and playa habitat during construction, excavated holes or trenches more than 1 foot deep with walls steeper than 30 degrees will be covered at the close of each working day by plywood or similar materials. Alternatively, an additional 4-foot-high vertical barrier,

independent of exclusionary fences, will be used to further prevent the inadvertent entrapment of special-status species. If it is not feasible to cover an excavation or provide an additional 4-foot-high vertical barrier independent of exclusionary fences, one or more escape ramps constructed of earth fill or wooden planks will be installed for every 100 feet of trenching with no greater than 3:1 slopes. Before such holes or trenches are filled and when they are covered and uncovered each working day, they will be thoroughly inspected for trapped animals. If at any time a trapped special-status animal is discovered, an USFWS- or CDFW-approved biologist will be contacted (as appropriate), and they or their designee will immediately place escape ramps or other appropriate structures to allow the animal to escape, or USFWS and/or CDFW will be contacted by telephone for guidance.

All construction pipes, culverts, or similar structures that are stored at the project site for one or more overnight periods shall be securely capped before storage or inspected by the USFWS- or CDFW-approved biologist before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a special-status species is discovered inside a pipe, the individual shall be allowed to leave on its own volition.

Mitigation Measure 3.3-8: Implement Measures to Avoid Impacts to Salt-Marsh Harvest Mouse and Salt-Marsh Wandering Shrew

Because salt-marsh harvest mouse is a fully protected species under the California Fish and Game Code, measures will be implemented to avoid injury or mortality of the species. These measures will also avoid impacts to salt-marsh wandering shrew.

A USFWS- and CDFW-approved biologist with previous salt marsh harvest mouse experience will be on-site during construction activities occurring in wetlands. The biologist will document compliance with all project permit conditions and avoidance and conservation measures. The approved biologist or their designee will have the authority to stop project activities if any requirement associated with these measures is not being fulfilled. Prior to the initiation of work each day, the USFWS- and CDFW-approved biologist will thoroughly inspect the work area and adjacent habitat areas to determine if salt-marsh harvest mouse is present.

Following confirmation by the USFWS- and CDFW-approved biologist that no salt-marsh harvest mouse is present, tidal wetland vegetation will be removed by hand using only nonmechanized hand tools (i.e., trowel, hoe, rake, and shovel) prior to the initiation of work within these areas. Vegetation will be removed to bare ground or stubble no higher than 1 inch. Vegetation will be removed under the supervision of the USFWS- or CDFW-approved biologist.

Unless otherwise instructed by USFWS and CDFW, temporary exclusion fencing will be installed immediately after the hand removal of tidal wetland vegetation (as described above) from the work area. The fence will be made of a heavy plastic sheeting material that does not allow salt-marsh harvest mice to pass through or climb, and the bottom will be buried so that salt-marsh harvest mice cannot crawl under the fence. Fence height will be at least 12 inches higher than the highest adjacent vegetation with a maximum height of 4 feet. A USFWS- and CDFW-approved biologist with previous salt-marsh harvest mouse experience will be on-site during fence installation and will check the fence alignment prior to vegetation clearing and fence installation to ensure no salt-marsh harvest mice are present.

Through project permitting (e.g., Clean Water Act 404/401) or CEQA review, if USFWS and CDFW suggest alternative measures that are equally effective (e.g., additional biological monitoring, marsh mats) as vegetation removal and temporary exclusion fencing (described in the previous two paragraphs), the suggested measures would be implemented instead, along with other suggested measures discussed herein.

The USFWS- and CDFW- approved biologist will inspect exclusion fencing during daily inspections prior to the initiation of work each day. If exclusion fencing shows signs of damage such that small mammals could enter the work area, work will not continue within 300 feet of the damaged exclusion fencing until the fences are repaired and the site is surveyed by a qualified biologist to ensure that salt-marsh harvest mouse has not entered the work area.

Construction access through wetland vegetation will be minimized to avoid the loss of individual harvest mice. If construction access through wetland vegetation is required, construction workers will follow wildlife and plant avoidance measures prescribed in *Walking in the Marsh: Methods to Increase Safety and Reduce Impacts to Wildlife/Plants* (San Francisco Bay Joint Venture 2017).

No work will occur within 50 feet of suitable tidal marsh habitat within 2 hours before and after an extreme high tide event (6.5 feet or higher measured at the Golden Gate Bridge and adjusted to the timing of local high tides) unless salt-marsh harvest mouse-proof exclusion fencing has been installed around the work area.

During berm alteration work salt-marsh harvest mouse corridors (i.e., corridors considered to be connected to larger areas of salt-marsh harvest mouse habitat) will be retained on at least one side of berms while construction activities take place.

Solar Salt Facility Improvements – Plants

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-9: Conduct Botanical Surveys and Implement Avoidance Measures and Mitigation

Prior to any ground-disturbing activities, a qualified botanist will conduct botanical surveys where there is potential for a special-status plant species to occur and during the appropriate identification period (typically, the blooming period) for plants that have a potential to occur in the project footprint. All habitats potentially suitable for special-status plants will be surveyed following CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018b or most recent version). If special-status plants are not found, the botanist would document the findings in a report to the project files, and no further mitigation would be required.

If special-status plants are found, the habitat occupied by special-status plants will be avoided completely, if feasible. This may include establishing a no-disturbance buffer around the plants and demarcation of this buffer by a qualified biologist or botanist using flagging or high-visibility construction fencing. The size of the buffer will be determined by the qualified biologist or botanist and will be large enough to avoid direct or indirect impacts on the special-status plants.

If special-status plants are found and cannot be avoided, the applicant will, in consultation with CDFW or USFWS as appropriate depending on the species status, develop and implement a site-specific mitigation program to avoid loss of occupied habitat and minimize loss of individuals. Mitigation measures shall include, at a minimum, preserving and enhancing existing populations, establishing populations through seed collection or transplantation from the site that is to be affected, and/or restoring or creating habitat in sufficient quantities to fully offset the loss of occupied habitat or individuals. Potential mitigation sites could include suitable locations within or outside of the project area, with a preference for on-site mitigation. Habitat and individual plants lost would be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value and as approved by CDFW or USFWS. Success criteria for preserved and compensatory populations would include:

- ▶ The extent of occupied area and plant density (number of plants per unit area) in compensatory populations would be equal to or greater than the affected occupied habitat.
- ▶ Compensatory and preserved populations would be self-producing. Populations would be considered self-producing when:
 - plants reestablish annually for a minimum of 5 years with no human intervention such as supplemental seeding; and
 - reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity.

If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures will be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long-term viable populations.

MSS Brine Transport Pipeline – Fish

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

Prior to directional drilling activities, containment and cleanup equipment, such as portable pumps, silt fence, and fiber rolls, will be present for use at the staging areas and active construction site. At high-risk boring locations directly adjacent to or under waterbodies or wetlands, damming and flume materials will be pre-staged. During directional drilling activities, construction crews will monitor bentonite flow and returns so that fluid loss can be identified before the material surfaces. Silt fencing or equivalent will be installed between the bore site and any water or wetland. This will prevent the bentonite mixture from entering the water or wetland should a spill occur. If a spill is detected in a water or wetland, drilling will immediately cease, and spill prevention and control measures will immediately be employed. If the mixture flows to the surface of a water, a pump will be used to pump it to a safe location within a BMP. If a release occurs in a water, the water will be immediately dammed and flumed and the bentonite mixture will be contained and removed. The appropriate permitting agencies will be contacted including the San Francisco Bay RWQCB. In addition, drilling mud must not contain any chemicals that are acutely hazardous to aquatic environment, as confirmed by Material Safety Data Sheets.

MSS Brine Transport Pipeline – Birds

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

This mitigation measure is described on pages 18 and 19 above.

Mitigation Measure 3.3-4: Conduct Protocol-Level Surveys and Implement Protective Buffers for California Ridgway's Rail

This mitigation measure is described on pages 19 and 20 above.

Mitigation Measure 3.3-5: Avoid and Minimize Impacts to Western Snowy Plover

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

MSS Brine Transport Pipeline – Terrestrial Mammals

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-7: Prevent Special-Status Wildlife Entrapment

This mitigation measure is described on page 21 above.

Mitigation Measure 3.3-8: Avoid Impacts to Salt-Marsh Harvest Mouse and Salt-Marsh Wandering Shrew

This mitigation measure is described on pages 21 and 22 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

Mitigation Measure 3.3-11: Avoid Impacts to Pallid Bat

Measures for avoiding and minimizing impacts to the pallid bat will include the following:

- ▶ A qualified wildlife biologist will be retained to conduct surveys for roosting bats in potentially suitable roosting habitat (i.e., structures, trees) within the construction area. Surveys will be conducted within 14 days prior to initiation of construction activities. If no active roosts are detected during surveys, then no additional mitigation is required.
- ▶ If pallid bat roosts are found in any areas that will be directly affected by construction activities during breeding season (April 1 to August 31), a no-disturbance buffer will be established around the roosting location to avoid disturbance or destruction of the roost site until after the breeding season or after a wildlife biologist determines that the pups are fully weaned. The extent of these buffers will be determined by a wildlife biologist in consultation with CDFW and will depend on the level of noise or disturbance, line of site between the roost and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors will be analyzed and used to make an appropriate decision on buffer distances.
- ▶ Tree removal where active roosts are present will be conducted only outside of the breeding season, between September 1 and March 31, or after a wildlife biologist determines that the pups have been weaned, typically by late August.

MSS Brine Transport Pipeline – Invertebrates**Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources**

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies and Crotch's Bumble Bee Nest Colonies

The project will implement the following measures to avoid and minimize potential impacts on monarch butterfly overwintering colonies:

- ▶ To minimize the potential for loss of monarch overwintering colonies, project activities that include vegetation removal within suitable overwintering habitat (e.g., eucalyptus or other large trees) will be conducted from April through September to avoid the overwintering season (October through March), if feasible. If project activities are conducted outside of the overwintering season, no further mitigation will be required.

- ▶ Within 14 days before the onset of project activities that include vegetation removal between October 1 and March 31, a qualified biologist familiar with monarchs and monarch overwintering habitat will conduct focused surveys for monarch colonies within habitat suitable for the species in the project site and will identify any colonies found within the project site.
- ▶ Monarch overwintering colonies that are identified within a project site will be demarcated with flagging or high-visibility construction fencing to prevent removal of the stand of trees containing the overwintering colony and encroachment by heavy machinery, vehicles, or personnel. Removal of the tree or stand of trees that contains the overwintering colony will not occur until the monarchs have left the area, as determined by a qualified biologist.
- ▶ If modification or removal of a stand that contains an identified overwintering colony is required for a project and cannot be delayed, a site-specific management plan will be prepared and implemented for the stand with the goal of maintaining habitat function for the monarch overwintering colony, following feasible recommendations from *Protecting California's Butterfly Groves Management Guidelines for Monarch Butterfly Overwintering Habitat* (Xerces Society 2017). Examples of management strategies that could be considered to maintain habitat function include:
 - remove or trim hazard trees;
 - selectively remove or trim trees to create a heterogeneous habitat that provides access to sunlight and shade for monarchs;
 - maintain suitable wind protection in the stand; and
 - replace removed trees with native trees in strategic locations to provide additional wind protection.

The project will implement the following measures to avoid and minimize potential impacts on Crotch's bumble bee nest colonies:

- ▶ Initial ground-disturbing work (e.g., grading, trenching vegetation removal, staging) for the MSS brine transport pipeline outside of the Solar Salt Facility shall take place between August 15 and March 15, if feasible, to avoid impacts on Crotch's bumble bees potentially nesting in this area. No such restriction is necessary for improvements within the Solar Salt Facility owing to the absence of habitat suitable for this species.
- ▶ If completing initial ground-disturbing work for any portion of the MSS brine transport pipeline (outside of the Solar Salt Facility) between August 15 and March 15 is not feasible, then prior to the start of any ground-disturbing activities, a qualified biologist approved by CDFW that is familiar with bumble bees of California, and experienced using survey methods for bumble bees shall conduct a habitat assessment and focused survey for Crotch's bumble bee within vegetated portions of the project site due to be constructed within that year's colony active period. The survey shall follow the methods in *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023), or any subsequent adopted or recommended CDFW guidance. The following measures shall be implemented:
 - The project proponent, with EBDA oversight, shall submit a survey report to CDFW within one month of survey completion and prior to initial ground-disturbing work, and shall notify CDFW within 24 hours if Crotch's bumble bees are detected.
 - If Crotch's bumble bees are detected during the focused survey, appropriate avoidance measures shall be implemented as determined by a qualified biologist. Avoidance measures may include protective buffers that shall be implemented around active nesting colonies until these sites are no longer active.
 - If Crotch's bumble bee is still a candidate or becomes a listed species under CESA at the time of initial ground-disturbing work for the MSS brine transport pipeline, impacts on Crotch's bumble bee cannot be avoided, and take may occur during project activities, the project proponent, with EBDA oversight, shall obtain an Incidental Take Permit (ITP) from CDFW and shall implement all avoidance measures included in the ITP including compensation for loss of nest colonies.

MSS Brine Transport Pipeline – Plants

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-9: Conduct Botanical Surveys and Implement Avoidance Measures and Mitigation

This mitigation measure is described on pages 22 and 23 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.3-1 through 3.3-12, impacts on biological resources would be reduced to less than significant. Implementation of Mitigation Measures 3.3-1 through 3.3-12 would ensure that the project would not result in substantial adverse effects on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.

Specifically, the following measures would be implemented to reduce impacts on biological resources:

- ▶ At the Solar Salt Facility and along the MSS brine transport pipeline alignment, implementing Mitigation Measures 3.3-1 through 3.3-6 and 3.3-10 would reduce impacts on special-status bird species by requiring the project proponent to implement the following actions, as applicable: conduct preconstruction nesting bird surveys, establish avoidance buffers around active nests, conduct biological monitoring during initial ground-disturbing activities, implement worker environmental awareness training and other standard biological resource avoidance measures, and implement directional drilling fluid containment measures to prevent releases into water bodies or wetlands.
- ▶ At the Solar Salt Facility and along the MSS brine transport pipeline alignment, implementing Mitigation Measures 3.3-1, 3.3-2, 3.3-6 through 3.3-8, 3.3-10, and 3.3-11 would reduce impacts on special-status mammal species by requiring the project proponent to implement the following actions, as applicable: install barriers to exclude wildlife and prevent wildlife entrapment, conduct surveys and establish buffers for roosting bats, conduct biological monitoring, implement worker environmental awareness training and other standard biological resource avoidance measures, and implement directional drilling fluid containment measures to prevent releases into water bodies or wetlands.
- ▶ At the Solar Salt Facility and along the MSS brine transport pipeline alignment, implementing Mitigation Measures 3.3-1, 3.3-2, 3.3-9, and 3.3-10 would reduce impacts on special-status plants by requiring the project proponent to implement the following actions, as applicable: conduct protocol-level surveys, implement avoidance measures, compensate for impacts, consult with regulatory agencies, implement directional drilling fluid containment measures to prevent releases into water bodies or wetlands, and implement worker environmental awareness training and other standard biological resource avoidance measures.
- ▶ Along the MSS brine transport pipeline alignment, implementing Mitigation Measures 3.3-1, 3.3-2, and 3.3-10 would reduce impacts on special-status fish by requiring the project proponent to implement the following actions, as applicable: implement directional drilling fluid containment measures to prevent releases into water bodies or wetlands, and provide worker environmental awareness training and other standard biological resource avoidance measures.
- ▶ Along the MSS brine transport pipeline alignment, implementing Mitigation Measures 3.3-1, 3.3-2, and 3.3-12 would reduce impacts on special-status invertebrates by requiring the project proponent to implement the

following actions, as applicable: implement management strategies to protect monarch butterfly overwintering colonies, and provide worker environmental awareness training and other standard biological resource avoidance measures.

Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.3-2: Potential Substantial Adverse Effect on Any Riparian Habitat or Other Sensitive Natural Community Identified in Local or Regional Plans, Policies, or Regulations, or by CDFW or USFWS

and

Impact 3.3-3: Potential Substantial Adverse Effect on State or Federally Protected Wetlands (including, but Not Limited to, Marshes, Vernal Pools, Coastal Wetlands, etc.) through Direct Removal, Filling, Hydrological Interruption, or Other Means

Implementing the project may result in temporary loss or disturbance of waters and wetlands from construction of the Solar Salt Facility Improvements and MSS brine transport pipeline. The Solar Salt Facility Improvements are anticipated to result in a small loss of unvegetated pond habitat, and construction of other permanent above-ground improvements could result in additional permanent loss of potentially jurisdictional features. Limited trimming or removal of riparian vegetation may also occur from MSS brine transport pipeline construction. Further, areas affected by the project may qualify as sensitive natural communities, most likely including tidal marsh habitats identified or likely to qualify as northern coastal salt marsh. Directional drilling to construct the MSS brine transport pipeline could result in accidental frac-out which could adversely affect water quality and degrade wetlands. Due to the sensitivity of these habitat types, and their protected statuses, this impact would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impacts on biological resources to less than significant.

Solar Salt Facility Improvements

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State

Before initial ground disturbance or vegetation removal activities begin within areas that may contain wetlands and other waters, the following measures, which are intended to avoid and minimize impacts on state or federally protected wetlands, shall be implemented.

A qualified biologist will delineate the boundaries of state or federally protected wetlands within the project site according to methods established in the USACE wetlands delineation manual (Environmental Laboratory 1987) and the Western Mountains, Valleys, and Coast regional supplement (USACE 2010). The qualified biologist will also

delineate the boundaries of wetlands that may not meet the definition of waters of the United States, but would qualify as waters of the state, according to the state wetland definition and procedures (SWRCB 2021).

If state or federally protected wetlands are determined to be present within a work area and can be avoided, the qualified biologist will establish a buffer around wetlands and mark the buffer boundary with high-visibility flagging, fencing, stakes, or clear, existing landscape demarcations (e.g., edge of a roadway). The buffer will be a minimum width of 25 feet but may be larger if deemed necessary. The appropriate size and shape of the buffer zone will be determined in coordination with the qualified biologist and will depend on the type of wetland present, the timing of project activities (e.g., wet or dry time of year), whether any special-status species may occupy the wetland and the species' vulnerability to the project activities, environmental conditions and terrain, and the project activity being implemented.

Project activities (e.g., ground disturbance, vegetation removal, staging) will be prohibited within the established buffer. A qualified biologist will periodically inspect the materials demarcating the buffer to confirm that they are intact and visible, and wetland impacts are being avoided.

If it is determined that fill of waters of the United States would result from project implementation, authorization for such fill will be secured from USACE through the Section 404 permitting process. Any waters of the United States that would be affected by the project will be replaced or restored on a no-net-loss basis in accordance with USACE mitigation guidelines. In association with the Section 404 permit (if applicable) and prior to the issuance of any grading permit, Section 401 Water Quality Certification from the San Francisco RWQCB will be obtained.

If it is determined that disturbance or fill of state protected wetlands, or any other waters of the state cannot be avoided, the implementing party will notify CDFW, the San Francisco RWQCB, and BCDC before commencing any activity within the bed or, bank, or riparian corridor of any waterway and will notify the RWQCB before commencing any activity within a state wetland. If project activities trigger the need for a Streambed Alteration Agreement, the proponent will obtain an agreement from CDFW before the activity commences. Project construction activities will be implemented in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect the fish and wildlife resources, when working within the bed or bank of waterways that function as a fish or wildlife resource or in riparian habitats associated with those waterways. The applicant will apply for a permit from the San Francisco RWQCB for any activity that may result in discharges of dredged or fill material to waters of the state. The application will be completed in accordance with state procedures (SWRCB 2021).

If it is determined that fill in any water, land, or structure within BCDC jurisdiction will result from project implementation, authorization for such fill will be secured from BCDC through its permitting process before the activity commences.

State or federally protected waters and wetlands disturbed during project activities will be restored to pre-disturbance conditions or better. Restoration will include restoring pre-disturbance contours, hydrology, and vegetation. Temporary impacts to wetlands will require preparation of a restoration plan which details how wetlands will be restored and will require implementation of a monitoring plan to ensure the restoration is successful. Permanent impacts to wetlands and other waters of the United States will be replaced in accordance with USACE regulations to achieve "no net loss" of area or function of waters of the United States, including wetlands.

Permanent impacts to waters of the state will be compensated in accordance with the state procedures, such that the project would not result in a net loss of overall abundance, diversity, and condition of aquatic resources within the affected watershed based on a watershed assessment using an assessment method approved by the San Francisco RWQCB or State Water Resources Control Board.

To the degree feasible and acceptable to the agencies with jurisdiction, restoration, rehabilitation, and/or replacement of jurisdictional waters for permanent impacts will be mitigated in-kind and completed on-site at a location agreeable to USACE, the RWQCB, and BCDC in accordance with USACE, San Francisco RWQCB, and BCDC mitigation guidelines. Any permanent impacts that cannot be mitigated through on-site restoration, rehabilitation, and/or replacement will be compensated through purchase of mitigation credits at a USACE/San Francisco RWQCB/BCDC-approved mitigation bank.

Mitigation Measure 3.3-14: Compensate for Unavoidable Loss of Sensitive Natural Communities

The following measures shall be implemented before implementation of project activities:

- ▶ A qualified botanist will perform a protocol-level survey of the project site for sensitive natural communities and sensitive habitats following CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW 2018b). Sensitive natural communities will be identified using the best available and current data, including keying them out using the most current edition of *A Manual of California Vegetation* (including updated natural communities data at <http://vegetation.cnps.org/>), or referring to relevant reports (e.g., reports found on the VegCAMP website).
- ▶ Before implementation of project activities, development setbacks will be established around all sensitive habitats identified during surveys, and these setbacks will be flagged or fenced with brightly visible construction flagging and/or fencing under the direction of the qualified biologist and no project activities (e.g., vegetation removal (including herbicide application), ground disturbance, staging) will occur within these areas. Setback distances will be dependent on various factors (e.g., presence of special-status wildlife or plant species) and determined by a qualified biologist in consultation with the appropriate agency (e.g., CDFW), but will generally be a minimum of 50 feet. Foot traffic by personnel will also be limited in these areas to prevent the introduction of invasive or weedy species or inadvertent trampling of vegetation. Periodic inspections during construction will be conducted by the monitoring biologist to maintain the integrity of exclusion fencing/flagging throughout the period of construction involving ground disturbance.

If sensitive natural communities are determined to be present within a work area and these habitats cannot be avoided, the following measures shall be implemented:

- ▶ Compensate for unavoidable loss of any sensitive natural community habitat function such that no net loss of habitat function occurs by:
 - restoring sensitive natural community habitat function within the project site (e.g., using locally collected seed or cuttings);
 - restoring degraded sensitive natural communities outside of the project site at a sufficient ratio to offset the loss of habitat function (at least 1:1); or
 - preserving existing sensitive natural communities of that provide similar habitat function to the sensitive natural community affected through a conservation easement at a sufficient ratio to offset the loss of habitat function (at least 1:1).
- ▶ Prepare and implement a Compensatory Mitigation Plan that includes the following:
 - For preserving existing habitat outside of the project site in perpetuity, the Compensatory Mitigation Plan will include a summary of the proposed compensation lands (e.g., the number and type of credits, location of mitigation bank or easement), parties responsible for the long-term management of the land, and the legal and funding mechanism for long-term conservation (e.g., holder of conservation easement or fee title).
 - For restoring or enhancing habitat within the project site or outside of the project site, the Compensatory Mitigation Plan will include a description of the proposed habitat improvements, success criteria that demonstrate the performance standard of maintained habitat function has been met, legal and funding mechanisms, and parties responsible for long-term management and monitoring of the restored or enhanced habitat.
 - Success criteria required to maintain habitat function for preserved and compensatory populations will include, but not be limited to:
 - The extent of occupied area and density of plants associated with the sensitive natural community (number of plants per unit area) in compensatory habitats will be equal to or greater than the affected occupied habitat.

- Compensatory and preserved sensitive natural communities will be self-producing. Populations will be considered self-producing when:
 - Plants associated with sensitive natural communities reestablish annually for a minimum of 5 years with no human intervention such as supplemental seeding; and
 - Reestablished and preserved habitats contain an occupied area and density comparable to existing occupied habitat areas in similar habitat types in the project vicinity.

MSS Brine Transport Pipeline

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State

This mitigation measure is described on pages 28 and 29 above.

Mitigation Measure 3.3-14: Compensate for Unavoidable Loss of Sensitive Natural Communities

This mitigation measure is described on pages 29 and 30 above.

Mitigation Measure 3.3-15: Mitigate for Unavoidable Riparian Habitat Removal

Prior to implementing any project activity that may result in changes to the natural flow or bed, channel, or bank of any river, stream, or lake supporting fish or wildlife resources, a Lake and Streambed Alteration Notification will be submitted to CDFW, pursuant to Section 1602 of the California Fish and Game Code. If project activities trigger the need for a Streambed Alteration Agreement, the project proponent will obtain such agreement from CDFW and will conduct construction activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, including riparian habitat.

The project proponent will mitigate any removal of any riparian habitat through on-site, in-kind restoration, rehabilitation, and/or replacement of riparian trees and other riparian vegetation. If the loss of riparian habitat cannot be fully mitigated on-site, additional compensation will be provided through purchase of credits from a CDFW-approved mitigation bank.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.3-1, 3.3-2, 3.3-6, and 3.3-13 through 3.3-15, impacts on biological resources would be reduced to less than significant. Implementation of Mitigation Measures 3.3-1, 3.3-2, 3.3-6, and 3.3-13 through 3.3-15 would ensure that the project would not result in substantial adverse effects on riparian habitats, sensitive natural communities, or state or federally protected wetlands. Specifically, the project proponent would be required to implement the following actions at the Solar Salt Facility and along the MSS brine transport pipeline alignment, as applicable: implement worker environmental awareness training and other standard biological resource avoidance measures, perform biological monitoring to restrict construction activities to approved areas, mitigate for unavoidable impacts on wetlands and other waters of the United States and state on a "no-net-loss" basis, and compensate for unavoidable loss of sensitive natural communities. In addition, the project proponent would be required to mitigate for unavoidable riparian habitat removal along the MSS brine transport pipeline alignment. Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.3-4: Potential Substantial Interference with the Movement of Any Native Resident or Migratory Fish or Wildlife Species or with Established Native Resident or Migratory Wildlife Corridors, or Impediment to the Use of Native Wildlife Nursery Sites

Implementing the project may disturb nesting or rearing wildlife species including special-status birds and terrestrial mammals. Disturbance may occur from direct habitat encroachment or indirect disturbance (e.g., construction noise or habitat degradation). Impacts to fish rearing would be avoided through use of directional drilling techniques. Project construction and improvements are anticipated to result in negligible effects to localized movement and migration. Direct or indirect construction disturbance of special-status bird or mammal nursery sites would be a **potentially significant** impact.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impact on biological resources to less than significant.

MSS Brine Transport Pipeline

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-16: Retain Wildlife Nursery Habitat and Implement Buffers to Avoid Wildlife Nursery Sites

If wildlife nursery sites are discovered within or adjacent to the project site during surveys required under Mitigation Measures 3.3-3, 3.3-4, 3.3-5, 3.3-6, 3.3-8, 3.3-9, 3.3-11, and 3.3-12, the following measures will be implemented before commencement of project activities:

- ▶ A qualified biologist will identify the important habitat features of the wildlife nursery and, prior to commencement of project activities (e.g., ground disturbance, vegetation removal, staging), will mark these features for avoidance and retention during project implementation to maintain the function of the nursery habitat.
- ▶ A no-disturbance buffer will be established around the nursery site if project activities are required while the nursery site is active/occupied. The appropriate size and shape of the buffer will be determined by a qualified biologist, based on potential effects of project-related habitat disturbance, noise, visual disturbance, and other factors. No project activity will commence within the buffer area until a qualified biologist confirms that the nursery site is no longer active/occupied. Monitoring of the effectiveness of the no-disturbance buffer around the nursery site by a qualified biologist during and after project activities will be required. If project activities cause agitated behavior of the individual(s), the buffer distance will be increased, or project activities modified until the agitated behavior stops. The qualified biologist will have the authority to stop any project activities that could result in potential adverse effects to wildlife nursery sites.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.3-1, 3.3-2, and 3.3-16, impacts on biological resources would be reduced to less than significant. Implementation of Mitigation Measures 3.3-1, 3.3-2, and 3.3-16 would ensure that the project would not result in substantial impacts on heron rookeries, bat roosting, or other wildlife nursery sites. Specifically, the project proponent would be required to implement the following actions along the MSS brine transport pipeline alignment, as applicable: implement worker environmental awareness training and other standard biological resource avoidance measures, and establish no-disturbance buffers around wildlife nursery sites. Implementation of these mitigation measures will be enforced through the MMRP;

compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.3-5: Potential Conflict with Any Local Policies or Ordinances Protecting Biological Resources, Such as a Tree Preservation Policy or Ordinance

Implementing the project may result in adverse impacts to plants, wildlife, and sensitive habitats that would conflict with local biological resource policies and ordinances. This includes conflict with policies within municipal planning documents (e.g., general plans), site specific plans (e.g., Hayward Regional Shoreline Adaptation Master Plan), as well as BCDC plans and policies. The project may also require trimming or removal of municipal trees protected by local ordinances. These effects would be a **potentially significant** impact from conflicts with local biological resource policies and ordinances.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impact on biological resources to less than significant.

Solar Salt Facility Improvements

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

This mitigation measure is described on pages 18 and 19 above.

Mitigation Measure 3.3-4: Conduct Protocol-Level Surveys and Implement Protective Buffers for California Ridgway's Rail

This mitigation measure is described on pages 19 and 20 above.

Mitigation Measure 3.3-5: Avoid and Minimize Impacts to Western Snowy Plover

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-7: Prevent Special-Status Wildlife Entrapment

This mitigation measure is described on page 21 above.

Mitigation Measure 3.3-8: Avoid Impacts to Salt-Marsh Harvest Mouse and Salt-Marsh Wandering Shrew

This mitigation measure is described on pages 21 and 22 above.

Mitigation Measure 3.3-9: Conduct Botanical Surveys and Implement Avoidance Measures and Mitigation

This mitigation measure is described on pages 22 and 23 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

Mitigation Measure 3.3-11: Avoid Impacts to Pallid Bat

This mitigation measure is described on page 24 above.

Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies and Crotch's Bumble Bee Nest Colonies

This mitigation measure is described on pages 25 and 26 above.

Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State

This mitigation measure is described on pages 28 and 29 above.

Mitigation Measure 3.3-14: Compensate for Unavoidable Loss of Sensitive Natural Communities

This mitigation measure is described on pages 29 and 30 above.

Mitigation Measure 3.3-15: Mitigate for Unavoidable Riparian Habitat Removal

This mitigation measure is described on page 30 above.

Mitigation Measure 3.3-16: Retain Wildlife Nursery Habitat and Implement Buffers to Avoid Wildlife Nursey Sites

This mitigation measure is described on pages 31 and 32 above.

MSS Brine Transport Pipeline

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

This mitigation measure is described on pages 18 and 19 above.

Mitigation Measure 3.3-4: Conduct Protocol-Level Surveys and Implement Protective Buffers for California Ridgway's Rail

This mitigation measure is described on pages 19 and 20 above.

Mitigation Measure 3.3-5: Avoid and Minimize Impacts to Western Snowy Plover

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-7: Prevent Special-Status Wildlife Entrapment

This mitigation measure is described on page 21 above.

Mitigation Measure 3.3-8: Avoid Impacts to Salt-Marsh Harvest Mouse and Salt-Marsh Wandering Shrew

This mitigation measure is described on pages 21 and 22 above.

Mitigation Measure 3.3-9: Conduct Botanical Surveys and Implement Avoidance Measures and Mitigation

This mitigation measure is described on pages 22 and 23 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

Mitigation Measure 3.3-11: Avoid Impacts to Pallid Bat

This mitigation measure is described on page 24 above.

Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies and Crotch's Bumble Bee Nest Colonies

This mitigation measure is described on pages 25 and 26 above.

Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State

This mitigation measure is described on page 28 and 29 above.

Mitigation Measure 3.3-14: Compensate for Unavoidable Loss of Sensitive Natural Communities

This mitigation measure is described on pages 29 and 30 above.

Mitigation Measure 3.3-15: Mitigate for Unavoidable Riparian Habitat Removal

This mitigation measure is described on page 30 above.

Mitigation Measure 3.3-16: Retain Wildlife Nursery Habitat and Implement Buffers to Avoid Wildlife Nursey Sites

This mitigation measure is described on pages 31 and 32 above.

Mitigation Measure 3.3-17: Comply with City and County Tree Ordinances

If tree removal is required for the project, the project will apply for any permits required by the Cities of Fremont, Union City, Newark, and Hayward, and Alameda County in accordance with applicable tree removal ordinances and comply with all regulations detailed in those permits and ordinances. This may include like-size and like-kind replacement of removed or damaged trees, as specified in the applicable ordinances.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.3-1 through 3.3-17, impacts on biological resources would be reduced to less than significant. Implementation of Mitigation Measures 3.3-1 through 3.3-16 would ensure that the project would not conflict with local biological resource policies and ordinances, for the reasons described under Impacts 3.3-1 through 3.3-4, above. In addition, Mitigation Measure 3.3-17 would ensure that the project proponent will comply with city and county tree removal ordinances and regulations. Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.3-6: Potential Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan

For portions of the project that occur within the Refuge, potential adverse effects to plants, wildlife, and sensitive habitats may conflict with conservation policies in the *Don Edwards San Francisco Bay National Wildlife Refuge: Final Comprehensive Conservation Plan and Environmental Assessment*. Potential adverse effects include direct and indirect impacts to special-status birds, terrestrial mammals, and plants from project construction, and indirect impacts to fish or other species (e.g., from encroachment in sensitive habitats). Temporary encroachment within waters or wetlands, or disturbance of riparian vegetation, may also occur during construction. Accidental frac-outs from directional drilling to construct the MSS brine transport pipeline could also result in discharge of drilling mud that could be deleterious to special-status species and habitats. These effects would be a **potentially significant** impact from conflict with provisions in the *Don Edwards San Francisco Bay National Wildlife Refuge: Final Comprehensive Conservation Plan and Environmental Assessment*.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impact on biological resources to less than significant.

Solar Salt Facility Improvements

Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

This mitigation measure is described on pages 18 and 19 above.

Mitigation Measure 3.3-4: Conduct Protocol-Level Surveys and Implement Protective Buffers for California Ridgway's Rail

This mitigation measure is described on page 19 and 20 above.

Mitigation Measure 3.3-5: Avoid and Minimize Impacts to Western Snowy Plover

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-7: Prevent Special-Status Wildlife Entrapment

This mitigation measure is described on page 21 above.

