

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 26, 2014	Agenda Item No.: 6
Project Description: Consider Use Permit to allow an existing agricultural support facility (composting facility, agricultural recycling operation and wood cutting operation) on a 53.64 acre parcel.	
Project Location: 27921 Iverson Road, Gonzales	APN: 223-042-014-000
Planning File Number: PLN120780	Owner: Todd Guzik Applicant: Ed Rinehart
Planning Area: Central Salinas Valley Area Plan	Flagged and staked: No
Zoning Designation: F/40 (Farmlands, 40 acre minimum)	
CEQA Action: Amended Negative Declaration	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Adopt an Amended Negative Declaration; and
- 2) Approve PLN120780, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

On May 29, 2014 the Zoning Administrator continued the public hearing on this application and directed staff to re-notice the project to include the existing agricultural recycling operation and wood cutting operation in the project description. The project entails the operation of an existing composting facility, agricultural recycling operation and wood cutting operation on an approximately 54-acre parcel. The applicant has been composting in Monterey County since 1994. However, a Use Permit for the operation was not obtained when the operation moved to this site in 1999. The applicant is now seeking approval of a Use Permit for an agricultural support facility (i.e., existing compost facility, agricultural recycling operation and wood cutting operation). No improvements are proposed.

The project, as conditioned, is consistent with the 2010 General Plan and the Central Salinas Valley Area Plan. The project, as conditioned, meets the requirements of the Zoning Ordinance (Title 21). There are no unresolved issues. For additional discussion, see **Exhibit B**.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- RMA-Public Works Department
- RMA-Environmental Services
- Environmental Health Bureau
- Water Resources Agency
- Gonzales Rural Fire Protection District
- Agricultural Commissioner

The application was reviewed by the Agricultural Advisory Committee (AAC) on May 22, 2014. The AAC unanimously recommended that the Zoning Administrator approve a Use Permit to allow an existing agricultural support facility (composting facility, agricultural recycling facility and wood cutting operation). There is no LUAC for this area.

Note: The decision on this project is appealable to the Planning Commission.

/S/ Bob Schubert



Bob Schubert, AICP, Senior Planner
(831) 755-5183, schubertbj@co.monterey.ca.us
June 10, 2014

cc: Front Counter Copy; Zoning Administrator; Gonzales Rural Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Bob Schubert, Project Planner; Todd Guzik, Owner; Ed Rinehart, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; Planning File PLN120780.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plan
Exhibit D Vicinity Map
Exhibit E Correspondence from Applicant
Exhibit F Traffic Analysis Statement
Exhibit G Amended Negative Declaration


This report was reviewed by John Ford, RMA Services Manager 

EXHIBIT A

Project Information for PLN120780

Application Name: Guzik John Matthew Tr & Guzik Todd Tr
Location: 27921 Iverson Rd, Gonzales
Applicable Plan: Central Salinas Valley
Advisory Committee: None
Permit Type: Use Permit
Environmental Status: Negative Declaration
Zoning: F/40
Primary APN: 223-042-014-000
Coastal Zone: No
Final Action Deadline (884): 9/6/2014
Land Use Designation: Farmlands 40 - 160 Ac Min

Project Site Data:

Lot Size: 53.64
Existing Structures (sf): 17252
Proposed Structures (sf): 17252
Total Sq. Ft.: 34504
Coverage Allowed: 5%
Coverage Proposed: 1%
Height Allowed: N/A
Height Proposed: N/A
FAR Allowed: N/A
FAR Proposed: N/A
Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: TERRACE DEPOSITS
Erosion Hazard Zone: High|Moderate|Low
Fire Hazard Zone: Moderate|High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: low
Visual Sensitivity: None
Soils Report #: N/A
Biological Report #: N/A
Forest Management Rpt. #: N/A
Geologic Report #: N/Z
Archaeological Report #: N/A
Traffic Report #: N/A

Other Information:

Water Source: Well
Water Purveyor: N/A
Fire District: Gonzales Rural FPD
Tree Removal: N/A
Grading (cubic yds.): 0
Sewage Disposal (method): Septic
Sewer District Name: N/A

EXHIBIT B DISCUSSION

Project Description and Background

The project entails the development and operation of an existing composting facility, agricultural recycling operation and wood cutting operation on an approximately 54-acre parcel. The applicant has been composting in Monterey County since 1994. However, a Use Permit for the operation was not obtained when the operation moved to this site in 1999. The applicant is now seeking approval of a Use Permit for an agricultural support facility.

Material waste used in the compost operation consists of 4,000 tons of cow manure and 7,000 tons of green waste per season (April-October). In terms of material movement, the facility will receive cow manure from Heifer City on Johnson Canyon Road in Gonzales and green waste from the Johnson Canyon Landfill, also on Johnson Canyon Road. The total number of truck trips associated with the operation varies month by month throughout the April-October growing season. The compost loads will be delivered by a 2-axel Freightliner truck with two side dump trailers, with an average of 391 trips per season between the facility waste-generation sites and receiving sites. The post-compost material will be delivered to D'Arrigo Bros. ranches 7, 7A, 8, 18, 23, and 24, in Gonzales and Soledad. Outdoor, covered parking sites already exist at the entrance of the property (off Iverson Road).

Grading of the site is required to properly drain the site and to direct surface flows to catch basins, and then to a series of retention ponds. These improvements, together with compost storage areas, will disturb nearly all of the approximately 54 acres. Three retention ponds will be used on the western, eastern, and southern corners of the lot. The land slopes gently from north to south, and the retention ponds collect all runoff from the site as well as from fields to the north and east where cattle graze.