Mitigation Measure 3.3-8: Avoid Impacts to Salt-Marsh Harvest Mouse and Salt-Marsh Wandering Shrew

This mitigation measure is described on pages 21 and 22 above.

Mitigation Measure 3.3-9: Conduct Botanical Surveys and Implement Avoidance Measures and Mitigation

This mitigation measure is described on pages 22 and 23 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

Mitigation Measure 3.3-11: Avoid Impacts to Pallid Bat

This mitigation measure is described on page 24 above.

Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies and Crotch's Bumble Bee Nest Colonies

This mitigation measure is described on pages 25 and 26 above.

Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State

This mitigation measure is described on pages 28 and 29 above.

Mitigation Measure 3.3-14: Compensate for Unavoidable Loss of Sensitive Natural Communities

This mitigation measure is described on pages 29 and 30 above.

Mitigation Measure 3.3-15: Mitigate for Unavoidable Riparian Habitat Removal

This mitigation measure is described on page 30 above.

Mitigation Measure 3.3-16: Retain Wildlife Nursery Habitat and Implement Buffers to Avoid Wildlife Nursery Sites

This mitigation measure is described on pages 31 and 32 above.

MSS Brine Transport Pipeline**Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources**

This mitigation measure is described on pages 17 and 18 above.

Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training

This mitigation measure is described on page 18 above.

Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

This mitigation measure is described on pages 18 and 19 above.

Mitigation Measure 3.3-4: Conduct Protocol-Level Surveys and Implement Protective Buffers for California Ridgway's Rail

This mitigation measure is described on pages 19 and 20 above.

Mitigation Measure 3.3-5: Avoid and Minimize Impacts to Western Snowy Plover

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-6: Perform Biological Monitoring

This mitigation measure is described on page 20 above.

Mitigation Measure 3.3-7: Prevent Special-Status Wildlife Entrapment

This mitigation measure is described on page 21 above.

Mitigation Measure 3.3-8: Avoid Impacts to Salt-Marsh Harvest Mouse and Salt-Marsh Wandering Shrew

This mitigation measure is described on pages 21 and 22 above.

Mitigation Measure 3.3-9: Conduct Botanical Surveys and Implement Avoidance Measures and Mitigation

This mitigation measure is described on pages 22 and 23 above.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

Mitigation Measure 3.3-11: Avoid Impacts to Pallid Bat

This mitigation measure is described on page 24 above.

Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies and Crotch's Bumble Bee Nest Colonies

This mitigation measure is described on pages 25 and 26 above.

Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State

This mitigation measure is described on pages 28 and 29 above.

Mitigation Measure 3.3-14: Compensate for Unavoidable Loss of Sensitive Natural Communities

This mitigation measure is described on pages 29 and 30 above.

Mitigation Measure 3.3-15: Mitigate for Unavoidable Riparian Habitat Removal

This mitigation measure is described on page 30 above.

Mitigation Measure 3.3-16: Retain Wildlife Nursery Habitat and Implement Buffers to Avoid Wildlife Nursey Sites

This mitigation measure is described on pages 31 and 32 above.

Mitigation Measure 3.3-17: Comply with City and County Tree Ordinances

This mitigation measure is described on page 34 above.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.3-1 through 3.3-17, impacts on biological resources would be reduced to less than significant. Implementation of Mitigation Measures 3.3-1 through 3.3-17 would ensure that the project would not conflict with provisions in the *Don Edwards San Francisco Bay National Wildlife Refuge: Final Comprehensive Conservation Plan and Environmental Assessment*, for the reasons described under Impacts 3.3-1 through 3.3-5, above. Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

5.2.3 Cultural and Tribal Cultural Resources, Draft EIR Section 3.4

Impact 3.4-2: Potential to Cause a Substantial Adverse Change in the Significance of Unique Archaeological Resources

The NWIC records searches identified two previously recorded archaeological sites present in the project area. Additionally, project-related ground-disturbing activities could result in damage to these or other yet undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5. This would be a **potentially significant** impact.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impact on cultural resources to less than significant.

Mitigation Measure 3.4-2a: Develop and Implement a Worker Environmental Awareness Program

Before the start of any ground disturbing construction activities, a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall develop a construction worker awareness brochure for all construction personnel. The brochure will be developed in coordination with representatives from the following Native American tribes culturally affiliated with the project area: Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin. The topics to be addressed in the Worker Environmental Awareness Program will include, at a minimum:

- ▶ types of archaeological and tribal cultural resources expected in the project area;
- ▶ what to do if a worker encounters a possible resource;
- ▶ what to do if a worker encounters bones or possible bones; and
- ▶ penalties for removing or intentionally disturbing archaeological and tribal cultural resources, such as those identified in the Archeological Resources Protection Act.

Mitigation Measure 3.4-2b: Halt Ground-Disturbing Activity upon Discovery of Subsurface Archaeological Features

If any precontact or historic-era subsurface archaeological features or deposits (e.g., ceramic shard, trash scatters), including locally darkened soil ("midden"), which may conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall be retained to assess the significance of the find. If the qualified archaeologist determines the archaeological material to be Native American in nature, Cargill shall be required by EBDA to contact the following Native American tribes culturally affiliated with the project area: Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin. A tribal representative from these tribes may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource or a tribal cultural resource, as appropriate), the archaeologist and tribal representative, as appropriate, shall develop, and Cargill shall be required by EBDA to implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures may include but would not necessarily be limited to preservation in place (which shall be the preferred manner of mitigating impacts on archaeological and tribal sites), archival research, subsurface testing, or contiguous block unit excavation and data recovery (when it is the only feasible mitigation, and pursuant to a data recovery plan). No work at the discovery location shall resume until all necessary investigation and evaluation of the resource has been satisfied. The final disposition of any archaeological, historical, or paleontological resources recovered on state land under the jurisdiction of the California State Lands Commission (CSLC) shall also be approved by the CSLC.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.4-2a and 3.4-2b, impacts on cultural resources would be reduced to less than significant. Implementation of Mitigation Measures 3.4-2a and 3.4-2b would ensure that the project would not cause a substantial adverse change in the significance of unique archaeological resources by requiring the project proponent to develop and implement a worker environmental awareness program and halt ground-disturbing activity upon discovery of archaeological features until investigation and evaluation of the resource has been satisfied. Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.4-3: Potential to Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource

Tribal consultation under AB 52 did not result in the identification of tribal cultural resources on the project site. However, excavation activities associated with project construction may disturb or destroy previously undiscovered significant subsurface tribal cultural resources. This would be a **potentially significant** impact.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measure reduces the potentially significant project impact on tribal cultural resources to less than significant.

Mitigation Measure 3.4-2a: Develop and Implement a Worker Environmental Awareness Program

This mitigation measure is described on page 38 above.

Mitigation Measure 3.4-2b: Halt Ground-Disturbing Activity upon Discovery of Subsurface Archaeological Features

This mitigation measure is described on page 38 above.

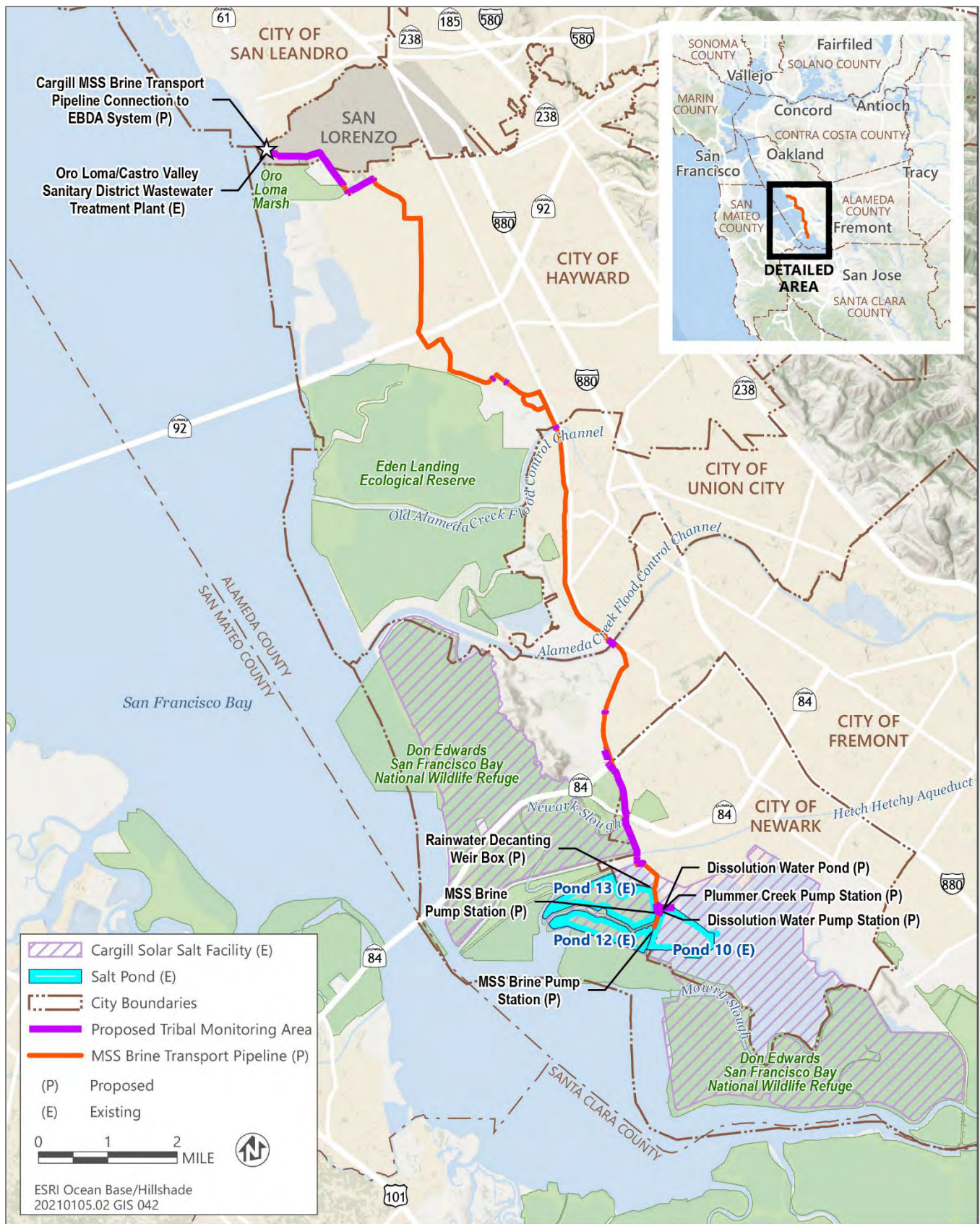
Mitigation Measure 3.4-3: Protect Unidentified Tribal Cultural Resources

EBDA will require Cargill to invite a tribal monitor/consultant who is approved by one or both of the following Native American tribes culturally affiliated with the project area: Confederated Villages of Lisjan and Northern Valley

Yokut/Ohlone/Patwin, to monitor ground-disturbing activities that are associated with construction of the MSS brine transport pipeline and involve grading, tree removal, boring, excavation, drilling, or trenching in areas with native soils that will occur within 100 feet of a waterway or a known tribal cultural site. Areas of these anticipated ground-disturbing activities are shown in purple in Figure 3.4-1; areas with trenching/disturbance at man-made berms are not anticipated to be of interest. Before construction begins, Cargill shall coordinate with the representatives of the culturally affiliated tribes to determine which tribe will be contacted to provide the tribal monitor/consultant for each area of the project identified in Figure 3.4-1. Cargill shall contact the appropriate tribal representative by email and phone a minimum of 3 days before beginning ground-disturbing activities in the areas identified on Figure 3.4-1, and the tribal representative or their tribal monitor/consultant shall confirm attendance at least 24 hours before ground-disturbing activities are scheduled to begin. If confirmation is not provided, ground-disturbing activities may proceed without the presence of a tribal monitor/consultant. The tribal monitor/consultant shall complete daily monitoring logs that describe each day's activities, including construction activities, locations and type of soil disturbed, and any cultural materials identified. The monitoring logs shall be emailed to the tribal representatives for both the Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin tribes, as well as Cargill, and EBDA, on a weekly basis. The on-site monitoring shall end when the ground-disturbing construction activities in native soils are completed or when the tribal monitor/consultant has indicated that the site has a low potential for affecting tribal cultural resources.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.4-2a, 3.4-2b, and 3.4-3, the impact on tribal cultural resources would be reduced to less than significant. Implementation of Mitigation Measures 3.4-2a, 3.4-2b, and 3.4-3 would ensure that the project would not cause a substantial adverse change in the significance of a tribal cultural resource by requiring the project proponent to develop and implement a worker environmental awareness program, halt ground-disturbing activity upon discovery of archaeological features that are Native American in nature until investigation and evaluation of the resource has been satisfied in coordination with the Native American tribes culturally affiliated with the project area (Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin), and invite a tribal monitor/consultant who is approved by one or both of those tribes to monitor ground-disturbing activities within 100 feet of waterways and known tribal cultural sites and complete daily monitoring logs to document any cultural materials identified. Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.



Source: Data received from AECOM and Jacobs in 2021 and 2022; adapted by Ascent in 2022

Figure 3.4-1 Proposed Tribal Monitoring Area

5.2.4 Hazards and Hazardous Materials, Draft EIR Section 3.7

Impact 3.7-4: Potential to Result in or Create a Significant Hazard to the Public or the Environment Due to Being Located on a Site Which Is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5

Earthmoving activities associated with construction of the project would occur in proximity to known sites of contamination and areas with the potential to contain hazardous materials due to past uses, which could result in hazards to the public or the environment if contamination from these sites is encountered during construction. The potential for encountering hazardous materials or wastes would be dependent on site-specific conditions. This impact would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impact on hazards and hazardous materials to less than significant.

Mitigation Measure 3.7-4a: Prepare a Phase I Environmental Site Assessment for the Project

Before the start of earthmoving activities, Cargill will hire a licensed environmental professional to prepare a Phase I ESA in accordance with the ASTM International E-1527-05 standard. All recommendations included in the Phase I ESA shall be implemented. If the Phase I ESA indicates the presence or likely presence of contamination, a Phase II ESA shall be required (see Mitigation Measure 3.7-4b).

Mitigation Measure 3.7-4b: Prepare a Phase II Environmental Site Assessment in the Ground Disturbance Areas in Locations Where Contamination May Be Present

If the Phase I ESA indicates the presence or likely presence of contamination in areas proposed for ground disturbance, Cargill will hire a licensed environmental professional to prepare a Phase II ESA for these areas before the start of earthmoving activities. The Phase II study will assess the potential for human health and environmental hazards related to potential contact with existing environmental contamination of the surface and subsurface soil and groundwater in the areas where ground disturbance and excavation associated with the project would occur and soil adjacent to SR 84 and SR 92, where horizontal directional drilling is planned.

The Phase II assessment will comply with the ASTM International E1903-19 standard and include soil and groundwater sampling and laboratory analysis sufficient to identify the types of chemicals and their respective concentrations. The work plan for any soil and groundwater sampling that would occur in areas under the jurisdiction of ACWD as part of the Phase II assessment will be submitted to ACWD for review and approval in accordance with ACWD Ordinance No. 2010-01. If the laboratory analysis determines that contaminants are present at concentrations below RWQCB threshold levels, the Phase II assessment will present such results, and no further analysis or mitigation will be necessary.

If the laboratory analysis determines that contaminants are found at levels that exceed RWQCB threshold levels, the Phase II assessment will examine and discuss all potential exposure pathways for the locations where project-related excavation could encounter hazardous materials, including:

- ▶ dermal—physical contact with contaminated soil and groundwater during construction;
- ▶ inhalation—dust generated by construction activities;
- ▶ groundwater—potential for groundwater generated by construction dewatering to cause migration of a contaminant plume; and
- ▶ surface water—potential for overland flow of contaminated groundwater generated during construction dewatering to contaminate surface waters.

The Phase II assessment will evaluate potential hazards to both construction workers and the environment and will make recommendations governing project excavation, staging, soil reuse or disposal, and construction dewatering requirements.

The results from the Phase II assessment will be provided to project contractors so that recommendations from the Phase II assessment regarding excavation, staging, soil reuse or disposal, and construction dewatering can be incorporated into contractor specifications in accordance with Mitigation Measure 3.7-4d and to inform preparation of a site-specific health and safety plan (HASp), in accordance with Mitigation Measure 3.7-4e. If it is determined through the Phase II assessment that in some areas along the pipeline alignment, groundwater dewatering likely would cause plumes of contaminated water in the vicinity to migrate in the direction of the dewatering activity, contractor specifications will state that shoring rather than dewatering will be used in these areas.

Mitigation Measure 3.7-4c: Coordinate with Regulatory Agencies and Implement Appropriate Remedies

If the results of the Phase II assessment indicate that any contaminants are present at a level that exceeds the associated RWQCB or DTSC threshold level, Cargill will notify the appropriate city, the appropriate CUPA, ACWD, and the RWQCB or DTSC, as appropriate. Coordination will occur with the ACWD, and RWQCB or DTSC, as appropriate, regarding the necessity for and types of protective measures required during project-related excavation activities and to ensure that project activities do not interfere with ongoing remedial actions by other entities. Such protective measures could include marking and avoiding existing groundwater monitoring wells, employing shoring and avoiding dewatering activities, installing temporary soil trench plugs, containing contaminated groundwater in Baker Tanks and treating the water before discharge, monitoring groundwater, and documenting backfill quality. As required by the regulatory agencies, reports documenting the implementation of appropriate protective measures, including any required groundwater monitoring, will be prepared and submitted during the course of construction activities.

Mitigation Measure 3.7-4d: Incorporate Standards for Proper Excavation and Staging Activities, for Handling, Transport, and Disposal of Excavated Soils, and for Construction-Related Dewatering into the Project's Construction Specifications
Specifications and procedures to be followed by the contractor for proper excavation and staging activities, for the handling, transport, and disposal of excavated soils, and for construction-related dewatering in affected area(s), which will be based on the results of the Phase II assessment completed under Mitigation Measure 3.7-4b, will be incorporated into the construction specifications. These specifications and procedures will be consistent with federal and state requirements, including RCRA, CERCLA, the federal hazardous materials transportation law, the Clean Water Act, the Occupational Safety and Health Act, and Title 22, Division 4.5 of the CCR. The following provisions will be included in the project's construction specifications:

- ▶ Construction workers in the affected area(s) who will be involved with ground disturbance will be trained in Hazardous Waste Operations and Emergency Response if the types of contaminants and their concentrations warrant this training based on the results of the Phase II ESA completed under Mitigation Measure 3.7-4b.
- ▶ Soil and materials removal from the affected area(s) will be performed by a licensed engineering contractor with a Class A license and hazardous substance removal certification. A California-licensed engineer will provide field oversight on behalf of Cargill and will document the origin and destination of all removed materials. If necessary, removed materials will be stockpiled temporarily and covered with plastic sheeting, pending relocation, segregation, or off-site hauling. To protect groundwater and surface water quality, contaminated soils will not be stored on-site during the winter rainy season (i.e., November through April).
- ▶ If excess materials from the affected area(s) are hauled off-site, waste profiling of the material will be completed and documented. Materials classified as nonhazardous waste will be transported under a bill of lading. Materials classified as non-RCRA hazardous waste will be transported under a hazardous waste manifest. All materials will be disposed of at an appropriately licensed landfill or facility.
- ▶ Trucking operations will comply with Caltrans requirements and any other applicable regulations, and all trucks will be licensed and permitted to carry the appropriate waste classification. The tracking of dirt by trucks leaving

the project site will be minimized by cleaning the wheels on exit and by cleaning the loading zone and exit area as needed.

- ▶ If contaminated materials require dewatering before being hauled off-site, or if excavation would encounter shallow groundwater in the affected area(s), a dewatering plan will be prepared, specifying methods of collecting, transporting, treating, and discharging all water produced by dewatering, and demonstrating compliance with RWQCB requirements and permits. The project proponent will also coordinate with ACWD on the development of the dewatering plan and submit it to ACWD for review and approval before commencing dewatering activities in areas under the jurisdiction of ACWD.

Mitigation Measure 3.7-4e: Prepare and Implement a Site-Specific Health and Safety Plan

To protect the health of construction workers and the environment, a site-specific HASP will be prepared as follows:

- ▶ The HASP will be prepared in accordance with state and federal OSHA regulations (29 CFR 1910.120) and approved by a certified industrial hygienist. Copies of the HASP will be made available to construction workers for review during their orientation training and/or during regular health and safety meetings. The HASP will identify potential hazards (including groundwater or stained or odiferous soils at any location where earthmoving activities would occur), chemicals of concern (if any have been determined), personal protective equipment and devices, decontamination procedures, the need for personal or area monitoring, and emergency response procedures.
- ▶ The HASP will state that if stained or odiferous soil or groundwater is discovered during project-related construction activities, Cargill will retain a licensed environmental professional to conduct a Phase II ESA that includes appropriate soil and/or groundwater analysis. Recommendations contained in the Phase II ESA to address any contamination that is found will be implemented before continuing with ground-disturbing activities in these areas.
- ▶ The HASP will also require notification of the appropriate federal, state, and local agencies if evidence is found of previously undiscovered soil or groundwater contamination (e.g., stained soil or odorous groundwater) or if previously undiscovered underground storage tanks are encountered during construction activities. Any contaminated areas will be remediated in accordance with recommendations made by the RWQCB, DTSC, the local CUPA, and/or other appropriate federal, state, or local regulatory agencies.

Mitigation Measure 3.7-4f: Locate and Avoid Underground Utilities in Areas Where Excavation Is Proposed, and Prepare a Response Plan to Be Implemented If Accidental Damage Occurs

Cargill will implement the following measures before construction begins, to avoid and minimize potential damage to utilities that could result in hazardous materials incidents:

- ▶ Before the start of construction activities, verify through field surveys and the services of Underground Service Alert the locations of any utilities that may be buried at the project site in the areas where development is proposed (e.g., high-pressure natural gas, fuel, stormwater, sewer, water, electrical, or communication). Any buried utility lines will be clearly marked in the field.
- ▶ Inform all construction personnel of the location of the utility lines during safety briefings throughout the period when construction is occurring. The locations of the utility lines will be clearly identified on construction drawings and posted in the construction superintendent's trailer.
- ▶ Prepare a response plan that identifies chain-of-command rules for notification of authorities and appropriate actions and responsibilities regarding the safety of the public and workers. A component of the response plan will include worker education training in response to such situations. The plan will include telephone numbers for emergency response providers, as well as the location of the nearest hospital. This information also will be posted in the construction superintendent's trailer on the job site during construction.

Mitigation Measure 3.7-4g: Safely Remove, Handle, and Dispose of Pavement Containing Yellow Paint

The construction contractor will follow Caltrans Standard Specifications (Caltrans 2018) for removal of pavement containing yellow pavement markings. Yellow marking residue will be handled, removed, and disposed of in accordance with state and federal regulations related to lead waste.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.7-4a through 3.7-4g, impacts on hazards and hazardous materials would be reduced to less than significant. Implementation of Mitigation Measures 3.7-4a through 3.7-4g would ensure that the project would not create significant hazards to the public or the environment if contamination from hazardous materials sites are encountered during construction by requiring the project proponent to implement the following actions, as applicable: prepare and implement the recommendations of environmental site assessments, coordinate with applicable regulatory agencies and implement appropriate remediation, incorporate standards regarding hazards and hazardous materials into construction specifications, prepare and implement a site-specific HASP, locate and avoid underground utilities before excavation and prepare a response plan to be implemented in the event of accidental rupture, and follow regulations governing removal and disposal of lead waste. Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

5.2.5 Hydrology and Water Quality, Draft EIR Section 3.8

Impact 3.8-1: Potential to Violate Any Water Quality Standards or Waste Discharge Requirements or Otherwise Substantially Degrade Surface Water or Groundwater Quality during Construction

Construction of the project would cause soil disturbance during trenching for installation of the MSS brine transport pipeline and during construction of Solar Salt Facility ponds and associated infrastructure improvements. This disturbance has the potential to impact surface water and groundwater quality through increased potential of erosion and sedimentation especially when construction is adjacent to waterways and wetlands or within wetlands. If needed, dewatering would occur during construction using sump pumps. The water would be disposed of in an approved sewer system or settling tank to protect water quality. Additionally, the use of equipment during construction could cause spills or leaks of fuel, oil, and other fluids that could degrade water quality especially when construction is adjacent to or within wetlands. The project would adhere to California Construction General Permit Order 2009-0009-DWQ, as well as city and county codes, which would reduce the water quality impact associated with construction. The pipeline would also include several directional drills under wetlands, waters of the United States, and other infrastructure. Directional drilling has the potential to release drilling fluid (bentonite clay-water mix) to the surface, which could spill into adjacent wetlands and waters. Impacts to water quality from direct work in wetlands and from drilling fluids would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measures reduce the potentially significant project impact on water quality to less than significant.

Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures

This mitigation measure is described on page 23 above.

Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State

This mitigation measure is described on pages 28 and 29 above.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measures 3.3-10 and 3.3-13, the impact on water quality would be reduced to less than significant. Implementation of Mitigation Measures 3.3-10 and 3.3-13 would ensure that the project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface water or groundwater quality during construction by requiring the project proponent to implement the following actions, as applicable: implement directional drilling fluid containment measures to prevent releases into water bodies or wetlands, and mitigate for unavoidable impacts on wetlands and other waters of the United States and state on a "no-net-loss" basis. Implementation of these mitigation measures will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.8-3: Potential to Substantially Decrease Groundwater Supplies or Interfere Substantially with Groundwater Recharge Such That the Project May Impede Sustainable Groundwater Management of the Basin

The project area generally has very high groundwater levels and is located within large groundwater basins. The project would use small amounts of water during construction for dust control. Trenching and directional drilling to install the pipeline could require dewatering where groundwater levels are high enough to infiltrate trenches or access pits. Dewatering would be performed by sump pump and groundwater would be discharged into an approved sewer line or settling tank and then discharged to the sewer or storm drain system. Because the quantity of groundwater that would need to be extracted during trenching or directional drilling to keep trenches and access pits free of water during construction of the pipeline is unknown, the potential need for substantial dewatering exists, and because dewatering water would be discharged to the sewer or storm drain system, groundwater supply or recharge could be adversely affected. Therefore, this impact would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measure reduces the potentially significant project impact on groundwater to less than significant.

Mitigation Measure 3.8-2: Minimize Groundwater Loss Due to Dewatering during Construction of the MSS Brine Transport Pipeline

To minimize the loss of groundwater due to dewatering during construction of the pipeline, compliance with one of the following measures is required:

- ▶ Where groundwater levels are high and trench or access pit installation would require significant dewatering, EBDA and Cargill shall require the contractor to pump groundwater to settling tanks and discharge clean water back to a nearby well, if permitted, or use the water for dust control in the vicinity of where the dewatering occurred.
- ▶ If discharge of groundwater to injection wells is necessary during construction activities, EBDA shall require Cargill or its contractor to obtain the necessary permits and approvals from ACWD and the San Francisco RWQCB, as appropriate before commencing such activities. If groundwater injection into the Niles Cone Subbasin is foreseeable, EBDA shall require Cargill or its contractor to notify and coordinate with ACWD and comply with the applicable requirements of ACWD Ordinance No. 2010-01, including water quality testing requirements. In addition, EBDA shall require Cargill or its contractor to fulfill applicable reporting requirements under the EPA Underground Injection Control Program.
- ▶ If discharge to a nearby well or using dewatering water for dust control in the vicinity is not feasible, then EBDA shall require Cargill to pay the appropriate replenishment assessment fee to the applicable GSA to compensate for loss of groundwater from the basin.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measure 3.8-2, the impact on groundwater would be reduced to less than significant. Implementation of Mitigation Measure 3.8-2 would ensure that the project would not substantially decrease groundwater supplies or interfere with groundwater recharge by requiring the project proponent to discharge dewatered groundwater into an injection well, if permitted; use dewatered groundwater water for dust control; or pay appropriate replenishment assessment fees. Implementation of this mitigation measure will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.8-5: Potential to Risk Release of Pollutants Due to Project Inundation from Flood Hazard, Dam Failure, Tsunami, Seiche, or Sea Level Rise

The project is located in a flood hazard area, tsunami inundation zone, dam failure inundation zone, and an area potentially subject to sea level rise. The MSS brine transport pipeline would be constructed below ground and therefore would not risk long term release of pollutants due to flooding. The salt ponds are surrounded by berms that would protect against the release of MSS brine in the event of a flood. Cargill's ongoing maintenance of berms and infrastructure minimizes the risk of berm failure and release of pollutants. If a flood were to occur during construction of the project, sediment and other pollutants could be released especially from staging areas located within flood zones. Therefore, this impact would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measure reduces the potentially significant project impact on hydrology and water quality to less than significant.

Mitigation Measure 3.8-5: Locate Staging Areas Outside of the Flood Zone or Install a Protective Barrier around Potential Sources of Pollutants Stored within the Staging Area

Prioritize staging of materials outside of the FEMA 100-year flood zone, tsunami inundation zone, or dam failure inundation zones. If construction related stockpiles of soil, oil, fuel, lubricants, or other chemicals must be stored at any staging area that is located in a flood zone, then prior to construction, the construction contractor shall install a temporary protective barrier around the materials sufficient to provide protection from flood inundation and maintain the barrier throughout the construction period.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measure 3.8-5, the impact on hydrology and water quality would be reduced to less than significant. Implementation of Mitigation Measure 3.8-5 would ensure that the project would not risk release of pollutants as a result of inundation by requiring the project proponent to locate staging areas outside of the flood zone or install protective barriers around potential sources of pollutants stored in staging areas. Implementation of this mitigation measure will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.8-6: Potential to Conflict with or Obstruct Implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan

The project would comply with the San Francisco Bay Basin Plan. However, because the quantity of groundwater that would need to be extracted during trenching or directional drilling over the approximately 16-mile pipeline corridor to keep trenches and access pits free of water during construction of the pipeline is unknown, the potential exists for groundwater supply or recharge in the Niles Cone Groundwater Subbasin or East Bay Plain Subbasin Groundwater to be adversely affected. Therefore, the project could potentially impede the implementation of the Alternative to a Groundwater Sustainability Plan for the Management of the Niles Cone Groundwater Subbasin administered by ACWD, or the East Bay Plain Subbasin Groundwater Sustainability Plan implemented by EBMUD, and this impact would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measure reduces the potentially significant project impact on hydrology and water quality to less than significant.

Mitigation Measure 3.8-2: Minimize Groundwater Loss Due to Dewatering during Construction of the MSS Brine Transport Pipeline

This mitigation measure is described on page 45 above.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measure 3.8-2, the impact on hydrology and water quality would be reduced to less than significant. Implementation of Mitigation Measure 3.8-2 would ensure that the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, for the reasons described under Impact 3.8-3, above. Implementation of this mitigation measure will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

5.2.6 Recreation, Draft EIR Section 3.10

Impact 3.10-1: Potential to Increase the Use of Existing Parks or Other Recreational Facilities during Project Construction Such That Physical Deterioration Would Occur or Be Accelerated

Construction activities would result in temporary direct (e.g., loss of access, parking, or use) and indirect (e.g., changes to visual character and quality, and increases in noise, dust, and traffic) effects on recreationists at parks and recreational facilities that intersect with or are in proximity to construction activities. Construction activities would be of a limited duration in any one location (pipeline construction would proceed at a rate of approximately 150 feet per day and most staging areas would be in use for 8 to 12 weeks). Regardless, temporary closures, reduced parking, and other disruptions could displace recreationists to other parks or recreational facilities in the region during the construction period. Therefore, physical deterioration of other parks and recreational facilities could occur or be accelerated and construction-related impacts would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measure reduces the potentially significant project impact on recreation to less than significant.

Mitigation Measure 3.10-1: Prepare and Implement Detour Plans for Parks, Trails, and Recreational Facilities

EBDA and Cargill shall prepare and implement a detour plan for all recreational facilities that would experience access interruptions during project construction, including Don Edwards National Wildlife Refuge/Newark Slough Trail, Alameda Creek Regional Trail, and segments of the San Francisco Bay Trail that are not within roadway rights-of-way. Detour plans shall be developed in consultation with applicable resource agencies, including USFWS, CDFW, BCDC, ACWD, EBRPD, the Metropolitan Transportation Commission (MTC), and the Cities of Hayward and Union City. The plan shall be prepared at least 14 days before the start of construction activities involving disruption to a recreational facility. The detour plan shall include posted signs at major entry points for recreational facilities clearly indicating closed areas, the location of alternative facilities or access points, detour routes, and a contact number to call for questions or concerns. The proposed detours will be required to meet accessibility requirements under the Americans with Disabilities Act. The construction contractor shall be required to maintain and implement the detour plan throughout construction activities affecting access to a recreational facility. The 14-day notice period shall also provide time for these agencies to post notices on their respective websites regarding closures and alternate routes.

EBDA and Cargill shall provide public information through the media regarding detours and alternative access routes for recreational facilities affected by project construction. EBDA and Cargill shall coordinate with applicable resource agencies to make available to the public information regarding detours at least 14 days before the start of construction activities where detours or closures are required. EBDA and Cargill shall continue to provide public information regarding detours/closures throughout the project construction period.

Although closures are not anticipated at Coyote Hills Regional Park, EBDA and Cargill shall coordinate with EBRPD to ensure that the public is notified of construction activities in proximity to recreational use areas.

Although closures are not anticipated at Hayward Regional Shoreline/Oro Loma Marsh, EBDA and Cargill shall coordinate with CDFW, EBRPD, and City of Hayward to ensure that the public is notified of construction activities in proximity to recreational use areas. Additionally, EBDA and Cargill shall coordinate with the members of the Hayward Area Shoreline Planning Agency (City of Hayward, Hayward Area Recreation and Park District, and EBRPD) to ensure that construction activities do not interfere with implementation of the Hayward Regional Shoreline Adaptation Master Plan (HASPA 2021), which includes goals to protect recreational assets and enhance recreational opportunities in response to the threat of sea level rise.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measure 3.10-1, the impact on recreation would be reduced to less than significant. Implementation of Mitigation Measure 3.10-1 would ensure that EBDA and Cargill prepare and implement a detour plan for parks, trails, and recreational facilities in coordination with applicable resource agencies to avoid displacing recreationists to other parks or recreational facilities in the region during the construction period to the extent that physical deterioration of other parks and recreational facilities could occur or be accelerated. Implementation of this mitigation measure will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

Impact 3.10-3: Potential to Substantially Increase Hazards Due to Incompatible Uses with Recreational Activities during Project Construction

Construction of the MSS brine transport pipeline would introduce construction activities in areas that are currently used for recreation. The proximity of construction activities to areas used for recreation would increase safety hazards for recreationists due to incompatible uses. Potential hazards to recreationists would include construction vehicle collisions; slips, trips, and falls at open excavations; falling objects; and exposure to hazardous materials, elevated noise levels, and increased dust. As a condition of encroachment permit approval, EBDA and Cargill would be required to implement a traffic control plan to minimize construction-related traffic safety hazards on affected roadways. The traffic control plan would reduce safety hazards on segments of the San Francisco Bay Trail within roadway rights-of-way. However, traffic control plans would not reduce safety hazards at Don Edwards National Wildlife Refuge/Newark Slough Trail, Alameda Creek Regional Trail, and segments of the San Francisco Bay Trail that are not within roadway rights-of-way. Therefore, this impact would be **potentially significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effects identified in the EIR. The following mitigation measure reduces the potentially significant project impact on recreation to less than significant.

Mitigation Measure 3.10-1: Prepare and Implement Detour Plans for Parks, Trails, and Recreational Facilities

This mitigation measure is described on page 48 above.

Facts in Support of Findings

The EIR analysis of the project determined that with the implementation of Mitigation Measure 3.10-1, the impact on recreation would be reduced to less than significant. Implementation of Mitigation Measure 3.10-1 would ensure that EBDA and Cargill prepare and implement detour plans for parks, trails, and recreational facilities in coordination with applicable resource agencies to reduce hazards related to incompatible uses with recreational activities during project construction. Implementation of this mitigation measure will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

5.3 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The EBDA Commission agrees with the characterization in the EIR with respect to all impacts identified as significant and unavoidable. For this project, the following impacts were identified as significant and unavoidable. That is, these impacts would remain significant despite the incorporation of all feasible mitigation measures to substantially lessen or avoid the impacts. In accordance with State CEQA Guidelines Section 15091(a), a specific finding is made for each significant and unavoidable impact and its associated mitigation measures in the discussions below.

5.3.1 Noise and Vibration, Draft EIR Section 3.9

Impact 3.9-1: Potential to Expose Existing Receptors to Short-Term Construction Noise

Based on the construction activities and associated construction equipment likely to be required, construction noise levels were modeled and could reach up to 93.6 dB L_{eq} and 97.6 dB L_{max} at 50 feet, and 24-hour CNEL levels could be as high as 84.9 dBA L_{dn} under worst case conditions (several pieces of equipment operating simultaneously). These noise levels would exceed noise standards in jurisdictions with requirements that construction-related noise levels not exceed 86 dBA L_{eq} at adjacent land uses or not exceed 83 dBA L_{eq} at 25 feet from individual pieces of equipment. Thus, construction activities could result in a substantial temporary and periodic increase in noise during daytime hours at existing and future sensitive land uses. This impact would be **significant**.

Findings

Changes or alterations have been required in, or incorporated into, the project that would provide substantial reductions in levels of construction noise exposure at noise-sensitive land uses. Although the following mitigation measure reduces the project impact on noise, the impact would not be reduced to a less-than-significant level.

Mitigation Measure 3.9-1: Implement Construction Noise Reduction Measures

The following construction mitigation measure shall be implemented by the construction contractor for the entire construction phase of the project and within each jurisdiction that construction passes through:

- ▶ The construction contractor shall use noise-reducing operation measures, techniques, best practices, and equipment to achieve maximum practicable noise reduction (generally considered to be 10 dBA for construction noise) with the goal of achieving noise levels that do not exceed the applicable thresholds for each jurisdiction. This requirement shall be enforced through its inclusion on the construction bid specifications. The bid specifications shall require that the construction contractor provide an equipment inventory list for all equipment in the fleet with greater than 50-horsepower engines that identifies (at a minimum) make, model, and horsepower of equipment; operating noise levels at 50 feet; available noise control devices that are installed on each piece of equipment; and associated noise reduction from the installed technology. Control devices shall include high-efficiency mufflers, acoustic dampening, and protected internal noise absorption layers for vibrating components, enclosures, and electric motors. In addition, the contractor shall specify how proposed alternative construction procedures will be employed to reduce noise at sensitive receptors compared to other more traditional methods. Examples include, but are not limited to welding instead of riveting, mixing concrete off-site instead of on-site, and using thermal lances instead of drive motors and bits. In all cases, the requirement is that the best commercially available noise-reducing technology and noise-reducing alternative construction method shall be used, provided there are no safety concerns, engineering limits, or environmental constraints preventing it from being used. If a unique circumstance does exist that prevents an alternative, quieter construction method from being used, the contractor shall provide evidence to support its proposal. The noise reduction elements of construction bid submittals shall be approved by the jurisdiction in which construction will occur, in coordination with a qualified acoustical professional. The ability for a construction contractor to reduce noise from construction shall be among the criteria considered in evaluating the contractor's qualifications.

In addition to the bid-specific measures described above, the following specific measures shall be implemented to achieve the preceding measure:

- ▶ During the entire active construction period, equipment and trucks used for project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds).
- ▶ The contractor shall be required to use impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools.
- ▶ Stationary equipment, such as generators, air compressors, and stockpiled equipment, shall be located as far away from nearby noise-sensitive uses as allowed by physical (e.g., topography, structures) constraints.
- ▶ At least 10 days before the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that identifies permitted construction days and hours, as well as the telephone numbers of city and contractor representatives who are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, the complaint shall be investigated, appropriate corrective action shall be taken, and the action shall be reported to the city.
- ▶ Signs shall be posted at the job site entrance(s), all staging areas, starting and end points of construction headings, as well as intermittently (at least every 5 miles) between construction start and end points, and in the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.

- ▶ During the entire active construction period, noise-producing signals, including horns, whistles, alarms, and bells, shall be used for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level, or switch off backup alarms and replace them with human spotters in compliance with all safety requirements and laws.
- ▶ Noisy operations (e.g., riveting, cutting, hammering) shall be combined to occur in the same period (e.g., day or construction phase), such that the overall duration of these activities is reduced. The total noise level produced will not be substantially greater than the level produced if the operations were performed separately, and the total duration of sensitive receptor exposure to substantial noise levels will be reduced.

Facts in Support of Findings

Implementation of Mitigation Measure 3.9-1 would minimize noise levels at adjacent land uses by ensuring that the associated equipment is properly maintained and operated only when necessary; by maximizing the distance between construction staging areas and nearby uses, to the extent feasible; and by designating a noise disturbance coordinator who will be responsible for responding to any local complaints. However, the EIR analysis of the project concluded that implementing Mitigation Measure 3.9-1 would not reduce project-related construction noise levels to below the applicable thresholds or reduce the substantial temporary increase in noise that would occur, which would be as high as 31 A-weighted decibels. No additional feasible mitigation or alternatives are available to further reduce this impact after a review of the available technical literature and best practices regarding noise control and mitigation in comparable project settings. Therefore, the impact on noise would be significant and unavoidable. Implementation of Mitigation Measure 3.9-1 will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

5.3.2 Cumulative Impacts, Draft EIR Chapter 4

Cumulative Impact Related to Construction Noise, Draft EIR Section 4.4.8

Given that the project would result in a significant construction-related noise impact, it is foreseeable that the project's contribution of construction noise could combine with other construction activity within the project vicinity to create a cumulatively considerable impact. Thus, it can be assumed that the proposed project, along with certain future projects, **would result in a considerable contribution to a significant cumulative impact** related to construction noise.

Findings

As described in Section 5.3.1, above, changes or alterations have been required in, or incorporated into, the project that would provide substantial reductions in levels of construction noise exposure at noise-sensitive land uses. The following mitigation measure would reduce the project impact related to noise (Impact 3.9-1), which would also reduce the project's contribution to a significant cumulative impact on noise. Because the project-level impact (Impact 3.9-1) would not be reduced to a less-than-significant level, it is foreseeable that the project's contribution to a significant cumulative noise impact also would not be reduced to a less-than-significant level.

Mitigation Measure 3.9-1: Implement Construction Noise Reduction Measures

This mitigation measure is described on pages 50 and 51 above.

Facts in Support of Findings

As described in Section 5.3.1, above, implementation of Mitigation Measure 3.9-1 would minimize noise levels at adjacent land uses by ensuring that the associated equipment is properly maintained and operated only when necessary; by maximizing the distance between construction staging areas and nearby uses, to the extent feasible; and by designating a noise disturbance coordinator who will be responsible for responding to any local complaints. However, the EIR analysis of the project concluded that implementing Mitigation Measure 3.9-1 would not reduce project-related construction noise levels to below the applicable thresholds or reduce the substantial temporary

increase in noise that would occur, which would be as high as 31 A-weighted decibels. Given that implementing the project would result in a significant construction-related noise impact, it is foreseeable that the project's contribution of construction noise could combine with noise from other construction activity in the project vicinity to create a cumulatively considerable impact. Therefore, the project's contribution to a significant cumulative noise impact would be significant and unavoidable. Implementation of Mitigation Measure 3.9-1 will be enforced through the MMRP; compliance with the MMRP will be included as a requirement of the Project Approval Agreement and Operating Agreement between EBDA and Cargill.

5.4 FINDINGS REGARDING PROJECT ALTERNATIVES

CEQA Section 21002 states that "public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects." The same statute states that the procedures required by CEQA "are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects."

When a lead agency has determined that a project as proposed would cause one or more significant environmental effects that cannot be substantially lessened or avoided even after the adoption of all feasible mitigation measures, the agency, before it approves the project as mitigated, must first determine whether, with respect to such impacts, there remain any project alternatives that are both environmentally superior and feasible within the meaning of CEQA. Although an EIR must evaluate this range of potentially feasible alternatives, an alternative may ultimately be deemed by the lead agency to be "infeasible" if it fails to fully promote the lead agency's underlying goals and objectives with respect to the project (*City of Del Mar v. City of San Diego* [1982] 133 Cal.App.3d 401, 417). "[F]easibility' under CEQA encompasses 'desirability' to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors" (ibid.; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* [1993] 23 Cal.App.4th 704, 715). Thus, even if a project alternative would avoid or substantially lessen any of the significant environmental effects of the project, the decision makers may reject the alternative if they determine that specific considerations make the alternative infeasible or if the alternative does not meet the objectives of the project.

All the environmental impacts associated with the project would be substantially lessened or avoided with adoption of the mitigation measures set forth in these findings, with the exception of Impact 3.9-1 (Potential to Expose Existing Receptors to Short-Term Construction Noise) and the cumulative impact related to construction noise. EBDA's goal in evaluating the project alternatives was to select an alternative that feasibly attains the project objectives while further reducing the project's significant and unavoidable impacts.

The State CEQA Guidelines require that an EIR "describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly obtain the basic objectives of the project" (Section 15126.6[a]). The lead agency has the discretion to determine how many alternatives constitute a reasonable range, and an EIR need not present alternatives that are incompatible with fundamental project objectives. In addition, Section 15126.6(a) states that an EIR need not consider alternatives that are infeasible. Among the factors that may be considered when addressing the feasibility of alternatives are "site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries..., and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site" (Section 15126.6[f][1]). Section 15126.6(f) states that the range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The EIR analysis considered a reasonable range of alternatives.

5.4.1 Alternatives Considered but Rejected in the EIR

This discussion describes the alternatives that were considered but not evaluated further in the EIR (see the discussion in Chapter 5, “Alternatives,” in the Draft EIR).

Cargill considered two alternatives in which excess MSS would be transported from the Solar Salt Facility to off-site land-based locations rather than discharged into the Bay. Based on their environmental impacts and other factors, EBDA determined that these alternatives, described below, need not be evaluated further in the EIR:

- ▶ **Truck to Landfill Alternative:** Under this alternative, haul trucks would be used to transport excess MSS from the Solar Salt Facility to multiple nearby landfills. This alternative would require approximately 120 truck trips per day over 10 years to transport the approximately 6 million tons of MSS currently stored at the Solar Salt Facility (assuming trucks with a capacity for 18 tons would haul MSS brine 10 hours per day and 5 days per week). These vehicle trips would contribute to traffic congestion on local roadways, high levels of air pollution and greenhouse gas emissions, and result in excessive energy use over the 10-year period. Because of the adverse effects associated with the substantial number of vehicle trips, this alternative was not evaluated further in the EIR.
- ▶ **Underground Injection Control Well Alternative:** This alternative would consist of using haul trucks or trains to transport excess MSS brine to an off-site location where it could be injected into a groundwater well. Cargill identified five permitted injection sites within 100 miles of the Solar Salt Facility. The permitted disposal rate for these sites is approximately 1,000 gallons per minute; however, a disposal rate of 1,200 gallons per minute would be required for 24 hours per day over 10 years to accommodate the approximately 6 million tons of MSS currently stored at the Solar Salt Facility. This alternative would require approximately 360 truck trips per day over 10 years to transport the MSS brine. Similar to the Truck to Landfill Alternative described above, this alternative would contribute to traffic congestion, contributing high levels of air pollutant and greenhouse gas emissions, and result in excessive energy use from the vehicle trips needed to transport MSS brine. In addition, this alternative could result in environmental impacts in the event of well failure or leaks, such as groundwater contamination from the highly saline brine. Therefore, this alternative was not evaluated further in the EIR.

Cargill also considered two alternatives in which MSS would be returned to the Bay without the need to connect to EBDA’s system. Based on their environmental impacts and other factors, EBDA determined that these alternatives, described below, need not be evaluated further in the EIR:

- ▶ **Barge to Deep-Water Ocean Alternative:** This alternative would require the use of a barge to transport excess MSS brine to a deep-water location in the Pacific Ocean (e.g., the San Francisco Channel Bar Ocean Dredged Material Disposal Site). However, the alternative would require constructing substantial new infrastructure and a lengthy administrative approval process involving some or all of the following agencies: USACE; NMFS; CDFW; CSLC; the California Coastal Commission; BCD; the San Francisco Bay RWQCB; the City of Newark, Redwood City, and/or the Port of Redwood City; Alameda Flood Control District; and possibly the US Environmental Protection Agency. First and foremost, however, an act of Congress would be needed to revise the Disposal Site authorization to allow for the deposit of salt (currently authorized for dredged soil). The use of a barge would also result in high levels of air pollutant and greenhouse gas emissions and excessive energy use. Therefore, this alternative was not evaluated further in the EIR.
- ▶ **Direct Discharge to the Bay Alternative:** Under this alternative, MSS brine would be discharged to the Bay directly from Cargill’s Solar Salt Facility. This alternative would require improvements to the Solar Salt Facility, including construction of on-site pumps, pipelines, and a new outfall. Cargill determined that this alternative would be potentially infeasible because it would require lengthy coordination with the San Francisco Bay RWQCB to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges to the Bay. This alternative would not have the advantage of utilizing EBDA’s existing freshwater effluent to dilute the MSS brine to levels that are at or below Bay salinity levels before being discharged. Rather, this alternative would require substantial Bay water intake in order to dilute the MSS brine to salinity levels that would meet the RWQCB’s waste discharge requirements (i.e., approximately 200 million gallons per day would be required over a period of 10 years). Therefore, this alternative was not evaluated further in the EIR.

Cargill, in consultation with EBDA, also considered two other alternatives that are similar to the project and in which MSS brine would be transferred to EBDA's effluent conveyance system through an MSS transport pipeline for discharge to the Bay under EBDA's NPDES permit. These alternatives would include the same Solar Salt Facility improvements as the project (i.e., on-site pipelines and pumping facilities), which are described in Sections 2.6.1 through 2.6.4 of the Draft EIR. However, these alternatives differ from the project with respect to the MSS transport pipeline alignment from Cargill's Solar Salt Facility to EBDA's Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant. Under these alternatives, the MSS transport pipeline alignment would largely avoid city street rights-of-way. These alternatives, described below, were not evaluated further in the EIR:

- ▶ **Bayside Parallel Pipe Alternative – Landfill Route Option:** Under this alternative, the MSS transport pipeline alignment would skirt the edges of existing or former Cargill-owned or -operated salt ponds. This alignment would be similar to the alignment proposed under the Bayside Parallel Pipe Alternative (Alternative 2), which is described in Section 5.4.3 of the Draft EIR. However, the alignment would differ for the segment of pipeline between Enterprise Avenue and Oro Loma Marsh (also known as the Hayward Regional Shoreline). For this segment of pipeline, the alignment would travel through the West Winton Landfill, a closed landfill owned by the City of Hayward, and the All Cities Landfill, a former landfill owned and operated by Alameda County Flood Control and Water Conservation District (ACFCWCD). Similar to Alternative 2, this alignment would avoid disruptions on city streets, but would pass through wetlands and sensitive habitat and landfills containing waste materials. This alternative was dismissed because it would have potentially greater impacts related to biological resources, hydrology and water quality, and hazards and hazardous materials. In addition, this alternative was dismissed because it would require the approval of several agencies and private companies, including ACFCWCD, the City of Hayward, the East Bay Regional Park District, the San Francisco RWQCB, the California Department of Resources Recycling and Recovery, the Alameda County Department of Environmental Health, the State Water Resources Control Board, Waste Management of Alameda County, and HBF Enterprises. Any one of these entities could withhold approval of this alternative, and the approval process would be lengthy and uncertain. Therefore, this alternative was not evaluated further in the EIR.
- ▶ **Union Pacific Railroad (UPRR) Route Alternative:** Under this alternative, the MSS brine transport pipeline alignment would be routed within and adjacent to UPRR rights-of-way to avoid disruptions on city streets. However, EBDA determined that this alternative would be infeasible because it would require extensive coordination with UPRR and there would be insufficient space to install the pipeline in some segments. Therefore, this alternative was not evaluated further in the EIR.

5.4.2 Alternatives Considered in the EIR

Three alternatives, representing a range of reasonable alternatives to the proposed project, were selected for detailed analysis in the EIR. The goal for evaluating these alternatives was to identify ways to avoid or lessen the significant environmental effects resulting from implementation of the proposed project while attaining most of the project objectives.

The following sections provide a general description of each alternative, its ability to meet the project objectives, and a qualitative discussion of its comparative environmental impacts. As provided in Section 15126.6(d) of the State CEQA Guidelines, the significant effects of these alternatives are identified in less detail than those of the proposed project in the EIR.

NO PROJECT-NO DEVELOPMENT ALTERNATIVE

Summary of Alternative

CEQA requires a "no project" alternative to be evaluated in an EIR. The No Project–No Development Alternative assumes no changes to existing facilities and operations at Cargill's Solar Salt Facility. No new on-site pipelines and pumping facilities or off-site underground pipeline connecting to EBDA's existing outfall system would be constructed. The project site would remain in its current condition, and Cargill would continue to produce salt

products consistent with existing operations. The approximately 6 million tons of existing residual MSS would continue to be stored in Ponds 12 and 13, and more would accumulate. Over the next 20–50 years, rising sea levels would increase the risk of Bay water overtopping the containment berms and releasing MSS brine into the Bay.

Reasons for Rejecting Alternative

Pursuant to CEQA Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), based on the whole of the record, the EBDA Commission finds that the specific economic, legal, social, technological, or other considerations, including failure to feasibly attain some of the basic objectives of the project, render No Project Alternative infeasible. The EBDA Commission finds that this alternative is infeasible and less desirable than the Project and rejects the No Project Alternative because the EIR concluded that implementing the No Project–No Development Alternative would result in greater impacts on biological resources than would the project and reduced impacts related to air quality, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions and climate change, hazards and hazardous materials, hydrology and water quality, noise and vibration, and recreation. Although implementing the No Project–No Development Alternative would avoid several of the project’s impacts, including the significant and unavoidable impact from construction noise, this alternative would not meet the project objectives listed in Section 2.4, “Project Objectives,” of the Draft EIR.

Notably, BCDC anticipates that global warming will result in 16 inches of sea level rise in the San Francisco Bay by 2050 (City of Fremont 2011). A Sea Level Rise Assessment developed for the salt ponds identified high-priority berms that could be overtopped by a combination of 6 inches of sea level rise and a 100-year storm event (AECOM 2021). A large MSS inventory remains in the Cargill facility in Ponds 12 and 13 under the No Project–No Development Alternative, MSS would continue to be stored in existing ponds at the Solar Salt Facility, and the high-salinity brine in these ponds would be susceptible to potential release into the Bay in the event of a future berm failure from increased wind and wave action triggered by sea level rise. A release of high-salinity brine could create habitat conditions in the Bay and tributaries such as Plummer Creek that would be unsuitable for special-status fish species or other aquatic communities that provide foraging resources. The extent of potential salinity impacts is unknown, but the impacts likely would be reduced by mixing and tidal action with distance from the Solar Salt Facility. The extent of special-status fish impacts would also be affected by the low to moderate potential for transitory, and often seasonal, occurrence. Additional impacts on adjoining tidal marsh habitat and associated species may also occur as a result of hypersaline conditions as brine is deposited and accumulates in the intertidal zone, potentially creating salinity conditions unsuitable for marsh vegetation.

Sea level rise is one of the reasons why this project was proposed. The project would move brine containing MSS through the system faster to minimize the risk of the MSS inventory being released into the San Francisco Bay in the event of a future berm failure from increased wind and wave action triggered by sea level rise. The EBDA Commission hereby finds that this reason is an independent ground for rejecting the No Project–No Development Alternative and by itself, independent of any other reason, justifies rejection of this alternative.

Each of the aforementioned considerations is sufficient, both by itself and in combination with the other aforementioned considerations, to reject the No Project Alternative.

ALTERNATIVE 1: IN-PIPE ALTERNATIVE

Summary of Alternative

Similar to the project, the In-Pipe Alternative would involve transporting excess MSS brine to EBDA’s effluent conveyance system for discharge to the Bay under EBDA’s NPDES permit. This alternative would include the same on-site pipelines and pumping facilities at the Solar Salt Facility as those described for the project. Alternative 1 would differ from the project with respect to the MSS brine transport pipeline route. This alternative proposes the construction of a 7.5-mile MSS brine transport pipeline plus installation of 4 miles of liner within EBDA’s existing effluent pipeline to prevent corrosion in EBDA’s system. The transport pipeline would connect with EBDA’s effluent conveyance system just downstream of the Union Sanitary District Alvarado Treatment Plant in Union City. MSS brine would then be transported to EBDA’s outfall using EBDA’s effluent conveyance pipeline from the Alvarado Treatment Plant.

Under this alternative, Cargill would need to construct only 7.5 miles of new underground pipeline instead of up to 16 miles of pipeline that would be needed for the project. However, approximately 3.3 miles downstream of the Alvarado Treatment Plant at Station 108+26 within the EBDA effluent pipeline and continuing for approximately 4 miles to just downstream of the Oro Loma/Castro Valley Facility, the EBDA effluent pipeline does not consistently flow full, nor would it flow full with the addition of the MSS brine. The addition of chlorides from the MSS brine within this segment of pipe would increase the pipe's susceptibility to corrosion. To prevent corrosion, the 4-mile segment of pipeline would be lined. The liner would be installed using the sliplining method, which involves inserting a new pipeline of smaller diameter into the existing pipe and then grouting the annular space between the existing pipe and the new pipe. This would reduce the diameter of the existing EBDA effluent pipeline in the affected segment by potentially up to 5 inches. The liner is expected to provide corrosion protection over a span of approximately 50 years.

In addition to laydown areas along the 7.5-mile route, this alternative would require approximately 24 access pits at periodic intervals along the 4-mile section of EBDA's effluent pipeline to install the liner in segments. Bypass pumping would also be required during sliplining of each segment to route effluent within the EBDA system around the work area and thereby support continued operation of the EBDA system during construction. A pipe would be laid along the ground surface adjacent to the work area, and portable pumps would be used to bypass flows in the EBDA system around the work area.

Overall, implementing Alternative 1 is expected to result in less ground disturbance (approximately 44.2 acres) than the proposed project (approximately 57.9 acres) and smaller excavation quantities (approximately 213,457 cubic yards) than the proposed project (224,885 cubic yards). Similar to the project, construction would take up to approximately 18 months to complete. Following construction, operations and maintenance activities would be similar to those of the project.

Reasons for Rejecting Alternative

Pursuant to CEQA Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), based on the whole of the record, the EBDA Commission finds that the specific economic, legal, social, technological, or other considerations, including failure to feasibly attain some of the basic objectives of the project, render Alternative 1 infeasible. The EBDA Commission finds that this alternative is infeasible and less desirable than the Project and rejects Alternative 1 because it would not avoid the project's significant and unavoidable impact, would not meet some of the project objectives, and could require additional maintenance costs over the lifetime of the project.

Alternative 1 would result in some impacts that are greater than those of the project, including greater potential to disturb known archaeological resources, greater potential to adversely affect special-status species and habitats, greater potential to release pollutants from project site inundation, greater disruptions to parks and recreational facilities, and greater safety hazards to recreationists. However, most of the impacts under Alternative 1 would be reduced compared to those of the project. For example, the reduced degree of construction and excavation would reduce the potential to encounter native soils that could contain previously unknown cultural resources, reduce the area of ground disturbance resulting in water quality impacts, reduce the potential for the release of hazardous materials to the public and the environment, and reduce the emissions of criteria air pollutants and GHGs generated by the construction and operation of the project. Alternative 1 would also have reduced construction-related noise impacts compared to those of the proposed project, but the impact would remain significant and unavoidable under Alternative 1.

Alternative 1 would achieve most of the objectives of the project. Like the project, Alternative 1 would provide brine disposal services to Cargill and economic benefits to EBDA, create infrastructure to further EBDA's sustainability objectives, optimize use of existing EBDA infrastructure and excess capacity, minimize impacts on water quality and aquatic resources from MSS brine discharge by using EBDA's existing outfall, facilitate liquid bittern harvest and MSS brine disposal, and prevent the operational and environmental impacts of Bay water overtopping the berms surrounding MSS ponds as a result of sea level rise. However, Alternative 1 would not achieve the project objective of balancing impacts due to disruption to local jurisdictions with impacts on sensitive environments, because Alternative 1 would require greater disturbance to environmentally sensitive areas, including the Eden Landing Ecological Reserve and Oro Loma Marsh in the Hayward Regional Shoreline. In addition, Alternative 1 would not achieve the project

objective of minimizing disruptions to EBDA's existing system. Alternative 1 would require greater disruption to EBDA's existing operations during installation of the liner in segments of EBDA's effluent pipeline. Extensive bypass pumping would be required during sliplining of each segment to route effluent within the EBDA system around the work area and thereby support continued operations of the EBDA system during construction. Lastly, Alternative 1 would involve sliplining of only the most vulnerable sections of EBDA's existing effluent pipeline. Therefore, unlined sections could potentially be susceptible to corrosion risks and could require additional maintenance over the lifetime of the project.

Each of the aforementioned considerations is sufficient, both by itself and in combination with the other aforementioned considerations, to reject Alternative 1.

ALTERNATIVE 2: BAYSIDE PARALLEL PIPE ALTERNATIVE

Summary of Alternative

Pursuant to CEQA Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), based on the whole of the record, the EBDA Commission finds that the specific economic, legal, social, technological, or other considerations, including failure to feasibly attain some of the basic objectives of the project, render Alternative 2 infeasible. The EBDA Commission finds that this alternative is infeasible and less desirable than the Project and rejects Alternative 2 because it would result in greater environmental impacts than the project overall, would not avoid the project's significant and unavoidable impact, would not meet some of the project objectives, and could result in substantial delays in implementation because of the extensive coordination with applicable resource agencies and permitting that would be required.

Similar to the project, the Bayside Parallel Pipe Alternative would involve transporting excess MSS brine to EBDA's effluent pipeline conveyance system for discharge to the Bay under EBDA's NPFDES permit. This alternative would include the same on-site pipelines and pumping facilities at the Solar Salt Facility as those of the project. This alternative would differ from the project with respect to the MSS brine transport pipeline route. The brine transport pipeline would extend in a northerly direction from the Solar Salt Facility to the EBDA force main at the Oro Loma Facility along a route west of and closer to the Bay than the proposed project alignment, with a total length of approximately 17 miles. Discharge to the EBDA system would occur in the same manner as for the project.

Overall, implementing Alternative 2 is expected to result in more ground disturbance (approximately 60.8 acres) than the proposed project (approximately 57.9 acres) and greater excavation quantities (approximately 236,380 cubic yards) than the proposed project (224,885 cubic yards). Similar to the project, construction would take approximately 18 months to complete. Following construction, operations and maintenance activities would be similar to those of the project.

Like the project, this alternative would avoid the section of EBDA's system that would be susceptible to corrosion from introduction of the MSS brine. However, this alternative would require work in environmentally sensitive areas, including Oro Loma Marsh and Eden Landing. Directional drilling would be required in several areas to minimize impacts on wetlands and sensitive habitat. This alternative would also require temporary closures of the Bay Trail. Consequently, this alternative would require extensive coordination with various resource agencies, including EBRPD, USACE, the San Francisco RWQCB, NMFS, USFWS, ACFCWCD, and BCDC. Additional time for obtaining permits and conducting environmental review would be needed.

Reasons for Rejecting Alternative

Alternative 2 would result in greater impacts than the project overall. Because the pipeline alignment would be located farther away from urban areas under Alternative 2 than under the project, fewer sensitive receptors would be exposed to increases in construction-related noise and vibration levels, and the public would be exposed to fewer safety hazards related to potential release of hazardous materials. Even with mitigation, the construction-related noise and vibration impact would remain significant and unavoidable under Alternative 2. Additionally, the higher degree of construction and excavation required under Alternative 2 would increase the potential to encounter native soils that could contain cultural resources, increase the area of ground disturbance resulting in water quality impacts,

increase the emissions of criteria air pollutants and GHGs generated by the construction and operation of the project, and increase access disruptions and safety hazards to recreationists. Furthermore, the pipeline alignment would be located in more environmentally sensitive areas than the project, including wetland habitat in Oro Loma Marsh and Eden Landing Ecological Reserve.

Alternative 2 would achieve most of the objectives of the project. Like the project, Alternative 2 would provide brine disposal services to Cargill and economic benefits to EBDA, create infrastructure to further EBDA's sustainability objectives, minimize disruptions to EBDA's existing system, optimize use of existing EBDA infrastructure and excess capacity, minimize impacts on water quality and aquatic resources from MSS brine discharge by using EBDA's existing outfall, facilitate liquid bittern harvest and MSS brine disposal, and prevent the operational and environmental impacts of Bay water overtopping the berms surrounding MSS ponds as a result of sea level rise. However, Alternative 2 would not achieve the project objective of balancing impacts due to disruption to local jurisdictions with impacts to sensitive environments, because Alternative 2 would require greater disturbance to environmentally sensitive areas, including wetland habitat in Oro Loma Marsh and Eden Landing Ecological Reserve.

Pursuant to CEQA Section 21081(a)(3) and State CEQA Guidelines Section 15091(a)(3), the EBDA Commission rejects Alternative 2 because it would result in greater environmental impacts than the project overall, would not avoid the project's significant and unavoidable impact, would not meet some of the project objectives, and could result in substantial delays in implementation because of the extensive coordination with applicable resource agencies and permitting that would be required.

Each of the aforementioned considerations is sufficient, both by itself and in combination with the other aforementioned considerations, to reject Alternative 2.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Because implementing the No Project–No Development Alternative would avoid all adverse impacts resulting from construction and operation of the project and Alternatives 1 and 2, it is the environmentally superior alternative. However, the No Project–No Development Alternative would not meet the objectives of the project.

When the environmentally superior alternative is the No Project Alternative, the State CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative from among the other alternatives that were evaluated. Alternative 1 would result in some impacts that are greater than those of the project, including greater potential to disturb known archaeological resources, greater potential to adversely affect special-status species and habitats, greater potential to release pollutants from project site inundation, greater disruptions to parks and recreational facilities, and greater safety hazards to recreationists. However, most of the impacts under Alternative 1 would be reduced compared to those of the project. For example, the reduced degree of construction and excavation would reduce the potential to encounter native soils that could contain cultural resources, reduce the area of ground disturbance resulting in water quality impacts, reduce the potential for the release of hazardous materials to the public and the environment, and reduce the emissions of criteria air pollutants and GHGs generated by the construction and operation of the project. Alternative 1 would also have reduced construction-related noise impacts compared to the proposed project, but the impact would remain significant and unavoidable under Alternative 1. Because overall impacts would be less under Alternative 1, Alternative 1 would be the environmentally superior alternative.

Although Alternative 1 is the environmentally superior alternative, this alternative presents several challenges associated with the installation of 4 miles of liner within EBDA's existing effluent pipeline to prevent corrosion in EBDA's system. First, Alternative 1 would require greater disruption to EBDA's existing operations during sliplining activities. Extensive bypass pumping would be required during sliplining of each segment to route effluent within the EBDA system around the work area and thereby support continued operations of the EBDA system during construction. Additionally, Alternative 1 would require greater disturbance to environmentally sensitive areas, including the Eden Landing Ecological Reserve and Oro Loma Marsh in the Hayward Regional Shoreline. Lastly, Alternative 1 would involve sliplining of only the most vulnerable sections of EBDA's existing effluent pipeline. Therefore, unlined sections could potentially be susceptible to corrosion risks and could require additional maintenance over the lifetime of the project. Based on the above discussion, the project would better attain the

project objectives of balancing impacts due to disruption to local jurisdictions with impacts on sensitive environments and minimizing disruptions to EBDA's existing system.

Alternative 2 would not be the environmentally superior alternative because, although some impacts would be reduced compared to those of the project, implementing this alternative would result in greater impacts than the project overall. Because the pipeline alignment would be located farther away from urban areas under Alternative 2 than under the project, fewer sensitive receptors would be exposed to increases in construction-related noise and vibration levels, and the public would be exposed to fewer safety hazards related to potential release of hazardous materials. However, even with mitigation, the construction-related noise and vibration impact would remain significant and unavoidable under Alternative 2. Additionally, the higher degree of construction and excavation required under Alternative 2 would increase the potential to encounter native soils that could contain cultural resources, increase the area of ground disturbance resulting in water quality impacts, increase the emissions of criteria air pollutants and GHGs generated by the construction and operation of the project, and increase access disruptions and safety hazards to recreationists. Furthermore, the pipeline alignment would be located in more environmentally sensitive areas, including wetland habitat in Oro Loma Marsh and Eden Landing Ecological Reserve, than it would under the project. Work within these areas would require extensive coordination with applicable resource agencies and permitting.