The project will practice windrow composting, where the rows of compost material will be kept for 2–2½ months until finished. Windrow composting allows for the production of large volumes of compost and improves porosity and oxygen content in the compost. Animal manure will be kept on the northeast portion of the lot and will be stored in rows of varying sizes. Green waste, including agricultural waste and vegetation waste, will be stored on the central and southern corners of the site. The materials are put out with a loader and mixed with a compost turner. Water is added as needed with a water truck, and moisture is mixed into the compost with a turner. Watering and turning of the compost is continued as needed depending on weather conditions. All water is provided by an existing well located on-site. If the compost reaches 130°F, heat records are kept for a minimum of 15 consecutive days. Finished compost is picked up and moved to a static row pile until delivery is scheduled. The owner will have only one employee, and hours of operation will be Monday through Friday, 7:00 am to 3:00 pm.

The recycling operation involves agricultural materials (plastic, cardboard, etc.). The recycling operation is located in an existing 6,018 sq. ft. building located at the front of the site (see **Exhibit C**, revised site plan). The operation generates approximately 4 trips/day, 5 days/week by a 10-wheel truck.

The wood cutting operation produces pallets for agricultural use (see **Exhibit E**, letter from applicant dated May 31, 2014). Any portions of the trees that are not used for making pallets is recycled into wood chips and/or green waste. This byproduct is into organic soil which is then

reintroduced into local farm land as a soil amendment. The wood cutting operation is located in an existing 7,400 sq. ft. building at the rear of the site (see **Exhibit C**, revised site plan). The mill is run by a 27-horse power motor. There is little noise impact as the wood cutting occurs inside the building. The wood cutting operation generates approximately one or two trips per year for the delivery of the wood.

Project Issues

The project consists of an existing compost facility, recycling operation and wood cutting operation. No improvements are proposed.

The composting facility and agricultural recycling operation are considered agricultural support facilities and are conditionally allowed with a Use Permit pursuant to Section 21.30.050.I. of Title 21 (Zoning Ordinance). General Plan Policy AG-2.1 states:

“Agricultural support facilities such as coolers, cold storage, warehouses, parking lots, greenhouses, temporary and permanent worker housing and offices, processing equipment and facilities, agricultural research facilities, loading docks, workshops established to serve on-site and/or off-site farming and ranching activities shall be considered compatible and appropriate uses in Farmlands, Permanent Grazing and Rural land use designations....”

The existing wood cutting operation is not considered an agricultural support facility, and therefore is not allowed on land with a Farmlands designation. A condition of approval (see Condition 4 in **Exhibit C**) would require the applicant to submit a revised site plan eliminating the wood cutting operation.

The project, as conditioned, is consistent with the 2010 General Plan and the Central Salinas Valley Area Plan. The project, as conditioned, meets the requirements of the Zoning Ordinance (Title 21). There are no unresolved issues.

Environmental Review

A Negative Declaration (**Exhibit F**) was circulated from May 5, 2014 to May 26, 2014. Issues that were analyzed in the Negative Declaration include aesthetics, air quality, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality, noise, transportation/traffic and mandatory findings of significance. Potential impacts were found to be less than significant. No comments were received during the review period. The Initial Study was amended on May 28, 2014 to reflect the recycling operation and the wood cutting operation.

Recommendation

Staff recommends that the Zoning Administrator adopt a resolution adopting an Amended Negative Declaration and approving PLN120780, based on the findings and evidence and subject to the conditions of approval.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

GUZIK (PLN120780)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Adopting an Amended Negative Declaration; and
- 2) Approving a Use Permit to allow an existing agricultural support facility (composting facility and recycling operation) on a 53.64 acre parcel.
[PLN120780, Guzik, 27921 Iverson Road, Gonzales, Central Salinas Area Plan (APN 223-042-014-000)]

The Guzik application (PLN120780) came on for public hearing before the Monterey County Zoning Administrator on May 29, 2014 and June 26, 2014. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow an existing agricultural support facility (composting facility and recycling operation) on a 53.64 acre parcel.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN120780.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - 2010 Monterey County General Plan;
 - Central Salinas Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist, with one exception. The composing facility and agricultural recycling operation are considered agricultural support facilities and are conditionally allowed with a Use Permit pursuant to Section 21.30.050.I. of Title 21 (Zoning Ordinance). However, the wood cutting and curing operation is not considered an

agricultural support facility, and therefore is not allowed on land with a Farmlands designation. A condition of approval would require the applicant to submit a revised site plan eliminating the wood cutting and curing operation.

No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 27921 Iverson Road, Gonzales (Assessor's Parcel Number 223-042-014-000), Central Salinas Area Plan. The parcel is zoned F/40 (Farmlands, 40 acre minimum), which allows agricultural support facilities as a conditional use. Therefore, the project is an allowed land use for this site.
- c) The project planner conducted a site inspection on December 12, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN120780.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Gonzales Rural Fire Protection District, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The site is surrounded by farmlands. There are no sensitive receptors nearby.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Gonzales Rural Fire Protection District, Public Works, Environmental Health Bureau and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in not compliance with all rules and regulations pertaining to the applicable provisions of the County's zoning ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.

- a) Staff conducted a site inspection on December 12, 2012 and researched County records to assess if any violation exists on the subject property.
- b) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN120780.

6. **FINDING:** **CEQA (Amended Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Amended Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN120780).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
 - d) The Draft Negative Declaration (“ND”) for PLN120780 was prepared in accordance with CEQA and circulated for public review from May 5, 2014 through May 26, 2014.
 - e) Issues that were analyzed in the Negative Declaration include aesthetics, air quality, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality, noise, transportation/traffic and mandatory findings of significance. Potential impacts were found to be less than significant.
 - f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County’s independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN120780) and are hereby incorporated herein by reference.
 - g) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
 - h) No comments from the public were received.
 - i) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor,

Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Adopt an Amended Negative Declaration; and
2. Approve a Use Permit to allow an agricultural support facility (composting facility and recycling operation) on a 53.64 acre parcel in general conformance with the attached sketch, and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of June, 2014 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 4-1-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN120780

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number 223-042-014-000 on May 29, 2014. The permit was granted subject to two conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

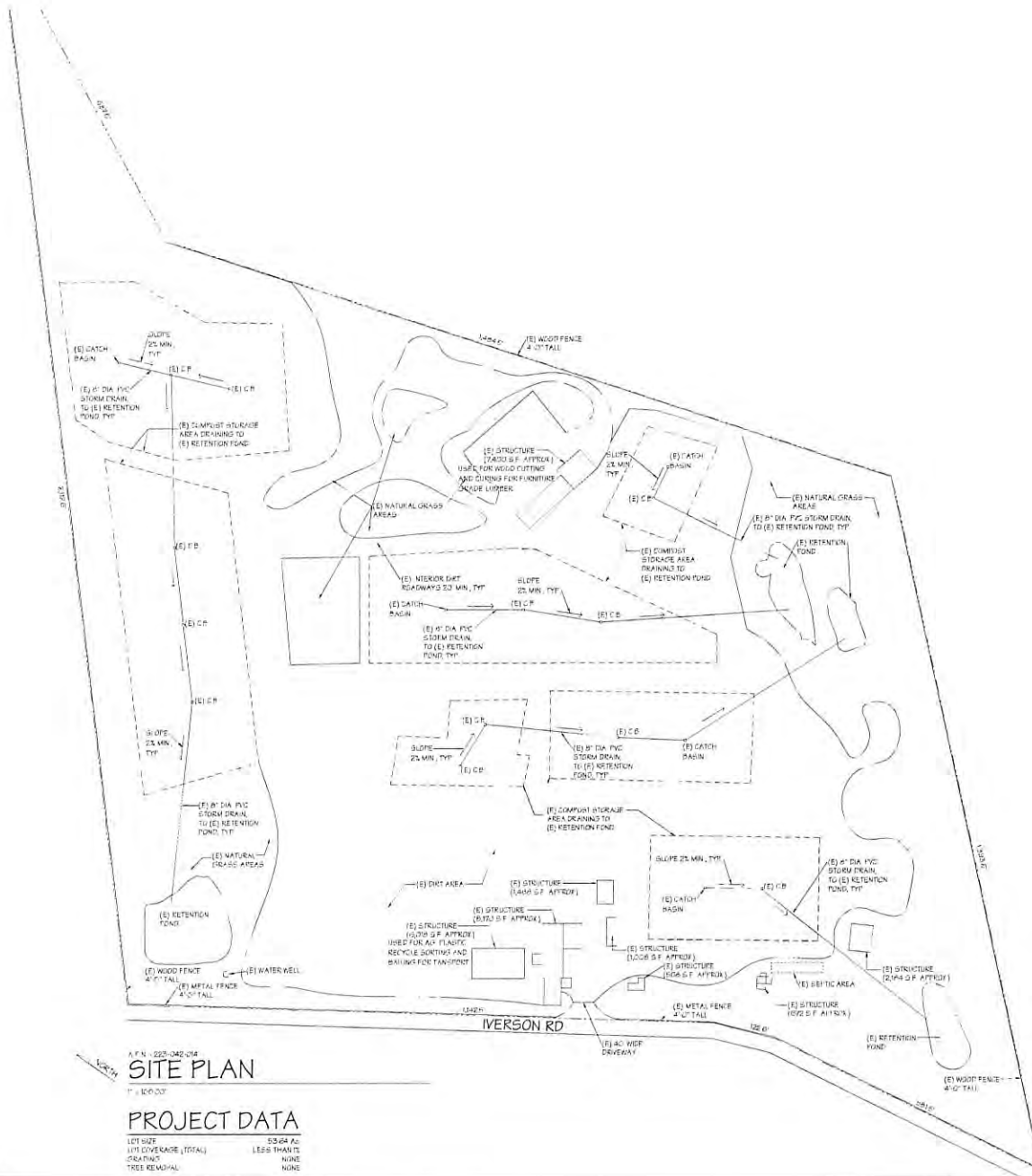
3. PD005 - FISH AND GAME FEE-NEG DEC

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.



SITE PLAN

PROJECT DATA

LOT SIZE 53.64 AC
 LOT COVERAGE (TOTAL) LESS THAN 1%
 SIGNING NONE
 TREE REMOVAL NONE

VICINITY MAP

STATISTICS

USE / SCOPE OF WORK:
 BIRTHWAX COMPOST FACILITY AND A BIRTHWAX MANUFACTURE PLANT RECYCLE SORTING AND BAILING FACILITY AND AN EXISTING WOOD CUTTING AND GRINDING FACILITY FOR FURNITURE GRADE LUMBER.

A.P.N. 223-042-014
 LOT AREA 53.64 AC
 ZONING TH4D
 LAND USE INDUSTRIAL

CODE ANALYSIS

OCCUPANCY GROUP: F-1
 CONSTRUCTION TYPE: V-B
 STORAGE: ONE

ANALYSIS METHOD: 2000 STANDARDS
 CODES: 2000 C.C.C., 2000 C.F.C., 2000 C.P.C., 2000 C.P.F., 2000 T.H.E. 24

OWNER

TODD GUZIK
 P.O. BOX 300
 GONZALES, CA 95926
 PHONE 531-595-9745

USE PERMIT FOR:

JOHN GUZIK & SONS

27921 IVERSON RD
 GONZALES - CALIFORNIA 93926

SHEET NO.

A-1

OF 1 SHEETS

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
 Phone: (830) 422-1046
 e-mail: ed@rinhart.net

REVISIONS:

BY: ELK
 DATE ISSUED: 11-15-18

I346



EDWARD L. RINEHART
 A.I.A. ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
 Phone: (830) 422-1046 Fax: (830) 422-1952
 e-mail: ed@rinhart.net