6 STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the lead agency to balance the economic, social, legal, technological, and other benefits of a proposed project against its unavoidable environmental risks in determining whether to approve the project. Specifically, CEQA Section 21002 provides that “in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.” In addition, CEQA Section 21002.1(c) states, “If economic, social, or other conditions make it infeasible to mitigate one or more significant effects on the environment of a project, the project may nonetheless be carried out or approved at the discretion of a public agency....” State CEQA Guidelines Section 15092 provides that a “public agency shall not decide to approve or carry out a project for which an EIR was prepared unless... [the agency has] determined that any remaining significant effects on the environment found to be unavoidable under Section 15091 are acceptable due to overriding concerns as described in Section 15093.” Finally, State CEQA Guidelines Section 15093(a) provides that “[i]f the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered ‘acceptable.’”

The EBDA Commission has carefully balanced the benefits of the project against the significant environmental effects identified in the EIR that cannot be feasibly mitigated to a less-than-significant level. Notwithstanding the significant environmental effects identified in the EIR that cannot feasibly be eliminated, lessened, or mitigated to a less-than-significant level, the EBDA Commission, acting pursuant to CEQA Sections 21002 and 21002.1 and State CEQA Guidelines Sections 15092 and 15093, hereby determines that the significant effects on the environment found to be unavoidable, as set forth below, are acceptable because of the overriding considerations described below. The EBDA Commission finds that each one of the following benefits of the proposed project, as set forth below, independent of each of the other benefits, warrants approval of the proposed project notwithstanding the unavoidable environmental impacts of the proposed project.

6.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The project would have two significant and unavoidable impacts:

- ▶ Impact 3.9-1 (the project has the potential to expose existing receptors to short-term construction noise above applicable thresholds, and temporary increases in noise levels would be as high as 31 A-weighted decibels). This is a short-term impact that would cease occurring once construction is completed, and
- ▶ Cumulative impact related to construction noise. This also is a short-term impact that would cease occurring once construction is completed.

6.2 PROJECT BENEFITS

Pursuant to Public Resources Code Section 21081 and CEQA Guidelines sections 15091 et. seq. and after extensive review of the entire administrative record, the EBDA Commission has determined that the project should be approved and that the significant and unavoidable environmental effects of the project are outweighed by the following environmental, economic, social, technological, and other overriding considerations. The below stated reasons summarize the goals and objectives of the proposed Project and provide the rationale for the benefits of the proposed Project, each one being a separate and independent basis on which to approve the proposed project. Substantial evidence in the record demonstrates that approval and implementation of the project would provide the benefits listed below. The EBDA Commission thus finds as follows:

- ▶ The project would provide wastewater disposal capacity and services to Cargill in a manner that provides economic advantage to EBDA Member Agencies, with emphasis on offsetting and reducing expenses to EBDA and its ratepayers, and furthers the purpose and goals of EBDA's Joint Powers Public Agency Agreement.

- ▶ After Cargill processes its inventory of MSS, the permanent infrastructure (i.e., pipeline) created by the project could potentially be used by EBDA for future regional water recycling efforts by EBDA and/or EBDA Member Agencies to further EBDA's sustainability objectives, including those in support of reclamation and reuse of wastewater.
- ▶ The project provides resilience to and environmental protection from the long-term threat of sea level rise. As discussed in Section 5.4.2, above, BCDC anticipates that global warming will result in 16 inches of sea level rise in the San Francisco Bay by 2050 (City of Fremont 2011). A Sea Level Rise Assessment developed for the salt ponds identified high-priority berms that, if no action were taken to increase their resiliency, could be overtopped by a combination of 6 inches of sea level rise and a 100-year storm event (AECOM 2021). A large MSS inventory remains in the Cargill facility in Ponds 12 and 13. The high-salinity brine in these ponds would be susceptible to potential release into the Bay in the event of a future berm failure from increased wind and wave action triggered by sea level rise. A release of high-salinity brine could create habitat conditions in the Bay and tributaries such as Plummer Creek that would be unsuitable for special-status fish species or other aquatic communities that provide foraging resources. The extent of potential salinity impacts is unknown, but the impacts likely would be reduced by mixing and tidal action with distance from the Solar Salt Facility. The extent of impacts on special-status fish would also be affected by their low to moderate potential to occur in the project area because these fish are transitory and often migrate seasonally. Additional impacts on adjoining tidal marsh habitat and associated species may also occur as a result of hypersaline conditions as brine is deposited and accumulates in the intertidal zone, potentially creating salinity conditions unsuitable for marsh vegetation. The project would move brine containing MSS through the system faster and minimize the risk that the MSS inventory would be released to the San Francisco Bay in the event of a future berm failure from increased wind and wave action triggered by sea level rise. Accordingly, a key project objective and benefit would be to prevent operational and environmental impacts of Bay water overtopping the berms surrounding MSS ponds due to sea level rise.
- ▶ The project would optimize use of existing EBDA infrastructure and excess capacity to process and blend MSS brine and would use EBDA's strategic connection to an existing deep-water outfall to minimize impacts on water quality and aquatic resources in receiving waters associated with the discharge of residual MSS brine.

In conclusion, the EBDA Commission finds that the foregoing benefits provided through approval of the proposed project outweigh the identified short-term (construction only) significant and unavoidable adverse environmental impacts. The EBDA Commission further finds that each of the individual benefits discussed above outweighs the unavoidable adverse environmental effects identified in the EIR and therefore finds those impacts to be acceptable. The EBDA Commission further finds that each of the benefits listed above, standing alone, is sufficient justification for the EBDA Commission to override these unavoidable environmental impacts.

7 MITIGATION MONITORING AND REPORTING PROGRAM

EBDA has prepared an MMRP for the project (Attachment A to these findings). The EBDA Commission, in adopting these findings, also approves the MMRP. As lead agency under CEQA, EBDA is responsible for the overall implementation and management of the MMRP. However, Cargill, as the project proponent, will ultimately execute many of the mitigation actions. EBDA will use the MMRP to track compliance with project mitigation measures. The MMRP will remain available for public review during the compliance period. The MMRP is incorporated into the proposed project and is approved in conjunction with certification of the EIR and adoption of these findings of fact. If any conflict arises between these findings and the MMRP with respect to the requirements of an adopted mitigation measure, the more stringent measure shall control and shall be incorporated automatically into both the findings and the MMRP.

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Attachment A

Mitigation Monitoring and Reporting Program



MITIGATION MONITORING AND REPORTING PROGRAM FOR THE

Cargill Mixed Sea Salts Processing and Brine Discharge Project

SCH No. 2022050436

Prepared for:

EBDA
EAST BAY DISCHARGERS AUTHORITY

July 2025

Cargill Mixed Sea Salts Processing and Brine Discharge Project

SCH No. 2022050436

Prepared for:



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Attachments

Attachment A Figure 3.4-1: Proposed Tribal Monitoring Area

LIST OF ABBREVIATIONS

ACWD	Alameda County Water District
ASTM	American Society for Testing and Materials
BAAD	Bay Area Air District (formerly known as Bay Area Air Quality Management District)
BCDC	San Francisco Bay Conservation and Development Commission
BMP	best management practice
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulations
CSLC	California State Lands Commission
CUPA	Certified Unified Program Agency
dBA	A-weighted decibels
DTSC	California Department of Toxic Substances Control
EBDA	East Bay Dischargers Authority
EBRPD	East Bay Regional Park District
EPA	US Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
GSA	Groundwater Sustainability Agency
HASP	health and safety plan
MBTA	Migratory Bird Treaty Act
MSS	mixed sea salt
MTC	Metropolitan Transportation Commission
NO _x	nitrous oxide
OSHA	Occupational Safety and Health Administration
PRC	Public Resources Code
RCRA	Resource Conservation and Recovery Act
RWQCB	regional water quality control board
SFBAAB	San Francisco Bay Area Air Basin
SR	state route
USACE	US Army Corps of Engineers
USFWS	US Fish and Wildlife Service

INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.), the East Bay Dischargers Authority (EBDA) prepared an environmental impact report (EIR) for the Cargill Mixed Sea Salts Processing and Brine Discharge Project (State Clearinghouse No. 2022050436) that identified significant impacts and mitigation measures that would reduce the identified impacts to a less-than-significant level, where feasible.

CEQA Section 21081.6 and State CEQA Guidelines Sections 15091(d) and 15097 require public agencies to adopt a reporting and monitoring program for the changes made to the project it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment. This mitigation monitoring and reporting program (MMRP) has been prepared for the project because the EIR identifies potentially significant adverse impacts related to project implementation, as well as mitigation measures to reduce those impacts. Adoption of this MMRP would occur along with approval of the project.

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner before and during project construction and operation, as applicable. Table 1, provided below, has been prepared to assist the responsible parties with implementing the mitigation measures. It identifies the mitigation measures, the entities responsible for implementing the mitigation measures, and the timeframe for implementation of the mitigation measures. The table also includes a column for EBDA to document implementation of the mitigation measures after project approval. The numbering of mitigation measures follows the numbering used in the EIR. Mitigation measures that are referenced more than once in the EIR are not duplicated in the MMRP table.

ROLES AND RESPONSIBILITIES

EBDA is responsible for overall administration of the MMRP and for verifying that the project proponent, construction contractor, or other designated party has completed the necessary actions for each measure. The party responsible for implementing each item will identify the staff members responsible for coordinating with EBDA on the MMRP.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

Table 1, which identifies the mitigation measures applicable to the proposed project, includes the following table columns:

- ▶ **Impact:** This column presents all the impacts disclosed in the EIR for which mitigation was identified.
- ▶ **Mitigation Measures:** This column presents all the mitigation measures identified in the EIR, each of which has been adopted and incorporated into the project.
- ▶ **Action(s):** For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented and, in some instances, the criteria for determining whether a measure has been successfully implemented. Where mitigation measures are particularly detailed, the description of the action may refer back to the measure.
- ▶ **Implementing Party:** This column identifies the entity responsible for undertaking the required action.
- ▶ **Timing:** Implementation of the action must occur before or during some part of project approval, project design, or project construction or on an ongoing basis. This column identifies the timing for implementation of each mitigation measure.
- ▶ **Verification of Compliance:** EBDA is responsible for ensuring that mitigation measures are successfully implemented. The “Verification of Compliance” column is to be used by EBDA to indicate how and when a mitigation measure was implemented. EBDA, at its discretion, may delegate implementation responsibility or portions thereof to qualified consultants or contractors.

Table 1 Mitigation Monitoring and Reporting Program

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
Air Quality					
Impact 3.2-1: Potential to Generate Emissions of Criteria Air Pollutants and Precursors during Project Construction	<p>Mitigation Measure 3.2-1: Contribute Funding to an Off-Site Mitigation Program</p> <p>BAAD considers the use of an off-site mitigation program as a feasible mitigation measure (BAAD 2012). This mitigation strategy has been implemented by land use projects throughout the state as a means to reduce a project's significant air quality impacts to a less-than-significant level. The project has already incorporated Tier 4 final engines to reduce NO_x emissions, which is a common and feasible measure known to reduce NO_x emissions greatly. However, the project's emissions would continue to exceed BAAD's thresholds of significance for NO_x.</p> <p>The project applicant shall provide funding to a program or programs within the SFBAAB that reduce NO_x emissions. BAAD oversees several programs and funds to reduce emissions. Examples include the Carl Moyer Memorial Program, which provides grants to upgrade or replace heavy-duty diesel vehicles and equipment, including on- and off-road vehicles and equipment, school buses, agricultural equipment, marine vessels, and locomotives. Other options that the project applicant may consider to reduce NO_x emissions include the Mobile Source Incentive Fund, the Transportation Fund for Clean Air, and the Goods Movement Program. The project applicant shall provide funding to at least one, or more, of these programs to reduce construction-generated NO_x emissions for each year of construction adequately to offset the exceedance of the BAAD NO_x threshold as verified by BAAD. The cost to mitigate shall be determined when the project applicant chooses to engage in any of the aforementioned programs, but that cost shall be sufficient to reduce NO_x emissions sufficiently to meet BAAD's thresholds of significance, as verified by BAAD.</p>	Confirm that the project proponent provides funding to a program or programs within the SFBAAB that reduce NO _x emissions.	Project proponent, with oversight by EBDA	Before project implementation	
Biological Resources					
Impact 3.3-1: Potential Substantial Adverse Effect, Either Directly or through Habitat Modifications, on Any Species Identified as a	<p>Mitigation Measure 3.3-1: Implement Standard Avoidance and Minimization Measures for Biological Resources</p> <ul style="list-style-type: none"> ▶ All construction personnel will visually check for wildlife beneath vehicles and construction equipment before moving or operating them. If an animal is discovered and does not leave 	Confirm that the mitigation measure is included in the construction contract. Confirm that standard avoidance and minimization	Construction contractor and designated project biologist,	Conduct one-time check of the construction contract before the contract is executed.	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
<p>Candidate, Sensitive, or Special-Status Species in Local or Regional Plans, Policies, or Regulations, or by CDFW or USFWS; Impact 3.3-2: Potential Substantial Adverse Effect on Any Riparian Habitat or Other Sensitive Natural Community Identified in Local or Regional Plans, Policies, or Regulations, or by CDFW or USFWS; Impact 3.3-3: Potential Substantial Adverse Effect on State or Federally Protected Wetlands (including, but Not Limited to, Marshes, Vernal Pools, Coastal Wetlands, etc.) through Direct Removal, Filling, Hydrological Interruption, or Other Means; Impact 3.3-4: Potential Substantial Interference with the Movement of Any Native Resident or Migratory Fish or Wildlife Species or with Established Native Resident or Migratory Wildlife Corridors, or Impediment to the Use of Native Wildlife Nursery Sites; Impact 3.3-5: Potential Conflict with Any Local Policies or Ordinances Protecting Biological</p>	<p>the site on its own, personnel will contact the project biologist for direction before using equipment.</p> <ul style="list-style-type: none"> ▶ Confine all heavy equipment, vehicles, and construction activities to existing access roads, road shoulders, and disturbed/developed or designated work areas. Limit work areas to what is necessary for construction. ▶ Minimize grading and vegetation removal along access roads and construction work areas. ▶ Do not allow pets, hunting, open fires, or firearms at the project site. ▶ During project activities, properly contain all trash that may attract predators in covered garbage receptacles and remove the trash from the site daily. Following construction, all trash and construction debris from project sites will be removed. ▶ Use only tightly woven netting or similar material for all geo-synthetic erosion control materials such as coir rolls and geo-textiles. No plastic monofilament matting will be used. ▶ If night work is conducted, all nighttime lighting will be focused on construction activities and directional shields will be used to direct lighting away from natural habitats. 	measures are in place through periodic checks.	with EBDA oversight	Confirm that standard avoidance and minimization measures are in place through periodic checks for the duration of construction activities.	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
Resources, Such as a Tree Preservation Policy or Ordinance; and Impact 3.3-6: Potential Conflict with the Provisions of an Adopted Habitat Conservation Plan, Natural Community Conservation Plan, or Other Approved Local, Regional, or State Habitat Conservation Plan					
Impacts 3.3-1 through 3.3-6, as listed above	Mitigation Measure 3.3-2: Provide Worker Environmental Awareness Training A USFWS- or CDFW-approved biologist (as applicable) will develop an environmental training and will present the training to all crew members before they begin work on the project. The training will include a description of special-status species with potential to occur, life history and habitat associations, general measures that are being implemented to conserve the species as they relate to the project, the terms and conditions of project permits, penalties for noncompliance, the boundaries of the construction areas, and the boundaries of environmentally sensitive areas. A handout will be provided to all participating personnel, and at least one copy will be kept on-site, in the job packet, during construction activities. On completion of the training, crew members will sign a form stating that they attended the training and understand the mitigation measures.	Confirm that the mitigation measure is included in the construction contract. Develop worker environmental awareness training and require crew members to sign an acknowledgment form. Keep handouts at job sites.	Construction contractor and designated USFWS- or CDFW-approved biologist, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Develop worker environmental awareness training and require crew members to sign an acknowledgment form before initiation of construction activities. Keep handouts at job sites for the duration of construction activities.	
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	Mitigation Measure 3.3-3: Conduct Focused Surveys for Nesting Special-Status Bird Species, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers Prior to any planned construction activities occurring during the nesting season (approximately February 1 to August 31, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys will conduct focused surveys for special-status birds, other nesting raptors, and other native birds and will identify active nests. Preconstruction nesting bird surveys will be conducted within 14 days prior to when construction activities are initiated in each of the areas of suitable nesting habitat for northern harrier, salt-marsh common	Confirm that the mitigation measure is included in the construction contract. Conduct nesting bird surveys, implement protective buffers (in consultation with CDFW, as required), and conduct periodic monitoring. If take of burrowing owl cannot be avoided, consult with CDFW, obtain an ITP,	Project proponent, qualified biologist, and construction contractor, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Conduct nesting bird surveys and implement protective buffers (in consultation with CDFW, as required) within 14 days before the initiation of construction activities near suitable nesting habitat	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>yellowthroat, California black rail, Alameda song sparrow, tricolored blackbird, and yellow rail that are within 500 feet of the project footprint. In addition, nesting bird surveys will be conducted for all other common raptor species (within a 500-foot buffer) and passerine species (100-foot buffer) protected by the MBTA. Pre-construction surveys for white-tailed kite will occur within 0.25-mile area of the construction area.</p> <p>Impacts on nesting birds will be avoided by establishing appropriate buffers around active nest sites identified during focused surveys to prevent disturbance to the nest. Project activity will not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no longer active, or reducing the buffer will not likely result in nest abandonment. An avoidance buffer of 500 feet will be implemented for white-tailed kite, in consultation with CDFW. For other species, a qualified biologist will determine the size of the buffer for nonraptor nests after a site- and nest-specific analysis. Initial work buffers typically will be 150 feet for raptors (other than special-status raptors) and 50 feet for nonraptor species (unless otherwise specified in other mitigation measures). Factors to be considered for determining buffer size will include presence of natural buffers provided by vegetation or topography, nest height above ground, baseline levels of noise and human activity, species sensitivity, and project activities. The size of the buffer may be adjusted if a qualified biologist, determines that such an adjustment would not be likely to adversely affect the nest. Any reduction to the avoidance buffer described herein for white-tailed kite (500 feet) or the typical initial work buffers for raptor and nonraptor species (150 feet and 50 feet respectively) will require consultation with CDFW. Periodic monitoring of the nest by a qualified biologist during project activities will be required if the activity has potential to adversely affect the nest, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.</p> <p>Where proposed ground-disturbing activities (e.g., grading, trenching, vegetation removal, staging) are implemented within or adjacent to habitats suitable for burrowing owls, a qualified biologist shall conduct surveys for burrowing owls in areas of habitat suitable for the species within 1,640 feet (500 meters) of the proposed activities. Inaccessible</p>	and compensate for loss of burrowing owls (if needed).		when construction would occur during the nesting season (approximately February 1 to August 31), and conduct periodic monitoring during such construction activities. For burrowing owl, conduct surveys between February 15 and July 15.	

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	<p>areas (e.g., adjacent private property) will not be surveyed directly, but the biologist may use binoculars or a spotting scope to survey these areas. A minimum of four surveys shall be conducted prior to initiation of ground-disturbing activity to determine whether burrowing owls occupy the site. Surveys shall be conducted according to Appendix D of the <i>2012 Staff Report on Burrowing Owl Mitigation prepared by the California Department of Fish and Game</i> (now CDFW) (CDFW 2012), or any subsequent updated guidance. If feasible, at least one survey should be conducted between February 15 and April 15 (i.e., the beginning of the breeding season when nests are being established) and the remaining surveys should be conducted between April 15 and July 15 (i.e., the peak of the breeding season when most burrowing owls have active nests), at least three weeks apart, as recommended in CDFW's 2012 guidance. Because burrowing owls may recolonize a site after only a few days, one of the surveys, or an additional survey, shall be conducted within 14 days before initiating ground disturbance activities to verify that take of burrowing owl would not occur.</p> <ul style="list-style-type: none"> ▶ If no burrowing owls are found, no further mitigation shall be required. ▶ If a burrow occupied by a burrowing owl is found during the surveys, the project applicant shall establish and maintain a buffer around the occupied burrow and any identified satellite burrows (i.e., non-nesting burrows that burrowing owls use to escape predators or move young into after hatching) to prevent take of the burrowing owls. Burrow buffers shall be implemented as follows: <ul style="list-style-type: none"> (a) During the non-breeding season (September 1 through January 31), the minimum buffer distance shall be 164 feet (50 meters). During the breeding season (February 1 through August 31), the minimum buffer distance shall be increased to 1,640 feet (500 meters). (b) The buffer may be adjusted if, in consultation with CDFW, a qualified biologist determines that an alternative buffer shall not result in take of burrowing owl adults, young, or eggs because of particular site features (e.g., topography, natural line-of-sight barriers), level of project disturbance, or other considerations. If the buffer is reduced, a qualified biologist shall monitor the behavior of the burrowing owls during all project activities within 1,640 feet of the burrow. If the owls 				

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>exhibit disturbed or agitated behaviors (e.g., vocalizations, bill snaps, fluffing feathers to increase body size appearance, drooping wings and rotating them forward, crouching and weaving back and forth) in response to the project activities, the biologist shall have the authority to halt the activities and re-establish a buffer consistent with item (a) until the agitated behavior ceases and normal behavior resumes.</p> <p>(c) The buffer shall remain in place around the occupied burrow and associated satellite burrows until a qualified biologist has determined through noninvasive methods that the burrows are no longer occupied by burrowing owls. A previously occupied burrow will be considered unoccupied if surveys demonstrate that no owls have used the burrow for seven consecutive days.</p> <ul style="list-style-type: none"> ► Locations of burrowing owls detected during surveys shall be reported to the California Natural Diversity Database. ► If implementation of a buffer to prevent take of burrowing owls is not feasible, the applicant shall consult with CDFW and obtain an Incidental Take Permit (ITP) prior to commencing project-related ground-disturbing activities. The impacts of taking burrowing owls shall be minimized and fully mitigated. 				
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-4: Conduct Protocol-Level Surveys and Implement Protective Buffers for California Ridgway's Rail</p> <p>Where feasible, project construction activities in suitable nesting habitat for California Ridgway's rail will not occur during the breeding season (February 1 through August 31).</p> <p>If project activities during the breeding season within suitable nesting habitat for the California Ridgway's rail are unavoidable, a qualified permitted biologist will conduct a protocol-level survey between January 15 to April 15 and within a year before construction begins. The survey will occur in suitable habitats within a 700-foot buffer around the project area. Survey methods would follow USFWS-approved <i>Site Specific Protocols for Monitoring Marsh Birds: Don Edwards San Francisco Bay and San Pablo Bay National Wildlife Refuges</i> (USFWS 2017). If California Ridgway's rails are confirmed to be present, additional coordination with CDFW and USFWS will be required.</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Schedule construction activities in suitable nesting habitat for California Ridgway's rail outside of the breeding season (February 1 through August 31).</p> <p>If this is unavoidable, conduct surveys before construction activities and if construction pauses for more than 14 days.</p> <p>If the species is confirmed to be present, obtain</p>	<p>Project proponent, qualified biologist, and construction contractor, with EBDA oversight</p>	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Schedule construction activities in suitable nesting habitat for California Ridgway's rail outside of the breeding season (February 1 through August 31).</p> <p>If this is unavoidable, conduct surveys before construction activities (in the spring of the same year and at least 14 days before construction in these areas)</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>If protocol surveys identify breeding California Ridgway's rails within 700 feet of the project area, no construction activities will occur within 700 feet of suitable habitat during the breeding season (February 1 through August 31) unless authorization is obtained from CDFW and USFWS.</p> <p>If the surveys confirm that there are no breeding California Ridgway's rails within 700 feet of the project area, work activities could occur during the breeding season (February 1 through August 31). If Ridgway's rail is observed during biological monitoring within the rail nesting season, work will stop within 700 feet of the observation and Cargill will coordinate with USFWS and CDFW to determine appropriate measures.</p> <p>Use of heavy equipment in suitable habitat will be minimized to the maximum extent practicable.</p>	<p>authorization from CDFW and USFWS for any construction activities within 700 feet of breeding California Ridgway's rails.</p> <p>Minimize use of heavy equipment in suitable habitat.</p>		<p>and if construction pauses for more than 14 days.</p> <p>Obtain authorization from CDFW and USFWS before initiating any construction activities within 700 feet of breeding California Ridgway's rails.</p> <p>Minimize use of heavy equipment for the duration of construction activities in suitable habitat for California Ridgway's rail breeding.</p>	
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-5: Avoid and Minimize Impacts to Western Snowy Plover</p> <p>Nesting locations are to be identified through preconstruction surveys by a qualified biologist within 14 days prior to construction during the Western snowy plover breeding season (March 1 through September 14). No construction activities can be performed within 600 feet of an active Western snowy plover nest during the breeding season without the approval of USFWS.</p> <p>If construction occurs where chicks are present outside the 600-foot no-disturbance buffer and are foraging, then a qualified biologist will be present to ensure that no chicks are located in close proximity (i.e., within 200 feet) to construction activities. If chicks are present, then construction activities will be halted until they move away from the work area on their own volition.</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>If construction occurs during the Western snowy plover breeding season (March 1 through September 14), conduct preconstruction surveys.</p> <p>If nests are present, obtain authorization from USFWS for any construction activities within 600 feet of active nests.</p> <p>Retain a qualified biologist to ensure that no chicks are located within 200 feet of construction activities.</p>	Project proponent and qualified biologist, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Conduct surveys within 14 days before construction activities during the Western snowy plover breeding season (March 1 through September 14).</p> <p>Obtain authorization from USFWS before any construction activities within 600 feet of active nests.</p> <p>Retain a qualified biologist to monitor for chicks during construction activities where chicks are present outside the 600-foot no-disturbance buffer and are foraging.</p>	
Impacts 3.3-1 through 3.3-3, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-6: Perform Biological Monitoring</p> <p>For work that will occur in or adjacent to potential habitat for special-status species, a qualified biologist will be present during initial ground disturbing activities involving use of heavy equipment that</p>	Confirm that the mitigation measure is included in the construction contract.	Project proponent and qualified	Confirm that the mitigation measure is included in the construction contract before the contract is executed.	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	could cause noise or vibration disturbance to listed species (species state or federally listed as threatened or endangered, state species of special concern, or species fully protected by the California Fish and Game Code). Biological monitoring thereafter will occur as needed to fulfil the role of the approved biologist in project permits, potentially including permits from USACE and the RWQCB for effects to waters of the United States and state and CDFW for effects to lakes, streams, and associated riparian habitat. The qualified biologist will have stop work authority to stop project activities to minimize disturbance, injury, or mortality of listed species. If the qualified biologist exercises stop work authority, the appropriate resources agencies will be notified by phone and email within 48 hours.	Retain a qualified biologist to monitor construction work in or adjacent to potential habitat for special-status species. Notify appropriate resources agencies of work stoppage.	biologist, with EBDA oversight	Perform biological monitoring during initial ground-disturbing activities involving use of heavy equipment that could cause noise or vibration disturbance to listed species and as needed based on permit requirements. Notify appropriate resources agencies within 48 hours of work stoppage.	
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-7: Prevent Special-Status Wildlife Entrapment</p> <p>To prevent inadvertent entrapment of special-status species in salt marsh and playa habitat during construction, excavated holes or trenches more than 1 foot deep with walls steeper than 30 degrees will be covered at the close of each working day by plywood or similar materials. Alternatively, an additional 4-foot-high vertical barrier, independent of exclusionary fences, will be used to further prevent the inadvertent entrapment of special-status species. If it is not feasible to cover an excavation or provide an additional 4-foot-high vertical barrier independent of exclusionary fences, one or more escape ramps constructed of earth fill or wooden planks will be installed for every 100 feet of trenching with no greater than 3:1 slopes. Before such holes or trenches are filled and when they are covered and uncovered each working day, they will be thoroughly inspected for trapped animals. If at any time a trapped special-status animal is discovered, an USFWS- or CDFW-approved biologist will be contacted (as appropriate), and they or their designee will immediately place escape ramps or other appropriate structures to allow the animal to escape, or USFWS and/or CDFW will be contacted by telephone for guidance.</p> <p>All construction pipes, culverts, or similar structures that are stored at the project site for one or more overnight periods shall be securely capped before storage or inspected by the USFWS- or CDFW-approved biologist before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a special-status species is</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Place covers over excavated holes or trenches, install vertical barriers around them, or construct escape ramps.</p> <p>Inspect holes and trenches for trapped wildlife before filling them.</p> <p>Contact an approved biologist to implement measures to allow any trapped wildlife to escape.</p> <p>Cap or inspect construction pipes, culverts, or other structures and allow any special-status wildlife to escape.</p>	Project proponent and qualified biologist, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Implement measures to prevent special-status wildlife entrapment for the duration of construction activities.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	discovered inside a pipe, the individual shall be allowed to leave on its own volition.				
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-8: Implement Measures to Avoid Impacts to Salt-Marsh Harvest Mouse and Salt-Marsh Wandering Shrew</p> <p>Because salt-marsh harvest mouse is a fully protected species under the California Fish and Game Code, measures will be implemented to avoid injury or mortality of the species. These measures will also avoid impacts to salt-marsh wandering shrew.</p> <p>A USFWS- and CDFW-approved biologist with previous salt marsh harvest mouse experience will be on-site during construction activities occurring in wetlands. The biologist will document compliance with all project permit conditions and avoidance and conservation measures. The approved biologist or their designee will have the authority to stop project activities if any requirement associated with these measures is not being fulfilled. Prior to the initiation of work each day, the USFWS- and CDFW-approved biologist will thoroughly inspect the work area and adjacent habitat areas to determine if salt-marsh harvest mouse is present.</p> <p>Following confirmation by the USFWS- and CDFW-approved biologist that no salt-marsh harvest mouse is present, tidal wetland vegetation will be removed by hand using only nonmechanized hand tools (i.e., trowel, hoe, rake, and shovel) prior to the initiation of work within these areas. Vegetation will be removed to bare ground or stubble no higher than 1 inch. Vegetation will be removed under the supervision of the USFWS- or CDFW-approved biologist.</p> <p>Unless otherwise instructed by USFWS and CDFW, temporary exclusion fencing will be installed immediately after the hand removal of tidal wetland vegetation (as described above) from the work area. The fence will be made of a heavy plastic sheeting material that does not allow salt-marsh harvest mice to pass through or climb, and the bottom will be buried so that salt-marsh harvest mice cannot crawl under the fence. Fence height will be at least 12 inches higher than the highest adjacent vegetation with a maximum height of 4 feet. A USFWS- and CDFW-approved biologist with previous salt-marsh harvest mouse experience will be on-site during fence installation and will check the fence alignment prior to vegetation clearing and fence installation to ensure no salt-marsh harvest mice are present.</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Retain an approved biologist to monitor compliance with permit conditions for salt-marsh harvest mouse and salt-marsh wandering shrew and inspect work areas to determine if the species are present.</p> <p>In areas where the species are present, remove vegetation with nonmechanized hand tools under the supervision of an approved biologist.</p> <p>Install temporary exclusion fencing around areas of tidal wetland vegetation under the supervision of an approved biologist. Conduct daily inspections of exclusion fencing.</p> <p>Follow wildlife and plant avoidance measures in wetland vegetation areas, and implement additional measures identified through project permitting.</p>	Project proponent, construction contractor, and qualified biologist, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Implement measures to avoid impacts on salt-marsh harvest mouse and salt-marsh wandering shrew for the duration of construction activities in wetlands where the species are present.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>Through project permitting (e.g., Clean Water Act 404/401) or CEQA review, if USFWS and CDFW suggest alternative measures that are equally effective (e.g., additional biological monitoring, marsh mats) as vegetation removal and temporary exclusion fencing (described in the previous two paragraphs), the suggested measures would be implemented instead, along with other suggested measures discussed herein.</p> <p>The USFWS- and CDFW- approved biologist will inspect exclusion fencing during daily inspections prior to the initiation of work each day. If exclusion fencing shows signs of damage such that small mammals could enter the work area, work will not continue within 300 feet of the damaged exclusion fencing until the fences are repaired and the site is surveyed by a qualified biologist to ensure that salt-marsh harvest mouse has not entered the work area.</p> <p>Construction access through wetland vegetation will be minimized to avoid the loss of individual harvest mice. If construction access through wetland vegetation is required, construction workers will follow wildlife and plant avoidance measures prescribed in <i>Walking in the Marsh: Methods to Increase Safety and Reduce Impacts to Wildlife/Plants</i> (San Francisco Bay Joint Venture 2017).</p> <p>No work will occur within 50 feet of suitable tidal marsh habitat within 2 hours before and after an extreme high tide event (6.5 feet or higher measured at the Golden Gate Bridge and adjusted to the timing of local high tides) unless salt-marsh harvest mouse-proof exclusion fencing has been installed around the work area.</p> <p>During berm alteration work salt-marsh harvest mouse corridors (i.e., corridors considered to be connected to larger areas of salt-marsh harvest mouse habitat) will be retained on at least one side of berms while construction activities take place.</p>				
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-9: Conduct Botanical Surveys and Implement Avoidance Measures and Mitigation</p> <p>Prior to any ground-disturbing activities, a qualified botanist will conduct botanical surveys where there is potential for a special-status plant species to occur and during the appropriate identification period (typically, the blooming period) for plants that have a potential to occur in the project footprint. All habitats potentially suitable for special-status plants will be surveyed following CDFW's <i>Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant</i></p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Conduct botanical surveys for special-status plant species in accordance with CDFW protocols, and document findings.</p>	<p>Project proponent and qualified biologist, with EBDA oversight</p>	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Conduct botanical surveys during the appropriate identification period before ground-disturbing activities.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p><i>Populations and Natural Communities</i> (CDFW 2018b or most recent version). If special-status plants are not found, the botanist would document the findings in a report to the project files, and no further mitigation would be required.</p> <p>If special-status plants are found, the habitat occupied by special-status plants will be avoided completely, if feasible. This may include establishing a no-disturbance buffer around the plants and demarcation of this buffer by a qualified biologist or botanist using flagging or high-visibility construction fencing. The size of the buffer will be determined by the qualified biologist or botanist and will be large enough to avoid direct or indirect impacts on the special-status plants.</p> <p>If special-status plants are found and cannot be avoided, the applicant will, in consultation with CDFW or USFWS as appropriate depending on the species status, develop and implement a site-specific mitigation program to avoid loss of occupied habitat and minimize loss of individuals. Mitigation measures shall include, at a minimum, preserving and enhancing existing populations, establishing populations through seed collection or transplantation from the site that is to be affected, and/or restoring or creating habitat in sufficient quantities to fully offset the loss of occupied habitat or individuals. Potential mitigation sites could include suitable locations within or outside of the project area, with a preference for on-site mitigation. Habitat and individual plants lost would be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value and as approved by CDFW or USFWS. Success criteria for preserved and compensatory populations would include:</p> <ul style="list-style-type: none"> ▶ The extent of occupied area and plant density (number of plants per unit area) in compensatory populations would be equal to or greater than the affected occupied habitat. ▶ Compensatory and preserved populations would be self-producing. Populations would be considered self-producing when: <ul style="list-style-type: none"> ▪ plants reestablish annually for a minimum of 5 years with no human intervention such as supplemental seeding; and ▪ reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity. 	<p>Establish a no-disturbance buffer around special-status plants and habitat.</p> <p>If special-status plants cannot be avoided, consult with CDFW or USFWS, and develop and implement a site-specific mitigation program.</p>		<p>Establish a no-disturbance buffer before ground-disturbing activities.</p> <p>Consult with CDFW or USFWS, and develop and implement a site-specific mitigation program before project completion.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures will be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long-term viable populations.				
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above; and Impact 3.8-1: Potential to Violate Any Water Quality Standards or Waste Discharge Requirements or Otherwise Substantially Degrade Surface Water or Groundwater Quality during Construction	Mitigation Measure 3.3-10: Implement Directional Drilling Fluid Containment Measures Prior to directional drilling activities, containment and cleanup equipment, such as portable pumps, silt fence, and fiber rolls, will be present for use at the staging areas and active construction site. At high-risk boring locations directly adjacent to or under waterbodies or wetlands, damming and flume materials will be pre-staged. During directional drilling activities, construction crews will monitor bentonite flow and returns so that fluid loss can be identified before the material surfaces. Silt fencing or equivalent will be installed between the bore site and any water or wetland. This will prevent the bentonite mixture from entering the water or wetland should a spill occur. If a spill is detected in a water or wetland, drilling will immediately cease, and spill prevention and control measures will immediately be employed. If the mixture flows to the surface of a water, a pump will be used to pump it to a safe location within a BMP. If a release occurs in a water, the water will be immediately dammed and flumed and the bentonite mixture will be contained and removed. The appropriate permitting agencies will be contacted including the San Francisco Bay RWQCB. In addition, drilling mud must not contain any chemicals that are acutely hazardous to aquatic environment, as confirmed by Material Safety Data Sheets.	Confirm that the mitigation measure is included in the construction contract. Maintain containment and cleanup equipment on-site. Monitor fluid loss during directional drilling activities. Install silt fencing between bore sites and any water or wetland. In the event of a spill, implement spill prevention and control measures, and contact the appropriate permitting agencies.	Project proponent, construction contractor, and qualified biologist, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Maintain containment and cleanup equipment on-site before directional drilling activities. Monitor fluid loss during directional drilling activities. Install silt fencing around any water or wetland before directional drilling activities.	
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	Mitigation Measure 3.3-11: Avoid Impacts to Pallid Bat Measures for avoiding and minimizing impacts to the pallid bat will include the following: <ul style="list-style-type: none"> ▶ A qualified wildlife biologist will be retained to conduct surveys for roosting bats in potentially suitable roosting habitat (i.e., structures, trees) within the construction area. Surveys will be conducted within 14 days prior to initiation of construction 	Confirm that the mitigation measure is included in the construction contract. Retain a qualified wildlife biologist to conduct surveys for roosting bats and roosting habitat.	Project proponent and qualified biologist, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Conduct surveys within 14 days before initiation of construction activities.	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>activities. If no active roosts are detected during surveys, then no additional mitigation is required.</p> <ul style="list-style-type: none"> ▶ If pallid bat roosts are found in any areas that will be directly affected by construction activities during breeding season (April 1 to August 31), a no-disturbance buffer will be established around the roosting location to avoid disturbance or destruction of the roost site until after the breeding season or after a wildlife biologist determines that the pups are fully weaned. The extent of these buffers will be determined by a wildlife biologist in consultation with CDFW and will depend on the level of noise or disturbance, line of site between the roost and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. These factors will be analyzed and used to make an appropriate decision on buffer distances. ▶ Tree removal where active roosts are present will be conducted only outside of the breeding season, between September 1 and March 31, or after a wildlife biologist determines that the pups have been weaned, typically by late August. 	<p>If pallid bat roosts are found in construction areas, establish a no-disturbance buffer, developed in consultation with CDFW. Conduct tree removal where active roosts are present outside of breeding season.</p>		<p>Establish a no-disturbance buffer before initiation of construction activities during the pallid bat breeding season (April 1 to August 31). Conduct tree removal outside of breeding season (between September 1 and March 31).</p>	
Impacts 3.3-1, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-12: Implement Avoidance Measures for Monarch Overwintering Colonies and Crotch's Bumble Bee Nest Colonies</p> <p>The project will implement the following measures to avoid and minimize potential impacts on monarch butterfly overwintering colonies:</p> <ul style="list-style-type: none"> ▶ To minimize the potential for loss of monarch overwintering colonies, project activities that include vegetation removal within suitable overwintering habitat (e.g., eucalyptus or other large trees) will be conducted from April through September to avoid the overwintering season (October through March), if feasible. If project activities are conducted outside of the overwintering season, no further mitigation will be required. ▶ Within 14 days before the onset of project activities that include vegetation removal between October 1 and March 31, a qualified biologist familiar with monarchs and monarch overwintering habitat will conduct focused surveys for monarch colonies within habitat suitable for the species in the project site and will identify any colonies found within the project site. 	<p>Confirm that the mitigation measure is included in the construction contract. Conduct vegetation removal within suitable overwintering habitat for monarch butterfly from April through September. If that is not feasible, retain a qualified biologist to conduct focused surveys for monarch colonies, and flag trees where colonies are present. If removal of an overwintering colony is required, prepare and implement a site-specific management plan. Conduct ground-disturbing work for the MSS brine</p>	<p>Project proponent and qualified biologist, with EBDA oversight</p>	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed. Conduct vegetation removal within suitable overwintering habitat for monarch butterfly from April through September. Conduct focused surveys for monarch butterfly within 14 days before the onset of vegetation removal in suitable overwintering habitat between October 1 and March 31. Conduct a habitat assessment and focused survey for Crotch's bumble bees prior to the start initial</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<ul style="list-style-type: none"> ▶ Monarch overwintering colonies that are identified within a project site will be demarcated with flagging or high-visibility construction fencing to prevent removal of the stand of trees containing the overwintering colony and encroachment by heavy machinery, vehicles, or personnel. Removal of the tree or stand of trees that contains the overwintering colony will not occur until the monarchs have left the area, as determined by a qualified biologist. ▶ If modification or removal of a stand that contains an identified overwintering colony is required for a project and cannot be delayed, a site-specific management plan will be prepared and implemented for the stand with the goal of maintaining habitat function for the monarch overwintering colony, following feasible recommendations from <i>Protecting California's Butterfly Groves Management Guidelines for Monarch Butterfly Overwintering Habitat</i> (Xerces Society 2017). Examples of management strategies that could be considered to maintain habitat function include: <ul style="list-style-type: none"> ▪ remove or trim hazard trees; ▪ selectively remove or trim trees to create a heterogeneous habitat that provides access to sunlight and shade for monarchs; ▪ maintain suitable wind protection in the stand; and ▪ replace removed trees with native trees in strategic locations to provide additional wind protection. <p>The project will implement the following measures to avoid and minimize potential impacts on Crotch's bumble bee nest colonies:</p> <ul style="list-style-type: none"> ▶ Initial ground-disturbing work (e.g., grading, trenching vegetation removal, staging) for the MSS brine transport pipeline outside of the Solar Salt Facility shall take place between August 15 and March 15, if feasible, to avoid impacts on Crotch's bumble bees potentially nesting in this area. No such restriction is necessary for improvements within the Solar Salt Facility owing to the absence of habitat suitable for this species. ▶ If completing initial ground-disturbing work for any portion of the MSS brine transport pipeline (outside of the Solar Salt Facility) between August 15 and March 15 is not feasible, then prior to the 	<p>transport pipeline outside the Solar Site Facility from August 15 to March 15 to avoid impacts to Crotch's bumble bee.</p> <p>If that is not feasible, retain a qualified biologist to conduct a habitat assessment and focused survey for Crotch's bumble bee and submit a survey report to CDFW within one month of survey completion.</p> <p>If impacts on Crotch's bumble bee cannot be avoided, implement appropriate avoidance measures and obtain an ITP, if necessary.</p>		<p>ground-disturbing work for the MSS brine transport pipeline, outside the Solar Site Facility, if these activities cannot be completed from August 15 to March 15.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>start of any ground-disturbing activities, a qualified biologist approved by CDFW that is familiar with bumble bees of California and experienced using survey methods for bumble bees shall conduct a habitat assessment and focused survey for Crotch's bumble bee within vegetated portions of the project site due to be constructed within that year's colony active period. The survey shall follow the methods in <i>Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species</i> (CDFW 2023) or any subsequent adopted or recommended CDFW guidance. The following measures shall be implemented:</p> <ul style="list-style-type: none"> ▪ The project proponent, with EBDA oversight, shall submit a survey report to CDFW within one month of survey completion and prior to initial ground-disturbing work, and shall notify CDFW within 24 hours if Crotch's bumble bees are detected. ▪ If Crotch's bumble bees are detected during the focused survey, appropriate avoidance measures shall be implemented as determined by a qualified biologist. Avoidance measures may include protective buffers that shall be implemented around active nesting colonies until these sites are no longer active. ▪ If Crotch's bumble bee is still a candidate or becomes a listed species under CESA at the time of initial ground-disturbing work for the MSS brine transport pipeline, impacts on Crotch's bumble bee cannot be avoided, and take may occur during project activities, the project proponent, with EBDA oversight, shall obtain an ITP from CDFW and shall implement all avoidance measures included in the ITP including compensation for loss of nest colonies. 				
Impacts 3.3-2, 3.3-3, 3.3-5, 3.3-6, and 3.8-1, as listed above	<p>Mitigation Measure 3.3-13: Mitigate for Unavoidable Impacts to Wetlands and Other Waters of the United States/State</p> <p>Before initial ground disturbance or vegetation removal activities begin within areas that may contain wetlands and other waters, the following measures, which are intended to avoid and minimize impacts on state or federally protected wetlands, shall be implemented.</p> <p>A qualified biologist will delineate the boundaries of state or federally protected wetlands within the project site according to methods established in the USACE wetlands delineation manual (Environmental</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Retain a qualified biologist to delineate wetlands within the project site.</p> <p>If wetlands cannot be avoided, retain a qualified biologist to establish a buffer</p>	<p>Project proponent and qualified biologist, with EBDA oversight</p>	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Delineate wetlands, establish buffers, notify agencies with jurisdiction, and obtain applicable permits and authorizations before initial ground</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>Laboratory 1987) and the Western Mountains, Valleys, and Coast regional supplement (USACE 2010). The qualified biologist will also delineate the boundaries of wetlands that may not meet the definition of waters of the United States, but would qualify as waters of the state, according to the state wetland definition and procedures (SWRCB 2021).</p> <p>If state or federally protected wetlands are determined to be present within a work area and can be avoided, the qualified biologist will establish a buffer around wetlands and mark the buffer boundary with high-visibility flagging, fencing, stakes, or clear, existing landscape demarcations (e.g., edge of a roadway). The buffer will be a minimum width of 25 feet but may be larger if deemed necessary. The appropriate size and shape of the buffer zone will be determined in coordination with the qualified biologist and will depend on the type of wetland present, the timing of project activities (e.g., wet or dry time of year), whether any special-status species may occupy the wetland and the species' vulnerability to the project activities, environmental conditions and terrain, and the project activity being implemented. Project activities (e.g., ground disturbance, vegetation removal, staging) will be prohibited within the established buffer. A qualified biologist will periodically inspect the materials demarcating the buffer to confirm that they are intact and visible, and wetland impacts are being avoided.</p> <p>If it is determined that fill of waters of the United States would result from project implementation, authorization for such fill will be secured from USACE through the Section 404 permitting process. Any waters of the United States that would be affected by the project will be replaced or restored on a no-net-loss basis in accordance with USACE mitigation guidelines. In association with the Section 404 permit (if applicable) and prior to the issuance of any grading permit, Section 401 Water Quality Certification from the San Francisco RWQCB will be obtained.</p> <p>If it is determined that disturbance or fill of state protected wetlands, or any other waters of the state cannot be avoided, the implementing party will notify CDFW, the San Francisco RWQCB, and BCDC before commencing any activity within the bed, bank, or riparian corridor of any waterway and will notify the RWQCB before commencing any activity within a state wetland. If project activities trigger the need for a Streambed Alteration Agreement, the proponent will obtain an</p>	<p>around the wetland, and conduct periodic monitoring.</p> <p>If the project would result in fill of jurisdictional waters, notify the appropriate agency with jurisdiction, and obtain applicable permits and authorizations for such activities.</p> <p>If permanent impacts on jurisdictional waters occur, mitigate through on-site restoration, rehabilitation, and/or replacement (purchase of mitigation credits).</p>		<p>disturbance or vegetation removal activities within areas that may contain wetlands and other waters. Conduct periodic monitoring for the duration of construction activities in areas that may contain wetlands and other waters. Implement restoration, rehabilitation, and/or replacement of jurisdictional waters at an on-site location acceptable to the agencies with jurisdiction before project completion or purchase mitigation credits at an approved mitigation bank.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>agreement from CDFW before the activity commences. Project construction activities will be implemented in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect the fish and wildlife resources, when working within the bed or bank of waterways that function as a fish or wildlife resource or in riparian habitats associated with those waterways. The applicant will apply for a permit from the San Francisco RWQCB for any activity that may result in discharges of dredged or fill material to waters of the state. The application will be completed in accordance with state procedures (SWRCB 2021).</p> <p>If it is determined that fill in any water, land, or structure within BCDC jurisdiction would result from project implementation, authorization for such fill will be secured from BCDC through its permitting process before the activity commences.</p> <p>If it is determined that fill in any water, land, or structure within BCDC jurisdiction would result from project implementation, authorization for such fill will be secured from BCDC through its permitting process before the activity commences.</p> <p>State or federally protected waters and wetlands disturbed during project activities will be restored to pre-disturbance conditions or better. Restoration will include restoring pre-disturbance contours, hydrology, and vegetation. Temporary impacts to wetlands will require preparation of a restoration plan which details how wetlands will be restored and will require implementation of a monitoring plan to ensure the restoration is successful. Permanent impacts to wetlands and other waters of the United States will be replaced in accordance with USACE regulations to achieve "no net loss" of area or function of waters of the United States, including wetlands.</p> <p>Permanent impacts to waters of the state will be compensated in accordance with the state procedures, such that the project would not result in a net loss of overall abundance, diversity, and condition of aquatic resources within the affected watershed based on a watershed assessment using an assessment method approved by the San Francisco RWQCB or State Water Resources Control Board.</p> <p>To the degree feasible and acceptable to the agencies with jurisdiction, restoration, rehabilitation, and/or replacement of jurisdictional waters for permanent impacts will be mitigated in-kind and completed on-site at a location agreeable to USACE, the RWQCB, and BCDC in accordance with USACE, San Francisco RWQCB, and</p>				

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	BCDC mitigation guidelines. Any permanent impacts that cannot be mitigated through on-site restoration, rehabilitation, and/or replacement will be compensated through purchase of mitigation credits at a USACE/San Francisco RWQCB/BCDC-approved mitigation bank.				
Impacts 3.3-1, 3.3-2, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-14: Compensate for Unavoidable Loss of Sensitive Natural Communities</p> <p>The following measures shall be implemented before implementation of project activities:</p> <ul style="list-style-type: none"> ▶ A qualified botanist will perform a protocol-level survey of the project site for sensitive natural communities and sensitive habitats following CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities</i> (CDFW 2018b). Sensitive natural communities will be identified using the best available and current data, including keying them out using the most current edition of <i>A Manual of California Vegetation</i> (including updated natural communities data at http://vegetation.cnps.org/), or referring to relevant reports (e.g., reports found on the VegCAMP website). ▶ Before implementation of project activities, development setbacks will be established around all sensitive habitats identified during surveys, and these setbacks will be flagged or fenced with brightly visible construction flagging and/or fencing under the direction of the qualified biologist and no project activities (e.g., vegetation removal (including herbicide application), ground disturbance, staging) will occur within these areas. Setback distances will be dependent on various factors (e.g., presence of special-status wildlife or plant species) and determined by a qualified biologist in consultation with the appropriate agency (e.g., CDFW), but will generally be a minimum of 50 feet. Foot traffic by personnel will also be limited in these areas to prevent the introduction of invasive or weedy species or inadvertent trampling of vegetation. Periodic inspections during construction will be conducted by the monitoring biologist to maintain the integrity of exclusion fencing/flagging throughout the period of construction involving ground disturbance. 	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Perform a protocol-level survey for sensitive natural communities and sensitive habitats, establish development setbacks around sensitive habitats, and retain a monitoring biologist to conduct periodic inspections.</p> <p>If sensitive natural communities cannot be avoided, prepare and implement a Compensatory Mitigation Plan.</p>	<p>Project proponent and qualified biologist, with EBDA oversight</p>	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Perform protocol-level surveys before implementation of project activities.</p> <p>Prepare and implement Compensatory Mitigation Plan before project completion.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>If sensitive natural communities are determined to be present within a work area and these habitats cannot be avoided, the following measures shall be implemented:</p> <ul style="list-style-type: none"> ▶ Compensate for unavoidable loss of any sensitive natural community habitat function such that no net loss of habitat function occurs by: <ul style="list-style-type: none"> ▪ restoring sensitive natural community habitat function within the project site (e.g., using locally collected seed or cuttings); ▪ restoring degraded sensitive natural communities outside of the project site at a sufficient ratio to offset the loss of habitat function (at least 1:1); or ▪ preserving existing sensitive natural communities of that provide similar habitat function to the sensitive natural community affected through a conservation easement at a sufficient ratio to offset the loss of habitat function (at least 1:1). ▶ Prepare and implement a Compensatory Mitigation Plan that includes the following: <ul style="list-style-type: none"> ▪ For preserving existing habitat outside of the project site in perpetuity, the Compensatory Mitigation Plan will include a summary of the proposed compensation lands (e.g., the number and type of credits, location of mitigation bank or easement), parties responsible for the long-term management of the land, and the legal and funding mechanism for long-term conservation (e.g., holder of conservation easement or fee title). ▪ For restoring or enhancing habitat within the project site or outside of the project site, the Compensatory Mitigation Plan will include a description of the proposed habitat improvements, success criteria that demonstrate the performance standard of maintained habitat function has been met, legal and funding mechanisms, and parties responsible for long-term management and monitoring of the restored or enhanced habitat. ▪ Success criteria required to maintain habitat function for preserved and compensatory populations will include, but not be limited to: 				

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<ul style="list-style-type: none"> The extent of occupied area and density of plants associated with the sensitive natural community (number of plants per unit area) in compensatory habitats will be equal to or greater than the affected occupied habitat. Compensatory and preserved sensitive natural communities will be self-producing. Populations will be considered self-producing when: <ul style="list-style-type: none"> Plants associated with sensitive natural communities reestablish annually for a minimum of 5 years with no human intervention such as supplemental seeding; and Reestablished and preserved habitats contain an occupied area and density comparable to existing occupied habitat areas in similar habitat types in the project vicinity. 				
Impacts 3.3-1, 3.3-2, 3.3-5, and 3.3-6, as listed above	<p>Mitigation Measure 3.3-15: Mitigate for Unavoidable Riparian Habitat Removal</p> <p>Prior to implementing any project activity that may result in changes to the natural flow or bed, channel, or bank of any river, stream, or lake supporting fish or wildlife resources, a Lake and Streambed Alteration Notification will be submitted to CDFW, pursuant to Section 1602 of the California Fish and Game Code. If project activities trigger the need for a Streambed Alteration Agreement, the project proponent will obtain such agreement from CDFW and will conduct construction activities in accordance with the agreement, including implementing reasonable measures in the agreement necessary to protect fish and wildlife resources, including riparian habitat.</p> <p>The project proponent will mitigate any removal of any riparian habitat through on-site, in-kind restoration, rehabilitation, and/or replacement of riparian trees and other riparian vegetation. If the loss of riparian habitat cannot be fully mitigated on-site, additional compensation will be provided through purchase of credits from a CDFW-approved mitigation bank.</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>If project activities may result in changes to the natural flow or bed, channel, or bank of any river, stream, or lake supporting fish or wildlife resources, submit a Lake and Streambed Alteration Notification to CDFW. If determined to be necessary, obtain a Streambed Alteration Agreement from CDFW.</p> <p>Mitigate the removal of any riparian habitat.</p>	Project proponent and qualified biologist, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Submit a Lake and Streambed Alteration Notification to CDFW before implementing any project activity that may result in changes to the natural flow or bed, channel, or bank of any river, stream, or lake supporting fish or wildlife resources.</p> <p>Mitigate the removal of any riparian habitat before project completion.</p>	
Impacts 3.3-4 through 3.3-6, as listed above	<p>Mitigation Measure 3.3-16: Retain Wildlife Nursery Habitat and Implement Buffers to Avoid Wildlife Nursey Sites</p> <p>If wildlife nursery sites are discovered within or adjacent to the project site during surveys required under Mitigation Measures 3.3-3, 3.3-4,</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>If wildlife nursery sites are discovered during surveys,</p>	Project proponent and qualified biologist, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>3.3-5, 3.3-6, 3.3-8, 3.3-9, 3.3-11, and 3.3-12, the following measures will be implemented before commencement of project activities:</p> <ul style="list-style-type: none"> ▶ A qualified biologist will identify the important habitat features of the wildlife nursery and, prior to commencement of project activities (e.g., ground disturbance, vegetation removal, staging), will mark these features for avoidance and retention during project implementation to maintain the function of the nursery habitat. ▶ A no-disturbance buffer will be established around the nursery site if project activities are required while the nursery site is active/occupied. The appropriate size and shape of the buffer will be determined by a qualified biologist, based on potential effects of project-related habitat disturbance, noise, visual disturbance, and other factors. No project activity will commence within the buffer area until a qualified biologist confirms that the nursery site is no longer active/occupied. Monitoring of the effectiveness of the no-disturbance buffer around the nursery site by a qualified biologist during and after project activities will be required. If project activities cause agitated behavior of the individual(s), the buffer distance will be increased, or project activities modified until the agitated behavior stops. The qualified biologist will have the authority to stop any project activities that could result in potential adverse effects to wildlife nursery sites. 	retain a qualified biologist to mark these features for avoidance, establish no-disturbance buffers around active/occupied nursery sites, and monitor the effectiveness of the buffers.		Implement measures to retain wildlife nursery habitat, and implement buffers to avoid wildlife nursery sites before the commencement of project activities and throughout the duration of construction activities near wildlife nursery sites.	
Impact 3.3-5 and 3.3-6; as listed above	<p>Mitigation Measure 3.3-17: Comply with City and County Tree Ordinances</p> <p>If tree removal is required for the project, the project will apply for any permits required by the Cities of Fremont, Union City, Newark, and Hayward, and Alameda County in accordance with applicable tree removal ordinances and comply with all regulations detailed in those permits and ordinances. This may include like-size and like-kind replacement of removed or damaged trees, as specified in the applicable ordinances.</p>	Confirm that the mitigation measure is included in the construction contract. As required, obtain and comply with tree removal permits.	Project proponent and construction contractor, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Obtain permits before tree removal, as required.	
Cultural and Tribal Cultural Resources					
Impact 3.4-2: Potential to Cause a Substantial Adverse Change in the Significance	<p>Mitigation Measure 3.4-2a: Develop and Implement a Worker Environmental Awareness Program</p>	Confirm that the mitigation measure is included in the construction contract.	Project proponent, qualified	Confirm that the mitigation measure is included in the	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
of Unique Archaeological Resources; and Impact 3.4-3: Potential to Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource	<p>Before the start of any ground disturbing construction activities, a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall develop a construction worker awareness brochure for all construction personnel. The brochure will be developed in coordination with representatives from the following Native American tribes culturally affiliated with the project area: Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin. The topics to be addressed in the Worker Environmental Awareness Program will include, at a minimum:</p> <ul style="list-style-type: none"> ▶ types of archaeological and tribal cultural resources expected in the project area; ▶ what to do if a worker encounters a possible resource; ▶ what to do if a worker encounters bones or possible bones; and ▶ penalties for removing or intentionally disturbing archaeological and tribal cultural resources, such as those identified in the Archeological Resources Protection Act. 	Develop and implement a worker environmental awareness program.	archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) and tribal representative, and construction contractor, with EBDA oversight	<p>construction contract before the contract is executed.</p> <p>Develop a construction worker awareness brochure before the start of ground-disturbing construction activities.</p> <p>Implement the worker environmental awareness program for the duration of ground-disturbing activities.</p>	
Impact 3.4-2 and 3.4-3, as listed above	<p>Mitigation Measure 3.4-2b: Halt Ground-Disturbing Activity upon Discovery of Subsurface Archaeological Features</p> <p>If any precontact or historic-era subsurface archaeological features or deposits (e.g., ceramic shard, trash scatters), including locally darkened soil ("midden"), which may conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and a qualified professional archaeologist (one who meets the Secretary of the Interior's Professional Qualification Standards for archaeology) shall be retained to assess the significance of the find. If the qualified archaeologist determines the archaeological material to be Native American in nature, Cargill shall be required by EBDA to contact the following Native American tribes culturally affiliated with the project area: Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin. A tribal representative from these tribes may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource or a tribal cultural resource, as</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>If subsurface archaeological features are discovered, halt ground-disturbing activities within 100 feet of the find, and retain a professional archaeologist to assess the significance of the find. If the resource is Native American in nature, contact the appropriate tribe, and implement the recommended procedures.</p> <p>Coordinate with CSLC regarding the disposition of archaeological, historical, and paleontological resources</p>	Project proponent, qualified archaeologist and/or tribal representative, and construction contractor, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Implement appropriate procedures in the event of a discovery during ground-disturbing activities.</p> <p>Coordinate with the appropriate Native American tribe upon discovery of any archaeological material that is Native American in nature.</p> <p>Coordinate with CSLC upon the discovery of any archaeological, historical, and paleontological</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	appropriate), the archaeologist and tribal representative, as appropriate, shall develop, and Cargill shall be required by EBDA to implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures may include but would not necessarily be limited to preservation in place (which shall be the preferred manner of mitigating impacts on archaeological and tribal sites), archival research, subsurface testing, or contiguous block unit excavation and data recovery (when it is the only feasible mitigation, and pursuant to a data recovery plan). No work at the discovery location shall resume until all necessary investigation and evaluation of the resource has been satisfied. The final disposition of any archaeological, historical, or paleontological resources recovered on state land under the jurisdiction of the California State Lands Commission (CSLC) shall also be approved by the CSLC.	recovered on land within CSLC jurisdiction.		resources on land within CSLC jurisdiction.	
Impact 3.4-3, as listed above	<p>Mitigation Measure 3.4-3: Protect Unidentified Tribal Cultural Resources</p> <p>EBDA will require Cargill to invite a tribal monitor/consultant who is approved by one or both of the following Native American tribes culturally affiliated with the project area: Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin, to monitor ground-disturbing activities that are associated with construction of the MSS brine transport pipeline and involve grading, tree removal, boring, excavation, drilling, or trenching in areas with native soils that will occur within 100 feet of a waterway or a known tribal cultural site. Areas of these anticipated ground-disturbing activities are shown in purple in Figure 3.4-1; areas with trenching/disturbance at man-made berms are not anticipated to be of interest. Before construction begins, Cargill shall coordinate with the representatives of the culturally affiliated tribes to determine which tribe will be contacted to provide the tribal monitor/consultant for each area of the project identified in Figure 3.4-1. Cargill shall contact the appropriate tribal representative by email and phone a minimum of 3 days before beginning ground-disturbing activities in the areas identified on Figure 3.4-1, and the tribal representative or their tribal monitor/consultant shall confirm attendance at least 24 hours before ground-disturbing activities are scheduled to begin. If confirmation is not provided, ground-disturbing activities may proceed without the</p>	Confirm that the mitigation measure is included in the construction contract. Retain an approved tribal monitor/consultant to observe ground-disturbing activities within specific areas, and maintain daily monitoring logs.	Project proponent, construction contractor, and approved tribal monitor/consultant, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Contact tribal representatives at least 3 days before beginning ground-disturbing activities, and confirm at least 24 hours before ground-disturbing activities that the representative will be present. As-needed, conduct on-site monitoring during ground-disturbing activities.	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	presence of a tribal monitor/consultant. The tribal monitor/consultant shall complete daily monitoring logs that describe each day's activities, including construction activities, locations and type of soil disturbed, and any cultural materials identified. The monitoring logs shall be emailed to the tribal representatives for both the Confederated Villages of Lisjan and Northern Valley Yokut/Ohlone/Patwin tribes, as well as Cargill and EBDA, on a weekly basis. The on-site monitoring shall end when the ground-disturbing construction activities in native soils are completed or when the tribal monitor/consultant has indicated that the site has a low potential for affecting tribal cultural resources.				
Hazards and Hazardous Materials					
Impact 3.7-4: Potential to Result in or Create a Significant Hazard to the Public or the Environment Due to Being Located on a Site Which Is Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5	Mitigation Measure 3.7-4a: Prepare a Phase I ESA for the Project Before the start of earthmoving activities, Cargill will hire a licensed environmental professional to prepare a Phase I ESA in accordance with the ASTM International E-1527-05 standard. All recommendations included in the Phase I ESA shall be implemented. If the Phase I ESA indicates the presence or likely presence of contamination, a Phase II ESA shall be required (see Mitigation Measure 3.7-4b).	Confirm that the mitigation measure is included in the construction contract. Prepare a Phase I ESA, and implement all recommendations.	Project proponent, licensed environmental professional, and construction contractor, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Prepare a Phase I ESA, and implement all recommendations before the start of earthmoving activities.	
Impact 3.7-4, as listed above	Mitigation Measure 3.7-4b: Prepare a Phase II ESA in the Ground Disturbance Areas in Locations Where Contamination May Be Present If the Phase I ESA indicates the presence or likely presence of contamination in areas proposed for ground disturbance, Cargill will hire a licensed environmental professional to prepare a Phase II ESA for these areas before the start of earthmoving activities. The Phase II study will assess the potential for human health and environmental hazards related to potential contact with existing environmental contamination of the surface and subsurface soil and groundwater in the areas where ground disturbance and excavation associated with the project would occur and soil adjacent to SR 84 and SR 92, where horizontal directional drilling is planned. The Phase II assessment will comply with the ASTM International E1903-19 standard and include soil and groundwater sampling and	Confirm that the mitigation measure is included in the construction contract. If necessary, prepare a Phase II ESA, implement all recommendations, and provide results to the construction contractor. If applicable, submit a work plan for soil and groundwater sampling to ACWD.	Project proponent, licensed environmental professional, and construction contractor, with EBDA oversight	Confirm that the mitigation measure is included in the construction contract before the contract is executed. Before the start of earthmoving activities, prepare a Phase II ESA, and implement all recommendations and submit work plan for soil and groundwater sampling to ACWD.	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>laboratory analysis sufficient to identify the types of chemicals and their respective concentrations. The work plan for any soil and groundwater sampling that would occur in areas under the jurisdiction of ACWD as part of the Phase II assessment will be submitted to ACWD for review and approval in accordance with ACWD Ordinance No. 2010-01. If the laboratory analysis determines that contaminants are present at concentrations below RWQCB threshold levels, the Phase II assessment will present such results, and no further analysis or mitigation will be necessary.</p> <p>If the laboratory analysis determines that contaminants are found at levels that exceed RWQCB threshold levels, the Phase II assessment will examine and discuss all potential exposure pathways for the locations where project-related excavation could encounter hazardous materials, including:</p> <ul style="list-style-type: none"> ▶ dermal—physical contact with contaminated soil and groundwater during construction; ▶ inhalation—dust generated by construction activities; ▶ groundwater—potential for groundwater generated by construction dewatering to cause migration of a contaminant plume; and ▶ surface water—potential for overland flow of contaminated groundwater generated during construction dewatering to contaminate surface waters. <p>The Phase II assessment will evaluate potential hazards to both construction workers and the environment and will make recommendations governing project excavation, staging, soil reuse or disposal, and construction dewatering requirements.</p> <p>The results from the Phase II assessment will be provided to project contractors so that recommendations from the Phase II assessment regarding excavation, staging, soil reuse or disposal, and construction dewatering can be incorporated into contractor specifications in accordance with Mitigation Measure 3.7-4d and to inform preparation of a site-specific health and safety plan (HASP), in accordance with Mitigation Measure 3.7-4e. If it is determined through the Phase II assessment that in some areas along the pipeline alignment, groundwater dewatering likely would cause plumes of contaminated water in the vicinity to migrate in the direction of the dewatering</p>				

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	activity, contractor specifications will state that shoring rather than dewatering will be used in these areas.				
Impact 3.7-4, as listed above	<p>Mitigation Measure 3.7-4c: Coordinate with Regulatory Agencies and Implement Appropriate Remedies</p> <p>If the results of the Phase II assessment indicate that any contaminants are present at a level that exceeds the associated RWQCB or DTSC threshold level, Cargill will notify the appropriate city, the appropriate CUPA, ACWD, and the RWQCB or DTSC, as appropriate. Coordination will occur with the ACWD, and RWQCB or DTSC, as appropriate, regarding the necessity for and types of protective measures required during project-related excavation activities and to ensure that project activities do not interfere with ongoing remedial actions by other entities. Such protective measures could include marking and avoiding existing groundwater monitoring wells, employing shoring and avoiding dewatering activities, installing temporary soil trench plugs, containing contaminated groundwater in Baker Tanks and treating the water before discharge, monitoring groundwater, and documenting backfill quality. As required by the regulatory agencies, reports documenting the implementation of appropriate protective measures, including any required groundwater monitoring, will be prepared and submitted during the course of construction activities.</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>If necessary, coordinate with regulatory agencies regarding contamination and protective measures, and submit any required documentation.</p>	Project proponent, licensed environmental professional, and construction contractor, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Coordinate with regulatory agencies, and submit required documentation before project-related excavation activities.</p> <p>Implement protective measures for the duration of project-related excavation activities.</p>	
Impact 3.7-4, as listed above	<p>Mitigation Measure 3.7-4d: Incorporate Standards for Proper Excavation and Staging Activities, for Handling, Transport, and Disposal of Excavated Soils, and for Construction-Related Dewatering into the Project's Construction Specifications</p> <p>Specifications and procedures to be followed by the contractor for proper excavation and staging activities, for the handling, transport, and disposal of excavated soils, and for construction-related dewatering in affected area(s), which will be based on the results of the Phase II assessment completed under Mitigation Measure 3.7-4b, will be incorporated into the construction specifications. These specifications and procedures will be consistent with federal and state requirements, including RCRA, CERCLA, the federal hazardous materials transportation law, the Clean Water Act, the Occupational Safety and Health Act, and Title 22, Division 4.5 of the CCR. The following provisions will be included in the project's construction specifications:</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>If necessary, follow specifications and procedures related to excavation, staging, and dewatering:</p> <ul style="list-style-type: none"> ▶ Train construction workers in appropriate response if contaminants are encountered. ▶ Remove and transport hazardous soils and materials in accordance with regulatory requirements and 	Project proponent, licensed engineering contractor, and construction contractor, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Follow specifications and procedures related to excavation; staging; handling, transport, and disposal of excavated soils; and dewatering for the duration of project-related excavation activities.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<ul style="list-style-type: none"> ▶ Construction workers in the affected area(s) who will be involved with ground disturbance will be trained in Hazardous Waste Operations and Emergency Response if the types of contaminants and their concentrations warrant this training based on the results of the Phase II ESA completed under Mitigation Measure 3.7-4b. ▶ Soil and materials removal from the affected area(s) will be performed by a licensed engineering contractor with a Class A license and hazardous substance removal certification. A California-licensed engineer will provide field oversight on behalf of Cargill and will document the origin and destination of all removed materials. If necessary, removed materials will be stockpiled temporarily and covered with plastic sheeting, pending relocation, segregation, or off-site hauling. To protect groundwater and surface water quality, contaminated soils will not be stored on-site during the winter rainy season (i.e., November through April). ▶ If excess materials from the affected area(s) are hauled off-site, waste profiling of the material will be completed and documented. Materials classified as nonhazardous waste will be transported under a bill of lading. Materials classified as non-RCRA hazardous waste will be transported under a hazardous waste manifest. All materials will be disposed of at an appropriately licensed landfill or facility. ▶ Trucking operations will comply with Caltrans requirements and any other applicable regulations, and all trucks will be licensed and permitted to carry the appropriate waste classification. The tracking of dirt by trucks leaving the project site will be minimized by cleaning the wheels on exit and by cleaning the loading zone and exit area as needed. ▶ If contaminated materials require dewatering before being hauled off-site, or if excavation would encounter shallow groundwater in the affected area(s), a dewatering plan will be prepared, specifying methods of collecting, transporting, treating, and discharging all water produced by dewatering, and demonstrating compliance with RWQCB requirements and permits. The project proponent will also coordinate with ACWD on the development of the dewatering plan and submit it to 	<p>prepare required documentation.</p> <ul style="list-style-type: none"> ▶ If contaminated groundwater is encountered, prepare dewatering plan in accordance with regulatory requirements. 			