DATE: 11-15-18

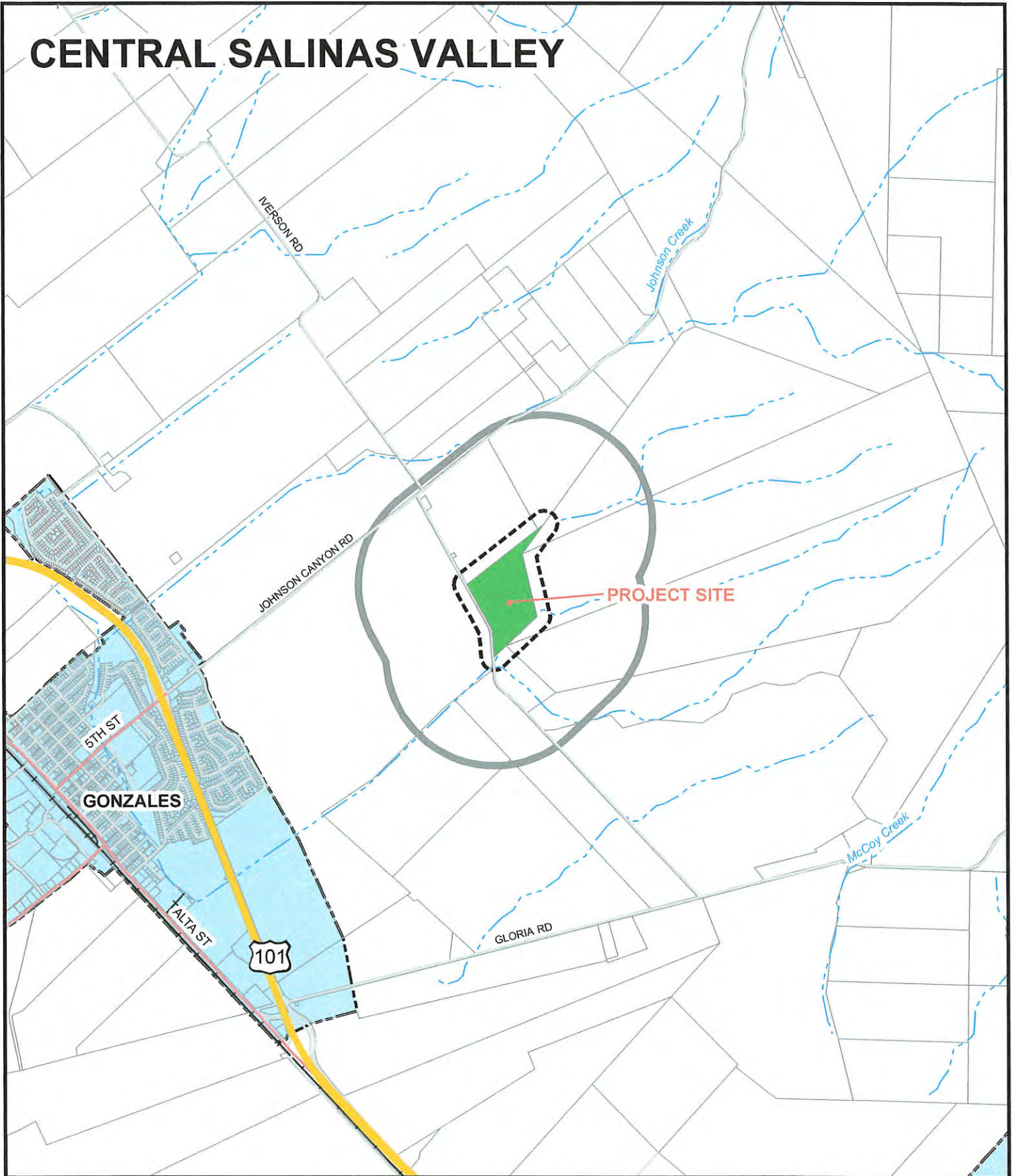
BY: ELK
 DATE ISSUED: 11-15-18

I346

Exhibit D

Vicinity Map


CENTRAL SALINAS VALLEY

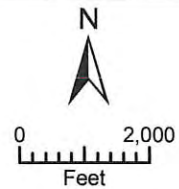


APPLICANT: GUZIK

APN: 223-042-014-000

FILE # PLN120780

 2500' Limit  300' Limit  Water  City Limits



PLANNER: SCHUBERT

Exhibit E

Correspondence from Applicant

A.P. Pallet, Inc.
P.O. Box 7576
Spreckels, CA 93962
(831) 675-3111

May 31, 2014

Monterey County Planning Dept.
Attn: Bob Schubert

Dear Bob,

Thank you for helping us on this permit issue. The following information was requested by Monterey County.

The small wood mill was purchased by A.P. Pallet, Inc. as a back up for when the wood needed for building agricultural pallets was in short supply. (See photo) We were able to take raw logs that would normally go into the landfill and recycle them into pallet stock. (See photo) All of the extra pieces of the tree that were not used for making Ag pallets was recycled into wood chips and/or green waste. This by-product was composted into organic soil, produced by Guzik's Good Humus, which was then reintroduced into local farm land as a soil amendment. (See photo)

The mill is located inside an enclosed building at the top of the property. It is a Lucas Mill which is run by a 27-horse motor. There is little to no noise impact as it is run inside the building.

Currently, A.P. Pallet, Inc. is doing more recycling than building pallets. The mill is not used as much as it used to be because of this. We estimate that the mill is used approximately 12-15 days/year.

Let me know if you need any further information.

Thanks,

Matt Guzik
President
(831) 594-8775







A.P. Pallet, Inc.
P.O. Box 7576
Spreckels, CA 93962
(831) 675-3111

May 27, 2014

Monterey County Planning Dept.
Attn: Bob Schubert

Dear Bob,

A.P. Pallet, Inc.'s 10-wheel roll-off trucks do approximately 4 trips / day, 5 days / week at 27933 Iverson Rd., Gonzales, CA 93926.