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	ACWD for review and approval before commencing dewatering activities in areas under the jurisdiction of ACWD.				
Impact 3.7-4, as listed above	<p>Mitigation Measure 3.7-4e: Prepare and Implement a Site-Specific Health and Safety Plan</p> <p>To protect the health of construction workers and the environment, a site-specific HASP will be prepared as follows:</p> <ul style="list-style-type: none"> ▶ The HASP will be prepared in accordance with state and federal OSHA regulations (29 CFR 1910.120) and approved by a certified industrial hygienist. Copies of the HASP will be made available to construction workers for review during their orientation training and/or during regular health and safety meetings. The HASP will identify potential hazards (including groundwater or stained or odiferous soils at any location where earthmoving activities would occur), chemicals of concern (if any have been determined), personal protective equipment and devices, decontamination procedures, the need for personal or area monitoring, and emergency response procedures. ▶ The HASP will state that if stained or odiferous soil or groundwater is discovered during project-related construction activities, Cargill will retain a licensed environmental professional to conduct a Phase II ESA that includes appropriate soil and/or groundwater analysis. Recommendations contained in the Phase II ESA to address any contamination that is found will be implemented before continuing with ground-disturbing activities in these areas. ▶ The HASP will also require notification of the appropriate federal, state, and local agencies if evidence is found of previously undiscovered soil or groundwater contamination (e.g., stained soil or odorous groundwater) or if previously undiscovered underground storage tanks are encountered during construction activities. Any contaminated areas will be remediated in accordance with recommendations made by the RWQCB, DTSC, the local CUPA, and/or other appropriate federal, state, or local regulatory agencies. 	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Prepare and implement a site-specific HASP.</p>	Project proponent, licensed environmental professional, and construction contractor, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Prepare a site-specific HASP before construction activities, and implement the plan for the duration of construction activities.</p>	
Impact 3.7-4, as listed above	<p>Mitigation Measure 3.7-4f: Locate and Avoid Underground Utilities in Areas Where Excavation Is Proposed, and Prepare a Response Plan to Be Implemented If Accidental Damage Occurs</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p>	Project proponent and construction	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>Cargill will implement the following measures before construction begins, to avoid and minimize potential damage to utilities that could result in hazardous materials incidents:</p> <ul style="list-style-type: none"> ▶ Before the start of construction activities, verify through field surveys and the services of Underground Service Alert the locations of any utilities that may be buried at the project site in the areas where development is proposed (e.g., high-pressure natural gas, fuel, stormwater, sewer, water, electrical, or communication). Any buried utility lines will be clearly marked in the field. ▶ Inform all construction personnel of the location of the utility lines during safety briefings throughout the period when construction is occurring. The locations of the utility lines will be clearly identified on construction drawings and posted in the construction superintendent's trailer. ▶ Prepare a response plan that identifies chain-of-command rules for notification of authorities and appropriate actions and responsibilities regarding the safety of the public and workers. A component of the response plan will include worker education training in response to such situations. The plan will include telephone numbers for emergency response providers, as well as the location of the nearest hospital. This information also will be posted in the construction superintendent's trailer on the job site during construction. 	<p>Locate and avoid underground utilities.</p> <p>Prepare a response plan to be implemented if accidental damage occurs.</p>	contractor, with EBDA oversight	<p>Locate underground utilities before the start of construction activities, and avoid existing buried lines for the duration of construction.</p> <p>Prepare a response plan before the start of construction activities to be implemented if accidental damage occurs.</p>	
Impact 3.7-4, as listed above	<p>Mitigation Measure 3.7-4g: Safely Remove, Handle, and Dispose of Pavement Containing Yellow Paint</p> <p>The construction contractor will follow Caltrans Standard Specifications (Caltrans 2018) for removal of pavement containing yellow pavement markings. Yellow marking residue will be handled, removed, and disposed of in accordance with state and federal regulations related to lead waste.</p>	<p>Confirm that the mitigation measure is included in the construction contract.</p> <p>Follow Caltrans Standard Specifications for removal of yellow pavement markings.</p>	Project proponent and construction contractor, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed.</p> <p>Follow Caltrans Standard Specifications during the removal of yellow pavement markings.</p>	
Hydrology and Water Quality					
Impact 3.8-3: Potential to Substantially Decrease Groundwater Supplies or	<p>Mitigation Measure 3.8-2: Minimize Groundwater Loss Due to Dewatering during Construction of the MSS Brine Transport Pipeline</p>	<p>Confirm that the mitigation measure is included in the</p>	Project proponent and construction	<p>Confirm that the mitigation measure is included in the</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
Interfere Substantially with Groundwater Recharge Such That the Project May Impede Sustainable Groundwater Management of the Basin; and Impact 3.8-6: Potential to Conflict with or Obstruct Implementation of a Water Quality Control Plan or Sustainable Groundwater Management Plan	<p>To minimize the loss of groundwater due to dewatering during construction of the pipeline, compliance with one of the following measures is required:</p> <ul style="list-style-type: none"> Where groundwater levels are high and trench or access pit installation would require significant dewatering, EBDA and Cargill shall require the contractor to pump groundwater to settling tanks and discharge clean water back to a nearby well, if permitted, or use the water for dust control in the vicinity of where the dewatering occurred. If discharge of groundwater to injection wells is necessary during construction activities, EBDA shall require Cargill or its contractor to obtain the necessary permits and approvals from ACWD and the San Francisco RWQCB, as appropriate before commencing such activities. If groundwater injection into the Niles Cone Subbasin is foreseeable, EBDA shall require Cargill or its contractor to notify and coordinate with ACWD and comply with the applicable requirements of ACWD Ordinance No. 2010-01, including water quality testing requirements. In addition, EBDA shall require Cargill or its contractor to fulfill applicable reporting requirements under the EPA Underground Injection Control Program. If discharge to a nearby well or using dewatering water for dust control in the vicinity is not feasible, then EBDA shall require Cargill to pay the appropriate replenishment assessment fee to the applicable GSA to compensate for loss of groundwater from the basin. 	<p>construction contract before the contract is executed. If significant dewatering is required, discharge water back to a nearby well, if permitted; reuse the water for dust control; or pay appropriate replenishment assessment fee.</p> <p>If injection wells are needed, obtain necessary permits and approvals from ACWD and the San Francisco RWQCB, and fulfill applicable testing and reporting requirements.</p>	contractor, with EBDA oversight	<p>construction contract before the contract is executed. Reuse or inject groundwater in accordance with permit requirements for the duration of dewatering activities, or pay the replenishment assessment fee before project initiation. Obtain necessary permits and approvals, and fulfill applicable testing and reporting requirements before the initiation of dewatering activities.</p>	
Impact 3.8-5: Potential to Risk Release of Pollutants Due to Project Inundation from Flood Hazard, Dam Failure, Tsunami, Seiche, or Sea Level Rise	<p>Mitigation Measure 3.8-5: Locate Staging Areas Outside of the Flood Zone or Install a Protective Barrier around Potential Sources of Pollutants Stored within the Staging Area</p> <p>Prioritize staging of materials outside of the FEMA 100 year flood zone, tsunami inundation zone, or dam failure inundation zones. If construction related stockpiles of soil, oil, fuel, lubricants, or other chemicals must be stored at any staging area that is located in a flood zone, then prior to construction, the construction contractor shall install a temporary protective barrier around the materials sufficient to provide protection from flood inundation and maintain the barrier throughout the construction period.</p>	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed. Avoid staging areas within the FEMA 100 year flood zone, tsunami inundation zone, and dam failure zones to the extent feasible. If staging of construction materials in one or more of these zones is necessary,</p>	Project proponent, licensed engineering contractor, and construction contractor, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed. Install temporary protective barrier around materials in staging areas before the start of construction and maintain for the duration of construction staging activities.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
		install a temporary protective barrier around the materials and maintain for the duration of construction staging activities.			
Noise and Vibration					
Impact 3.9-1: Potential to Expose Existing Receptors to Short-Term Construction Noise	<p>Mitigation Measure 3.9-1: Implement Construction Noise Reduction Measures</p> <p>The following construction mitigation measure shall be implemented by the construction contractor for the entire construction phase of the project and within each jurisdiction that construction passes through:</p> <ul style="list-style-type: none"> ► The construction contractor shall use noise-reducing operation measures, techniques, best practices, and equipment to achieve maximum practicable noise reduction (generally considered to be 10 dBA for construction noise) with the goal of achieving noise levels that do not exceed the applicable thresholds for each jurisdiction. This requirement shall be enforced through its inclusion on the construction bid specifications. The bid specifications shall require that the construction contractor provide an equipment inventory list for all equipment in the fleet with greater than 50-horsepower engines that identifies (at a minimum) make, model, and horsepower of equipment; operating noise levels at 50 feet; available noise control devices that are installed on each piece of equipment; and associated noise reduction from the installed technology. Control devices shall include high-efficiency mufflers, acoustic dampening, and protected internal noise absorption layers for vibrating components, enclosures, and electric motors. In addition, the contractor shall specify how proposed alternative construction procedures will be employed to reduce noise at sensitive receptors compared to other more traditional methods. Examples include, but are not limited to welding instead of riveting, mixing concrete off-site instead of on-site, and using thermal lances instead of drive motors and bits. In all cases, the requirement is that the best commercially available noise-reducing technology and noise-reducing alternative construction method shall be used, provided there are no safety concerns, engineering limits, or environmental constraints preventing it 	<p>Confirm that the mitigation measure is included in the construction contract. Implement noise-reducing operation measures, techniques, best practices, and equipment to achieve maximum practicable noise reduction. Post signs at the entrance(s) to the job site before the start of construction activities.</p>	Project proponent and construction contractor, with EBDA oversight	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed. Implement noise-reducing operation measures, techniques, best practices, and equipment to achieve maximum practicable noise reduction for the duration of construction activities. Post signs at the entrance(s) to the job site at least 10 days before the start of construction activities.</p>	

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>from being used. If a unique circumstance does exist that prevents an alternative, quieter construction method from being used, the contractor shall provide evidence to support its proposal. The noise reduction elements of construction bid submittals shall be approved by the jurisdiction in which construction will occur, in coordination with a qualified acoustical professional. The ability for a construction contractor to reduce noise from construction shall be among the criteria used for selecting the contractor's bid.</p> <p>In addition to the bid-specific measures described above, the following specific measures shall be implemented to achieve the preceding measure:</p> <ul style="list-style-type: none"> ▶ During the entire active construction period, equipment and trucks used for project construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds). ▶ The contractor shall be required to use impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools. ▶ Stationary equipment, such as generators, air compressors, and stockpiled equipment, shall be located as far away from nearby noise-sensitive uses as allowed by physical (e.g., topography, structures) constraints. ▶ At least 10 days before the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, that identifies permitted construction days and hours, as well as the telephone numbers of city and contractor representatives who are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, the complaint shall be investigated, appropriate corrective action shall be taken, and the action shall be reported to the city. ▶ Signs shall be posted at the job site entrance(s), all staging areas, starting and end points of construction headings, as well as intermittently (at least every 5 miles) between construction start 				

Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>and end points, and in the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.</p> <ul style="list-style-type: none"> ▶ During the entire active construction period, noise-producing signals, including horns, whistles, alarms, and bells, shall be used for safety warning purposes only. The construction manager shall use smart backup alarms, which automatically adjust the alarm level based on the background noise level, or switch off backup alarms and replace them with human spotters in compliance with all safety requirements and laws. ▶ Noisy operations (e.g., riveting, cutting, hammering) shall be combined to occur in the same period (e.g., day or construction phase), such that the overall duration of these activities is reduced. The total noise level produced will not be substantially greater than the level produced if the operations were performed separately, and the total duration of sensitive receptor exposure to substantial noise levels will be reduced. 				

Recreation

<p>Impact 3.10-1: Potential to Increase the Use of Existing Parks or Other Recreational Facilities during Project Construction Such That Physical Deterioration Would Occur or Be Accelerated; and Impact 3.10-3: Potential to Substantially Increase Hazards Due to Incompatible Uses with Recreational Activities during Project Construction</p>	<p>Mitigation Measure 3.10-1: Prepare and Implement Detour Plans for Parks, Trails, and Recreational Facilities</p> <p>EBDA and Cargill shall prepare and implement a detour plan for all recreational facilities that would experience access interruptions during project construction, including Don Edwards National Wildlife Refuge/Newark Slough Trail, Alameda Creek Regional Trail, and segments of the San Francisco Bay Trail that are not within roadway rights-of-way. Detour plans shall be developed in consultation with applicable resource agencies, including USFWS, CDFW, BCD, ACWD, EBRPD, the Metropolitan Transportation Commission (MTC), and the Cities of Hayward and Union City. The plan shall be prepared at least 14 days before the start of construction activities involving disruption to a recreational facility. The detour plan shall include posted signs at major entry points for recreational facilities clearly indicating closed areas, the location of alternative facilities or access points, detour routes, and a contact number to call for questions or concerns. The proposed detours will be required to meet accessibility requirements under the Americans with Disabilities Act. The construction contractor</p>	<p>Confirm that the mitigation measure is included in the construction contract. Prepare and implement a detour plan for all recreational facilities that would experience access interruptions during project construction. Maintain and implement the detour plan.</p>	<p>Project proponent and construction contractor, with EBDA oversight</p>	<p>Confirm that the mitigation measure is included in the construction contract before the contract is executed. Prepare and implement a detour plan at least 14 days before the start of construction activities involving disruption to a recreational facility. Maintain and implement the detour plan throughout construction activities.</p>	
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Impact	Mitigation Measures	Action(s)	Implementing Party	Timing	Verification of Compliance
	<p>shall be required to maintain and implement the detour plan throughout construction activities affecting access to a recreational facility. The 14-day notice period shall also provide time for these agencies to post notices on their respective websites regarding closures and alternate routes.</p> <p>EBDA and Cargill shall provide public information through the media regarding detours and alternative access routes for recreational facilities affected by project construction. EBDA and Cargill shall coordinate with applicable resource agencies to make available to the public information regarding detours at least 14 days before the start of construction activities where detours or closures are required. EBDA and Cargill shall continue to provide public information regarding detours/closures throughout the project construction period.</p> <p>Although closures are not anticipated at Coyote Hills Regional Park, EBDA and Cargill shall coordinate with EBRPD to ensure that the public is notified of construction activities in proximity to recreational use areas.</p> <p>Although closures are not anticipated at Hayward Regional Shoreline/Oro Loma Marsh, EBDA and Cargill shall coordinate with CDFW, EBRPD, and City of Hayward to ensure that the public is notified of construction activities in proximity to recreational use areas. Additionally, EBDA and Cargill shall coordinate with the members of the Hayward Area Shoreline Planning Agency (City of Hayward, Hayward Area Recreation and Park District, and EBRPD) to ensure that construction activities do not interfere with implementation of the Hayward Regional Shoreline Adaptation Master Plan (HASPA 2021), which includes goals to protect recreational assets and enhance recreational opportunities in response to the threat of sea level rise.</p>				

Notes: ACWD = Alameda County Water District; ASTM = American Society for Testing and Materials; BAAD = Bay Area Air District (formerly known as Bay Area Air Quality Management District); BCDC = San Francisco Bay Conservation and Development Commission; BMP = best management practice; Caltrans = California Department of Transportation; CCR = California Code of Regulations; CDFW = California Department of Fish and Wildlife; CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act; CESA = California Endangered Species Act; CFR = Code of Federal Regulations; CSLC = California State Lands Commission; CUPA = Certified Unified Program Agency; dBA = A-weighted decibels; DTSC = California Department of Toxic Substances Control; EBDA = East Bay Dischargers Authority; EBRPD = East Bay Regional Park District; EPA = US Environmental Protection Agency; ESA = Environmental Site Assessment; FEMA = Federal Emergency Management Agency; GSA = Groundwater Sustainability Agency; HASP = health and safety plan; ITP = Incidental Take Permit; MBTA = Migratory Bird Treaty Act; MSS = mixed sea salt; MTC = Metropolitan Transportation Commission; NO_x = nitrous oxide; OSHA = Occupational Safety and Health Administration; RCRA = Resource Conservation and Recovery Act; RWQCB = regional water quality control board; SFBAAB = San Francisco Bay Area Air Basin; SR = state route; USACE = US Army Corps of Engineers; USFWS = US Fish and Wildlife Service.

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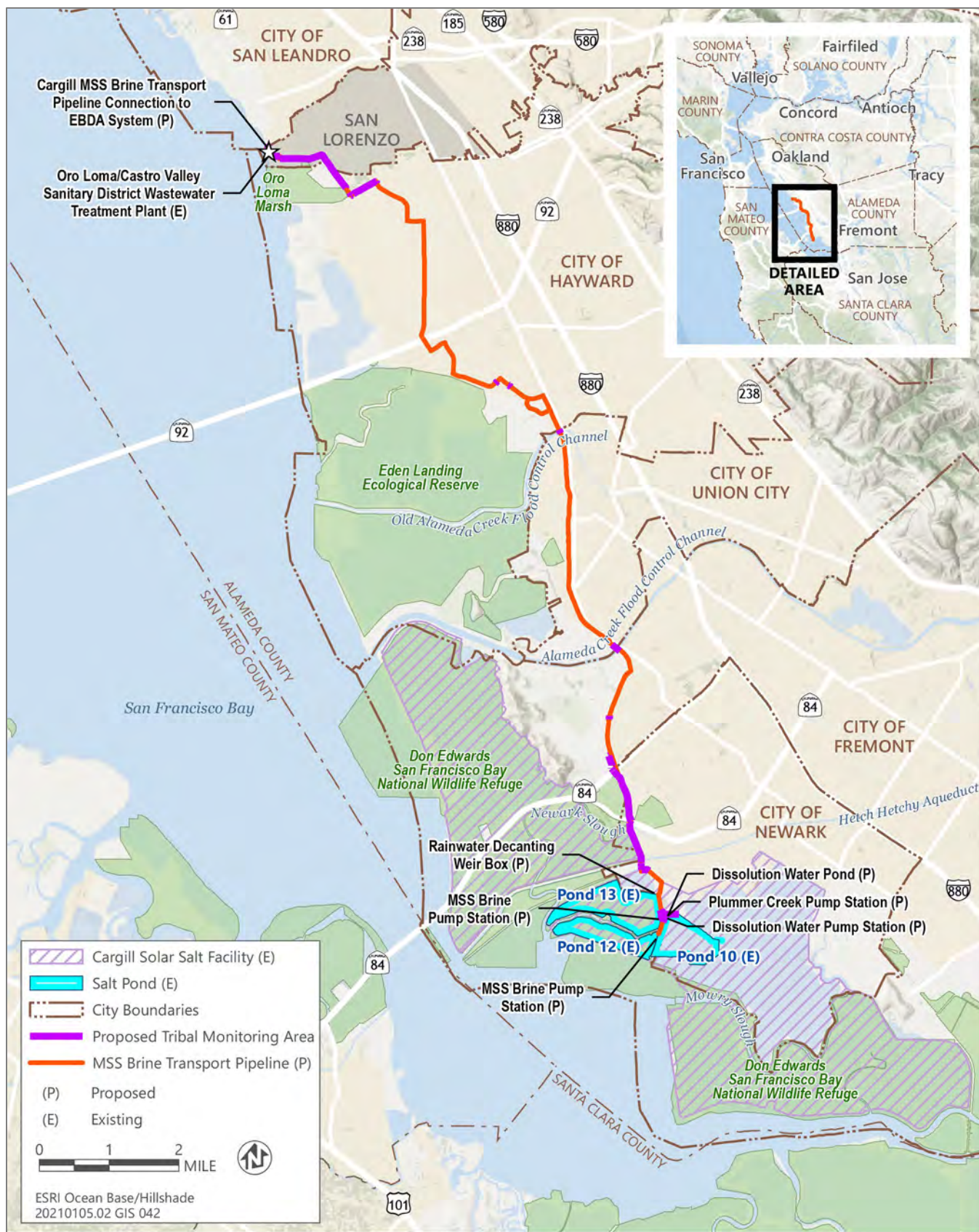
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Attachment A

Figure 3.4-1: Proposed Tribal Monitoring Area



Source: Data received from AECOM and Jacobs in 2021 and 2022; adapted by Ascent in 2022

Figure 3.4-1: Proposed Tribal Monitoring Area

**Mixed Sea Salts Processing and Brine Discharge
Project Approval Agreement**

By and Between

CARGILL, INCORPORATED
A Delaware Corporation

and

EAST BAY DISCHARGERS AUTHORITY,
A Joint Powers Authority;

, 2025

MIXED SEA SALTS PROCESSING AND BRINE DISCHARGE PROJECT APPROVAL AGREEMENT

This Mixed Sea Salts Processing and Brine Discharge Project Approval Agreement (this “**Agreement**”) is entered into as of the day of 2025 (the “**Effective Date**”), by and between the East Bay Dischargers Authority (“**EBDA**”), a California joint powers authority and Cargill, Incorporated (“**Cargill**”), a Delaware corporation. EBDA and Cargill are each referred to herein as a “**Party**” and collectively as the “**Parties**.”

RECITALS

This Agreement is based upon the following facts:

A. EBDA is a joint powers agency (“**JPA**”) consisting of five local agencies (the City of San Leandro, the Oro Loma Sanitary District, the Castro Valley Sanitary District, the City of Hayward, and the Union Sanitary District) (collectively the “**Member Agencies**”) operating under that certain Amended and Restated Joint Exercise of Powers Agreement dated as of July 1, 2020 and effective to June 30, 2040 (the “**JPA Agreement**”). EBDA owns and operates three effluent pump stations, a dechlorination facility, and combined effluent pipeline/force main and outfall system (defined collectively as the “**EBDA Conveyance System**”) to manage treated effluent from its Member Agencies’ wastewater treatment plants and discharge the effluent through its common outfall and diffuser into a deep-water portion of the “**Bay**”) under National Pollutant Discharge Elimination System Permit No. CA0037869, effective September 1, 2022, to on or about August 31, 2027 (the “**NPDES Permit**”).

B. EBDA manages the discharge of the treated wastewater of the Member Agencies, as well as treated wastewater from the Livermore Amador Valley Water Management Agency (“**LAVWMA**”), which consolidates effluent from the Cities of Pleasanton and Livermore and Dublin San Ramon Services District.

C. Cargill operates a solar salt system, with a main office at 7220 Central Avenue in Newark, California (the “**Solar Salt Facility**”) within the EBDA’s jurisdictional boundaries.

D. The locations of the EBDA Conveyance System and Cargill’s Solar Salt Facility are depicted in **Exhibit A**.

E. Sodium chloride, along with a variety of other salts, occurs naturally in the Bay. Cargill utilizes wind and solar energy to evaporate water from the Bay (“**Bay Water**”) contained in a series of salt ponds along the Bay at its Solar Salt Facility to harvest and produce commercial salt products, including sodium chloride crystals (NaCl, *i.e.*, table salt), and magnesium chloride brine (liquid bittern). Other salts contained in Bay Water precipitate in downstream ponds during the processing of liquid bittern and have not yet been harvested as commercial products. These residual solids are called mixed sea salts (“**MSS**”) and are held in ponds within Cargill’s Solar Salt Facility (the “**MSS Ponds**”).

F. Facing the potential long-term threat of sea level rise from the Bay, Cargill proposes to enable the enhanced processing and removal of MSS from MSS Ponds, particularly in two ponds known as “**Pond 12**” and “**Pond 13**,” which hold an estimated 247 acres and 397 acres of MSS, respectively, by recovering up to an additional 120,000 tons/year of liquid bittern from the MSS matrices in these ponds, and then dissolving the residual MSS solids in the ponds using Bay water to produce a brine (the “**MSS Brine**”) that could be pumped into EBDA’s combined effluent conveyance system. Cargill will construct pumping facilities, a distribution system for dissolution water, and related equipment at its Solar Salt Facility as described in Sections 2.6.1 through 2.6.4 in the Project Description of the Draft Environmental Impact Report (“**DEIR**”) (as such terms are defined in Recital K below) to enable the processing of MSS and prepare the MSS Brine for offsite transport (collectively, the “**Solar Salt Facility Improvements**”).

G. Cargill proposes to then transport MSS Brine from its Solar Salt Facility through a primarily underground pipeline to connect to EBDA’s Conveyance System (the “**MSS Pipeline**”). Once in the EBDA Conveyance System, the MSS Brine would be blended with and diluted by EBDA’s combined effluent and then discharged back into the Bay at EBDA’s outfall under EBDA’s NPDES Permit.

H. The Solar Salt Facility Improvements, the MSS Pipeline and the transport of MSS Brine to the EBDA Conveyance System via the MSS Pipeline are collectively referred for the purposes of this Agreement as the “**Project**.”

I. On July 16, 2020, EBDA adopted a revised and updated brine policy providing for the discharge of brine to the EBDA Conveyance System provided certain conditions are met (the “**Brine Policy**”).

J. On July 27, 2020, EBDA and Cargill entered into a Non-Binding Term Sheet to set forth certain key terms for inclusion in an agreement between EBDA and Cargill to implement the Project (the “**Term Sheet**”). On February 18, 2021, EBDA and Cargill entered into a Review and Reimbursement Agreement (the “**Review and Reimbursement Agreement**”), by which EBDA committed to act as the lead agency under the California Environmental Quality Act (“**CEQA**”) to analyze the environmental impacts associated with the Project, and Cargill agreed to reimburse EBDA for costs incurred by EBDA in connection with such environmental review and EBDA’s consideration and review of approvals and agreements to implement the Project.

K. EBDA, as the lead agency under CEQA, prepared and circulated for public comment a Draft Environmental Impact Report for the Cargill Mixed Sea Salts Processing and Brine Discharge Project, dated January 2023 (the “**DEIR**”), analyzing the Project’s significant environmental impacts and identifying mitigation measures to eliminate, or reduce to a level of insignificance, those impacts; and, certified the Final Environmental Impact Report (SCH No. 2022050436) (the “**EIR**”) on June 15, 2023, for the Project pursuant to Resolution No. 23-06. A detailed description of the Project is set forth in Section 2.6 of the DEIR (the “**Project Description**”).

L. EBDA, as lead agency under CEQA, further adopted Resolution No. 25-03 (the “**EBDA Resolution**”), which adopted a mitigation monitoring and reporting program (“**MMRP**”), attached hereto as **Exhibit B**; and findings of fact and a statement of overriding considerations, attached hereto as **Exhibit C** (the “**CEQA Findings**”); and approved the Project, as described in the Project Description, subject to compliance with the MMRP and the terms and conditions of this Agreement, including the “Conditions of Approval” defined in Section 5 below, and authorized the General Manager of EBDA to enter into this Agreement.

M. EBDA and Cargill wish to work together in good faith during the term of this Agreement to create and enter into a mutually acceptable Operating Agreement as defined in Section 2.1 below to set forth requirements for portions of the construction and operation of the Project, and to authorize Cargill to construct certain Advanced Facilities (as defined in Section 5.4 below) prior to the Parties entering into the Operating Agreement.

NOW, THEREFORE, the Parties stipulate to and incorporate the above Recitals and, in consideration of the foregoing Recitals, the mutual covenants, representations and conditions described herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DESCRIPTION OF THE PROJECT; TERM

1. The Project description and term are set forth below.

1.1 Operations Existing at the Time of Execution. Cargill operates the Solar Salt Facility in Newark, California described in the Recitals above.

1.2 EBDA Operations and EBDA Conveyance System. EBDA consists of five Member Agencies described in Recital A, specifically the cities of San Leandro and Hayward and three sanitary districts – Oro Loma Sanitary District, Castro Valley Sanitary District, and Union Sanitary District. EBDA owns and operates the EBDA Conveyance System, which consists of (i) three effluent pump stations, including the Oro Loma Effluent Pump Station known as OLEPS at the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in San Lorenzo; (ii) the Marina Dechlorination Facility known as the MDF, located at 14150 Monarch Bay Drive, in San Leandro, and (iii) the combined effluent pipeline/force main and outfall system. EBDA manages treated effluent from its Member Agencies’ wastewater treatment plants and discharges the effluent through its common outfall and diffuser, EBDA Common Outfall (Discharge Point 001), into a deep-water portion of the Bay. The outfall’s diffuser is located 37,000 feet offshore and is submerged 23.5 feet under the water surface. EBDA discharges pursuant to EBDA’s NPDES Permit.

1.3 Project Description. For purposes of this Agreement, the Project is defined above in Recital H and described in further detail in the Project Description of the DEIR.

1.4 Term. The term of this Agreement (the “**Term**”) commences on the Effective Date and expires on June 30, 2030, unless earlier terminated by mutual

agreement of the parties in writing. The Parties' current intention is that this Agreement will be superseded by the Operating Agreement to be negotiated pursuant to Section 2.1 herein at which time this Agreement shall become null and void.

1.5 Purpose. A primary purpose of this Agreement is to allow advanced construction for the implementation of the Project as set forth in Section 5.4 and as may be approved by EBDA under Section 5.5 and by the EBDA Resolution, subject to the terms and conditions of this Agreement.

1.6 Discharge of MSS Brine. EBDA and Cargill agree that any discharge of MSS Brine into EBDA's Conveyance System shall be in accordance with the Operating Agreement and in coordination with EBDA's NPDES Permit, and any subsequent modification, amendment or renewal of such permit, the EBDA JPA, and the Brine Policy.

ARTICLE 2. GENERAL COOPERATION

2. The Parties agree to cooperate with each other in good faith as set forth below.

2.1 Cooperation of the Parties. Each Party agrees to work together in good faith with the other Party during the term of this Agreement. Each Party agrees to: (a) cooperate with the other Party in all material respects; (b) identify and resolve all issues concerning implementation of this Agreement; (c) otherwise take and perform all reasonable steps and actions necessary to accomplish the purposes and intent of this Agreement; and (d) work together and cooperate in good faith in connection with the creation of a mutually acceptable agreement to address and implement the subject matter of those terms and conditions set forth in the Term Sheet, among others, including a fee structure for Cargill's discharge of MSS Brine into the EBDA Conveyance System, the design and construction of the Connection Facilities, the operation and maintenance of the Project, including monitoring and reporting, reimbursement to EBDA of certain costs incurred by it to modify the EBDA Conveyance System to receive the MSS Brine, and compliance with the NPDES Permit, Brine Policy, and EBDA JPA, and any renewals, amendments, or superseding versions of these authorizations and agreements (the "**Operating Agreement**"). The Operating Agreement is also referred to as the "Long-Term Agreement" in the Review and Reimbursement Agreement.

ARTICLE 3. CARGILL'S ROLE AND RESPONSIBILITIES

3. Cargill's role and responsibilities are set forth below.

3.1 Developer and Project Manager. Cargill is hereby designated as the developer and manager of the Project, with the right and responsibility to make decisions typically vested in an owner, developer, and project manager, including, without limitation, project design studies and work; application for and pursuit of all approvals for necessary land use entitlements for any of the facilities related to Advanced Project Construction set forth in Section 5.4 or any Additional Facilities approved by EBDA as set forth in Section 5.5, financing, development and underwriting; contracting; material and equipment acquisition; application for and pursuit of all environmental reviews

including implementation of any required environmental mitigation; land acquisition; construction; and as further described in this Article.

3.2 Reimbursement of EBDA Costs. Cargill agrees to be financially responsible for the costs EBDA incurs as a result of this Agreement as provided herein. Cargill shall continue to provide funds to EBDA to perform all the tasks necessary and relating to the Project as defined and set forth in the Parties' Review and Reimbursement Agreement. Consistent with the Review and Reimbursement Agreement, Cargill shall reimburse EBDA for one hundred percent (100%) of the reasonable costs EBDA incurs in performing tasks necessary and relating to this Agreement, including, but not limited to: (a) any labor costs for EBDA employees incurred in performing tasks necessary for the implementation of the terms of this Agreement; (b) consultant, legal, and other costs associated with negotiating and implementing the terms of this Agreement and continuing technical work associated with and negotiation of the Operating Agreement; (c) all costs for insurance as described in Section 3.2.1 below; and (d) all costs EBDA incurs to oversee Cargill's performance of this Agreement, including staff time to review documents Cargill submits to EBDA prior to and after the effective date of this Agreement, and any direct oversight and travel by EBDA or its contractors to evaluate Cargill's activities in the field. EBDA shall bill its internal labor costs based on then-current rates and include benefits, overhead, and markups, with rates, benefits, overhead and markups to be provided to Cargill upon Cargill's request. EBDA shall bill contractor costs and legal fees at cost plus ten percent (10%). The Parties hereby agree that EBDA at its option has the right to amend the hourly rates in Master Fee Schedule set forth in the Review and Reimbursement Agreement commencing upon the execution of this Agreement and annually thereafter. Any such amendment shall be effective on the date Cargill receives notice of the updated Master Fee Schedule from EBDA.

3.2.1 Insurance. EBDA, acting through its General Manager, may, when and if Cargill provides EBDA with a "Notice of Intent to Construct" as described in Section 5.4 below, and at any time thereafter during the term of this Agreement, procure for EBDA policies of insurance for the Project that EBDA determines in its sole and absolute discretion are necessary for EBDA to maintain, including but not limited to Commercial General Liability, Commercial/Business Automobile Liability, Commercial Property and Automobile insurance, and Employer's Liability Insurance ("**EBDA's Supplemental Coverage**"). EBDA's Supplemental Coverage shall name EBDA as a named insured and shall have policy limits comparable to the limits described for the Required Insured Policies in Sections 3.7 (A)(1) and (3) below, or, in the case of any Commercial Property or Automobile coverage, with policy limits sufficient to insure any EBDA assets to be utilized in connection with the Project for liability or loss arising from or related to the Project. Whether EBDA obtains insurance or not under this provision shall not delay commencement of work by Cargill on the Advanced Facilities. EBDA assumes the risk associated with its discretion to obtain or not obtain insurance under this provision. Under no circumstances shall the terms set forth herein for insurance coverage under Article 3 be deemed to apply under the Operating Agreement.

- A. If EBDA wishes to procure EBDA's Supplemental Coverage, it shall provide written notice to Cargill of any combinations of policy terms, premiums, deductibles, and self-insured retentions ("SIR") offered by the proposed insurer of such coverage. EBDA shall provide Cargill ten (10) days in which to advise EBDA on Cargill's preferred combination of policy term, premium, deductible, and any self-insured retention among the available combinations ("**EBDA's Supplemental Coverage Terms**"). EBDA shall adopt Cargill's preferred combination for EBDA's Supplemental Coverage Terms if EBDA determines in its sole and absolute discretion to proceed with the Cargill's recommendation.
- B. Within sixty (60) days of EBDA's notice to Cargill under Section 3.2.1A, Cargill shall have the option to find alternatives for EBDA's Supplemental Coverage, procured by Cargill, which EBDA may accept or reject in its sole and absolute discretion within one hundred and twenty (120) days of receiving notice from Cargill. If EBDA accepts Cargill's alternatives, Cargill shall procure such insurance at its sole cost and expense within sixty (60) days of EBDA notifying Cargill of EBDA's acceptance.
- C. If EBDA rejects Cargill's alternatives under Section 3.2.1B, Cargill shall pay directly for or reimburse EBDA for the premium payments for EBDA's Supplemental Coverage, the payment of any deductibles, SIRs, and other costs related to EBDA's Supplemental Coverage up to but not exceeding two hundred thousand dollars (\$200,000) per year.

3.2.2 Reimbursement Payments. Notwithstanding Section 6.1 in the Review and Reimbursement Agreement, Cargill shall make reimbursement payments to EBDA for costs specified in Section 3.2 above and/or in the Review and Reimbursement Agreement within forty-five (45) days of its receipt of itemized, monthly invoices from EBDA setting forth the costs under Section 3.2 to be reimbursed, in such reasonable detail as needed to discern the nature of the cost. EBDA's determination of whether Cargill has an obligation to reimburse such costs under Section 3.2 above and/or under the Review and Reimbursement Agreement shall be final and binding upon both Parties unless Cargill disputes the costs in accordance Article 10.

3.3 Good Construction Practices. Cargill shall design and construct the Project consistent with good construction practices.

3.4 Construction on EBDA-Approved Route in EIR or Subsequent CEQA Approval. Subject to the terms and conditions of this Agreement and any Operating Agreement entered into by the Parties, Cargill shall construct or cause the construction of the MSS Pipeline only on the route described in the Project Description of the EIR or in any Addendum to the EIR or Supplemental EIR or other CEQA documentation certified by EBDA, as the lead agency, subject to the lawful regulation by any city or unincorporated county (the "**Pipeline Jurisdictions**") through which the MSS Pipeline would be constructed, and construction oversight by the Pipeline Jurisdictions and EBDA, and otherwise as expressly approved by EBDA. EBDA may request changes

necessary to comply with any change in law applicable to the Project or any change required by a governmental agency with jurisdiction over the Project, including a Pipeline Jurisdiction, but may not request changes to the MSS Pipeline route for other reasons.

3.5 Entitlements for Construction. Cargill is solely responsible for obtaining any grants of authorization, leases, easements, rights-of-way, permits, regulatory approvals or other land use entitlements required by any governmental agencies, including the Pipeline Jurisdictions, or other third parties and compliance with any statutes, ordinances, plans, decisions, permits, licenses, rules, regulations and official policies of any governmental agency that must be complied with as a condition of approval (collectively, the “**Entitlements**”) for the construction, operation and maintenance of any Advanced Facilities set forth under Section 5.4 or any Additional Facilities permitted to be constructed by EBDA under Section 5.5 below. Prior to the start of construction of any particular phase of or scope of work for Advanced Facilities authorized under Section 5.4 or Additional Facilities permitted by EBDA to be constructed under Section 5.5, Cargill shall, pursuant to the requirements of existing or subsequently enacted ordinances, statutes, laws, and regulations, obtain all necessary entitlements for such phase or scope of work. Nothing in this Agreement shall be interpreted to require that Cargill must obtain all entitlements for all facilities for the Project, including the MSS Pipeline, prior to initiating construction of any particular phase of or scope of work for such Advanced Facilities or Additional Facilities, provided that Cargill has received all Entitlements necessary for the construction of such phase or scope of work. This Agreement does not release Cargill from any obligations to obtain applicable local, state, and federal permits and approvals necessary to install, construct, operate, maintain, repair, reconstruct, use and inspect the facilities for the Project.

3.6 Insurance. At least six (6) months prior to beginning construction of any Advanced Facilities set forth under Section 5.4 or any Additional Facilities permitted to be constructed by EBDA under Section 5.5 below, Cargill shall provide, pay for, and maintain, with companies reasonably satisfactory to EBDA, the types of insurance described in this Section 3.7 and in Sections 3.8, 3.9 and 3.10 below, or, in the alternative, if EBDA approves, with such approval not to be unreasonably withheld, Cargill may satisfy its obligations to provide such insurance through self-insurance (and such self-insurance may satisfy and cover any deductible that would have been applicable, had an insurance policy from a third-party insurance company been in place) (“**Required Insurance Policies**”). Cargill may provide Environmental Liability Insurance required under Section 3.8 through a combination of self-insurance and a policy of insurance purchased from a third-party insurer. Cargill shall self-insure no more than two million dollars (\$2,000,000) in coverage for Environmental Liability Insurance. Coverage for Environmental Liability Insurance must include bodily injury and property damage, including coverage for loss of use and/or diminution in property value, and for clean-up costs arising out of, pertaining to, or in any way related to the actual or alleged discharge, dispersal, seepage, migration, release or escape of Hazardous Materials, contaminants, or pollutants. The Environmental Liability Insurance policy shall not contain exclusions for lead-based paint, asbestos, mold, fungi, and bacteria

liability coverage. Coverage shall be provided for both work performed on site, as well as during the transport of hazardous materials.

3.6.1 All Required Insurance Policies, if placed with a third-party insurer and not satisfied through self-insurance, shall be from responsible companies duly authorized to do business in the State of California and having a financial rating in A.M. Best's Insurance Guide of A- Class VI or better. All liability policies described in Section 3.7 (1) and (3) below shall provide that EBDA is an additional insured as to the coverage required under this Agreement and shall provide the severability of interest provision. The Environmental Liability Insurance described in Section 3.7(2) below shall name EBDA as a named insured.

3.6.2 The Required Insurance Policies must be evidenced by properly executed certificates of insurance signed by the authorized representative of the insurance company providing coverage to Cargill, if coverage is placed with a third- party insurer, or properly evidenced by Cargill, if coverage is provided through self-insurance. Cargill shall notify EBDA in accordance with the Notice provisions herein of any cancellation in the policy coverage.

3.7 Limits of Coverage. The limits of coverage of Required Insurance Policies shall not be less than the following:

	<u>TYPE OF INSURANCE</u>	<u>MINIMUM LIMITS</u>
1	Commercial General Liability Bodily Injury and Property Damage; Premises Liability; Products and Completed Operations; Contractual Liability; Personal Injury and Advertising Liability	\$1,000,000 per occurrence; \$2,000,000 in the aggregate; Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis
2	Environmental Liability Insurance Environmental Damage, Remediation, Pollution Legal Liability, Bodily Injury and Property Damage (Premises Pollution Liability or comparable form)	\$6,000,000 per occurrence; \$12,000,000 in aggregate of which \$2,000,000 may be self-insured and the remaining \$10,000,000 must be placed through a third-party insurer
3	Commercial or Business Automobile Liability Any Auto; Bodily Injury and Property Damage; All owned	\$1,000,000 combined single limit; Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001

vehicles, hired or leased vehicles, non-owned, borrowed and permissive uses. Personal Automobile Liability is acceptable for individual contractors with no transportation or hauling related activities

(most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

- 4 **Workers' Compensation (WC) and Employers Liability (EL)**
Required for all contractors with employees

WC: Statutory Limits
EL: \$1,000,000 per accident for bodily injury or disease. Cargill may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. All policies shall include an express waiver by the insurer of any right to subrogation against EBDA and its officers, officials, employees, and volunteers.

3.8 Insurance Coverage Requirements. Each of the following shall be included in the Required Insurance Policies.

3.8.1 All Required Insurance Policies shall be maintained during the entire term of this Agreement.

3.8.2 For any claims related to this Agreement, the Required Insurance Policies shall be primary insurance for the Project, and any insurance or self-insurance maintained by EBDA or its officers, officials, employees, or volunteers shall be excess of both the EBDA Supplemental Coverage and any Required Insurance Policies and shall not contribute with either coverages. The EBDA Supplemental Coverage shall be primary insurance only for those claims that fall outside of the coverage provided by the Required Insurance Policies in Section 3.7.

3.8.3 In a form which is satisfactory to EBDA, Cargill shall provide certificates of insurance and an insurance endorsement adding EBDA as an additional insured for the liability policies described in Section 3.7 (1) and (3) above and as a named insured for the liability policies described in Section 3.7 (2), if coverage is placed with a third-party insurer versus through self-insurance, or, in the case of self-insurance, other evidence of self-insurance, in a form satisfactory to EBDA, evidencing that all Required Insurance Policies are in effect.

3.8.4 Cargill Liability. Acceptance by EBDA of Cargill's Required Insurance Policies shall not relieve or decrease the liability of Cargill under this

Agreement. Any deductible or self-insured retention amount or other similar obligation under the Required Insurance Policies shall be the sole responsibility of Cargill.

3.8.5 Wasting Policies. No Required Insurance Policy shall include a “wasting” policy limit (*i.e.*, limit that is eroded by the cost of defense).

3.8.6 Waiver of Subrogation. Cargill hereby agrees to waive subrogation which any insurer or contractor may require from Cargill by virtue of the payment to EBDA of any insured loss. Cargill agrees to obtain any endorsements that may be necessary to affect this waiver of subrogation. The Workers’ Compensation policy shall include a waiver of subrogation for all work performed by Cargill, its employees, agents, and subcontractors.

3.8.7 Remedies. In addition to any other remedies EBDA may have if Cargill fails to provide or maintain any Required Insurance Policies or policy endorsements to the extent and within the time herein required under this Agreement, EBDA may, at its sole option, exercise any of the following remedies, which are alternatives to other remedies EBDA may have and are not the exclusive remedy for Cargill’s breach: (a) obtain such insurance and seek reimbursement from Cargill of the cost for same, or (b) terminate this Agreement pursuant to Section 9.1 below.

ARTICLE 4. EBDA’S ROLE AND RESPONSIBILITIES

4. EBDA’s role and responsibilities are set forth below.

4.1 Environmental Review. EBDA serves as lead agency under CEQA for the Project for purposes of conducting environmental review under CEQA, with costs and expenses for such review reimbursed as provided under the Review and Reimbursement Agreement. As required by law, EBDA retains the sole and independent discretion as the lead agency to, among other things, balance the benefits of the Project against any significant environmental impacts prior to final action, if such significant impacts could not otherwise be avoided, and retains its discretion to determine whether or not to proceed with the Project.

4.2 Approvals from Other Governmental Agencies and Parties. EBDA shall cooperate with Cargill and, to the extent reasonable, support Cargill’s applications for Entitlements from the Pipeline Jurisdictions, other governmental agencies or other private parties as necessary for the construction, operation and maintenance of the Facilities.

ARTICLE 5. PROJECT APPROVAL

5. Pursuant to the EBDA Resolution, EBDA has approved the Project as described in the Project Description, subject to the following conditions (“**Conditions of Approval**”), which Cargill agrees to comply with in connection with the implementation of the Project.

5.1 MMRP. Cargill shall comply with the mitigation measures set forth in the MMRP in connection with the implementation of the Project, including the construction, operation, and maintenance of the Facilities.

5.2 Operating Agreement. Prior to any connection of the MSS Brine Pipeline or discharge of MSS Brine to the EBDA Conveyance System, the Parties shall have entered into a mutually acceptable Operating Agreement.

5.3 Entitlements. Cargill shall obtain and comply with any necessary Entitlements for the construction, operation, and maintenance of the Facilities, including any necessary Entitlements from the Pipeline Jurisdictions or other government agencies with jurisdiction over the Project.

5.4 Advanced Project Construction. Cargill may construct the Solar Salt Facility Improvements as described in the Project Description of the EIR, with the exception of the MSS Brine Pump Stations described in Section 2.6.3 of the DEIR, and may construct the section of the MSS Pipeline which would lie entirely within the Solar Salt Facility (individually, an “**Advanced Facility**” and collectively, the “**Advanced Facilities**”) without further review or approval from EBDA, and in advance of the Parties entering into an Operating Agreement, but no sooner than six (6) months after providing EBDA with a written “Notice of Intent to Construct” which identifies the Advanced Facilities Cargill wishes to construct.

5.5 Additional Facilities. Cargill shall not construct the MSS Brine Pump Stations, or any portion of the MSS Pipeline outside of the Solar Salt Facility, or any facilities designed to directly connect the MSS Pipeline to the EBDA Conveyance (individually, an “**Additional Facility**” and collectively, the “**Additional Facilities**”) in advance of the Parties entering into an Operating Agreement authorizing the construction and operation of such Advanced Facilities, unless: (a) Cargill provides EBDA with design documents reasonably requested by EBDA for an Additional Facility and (b) EBDA consents to the construction of such an Additional Facility in writing. EBDA may withhold approval of the construction of any Additional Facility in its discretion, in which event Cargill may not construct any such Additional Facility unless and until the Parties have entered into an Operating Agreement authorizing the construction of such an Additional Facility.

ARTICLE 6. INDEMNITY AND HOLD HARMLESS

6. Cargill shall have the obligation to indemnify, defend, and hold EBDA and its elected and appointed officers, officials, employees, agents, consultants, and contractors (each, an “**EBDA Indemnitee**”) harmless in connection with claims arising from the Project as set forth below.

6.1 Cargill Indemnity. Cargill shall indemnify and defend, at Cargill’s sole cost and expense, with counsel selected by EBDA at the firm’s standard rates, each EBDA Indemnitee and hold harmless each EBDA Indemnitee from and against, any and all claims, demands, causes of action, suits of any kind, orders, liabilities, losses,

damages (including indirect, incidental, punitive, exemplary or consequential damages), expenses, costs (including without limitation reasonable attorney's fees) of every nature (including any injury to or death of persons, and damage to or loss of tangible property of third parties) ("**Claims**"), which occur or arise during or after this Agreement relating to, or resulting from:

- (a) the Advanced Facilities, any Additional Facilities authorized by EBDA, the Project, this Agreement or EBDA's approval of the Project or this Agreement;
- (b) the performance by Cargill, its officers, employees, agents, and contractors (collectively, the "**Cargill Parties**") under this Agreement;
- (c) the negligent acts or omissions of, or the willful misconduct of the Cargill Parties, in connection with this Agreement;
- (d) Cargill's breach of any Environmental Laws (as defined below) under this Agreement; and
- (e) damage to any natural resources, public property or property of EBDA or occurring or arising out of any third party (including, but not limited to, any EBDA employee) Claim for loss or damage attributable to pollution or contamination (including, without limitation, control, containment, clean-up, remediation and removal) to the extent that the polluting or contaminating materials emanates from any Advanced Facilities or Additional Facilities authorized by EBDA, irrespective of whether the pollution or contamination was in existence prior to this Agreement.

The indemnification obligations apply whether or not the concentration of any MSS Brine or Hazardous Material (as defined in Section 6.3.2) are material, the concentrations exceed state or federal maximum contaminant or action levels, or any government agency has issued a clean-up or other order. EBDA shall have a direct right of action against Cargill even if no third party has asserted a Claim. The indemnification, defense and hold harmless obligations described above do not apply to any such Claims, liability, loss, damage, expense, or costs solely attributable to the sole gross negligence or willful misconduct of an EBDA Indemnitee.

Separate and independent from its indemnity obligation, Cargill, at its own expense, agrees to defend, with counsel of EBDA's choosing at the firm's standard rates, any Claims asserted against EBDA that would, in whole or in part, be covered by the indemnity obligations irrespective of whether such claims have merit. Cargill's obligation under this indemnification provision will survive any termination of this Agreement.

6.2 Refusal of Tender. In the event that Cargill refuses a tendered defense of any Claim under Section 6.1 and if Cargill's refusal is subsequently determined by a court having competent jurisdiction (or such other tribunal that the Parties agree to decide the matter) to have been a wrongful refusal, then Cargill shall pay all of EBDA's reasonable costs for defense of the third-party action, including all legal costs, witness

fees and attorney's fees and also including the reasonable costs, including all legal fees, witness fees and attorney fees, for recovery against Cargill under Section 6. Further, if Cargill or its insurer refuse to defend EBDA against a Claim under Section 6.1, Cargill or its insurer shall indemnify EBDA for any settlement made by EBDA if such settlement is made by EBDA after EBDA provides notice of EBDA's settlement offer to Cargill and if Cargill does not agree to defend EBDA against such Claim or to fund such settlement offer within thirty (30) days after such notice

6.3 Definitions. The following definitions shall apply to this Section 6 and the remainder of the Agreement.

6.3.1 "Environmental Laws" means all applicable present and future laws (whether statutory, common law, regulation, order or otherwise), permits ordinances, rules, and other requirements of any federal, state, county, city or local governmental unit, or of any regional governmental unit with jurisdiction over any of the activities set forth in this Agreement or relating to the MSS Brine, any Hazardous Material, or any release of the MSS Brine or any Hazardous Material, including without limitation any of the following statutes: Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA") (42 U.S.C.A. §§ 9601 et seq.); the Resource Conservation and Recovery Act ("RCRA") (42 U.S.C.A. §§ 6901 et seq.); the Clean Water Act (33 U.S.C.A. §§ 1251 et seq.); the Clean Air Act (42 U.S.C.A. §§ 7401 et seq.); the Toxic Substances Control Act ("TSCA") (15 U.S.C.A. §§ 2601 et seq.); the Safe Drinking Water Act (42 U.S.C.A. §§ 300f to 300j); the Emergency Planning and Community Right to Know Act (42 U.S.C.A. §§ 11001 et seq.); the Hazardous Materials Transportation Authorization Act of 1994 (49 U.S.C.A. §§ 5101 et seq.); the Occupational Safety and Health Act (29 U.S.C.A. §§ 651 et seq.); state analogues to these federal laws, including the California Hazardous Waste Control Law (Cal. Health & Safety Code §§ 25110-25258.2), the Safe Drinking Water and Toxic Enforcement Act (Cal. Health & Safety Code §§ 25249.5-25249.13), the Hazardous Substance Account Act (Cal. Health & Safety Code §§ 78000-78150), the Porter-Cologne Water Quality Act (Cal. Water Code §§ 13000 et seq.); and all regulations adopted pursuant to these statutes. This list of statutes is not intended to be exclusive, and the Parties intend this definition also include any court order or judgment applicable to Cargill or any order issued by a federal, state, or local agency responsible for enforcing any environmental requirement.

6.3.2 "Hazardous Material" means any chemical, hazardous or toxic substance, solid waste, hazardous or toxic constituent, hazardous or regulated waste, hazardous material, pollution, or similar term, giving those terms the broadest meaning as accorded by Environmental Laws, which is regulated under Environmental Laws as posing a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Without limiting the generality of the foregoing, "Hazardous Materials" include (i) asbestos-containing materials ("ACMs"); and asbestos containing construction materials ("ACCMs"), asbestos and asbestos containing materials; (ii) polychlorinated biphenyls ("PCBs"); (iii) lead-containing paint; (iv) any per- and polyfluoroalkyl substances regulated as ("PFAS") regulated as hazardous substances under CERCLA; (v) all materials defined in Health

and Safety Code Section 25501, subdivision (n); (vi) any substance, including naturally occurring substances, the presence of which is regulated or prohibited by any applicable governmental requirements; (vii) any petroleum-based products, by-products or waste which are regulated by any Environmental Law; (viii) storage tanks which are regulated by any Environmental Law or used to store hazardous, or toxic or petroleum-based substances; (ix) any other substance (including liquid, solid, semi-solid and gaseous substances and materials) which under any Environmental Law requires special handling, permitting by, or notification to any regulatory agency for its use, storage, treatment, release, discharge, emission or disposal; and (x) any Microbial Matter which is regulated under any Environmental Law as posing a threat to human health and safety or the environment.

ARTICLE 7. REPRESENTATIONS AND WARRANTIES

7. The Parties agree that each shall be entitled to rely upon the instruction, direction, approval, or request of the other Party as set forth in the cooperation provisions of Section 2.1. The Parties further agree to the representations and warranties set forth below.

7.1 EBDA's Representations and Warranties. EBDA represents and warrants to Cargill as of the Effective Date as follows:

7.1.1 EBDA is a joint powers authority, which has been duly formed and organized and is validly existing and in good standing under the laws of the State of California.

7.1.2 EBDA has the power, right and authority to enter into this Agreement and to undertake the actions contemplated hereby.

7.1.3 The individuals executing this Agreement on behalf of EBDA have the legal power, right and actual authority to bind EBDA to the terms and conditions of this Agreement.

7.1.4 No EBDA official has a financial interest in this Agreement within the meaning of California Government Code Section 1090, nor does any EBDA official who makes or participates in the making of a governmental decision on this Agreement have a conflict of interest under the Political Reform Act (Govt. Code Sections 81000, *et seq.*). No EBDA official, consultant or advisor is being compensated with a fee that is contingent on or defined by the payment of any sums to EBDA by Cargill.

7.2 EBDA's Notice. EBDA shall promptly give Cargill notice upon the occurrence of any event, or receipt of any notice, which might give rise to a breach by EBDA of any of its representations, covenants or warranties set forth in Section 7.1.

7.3 Cargill's Representations and Warranties. Cargill represents and warrants to EBDA as of the Effective Date as follows:

7.3.1 Cargill is a corporation that has been duly formed and organized and is validly existing and in good standing under the laws of the State of Delaware, and duly registered with the California Secretary of State.

7.3.2 Cargill has the power, right and authority as a corporation to enter into this Agreement and to undertake the actions contemplated hereby and will acquire the Entitlements required for construction of the Advanced Facilities and any Additional Facilities authorized by EBDA prior to undertaking such construction.

7.3.3 The individual executing this Agreement on behalf of Cargill has the legal power, right and actual authority to bind Cargill to the terms and conditions of this Agreement.

7.3.4 Neither the execution and delivery of this Agreement, nor the incurrence of the obligations herein set forth, nor compliance with the terms of this Agreement will conflict with or result in a breach of any of the terms, conditions or provisions of, or constitute a default under, Cargill's formation documents, any bond, note or other evidence of indebtedness or any contract, indenture, mortgage, deed of trust, loan, agreement, lease or other agreement or instrument to which Cargill is a party or by which any of Cargill's properties may be bound.

7.3.5 Cargill has all governmental licenses, authorizations, consents, and approvals to execute, deliver and perform its obligations under this Agreement, excluding Entitlements required to be obtained for construction and operation of the Advanced Facilities and any Additional Facilities authorized by EBDA.

7.3.6 Cargill shall (1) perform the work required to construct, maintain, and operate the Advanced Facilities and any Additional Facilities authorized by EBDA with competent and skilled personnel in a good and workmanlike manner consistent with applicable industry standards and practices; (2) use sound engineering and/or technical principles where applicable; (3) perform such work in compliance with specifications, if any, provided or approved by EBDA; and (4) use or furnish materials and equipment in connection with such work that are fit for the intended purpose.

7.3.7 This Agreement is, and all documents required hereby to be executed by Cargill, will be valid, legally binding obligations of and enforceable against Cargill in accordance with their terms.

7.4 Cargill's Notice. Cargill shall promptly give EBDA notice upon the occurrence of any event, or receipt of any notice, which might give rise to a material breach by Cargill of any of its representations, covenants or warranties set forth in Section 7.3.

ARTICLE 8. AMENDMENTS AND OPERATION OF THE AGREEMENT

8. Amendment. This Agreement may be amended only by the mutual agreement of the Parties. A Party may propose an amendment to this Agreement and shall give notice

of the requested amendment to the other Party. No amendment of this Agreement shall be binding unless it is in writing and signed by the Parties.

ARTICLE 9. TERMINATION

9. The terms below describe the circumstances in which this Agreement may be terminated by either EBDA or Cargill.

9.1 By EBDA. EBDA has a right to terminate this Agreement in accordance with the following:

9.1.1 Election to Terminate for Cause. EBDA may terminate this Agreement for cause by written notice to Cargill, effective as of the date of such notice, if: (a) Cargill has materially defaulted in its performance under this Agreement and failed timely to cure such default after notice as provided in Article 12 and Article 14, or (b) Cargill becomes bankrupt.

9.1.2 Bankrupt. For purposes of this Section, “bankrupt” means a situation in which: (a) Cargill files a voluntary petition in bankruptcy or is adjudicated bankrupt or insolvent, or files any petition or answer or consent seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief for itself under any present or future applicable law relating to bankruptcy, insolvency, or other relief for debtors, or seeks or consents or acquiesces in the appointment of any trustee, receiver, conservator or liquidator of all or any substantial part of its properties (the term “acquiesce” as used in this definition, includes the failure to file a petition or motion to vacate or discharge any order, judgment or decree within fifteen (15) days after entry of such order, judgment or decree); (b) a court of competent jurisdiction enters an order, judgment or decree approving a petition filed against Cargill seeking a reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under the present or any future bankruptcy law or law relating to insolvency or other relief for debtors, and Cargill acquiesces in the entry of such order, judgment, or decree or such order, judgment, or decree remains unvacated and unstayed for an aggregate of sixty (60) days (whether or not consecutive) from the date of entry thereof, or any trustee, receiver, conservator, or liquidator of Cargill or of all or any substantial part of its property is appointed without the consent or acquiescence of Cargill and such appointment remains unvacated and unstayed for an aggregate of sixty (60) days, whether or not consecutive; (c) Cargill evidences its inability to pay its debts as they mature; (d) Cargill gives notice to any governmental body of insolvency or pending insolvency, or suspension or pending suspension of operations; or (e) Cargill makes a general assignment for the benefit of creditors or takes any other similar action for the protection or benefit of creditors.

9.2 By Cargill. Cargill has a right to terminate this Agreement in accordance with the following:

9.2.1 Election to Terminate for Cause. Cargill may terminate this Agreement for cause if EBDA has materially defaulted in its performance under this

Agreement and failed timely to cure such default after notice as provided in Article 12 and Article 14. Cargill shall have the right to terminate if: (a) Cargill provides notice of such termination to EBDA at least sixty (60) days in advance, and (b) all outstanding fees, costs, reimbursements, and other financial obligations required of Cargill have been paid in accordance Section 3.2 as of the date of such notice of termination.

9.2.2 Election to Terminate Without Cause. Cargill has the right to terminate this Agreement without cause at any time during the term of this Agreement if: (a) Cargill provides notice of such termination to EBDA at least sixty (60) days in advance, and (b) all outstanding fees, costs, reimbursements, and other financial obligations required of Cargill have been paid in accordance Section 3.2 as of the date of such notice of termination.

9.3 By Judgment. This Agreement shall be terminated upon entry, after all appeals have been exhausted, of a final judgment or issuance of a final order directed to EBDA as a result of any litigation to set aside, withdraw, or abrogate the approval of the EBDA Commission of this Agreement; *provided, however, that* in such event, the Parties shall use their Best Reasonable Efforts (as defined in Section 10.1, below) to negotiate in good faith and enter into a contractual relationship intended to preserve to the extent practical the original intent of the Parties and to restore the balance of burdens and benefits as described in this Agreement.

9.4 Effect of Termination. Upon the effective date of termination or expiration of this Agreement, neither EBDA nor Cargill shall have any further rights, privileges, obligations, or liabilities under this Agreement, except with respect to those provisions which are expressly stated to survive the termination or expiration of this Agreement.

ARTICLE 10. DISPUTE RESOLUTION

10. Initiation. To commence a dispute resolution proceeding, a Party shall make a written request to the other Party, specifically identifying the nature of the dispute in sufficient detail to allow for immediate evaluation and resolution.

10.1 Attempted Resolution. The Parties shall first use their Best Reasonable Efforts to consider all reasonable approaches in attempting to resolve a dispute through negotiation. Such efforts shall include, at a minimum, at least two (2) meetings that include personal participation of a Cargill Vice President (or more senior officer) and the EBDA General Manager. “**Best Reasonable Efforts**” means commercially reasonable efforts that a reasonable prudent person desirous of achieving a result would use in similar circumstances to achieve that result as expeditiously as possible, provided, however, that a Party required to use Best Reasonable Efforts under this Agreement will not be thereby required to undertake extraordinary or unreasonable measures, to expend any material funds, to incur any other material burden, or to take any other action that would not be commercially reasonable under the circumstances.

10.2 Mediation. If a dispute is not resolved within thirty (30) days after receipt of notice of the written request by the responding Party, the Parties shall seek expeditious mediation by a neutral third-party. If the Parties are unable to agree upon a mediator, then they shall jointly request designation of a mediator by the Judicial Arbitration and Mediation Service (“JAMS”), its successor, or another mutually agreeable private mediation service. Mediation shall be commenced and completed within forty-five (45) days after completion of the thirty (30) day period for attempted resolution by the Parties. The cost of the mediator shall be borne equally by the Parties. If mediation does not resolve the dispute, then either Party may seek judicial review as provided in Article 11.

10.3 Nothing in the provisions of this Article 10 shall prevent any Party from initiating or maintaining any suit necessary to prevent irreparable harm, including but not limited to loss of its claim due to passage of the relevant statute of limitations for that claim, that could otherwise occur during the time necessary to pursue the dispute resolution procedures set forth herein.

ARTICLE 11. JUDICIAL REVIEW

11. The terms below apply to judicial review, which terms shall survive the termination of this Agreement.

11.1 Initiation of Litigation. Any dispute that arises under or relates to this Agreement (whether contract, tort, or both), after attempting to resolve such dispute under Article 10, shall be resolved in the Alameda County Superior Court of the State of California having proper jurisdiction, unless the Parties to the dispute mutually agree to a form of alternative dispute resolution.

11.2 Remedies Cumulative. The rights and remedies provided in this Agreement shall not be exclusive but shall, to the extent permitted by law, be cumulative and in addition to all other rights and remedies existing at law, in equity or otherwise, except those rights and remedies which have been waived.

11.3 Third Party Challenge. The Parties shall cooperate with each other and use their Best Reasonable Efforts in order to keep this Agreement in full force and effect if the Agreement is challenged by a third party. The Parties shall cooperate in defending against any litigation challenging the approval of this Agreement or any provision therein.

11.3.1 Defense of Litigation. In the event of litigation brought by a third party challenging the approval or implementation of this Agreement, the Project or Facilities, or any aspect thereof, EBDA and Cargill shall jointly cooperate in the defense. The Parties desire to collaborate with each other by, among other things, having their respective staff persons, consultants and attorneys undertake pre-decisional, investigatory, analytical and information-gathering actions. The Parties desire to cooperate in the defense of litigation by communicating with one another in confidence regarding the policy, strategic and legal implications of the information and analysis

developed through activities. The Parties may, but are not required to, develop an operating memorandum to further delineate the details of their common interests and confidentiality protections to enable defense of the litigation. In the event the plaintiff or petitioner obtains a final judgment in its favor in the trial court, the Parties shall decide whether to pursue an appeal, with neither Party being under any obligation to waive the right to such appeal. This Agreement shall remain in full force and effect while the third-party litigation, including any appellate review, is pending.

11.3.2 Compliance with Judgment. No Party shall be in breach of this Agreement if it acts in conformance with a final judgment from a court of competent jurisdiction entered because of a third-party challenge.

ARTICLE 12. NOTICES

12. Manner of Giving Notice. Notices provided under the terms of this Agreement shall be in writing and transmitted by (i) certified U.S. mail, postage pre-paid and return receipt requested; (ii) personal delivery, (iii) pre-paid overnight mail service, or (iv) e-mail transmission, with delivery receipt requested, as long as a hard copy of the same is followed by delivery through U.S. mail or overnight delivery.

Notices to EBDA shall be addressed to:

General Manager
East Bay Dischargers Authority
2651 Grant Avenue
San Lorenzo, California 94580
Email: jzipkin@ebda.org

with a copy to:

General Counsel
East Bay Dischargers Authority
2651 Grant Avenue
San Lorenzo, California 94580
Email: eric@redwoodpubliclaw.com

Notices to Cargill shall be addressed to:

Cargill, Incorporated
15407 McGinty Road West
Wayzata, Minnesota 55391
Attn: President, Cargill Salt Division
Email:

with a copy to:

Cargill, Incorporated
Law Department
15407 McGinty Road West
Wayzata, Minnesota 55391
Attn: Salt Group Lead Lawyer
Email:

12.1 Effective Date of Notices. When personally delivered to the recipient or sent via e-mail transmission, notice is effective on delivery as long as delivery takes place on a normal business day during business hours (between 8:00 a.m. and 5:00 p.m.); otherwise, delivery is effective on the next business day. When mailed by certified U.S. mail, to the address in Section 12 or as updated in Section 12.2, return receipt requested, notice is effective on receipt, if delivery is confirmed by a return receipt. When delivered by overnight delivery service, charges prepaid or charged to the sender's account, notice is effective on delivery as long as delivery takes place on a normal business day and is confirmed by the delivery service; otherwise, service shall be effective on the next business day.