Thanks,

Matt Guzik
President

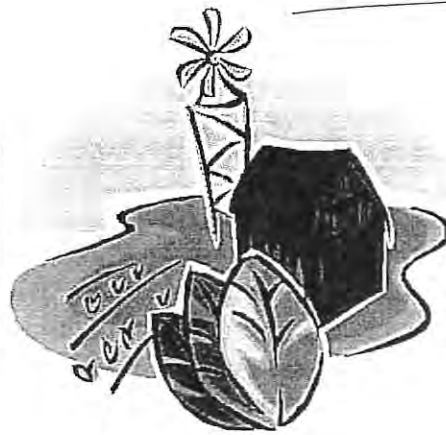
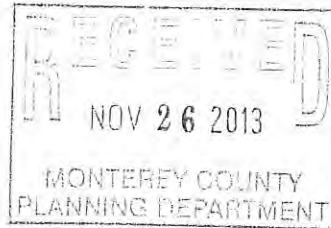
Guzik's Good Humus

PO Box 300

Gonzales, CA 93926

(831)595-9745

Todd Guzik, Owner



April 9, 2013

Our compost facility was first started on this site in September 1999. We currently have 1 employee. Our hours of operation are Monday through Friday 7:00am to 3:00pm.

Material waste used in compost operation is 4,000 tons of cow manure and 7,000 tons of green waste with a 20% shrinkage. Cow manure is received from Heifer City on Johnson Canyon Road in Gonzales, CA and green waste is received from Johnson Canyon Landfill on Johnson Canyon Road in Gonzales, CA.

Compost loads are delivered by a 1992 2-axle Freightliner truck with 2 Danco side dump trailers. Total number of truck trips varies month by month throughout the season of April to October with an average of 391 trips per season.

Material is delivered to D'Arrigo Bros. ranches as follows:

Ranch 7 on Johnson Canyon Road, Gonzales, CA

Ranch 7A on N. Iverson Road, Gonzales, CA

Ranch 8 on Gloria Road, Gonzales, CA

Ranch 18 on N. Iverson Road, Gonzales, CA

Ranch 23 on N. Iverson Road, Gonzales, CA

Ranch 24 on Camphora/Gloria Road, Soledad, CA

Maps of all listed ranches attached.

There are not any new structures or other improvements on the proposed property nor are there any other existing or proposed uses on site.

Traditional Wind Row Composting method:

Materials (Green waste and cow manure) are put out with a loader

Materials are mixed with a Compost turner

Water is added as needed with a water truck, moisture is turned in to compost rows with a turner

Once compost reaches 130 degrees, heat records are kept for a minimum of 15 consecutive days

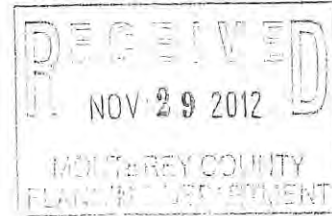
Turning and additional water are continued as needed

Wind rows are kept for 2-2 ½ months until finished

Finished compost is picked up and moved to a static row pile until delivery scheduled

GUZIKS GOOD HUMUS
24505 VEREDA DEL VALLE
SALINAS, CA 93908

February 6, 2012



County of Monterey
Resources Management Agency
Planning Department
168 West Alisal Street, 2nd Floor

Attn: Ms. Wanda A. Hickman
Dear Ma'am:

I would like to outline a brief history of our business operations. Since March of 1994 we started composting in Monterey County just north of Soledad at the Dole Fresh Vegetables facility. We were in operation at that location until the end of 1999. By mutual agreement between the two entities we decided to relocate our operations to a piece of property already owned by my dad, which is where the business was conducted from end of 1999 to current.

Since moving to our current location in 1999 we started making compost for one of the largest landowners, D'Arrigo Bros., adjacent to us and have had no issues with our current operations to date. Our other neighbors are Johnson Canyon Landfill to the north east, which is the supplier of our green waste, a major part in making our compost. North of us is Constellation Wineries, with their waste water facility. Just north of Johnson Canyon Landfill is Gallo Bros. cattle operation, where we get our manure for our compost.

Our composting operation consists of me and 1 employee full time and don't have any plans at this time of expanding. Thank you for your assistance in this matter and I look forward to resolving this matter with you. If you have any questions regarding this matter please feel free to call me at (831)595-9745.

Todd Guzik

Exhibit F

Traffic Analysis Statement

EDWARD L. RINEHART AIA ARCHITECT
107 Church Street
Salinas, CA. 93901
(831) 422-1046

FEB 26 2014

January 30, 2014

TRAFFIC ANALYSIS STATEMENT
27921 Iverson Road Gonzales Ca 93926
Mr. Raul Martinez:
Monterey County Public Works Department

1. Existing Traffic Condition on Public Roadway Network

The Annual Average Daily Traffic (AADT) volumes and associated Levels of Service (LOS) of selected segments of Iverson Road from the records of Monterey County Department of Public Works shows the LOS is at level C see appendix A based on the Highway Capacity Manual (HCM).

2. Project Traffic Generation

The current operation that has been in operation since 1999 on this site consists of composting four thousand tons cow manure and seven thousand tons of green waste which is brought in from Johnson Canyon Road (Heifer City and Johnson Canyon Landfill). The hours of operation are from 7:00 AM to 3:00 PM Monday Through Friday during the season which runs from April to October.

The project trip generation was calculated based on the information provided by the client

Trip Type	Annual Trips	Annual Average Daily Trips
Truck Trips	391	1.07
Employees	1040	2.85
Deliveries	10	0.03
TOTALS	1441	3.95

In summary the project generates an estimated 3.95 Annual Average Daily Trips this will add incrementally to the traffic volumes on Iverson Road and surrounding County roads.

3.

3. Level of Service

Iverson and Johnson Roads operate at an acceptable LOS C along their entire length. The increase in traffic is well below the allowable 1% increase which can allow for up to 250 Vehicles per day. The Guzik Good Humus Compost facility will only result in an increase of about 4 trips per day. Therefore the project will have an insignificant impact on this road.

Should you have any questions, please do not hesitate to contact me.