12.2 Change of Address. A Party may change its address for notices by giving notice in writing to the other Party as required herein. Thereafter, notices shall be sent to the new address.

ARTICLE 13. ASSIGNMENT

13. Assignment. Cargill shall not assign this Agreement or its rights or interests hereunder without EBDA's prior written consent.

ARTICLE 14. DEFAULT

14. The terms below apply to defaults.

14.1 Default by Cargill. If EBDA determines that Cargill has not complied with the terms or conditions of this Agreement, EBDA shall give written notice to Cargill stating the manner in which Cargill has failed to comply and the steps Cargill must take to bring itself into compliance. In the event the non-compliance by Cargill is the non-payment of money, Cargill shall cure the default within ten (10) days, or otherwise be in default with respect to such non-payment. If the non-compliance is other than the non-payment of money, and if within forty-five (45) days after such notice, Cargill does not commence Best Reasonable Efforts to bring itself into compliance and thereafter diligently pursue such steps to completion, then Cargill shall be deemed to be in default with respect to such non-compliance. In the event of a default by Cargill as described in this Section 14.1, EBDA shall have the right to terminate this Agreement for cause pursuant to Section 9.1.1, pursue any remedy at law or equity, including specific performance, subject to Cargill's right to dispute resolution under Article 10.

14.2 Default by EBDA. If Cargill determines that EBDA has not complied in good faith with the terms or conditions of this Agreement, Cargill shall give written notice to EBDA stating the manner in which EBDA has failed to comply and the steps EBDA must take to bring itself into compliance. If, within sixty (60) days after such notice, EBDA does not commence Best Reasonable Efforts to bring it into compliance and thereafter diligently pursue such steps to completion, then EBDA shall be deemed to be in default and Cargill shall have the right to terminate this Agreement pursuant to Section 9.2 and pursue any remedy at law or equity, including specific performance, subject to EBDA's right to dispute resolution under Article 10.

14.3 Pursuit of Dispute Resolution. Nothing in this Article shall preclude a Party from seeking dispute resolution under Article 10 or other relief under Section 10.2 during the time in which a notice to cure a default is pending.

ARTICLE 15. GENERAL PROVISIONS

15. The general provisions below apply under this Agreement.

15.1 Entire Agreement. This Agreement and provisions incorporated into this Agreement under Section 3.2 constitute the entire agreement between the Parties with respect to the subject matter hereof. This Agreement supersedes all previous negotiations, discussion, and agreements between the Parties, other than the Review and Reimbursement Agreement, which shall remain in force according to its terms, and no parole evidence of any prior or other agreement shall be permitted to contradict or vary the terms hereof. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty outside those expressly set forth in this Agreement.

15.2 Interpretation and Governing Law. The language in all parts of this Agreement shall, in all cases, be construed as a whole and in accordance with its fair meaning. A reference to a particular Person, entity or Party shall include successors in interest to such Person, entity, or Party. A reference to a particular contract shall include amendments to such contract. The Parties agree that the laws of the State of California shall govern the construction and implementation of this Agreement without regard to principles of conflicts of laws.

15.3 Ambiguities. Each Party and its counsel have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting Party shall not apply in interpreting this Agreement.

15.4 Waiver. No waiver of a breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the Party waiving the breach, failure, right or remedy. No waiver of any breach, failure, right or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

15.5 Headings. The headings in this Agreement are included for convenience only and shall not affect the construction or interpretation of any provision in this Agreement or any of the rights or obligations of the Parties.

15.6 Relationship of the Parties. Nothing in this Agreement shall be construed to create an association, joint venture, trust or partnership, or impose a trust or partnership, or to impose a trust or partnership covenant, obligation or liability on or with regard to any one or more of the Parties. Each Party shall be responsible for its own covenants, obligations and liabilities as herein provided. No Party or group of Parties shall be under the control of or deemed to control any other Party or the Parties as a group. Except as expressly provided in this Agreement, no Party shall be the agent of or have a right or power to bind any other Party without its express consent.

15.7 Non-Recourse Obligations. The obligations of each Party under this Agreement shall be without recourse to any of the directors, officers, shareholders, partners, members, employees, agents, board members, representatives, or affiliates of such Party or of any of the foregoing.

15.8 Usage. Unless the context clearly requires otherwise:

15.8.1 the plural and singular numbers shall each be deemed to include the other; the masculine, feminine and neuter genders shall each be deemed to include the others; “shall,” “will” or “agrees” are mandatory, and “may” is permissive;

15.8.2 reference to any Person includes such Person's successors and assigns but, if applicable, only if such successors and assigns are not prohibited by this Agreement, and reference to a Person in a particular capacity excludes such Person in any other capacity or individually;

15.8.3 reference to any agreement, document or instrument means such agreement, document, or instrument as amended or modified and in effect from time to time in accordance with the terms thereof;

15.8.4 “hereunder,” “hereof,” “hereto,” and words of similar import shall be deemed references to this Agreement as a whole and not to any particular Article, Section, or other provision hereof;

15.8.5 “including” (and with correlative meaning “include”) means including without limiting the generality of any description preceding such term;

15.8.6 “or” is used in the inclusive sense of “and/or”;

15.8.7 with respect to the determination of any period of time, “from” means “from and including” and “to” means “to but excluding”; and

15.8.8 references to documents, instruments or agreements shall be deemed to refer as well to all addenda, exhibits, schedules, or amendments thereto.

15.9 Time of Essence. Time is of the essence regarding each provision of this Agreement of which time is an element.

15.10 Survival of Obligations. It is understood and agreed by the Parties that whether or not it is specifically so provided herein, any term or provision of this Agreement, which by its nature and effect is required to be kept, observed, or performed after completion, termination, suspension, cancellation, rescission or expiration of this Agreement, shall survive such completion, termination, suspension, cancellation, rescission or expiration, and shall be and remain binding upon and for the benefit of the Parties until fully observed, kept or performed. The obligations set forth in Section 6.1 and Section 11 shall survive the termination of this Agreement.

15.11 Third Party Beneficiaries. This Agreement is not intended, nor shall it be construed, to create any third-party beneficiary rights in any Person. All provisions hereof are for the exclusive benefit of EBDA and Cargill. No provision hereof shall be construed to benefit or be enforceable by any third party.

15.12 Counterparts; Duplicate Originals. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument. This Agreement may also be executed in duplicate originals for each Party, and each such document shall constitute an original Agreement.

15.13 Necessary Acts. The Parties shall execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement, including, without limitation, the delivery of customary and reasonably satisfactory evidence of and opinions on the validity of any representations and warranties contained in, and the authority to execute and enter into, this Agreement and related documents, if any.

SIGNATURES ON FOLLOWING PAGE

WHEREFORE, the Parties have executed this Agreement below.

CARGILL, INCORPORATED

By: _____
Name: _____
Title: _____

**EAST BAY DISCHARGERS
AUTHORITY**

By: _____
Name: Jacqueline Zipkin
Title: General Manager

APPROVED AS TO FORM:

By: _____
Name: Eric Casher
Title: Authority Legal Counsel

Exhibit A

Depiction of EBDA and Cargill Operations



Figure 1- EBDA Conveyance System

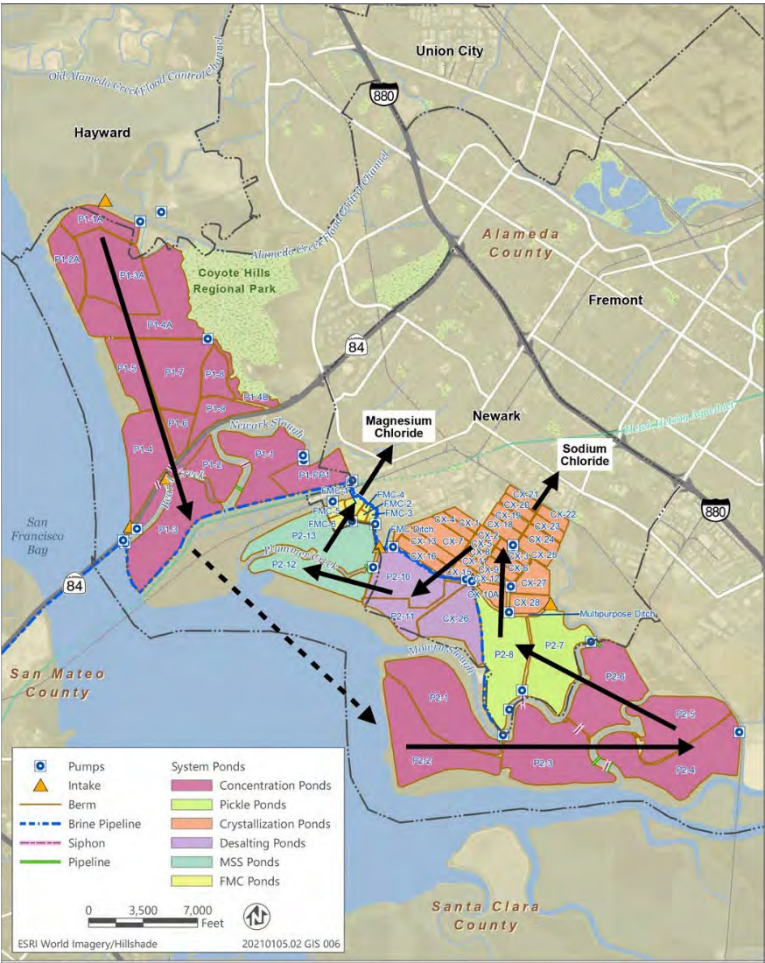


Figure 2 – Cargill Facilities

Exhibit B
Mitigation Monitoring and Reporting Program
(attached)

Exhibit C
CEQA Findings
(attached)



EAST BAY DISCHARGERS AUTHORITY
2651 Grant Avenue
San Lorenzo, CA 94580-1841
(510) 278-5910
FAX (510) 278-6547

A Joint Powers Public Agency

ITEM NO. 15

OPERATIONS & MAINTENANCE COMMITTEE AGENDA

Tuesday, July 15, 2025

4:00 PM

**East Bay Dischargers Authority
2651 Grant Avenue, San Lorenzo, CA**

Committee Members: Azevedo (Chair); Johnson

OM1. Call to Order

OM2. Roll Call

OM3. Public Forum

OM4. EBDA Permit Compliance

(The Committee will be updated on EBDA's NPDES compliance.)

OM5. Status Report

(The Committee will be updated on EBDA's O&M activities.)

OM6. Motion Authorizing the General Manager to Execute an Amendment to the Lease Agreement with Oro Loma Sanitary District

(The Committee will consider the motion.)

OM7. Motion Authorizing the General Manager to Execute an Agreement with McGuire and Hester for Levee Rip Rap Restoration in an Amount Not to Exceed \$60,000

(The Committee will consider the motion.)

OM8. Adjournment

Agenda Explanation
East Bay Dischargers Authority
O&M Agenda
July 15, 2025

Any member of the public may address the Commission at the commencement of the meeting on any matter within the jurisdiction of the Commission. This should not relate to any item on the agenda. It is the policy of the Authority that each person addressing the Commission limit their presentation to three minutes. Non-English speakers using a translator will have a time limit of six minutes. Any member of the public desiring to provide comments to the Commission on an agenda item should do so at the time the item is considered. It is the policy of the Authority that oral comments be limited to three minutes per individual or ten minutes for an organization. Speaker's cards will be available in the Boardroom and are to be completed prior to speaking.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in an Authority meeting, or you need a copy of the agenda, or the agenda packet, in an appropriate alternative format, contact Juanita Villasenor at juanita@ebda.org or (510) 278-5910. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the Authority staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

In compliance with SB 343, related writings of open session items are available for public inspection at East Bay Dischargers Authority, 2651 Grant Avenue, San Lorenzo, CA 94580. For your convenience, agenda items are posted on the East Bay Dischargers Authority website located at <http://www.ebda.org>.

<p>Next Scheduled Operations and Maintenance Committee is September 16, 2025 at 4:00 pm</p>
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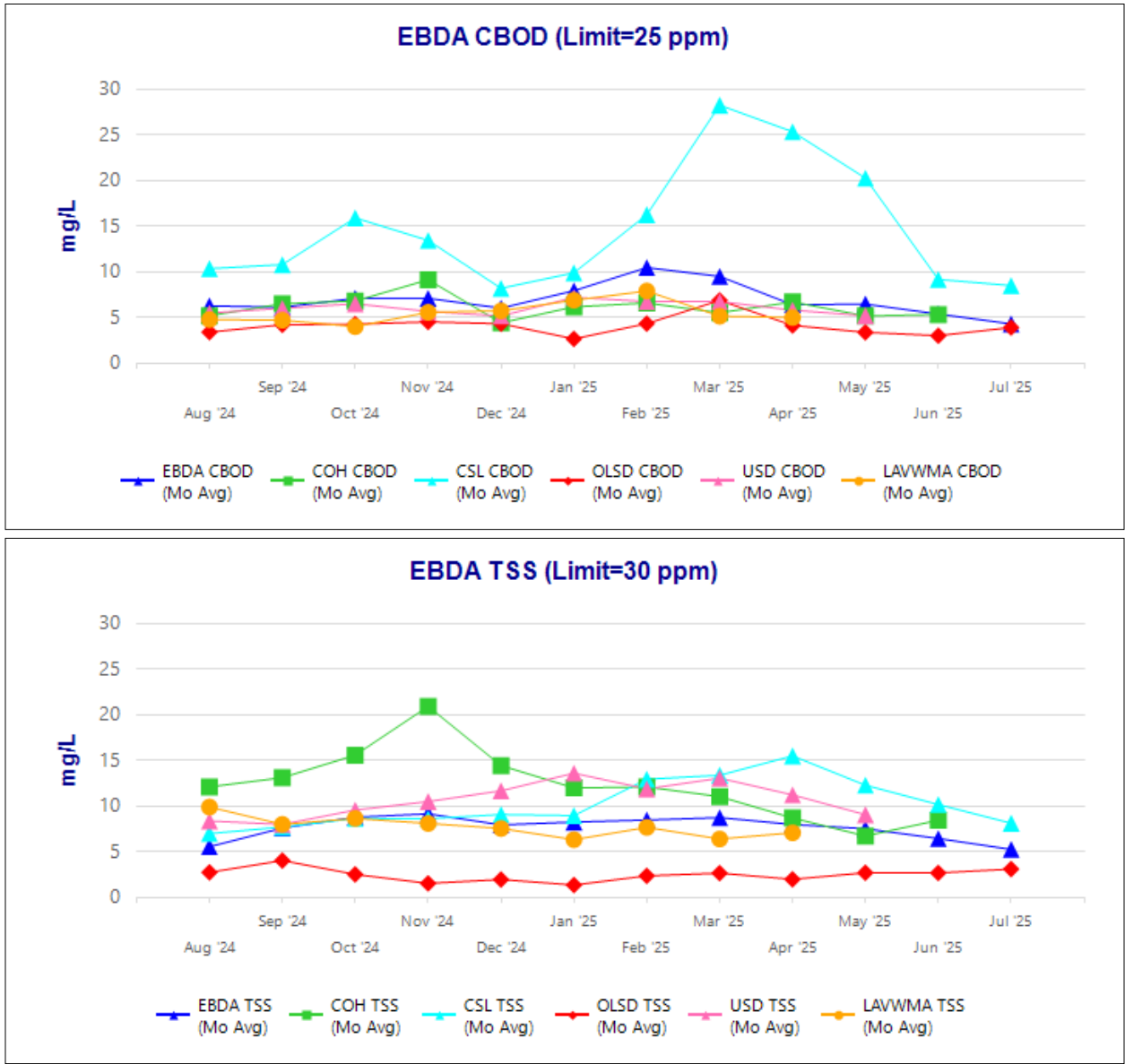
ITEM NO. OM4 EBDA PERMIT COMPLIANCE

Recommendation

For the Committee’s information only; no action is required.

Discussion

EBDA has continued NPDES compliance. Member Agency CBOD and TSS performance are shown below. A table with bacterial indicators follows.



EBDA Bacterial Indicators

Date	FECAL	ENTERO
	MPN/ 100mL	MPN/ 100mL
Limit (90th Percentile)	1100	1100
Limit (Geomean)	500	280
July 2024 Geomean	59	5
August 2024 Geomean	153	21
September 2024 Geomean	109	13
October 2024 Geomean	33	4
November 2024 Geomean	24	2
December 2024 Geomean	22	5
January 2025 Geomean	25	5
February 2025 Geomean	44	10
March 2025 Geomean	20	13
April 2025 Geomean	32	62
5/5/2025	33	109
5/6/2025	17	148
5/7/2025	NA	731
5/12/2025	7	109
5/13/2025	4	98
5/14/2025	NA	313
5/19/2025	17	187
5/20/2025	2400	89
5/26/2025	240	55
5/27/2025	49	142
May 2025 Geomean	41	148
6/2/2025	8	51
6/3/2025	240	52
6/4/2025	NA	76
6/9/2025	33	13
6/10/2025	280	8
6/16/2025	11	2
6/17/2025	2	6
6/23/2025	2	8
6/24/2025	13	6
6/30/2025	13	4
June 2025 Geomean	17	12

ITEM NO. OM5 STATUS REPORT

Union Effluent Pump Station (UEPS)

No change; all equipment is operational.

Hayward Effluent Pump Station (HEPS)

Effluent Pump Replacement Project

The two new HEPS pumps have been operating for almost six months without any major issues. On July 1, the third new HEPS Pump was installed, and the fourth and last old pump was removed. Commissioning of the third new pump is scheduled for the week of July 14. On July 9, the last new concrete pump pad was poured, and the last new pump will be installed in early August.

Oro Loma Effluent Pump Station (OLEPS)

No change; all equipment is operational.

Skywest Pump Station

Recycled Water Production

During the month of June 2025, the Skywest Recycled Water System operated for three days and produced 1.71 million gallons of recycled water.

Marina Dechlorination Facility (MDF)

Levee Rip Rap Restoration Project

Staff is proposing to hire a contractor to place rip rap at the shoreline in front of the facility to prevent erosion and protect the meter vault. See Item No. OM7.

Force Main

No change; all equipment is operational.

Operations Center

No change; all equipment is operational.

Miscellaneous Items

Underground Service Alerts

EBDA received sixteen (16) Underground Service Alert (USA) tickets during the month of June 2025. Eleven required an Electronic Positive Response (EPR) and calls/emails to the excavators, and of the eleven, seven required field verification.

Special Projects

Cargill Brine Project

Staff is proposing approval of a Project Approval Agreement and project CEQA documentation. See Items No. FM10 and FM11.

Advanced Quantitative Precipitation Information (AQPI) Project

The regional AQPI project continues to move forward with the goal of improving the prediction of rainfall events in the Bay Area. The East Bay radar was installed at [Rocky Ridge](#) in Las Trampas Regional Wilderness Park in December 2022, and data from the site became available in December 2023. Agencies are currently developing additional tools to make the data more accessible for use in decision-making. A 2-day workshop with agencies and program managers was held in June 2025. The workshop agenda and presentations can be found here:

<https://drive.google.com/drive/folders/1GgiAAX423AxT1q3rTeOdoiirjqFlnT8?usp=sharing>

Sonoma Water, which has acted as program manager and grant administrator for the project since its inception, is in the process of reaching out to participating agencies regarding future funding needs. This includes funding for installation of a C-band radar to complete the regional radar network, as well as long-term funding to the Center for Western Weather and Water Extremes (CW3E) at Scripps Institution of Oceanography, UC San Diego, for AQPI system operation, maintenance, and improvements. This local funding would begin in Fiscal Year 2026-2027. The estimated cost of the C-band is \$1 M, and Sonoma Water has proposed to split that cost in four ways – north (Sonoma/Marin), south (Valley Water), west (SFPUC), and east, with EBDA participating in the \$250k East Bay contribution with other East Bay agencies. A similar split has been proposed for the \$1 M ongoing O&M cost. Discussions are yet to take place on how to split the East Bay contributions, and staff will keep the Commission apprised.

ITEM NO. OM6 MOTION AUTHORIZING THE GENERAL MANAGER TO EXECUTE AN AMENDMENT TO THE LEASE AGREEMENT WITH ORO LOMA SANITARY DISTRICT

Recommendation

Approve the motion extending the lease with Oro Loma Sanitary District.

Strategic Plan Linkage

4. **Sustained Organization:** Sustain a functional, productive, resilient organization to ensure EBDA can strive to achieve its Mission and Vision.
6. **Internal Collaboration:** Expand cooperation among EBDA Member Agencies to improve economies of scale, reduce duplication of effort, and enhance each Agency's capacity.

Background

EBDA owns and operates an Operations Center, sometimes called an Administration Building, on land owned by Oro Loma Sanitary District (OLSD). On April 12, 1979, EBDA entered into a land lease agreement with OLSD to use the land on which the building sits. The lease agreement states, "Lessor (OLSD), by previous agreements with Lessee (EBDA), has allowed Lessee to build and occupy its own building on an undivided portion of Lessor's land pursuant to the terms of this Agreement." The agreement lays out an annual rent payment for the land, currently \$6,450, as well as compensation for the use of OLSD's restrooms and Board room. It also includes insurance and indemnity provisions.

The agreement has been amended approximately every five years to extend the term and update the rental fees, most recently in 2020, expiring June 30, 2025. The arrangement benefits both agencies.

Discussion

As discussed with the Committee in May 2025, staff worked with OLSD staff to develop a draft lease amendment that would extend the lease through 2040, consistent with the duration of the Joint Powers Agreement (JPA). Based on current rental prices for similar unimproved vacant properties in the area, staff negotiated a rate of \$9,700 per year for the next five years.

When presented with this proposal, the OLSD Board requested that its staff obtain an independent appraisal to determine the fair market rent for the site. The OLSD Board further directed that the lease be for five years rather than fifteen. OLSD hired Newmark Valuation and Advisory to perform an appraisal, which concluded that the fair market rental value is \$7,200 per year.

On July 8, 2025, the OLSD Board approved a five-year lease with EBDA, including an annual rate of \$8,100. Consistent with past practice, this value was determined by

increasing the \$7,200 base lease rate by CPI (assumed to be 3%) and then applying the calculated rent from the 5th year to the prior 5 years. The draft lease is attached, showing changes from the previously adopted version.

LAND LEASE AGREEMENT, DATED APRIL 12, 1979,
BETWEEN THE ORO LOMA SANITARY DISTRICT
AND THE EAST BAY DISCHARGERS AUTHORITY

Amended ~~January-July 17, 2020~~5

PREMISES:

Lessor owns a 2.8 acre parcel of land situated at 2655 Grant Avenue, San Lorenzo, California. The parcel is referred to as parcel 7-8 in the Alameda County Assessors Book 41 1, Map 438. There are contiguous improved buildings upon the parcel, each separately owned and occupied by Lessor and Lessee. Lessor, by previous agreements with Lessee, has allowed Lessee to build and occupy its own building on an undivided portion of Lessor's land pursuant to the terms of this Agreement.

TERM:

The term of this lease commenced on the 1st day of July 1979, and terminates on the 1st day of July ~~2025~~2030, unless otherwise extended by mutual consent. This Agreement, as amended on ~~January-July 17, 2020~~5, supersedes all previous Agreements between the parties.

RENT:

1. The rent shall be payable during the term of this Lease annually in advance by the 10th day of July each year.

2. It is agreed that the rents shall be modified each fifth consecutive year so that this Lease shall reflect the reasonable rental value of the real property during the ensuing five-year period:

July 1979 – June 1984	\$1,200 per year
July 1984 – June 1989	unchanged
July 1989 – June 1995	unchanged
July 1995 – June 2000	\$3,000 per year
July 2000 – June 2005	\$3,600 per year
July 2005 – June 2010	\$4,140 per year
July 2010 – June 2015	\$4,670 per year
July 2015 – January 1, 2020	\$5,300 per year
January 1 – June 30, 2020	\$5,300 per year
July 1, 2020 – June 30, 2025	\$6,450 per year
<u>July 1, 2025 – June 30, 2030</u>	<u>\$8,100 per year</u>

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The parties agree that no later than ~~ninety-one hundred-eighty~~ (90180) days prior to the termination of each five-year interval, the parties shall meet and negotiate a new rental fee. In the event that the parties cannot agree as to a new rental fee, it is agreed that the parties will jointly appoint an appraiser who shall appraise the real property subject to this Lease; and should the parties be unable to agree on a single appraiser, then each party shall appoint their own appraiser and the two appraisers shall appoint a third, and a majority vote of the three appraisers shall determine the appraised rental value of the property.

It is further agreed that the appraised rental value of the property shall be deemed the rental value of the property as unimproved property, bearing in mind that the improvements or said property, to wit, the building, have been paid for by the Lessee.

USE OF PREMISES:

It is hereby understood by the parties that the Lessee owns and occupies an operations center building more particularly described in the plan prepared by Kennedy Engineers, titled "Operations Center." It is further agreed that Lessor allows Lessee's employees, agents, and guests to use Lessor's ~~toilet facilities, restrooms~~ and Board ~~meeting~~ room for public meetings during the term of this Lease.

INSURANCE AND INDEMNIFICATION:

Lessee shall obtain and maintain in full force and effect insurance policies containing the following minimum coverage:

- a. Basic Comprehensive Liability
 - \$1,500,000/each occurrence, Bodily Injury
 - \$1,500,000/aggregate per annum, Bodily Injury
 - \$1,500,000/each occurrence, Property Damage
 - \$1,500,000/aggregate per annum, Property Damage

Additional to and independent of all other provisions of this Lease, the Lessor and Lessee agree to forever indemnify and save each other harmless of and from any and all claims, demands, obligations, liabilities, cause or causes of action by reason of condition, use or misuse of the common use areas.

An endorsement of said insurance herein above referred to shall be delivered to Lessor within ten (10) days after the date of the execution thereof, and renewed annually. Lessees' insurance policy shall contain a clause requiring a thirty (30) day notice to Lessor in the event of cancellation or interruption of insurance coverage.

UTILITIES:

It is understood by the parties that the Lessee shall have separate utilities to the demised premises including, but not limited to, electrical, gas, and water. Lessee shall be responsible to pay for water, gas, heat, and electricity which may be furnished to or used in or about the demised premises during the term of the Lease.

COMMON AREA MAINTENANCE AND REPAIR:

Lessor shall be responsible to pay for water, gas, heat, electricity, and sewer service for the common use ~~toilet facilities~~restrooms and Board ~~meeting~~ room during the term of this Lease.

Lessee shall pay to Lessor its prorated share of reasonable maintenance and repair costs for common areas. This includes landscaping and periodic rehabilitation costs, such as painting, roofing, carpeting, etc. In addition, both parties agree to the following annual charges which shall be modified each fifth consecutive year.

a. Janitorial service and maintenance supplies for use of Oro Loma ~~toilet facilities~~restrooms and Board ~~meeting~~ room:

July 1996 – June 2000	\$100 per year
July 2000 – June 2005	\$200 per year
July 2005 – June 2010	\$1,200 per year
July 2010 – June 2015	\$1,600 per year
July 2015 – June 2020	\$1,800 per year
July 2020 – June 2025	\$2,200 per year
<u>July 2025 – June 2030</u>	<u>\$2,600 per year</u>

b. ~~Regular collection of paper and fiber recyclable materials:~~

July 1996 – June 2000	\$60 per year
July 2000 – June 2005	\$100 per year
July 2005 – June 2010	\$150 per year
July 2010 – June 2015	\$200 per year
July 2015 – June 2020	\$230 per year
July 2020 – June 2025	\$230 per year

ASSIGNMENT AND SUB-LEASE:

Lessee shall not assign or transfer this Lease or any interest therein, nor sublet the whole or any part of the premises without first having obtained the written consent of Lessor. Lessor agrees not to unreasonably withhold its consent; and Lessee further covenants and agrees that neither this Lease, nor any interest therein, shall be assignable or transferable in any proceedings in execution against Lessee.

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IMPROVEMENTS AND ALTERATIONS:

Lessor shall maintain in a safe, decent, and sanitary condition, the ~~toilet facilities~~restrooms and Board ~~meeting~~ room, including necessary supplies, janitorial service, repairs, and remodeling. Lessor shall provide written notice to Lessee when ~~toilet facilities~~restrooms or the Board ~~meeting~~ room are to be modified, repaired, or expanded. EBDA share of the cost for such improvements and alterations will be billed on the monthly Operation and Maintenance (O&M) invoice when the expenses are incurred as a separate line item. The proportion of the cost will be 10% unless renegotiated by both agencies' General Managers.

NOTICES:

Any demand or notice which either party shall be required, or may desire, to make upon or give to the other, shall be in writing and shall be delivered personally upon the other, or sent by prepaid certified mail addressed to the respective parties, as follows:

Lessor: Oro Loma Sanitary District
2655 Grant Avenue
San Lorenzo, CA 94580

Lessee: East Bay Dischargers Authority
2651 Grant Avenue
San Lorenzo, CA 94580

Notice by registered mail shall be deemed to be communicated twenty-four (24) hours from the time of mailing.

It is further agreed that the mailing of said notices may be changed from time to time upon written instructions to the opposite party.

ATTORNEY FEES:

If any action shall be brought by Lessor for the recovery of any rent due under the provisions of this Lease, or for the breach or enforcement of any of the conditions, covenants or agreements herein set forth on the part of Lessee to be kept and performed, or for the recovery of said premises and Lessor shall prevail in any such action, Lessee agrees to pay to Lessor on demand, a reasonable attorney's fee, and further agrees that said attorney's fee shall be and become a part of Lessor's judgment in any such action.

MISCELLANEOUS:

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Non-Waiver

No waiver by Lessor at any time of any of the terms, conditions, covenants, or agreements of this Lease shall be deemed or taken as a waiver at any time thereafter of any of the same, nor of the strict and prompt performance thereof by Lessee.

Compliance with Law

The premises shall not be used or permitted to be used in whole or in part during the said term of this Lease for any purpose or use in violation of any of the laws or ordinances applicable thereto; and Lessee agrees at all times during the term of this Lease to construct, repair, maintain and do all things necessary to maintain the premises in a clean and sanitary manner and in compliance with any and all Federal, State, or Municipal regulations or ordinances now or hereafter enacted concerning the conduct of Lessee's business in the premises.

Parties Defined

The words "Lessor" and "Lessee" as used herein shall include the plural as well as the singular. Words used in masculine gender include the feminine and neuter. If there be more than one Lessor or Lessee, the obligations hereunder imposed upon Lessor or Lessee shall be joint and several. The marginal headings or titles to the paragraphs of this Lease are not a part of this Lease and shall have no effect upon the construction or interpretation of any part thereof.

This Lease is and shall be binding upon the successors and assigns of the respective parties hereto.

TIME OF ESSENCE:

Time is hereby expressly declared to be of the essence of this Lease and of all the covenants, agreements, conditions, and obligations herein contained.

LESSOR:

ORO LOMA SANITARY DISTRICT
A Public Agency

General Manager

Date: _____

LESSEE:

EAST BAY DISCHARGERS AUTHORITY
A Joint Powers Public Agency

General Manager

Date: _____

ITEM NO. OM7 MOTION AUTHORIZING THE GENERAL MANAGER TO EXECUTE AN AGREEMENT WITH MCGUIRE AND HESTER FOR LEVEE RIP RAP RESTORATION IN AN AMOUNT NOT TO EXCEED \$60,000

Recommendation

Approve a motion authorizing the General Manager to Execute an Agreement with McGuire and Hester.

Strategic Plan Linkage

2. **Operations & Maintenance:** Ensure reliable operations & maintenance of the EBDA system to protect public health and the Bay.
 - c. Protect EBDA's infrastructure, including the easement and force main.

Background

The Marina Dechlorination Facility (MDF) sits along the San Leandro shoreline, just south of Marina Park. Across the bike path from the main facility, as the outfall extends to the Bay, sits the Meter Vault in which EBDA's flow meters and effluent sample pumps are located. This critical equipment is used for reporting and demonstrating compliance with EBDA's NPDES permit.



Marina Dechlorination Facility (MDF)



MDF Meter Vault

In February 2025, DCM Consulting, Inc. (DCM), EBDA's contract geotechnical engineer, completed a Technical Memorandum (TM) that recommended the restoration of a 60-foot by 40-foot section of the shoreline levee in front of MDF. This project will protect the MDF Meter Vault by restoring the levee following shoreline damage resulting from several large winter storms combined with King Tides. The MDF Levee Rip Rap Restoration Project was included in the Renewal and Replacement Fund List approved in June 2025, with a value of \$50,000.

Discussion

Staff requested bids from four contractors for the work, using the DCM TM recommendations. Two bids were received, and the lowest responsive bidder was McGuire and Hester (MH). MH's bid for the scope was \$43,105. Staff is recommending including a contingency of \$6,000 for extra rip rap that can be used as necessary to protect EBDA's infrastructure. In addition, EBDA staff has had discussions with City of San Leandro staff regarding potentially taking advantage of EBDA's contract with MH to place additional rip rap to protect the shoreline in the area using MH's large, long reach excavator at the City's expense. Staff is therefore recommending including in the contract an additional \$10,895 for labor and equipment only for work outside of the base scope. Any work performed by MH outside of EBDA's scope will be reimbursed by the City of San Leandro. EBDA's total cost for MH is not expected to exceed the \$50,000 budgeted in the RRF Project List approved by the Commission.

ITEM NO. 18 ITEMS FROM THE COMMISSION AND STAFF

The Commission and staff may comment on items of general interest.

ITEM NO. 19 CLOSED SESSION

Recommendation

Provide a performance assessment of the General Counsel.

Background

In March 2024, the Commission approved a contract with Redwood Public Law to provide General Counsel services to the Authority. The agreement automatically renews on an annual basis. At the Commission's request, a term was added to the contract to perform an annual performance evaluation:

Standard of Performance. Attorney shall perform all legal services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Attorney is engaged in the geographical area in which Attorney practices its profession. Attorney shall prepare all work products required by this Agreement in a professional manner and shall conform to the standards of quality normally observed by a person practicing in Attorney's profession. Attorney shall conduct an annual performance evaluation with the EBDA Commission.

Discussion

The Commission will meet in closed session to discuss the following:

Public Employee Performance Evaluation (Government Code §54957(b)(1))
Title: General Counsel

ITEM NO. 20 RECONVENE OPEN SESSION

ITEM NO. 21 ADJOURNMENT