Respectfully


Edward L. Rinehart, Architect



Exhibit G

Negative Declaration

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



AMENDED INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Guzik's Good Humus Use Permit

File No.: PLN120780

Project Location: 27291 Iverson Road; east of Gonzales, north of Gloria Road

Name of Property Owner: Todd Guzik

Name of Applicant: Ed Rinehart, Architect

Assessor's Parcel Number(s): 223-042-014

Acreage of Property: 53.64 acres

General Plan Designation: Farmlands

Zoning District: F/40 (Farmlands/40 acre minimum)

Lead Agency: Monterey County, RMA - Planning Department

Prepared by: Tad Stearn, Principal/Contract Planning Manager (PMC)
Ashley Hobson, Assistant Planner (PMC)

Date Prepared: May 1, 2014 (Amended on June 10, 2014)

Contact Person: Bob Schubert, AICP, Senior Planner

Phone Number: (831) 755-5183

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The project entails the development and operation of a composting facility and recycling operation on an approximately 54-acre parcel. The applicant has been composting in Monterey County since 1994. However, a Use Permit for the operation was not obtained when the operation moved to this site in 1999. The applicant is now seeking approval of a Use Permit for an agricultural service facility, retroactively, to comply with County land use regulations. Understanding that the composting facility has been in operation since 1999 at this site, and for the purposes of the California Environmental Quality Act (CEQA), this Initial Study therefore assumes—to the extent feasible—that the baseline environmental conditions of the property are representative of “pre-project” site conditions.

Material waste used in the compost operation consists of 4,000 tons of cow manure and 7,000 tons of green waste per season (April-October) with a 20% shrinkage factor. In terms of material movement, the facility will receive cow manure from Heifer City on Johnson Canyon Road in Gonzales and green waste from the Johnson Canyon Landfill, also on Johnson Canyon Road. The total number of truck trips associated with the operation varies month by month throughout the April-October growing season. The compost loads will be delivered by a 2-axel Freightliner truck with two side dump trailers, with an average of 391 trips per season between the facility waste-generation sites and receiving sites. The post-compost material will be delivered to D'Arrigo Bros. ranches 7, 7A, 8, 18, 23, and 24, in Gonzales and Soledad. Outdoor, covered parking sites already exist at the entrance of the property (off Iverson Road). See **Figure 1, Site Plan**.

Grading of the site is required to properly drain the site and to direct surface flows to catch basins, and then to a series of retention ponds. These improvements, together with compost storage areas, will disturb nearly all of the approximately 54 acres. Three retention ponds will be used on the western, eastern, and southern corners of the lot. The land slopes gently from north to south, and the retention ponds collect all runoff from the site as well as from fields to the north and east where cattle graze.

The project will practice windrow composting, where the rows of compost material will be kept for 2–2½ months until finished. Windrow composting allows for the production of large volumes of compost and improves porosity and oxygen content in the compost. Animal manure will be kept on the northeast portion of the lot and will be stored in rows of varying sizes. Green waste, including agricultural waste and vegetation waste, will be stored on the central and southern corners of the site. The materials are put out with a loader and mixed with a compost turner. Water is added as needed with a water truck, and moisture is mixed into the compost with a turner. Watering and turning of the compost is continued as needed depending on weather conditions. All water is provided by an existing well located on-site. Finished compost is picked up and moved to a static row pile until delivery is scheduled.

The owner will have only one employee, and hours of operation will be Monday through Friday, 7:00 am to 3:00 pm.

The recycling operation involves agricultural materials (plastic, cardboard, etc.). The recycling operation is located in an existing building located at the front of the site. The operation generates approximately 4 trips/day 5 days/week by a 10-wheel truck.

B Surrounding Land Uses and Environmental Setting:

The subject site is a 53.64-acre site located on Iverson Road, south of 5th Street and northeast of the City of Gonzales. The project site is in a small valley surrounded by cattle grazing fields to the east and south, a vineyard wastewater facility to the north, and agricultural fields to the west. The site is approximately two miles east Gonzales and US Highway 101. The site is not visible from a scenic highway or route. The area consists of rolling terrain with non-native grasses.

The site was previously used as grazing land for cattle and currently has multiple structures located throughout the site that support grazing uses. No new structures are included in the proposed plans. A storage shed and structure currently exist on the east end of the site, which will be used for storage of tools and materials. Existing concrete feed troughs run diagonally through a portion of the site. Multiple barns and structures currently exist at the entrance to the site adjacent to Iverson Road and allow for both storage and parking facilities. A large, dilapidated barn is also present on the southern corner of the property.

The project site has a General Plan designation of Farmlands and a zoning designation of F/40 (Farmlands, 40 acre minimum). Pursuant to County resource maps, the project site is not located in a visually sensitive area, nor is it visible from a scenic highway or route. See **Figure 2, Vicinity Map** and **Figure 3, Aerial View**.

Figure 1: Site Plan

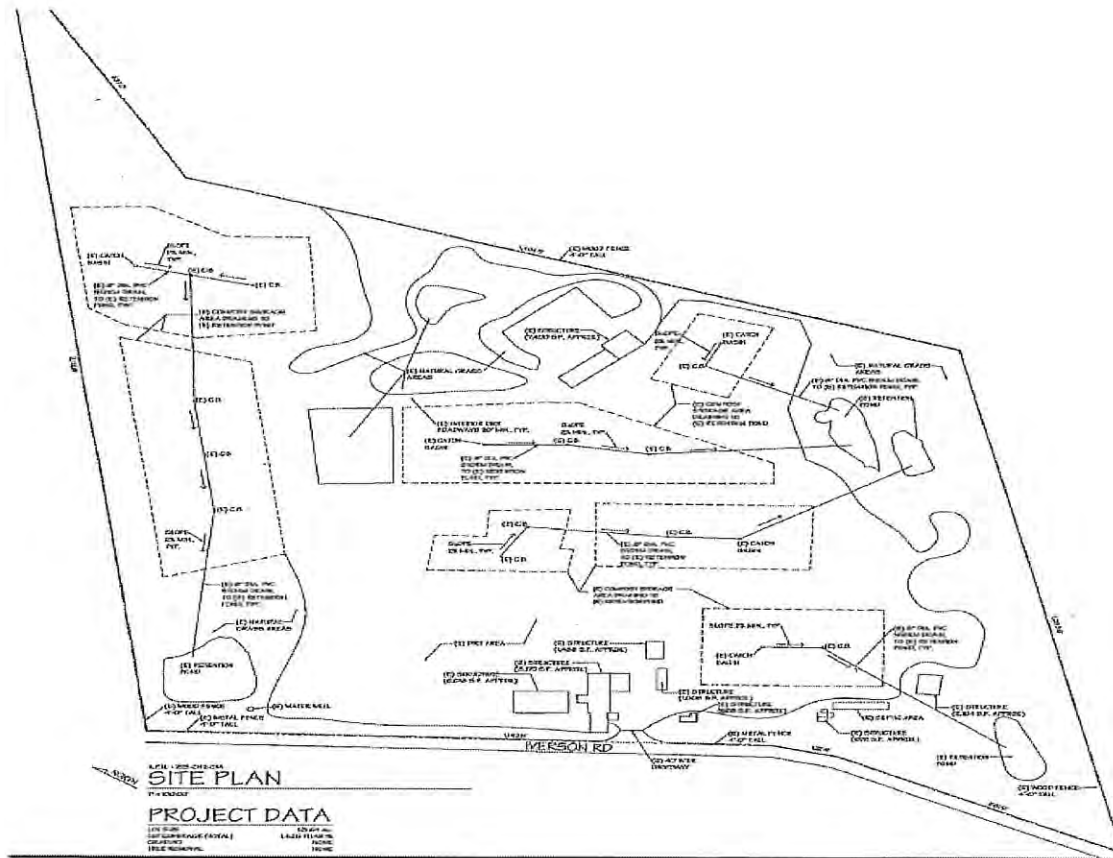


Figure 2: Vicinity Map

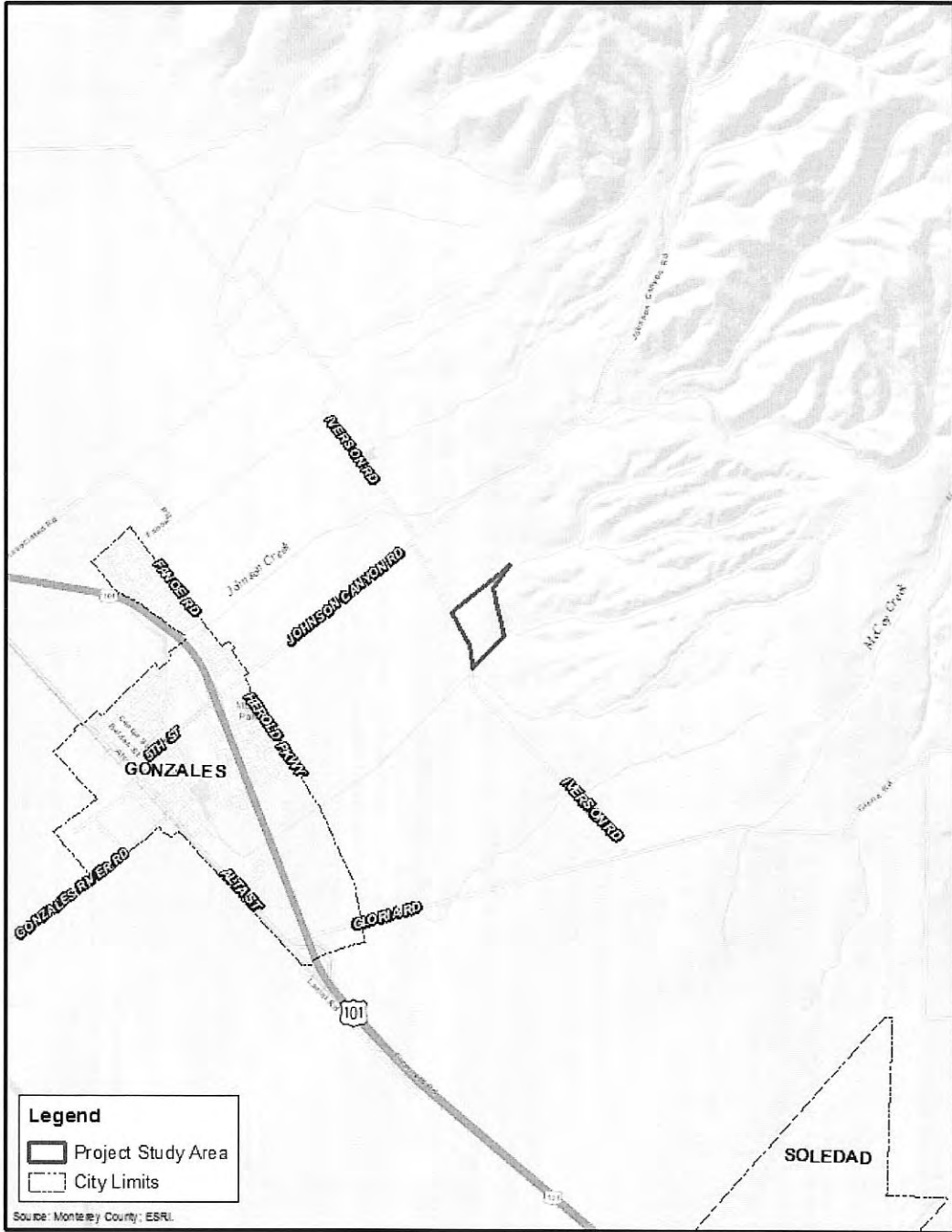


Figure 3: Aerial View



- C. Other public agencies whose approval is required:**
None.

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input type="checkbox"/>

General Plan/Area Plan: The project site currently consists of grazing land, and implementation of the proposed project would result in development of a compost facility, which is considered an agricultural support facility. The land is designated for agricultural use or agricultural support in the Monterey County General Plan; therefore, the project is in conformance with the plan for the county.

Air Quality Management Plan: The Monterey Bay Unified Air Pollution Control District (MBUAPCD) has developed the 2013 Air Quality Management Plan (Triennial Update to the AQMP) for the Monterey Bay Region. Consistency of a project with the regional population and employment forecast will result in the project's consistency with the AQMP. The MBUAPCD incorporates the County's Local Coastal Program and General Plan in its preparation of regional air quality plans, making this project consistent with the applicable air quality plan.

Water Quality Control Plan: The project is consistent with the County General Plan and the Association of Monterey Bay Area Governments' (AMBAG's) regional population and employment forecast. Therefore, it is consistent with regional water quality control plan. The Regional Water Quality Control Board, Central Coast Region, incorporates the General Plan in its preparation of regional water quality plans, making this project consistent with the regional water quality plans. In addition, the Central Coast Basin Plan (2011) does not specifically address composting, and the project will not result in a discharge into other waters. The following sections discuss whether this particular project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water that would exceed the capacity of existing or planned stormwater drainage.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed in the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist, and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, are located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Check here if this finding is not applicable

FINDING: For the above-referenced topics that are not checked, there is no potential for significant environmental impact to occur from either construction, operation, or maintenance of the proposed project. No further discussion in the Environmental Checklist is necessary.

EVIDENCE:

1. Aesthetics: See Section VI.
2. Agriculture and Forest Resources: According to the California Department of Conservation Farmland Mapping and Monitoring Program, the site is designated as grazing land. Therefore, the proposed project will not involve the conversion of Prime

Farmland, Unique Farmland, or Farmland of Statewide Importance to a nonagricultural use. As stated in the project description, the land will be converted from ranching and cattle grazing to an agricultural support facility. According to the Monterey County Zoning Ordinance, the project site is zoned F/40, which allows an agricultural support facility with a discretionary permit (Zoning Ordinance Section 21.30.050.I). The property is not under a Williamson Act contract. Based on the planner's site visit, the project site does not include forestland or timberland, nor is the land zoned for timberland production. Therefore, the proposed project will not include the loss or conversion of any forestland.

Implementation of the proposed project would result in the development of an agricultural support facility, consistent with the types of uses on the neighboring properties. The land is designated for agricultural use or agricultural support in the Monterey County General Plan; therefore the project is in conformance with the plan for the county. No impact will result.

3. Air Quality: See Section VI.
4. Biological Resources: According to a site visit conducted on March 21, 2014, no candidate, sensitive, or special-status species will be affected by the implementation of this project. The land development will occur on land that is previously disturbed, and adequate measures have been incorporated into the project to ensure construction activities and ongoing compost storage will not cause erosion or sedimentation to existing aquatic resources. No riparian habitats or other sensitive natural communities exist within the project site. Additionally, there are no federally protected wetlands or migratory fish/wildlife species found on the site. The project site is in a small valley surrounded by cow grazing fields to the east and south, a vineyard waste facility to the north, and agricultural fields to the west. The proposed project would not interfere with migratory wildlife or impede the use of native wildlife nursery sites. Conversion of the project site from grazing land to a compost facility will result in minor alterations to the project site and the loss of non-native grasslands, which would not interfere with migratory wildlife. No significant tree groves exist on the site, nor are there any local ordinances or policies protecting any biological resources on the site. According to the Monterey County Zoning Ordinance, policies are put in place by the County for any tree removal, but the project does not propose any tree removal. Additionally, the project does not fall within the geographic boundaries of any habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.
5. Cultural Resources: See Section VI.
6. Geology/Soils: See Section VI.
7. Greenhouse Gas Emissions: See Section VI.
8. Hazards/Hazardous Materials: The project will not have an impact on hazards or hazardous materials. The project site will not contain any hazardous materials or result in the transport of hazardous materials, as the raw compost materials and exported compost

consist of organic waste matter, and does not require chemical applications or treatment. Pursuant to Government Code Section 65962.5, the site is not located on a hazardous materials site. Additionally, the project is not in the vicinity of an airstrip, nor will it interfere with any emergency response or evacuation plans. There is no increased risk of wildfires due to this project.

9. Hydrology/Water Quality: See Section VI.
10. Land Use/Planning: The project, as proposed, will not physically divide an established community, nor will it conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding environmental effect. The project will not conflict with any applicable habitat conservation plan or natural community plan.

The property is zoned F/40 (Farmland, 40 acre minimum), which primarily accommodates agricultural uses (Zoning Ordinance Chapter 21.30). An agricultural support facility is an allowed use with a discretionary permit (Zoning Ordinance Section 21.30.050.I). The analysis in this Initial Study identifies that the project has incorporated appropriate protection measures and has been appropriately designed and sited to be consistent with the 2010 General Plan, South County Land Use Plan, and Title 21 of the Monterey County Zoning Ordinance. Therefore, the project will have no impact on land use and planning.

11. Mineral Resources: According to County resource maps, no mineral resources have been identified on the project site or would be affected by the project. Therefore, the proposed project would have no impacts on mineral resources.
12. Noise: See Section VI.
13. Population/Housing: As an agricultural support facility, the proposed project would not substantially induce population growth in the area, nor would it displace structures or people due to construction. The project site contains agricultural land without any existing or proposed housing units; therefore, the proposed project will not impact population and housing.
14. Public Services: The proposed project will not alter the response times or result in the need for or increase services for any of the following public services: fire protection, police protection, schools, parks, libraries, or other government services.
15. Recreation: The proposed project consists of a compost facility and would not involve either the use or construction of recreational facilities. Therefore, there will be no impact to recreation facilities or services.
16. Transportation/Traffic: See Section VI.
17. Utilities/Service Systems: The proposed facility would not require off-site wastewater treatment or an additional water supply. The existing on-site well will be used to occasionally water the compost windrows; however, the water used at the site is

considered insignificant and consistent with existing ranching operations. Construction at the site would involve minimal amounts of debris that would need to be removed and disposed of, and existing landfill capacity (at the Johnson Canyon Landfill) would be sufficient to accommodate any incidental solid waste. In fact, the project serves to reduce landfill volume. Therefore, the project will not impact utilities and service systems.

18. Mandatory Findings of Significance: See Section VII.

B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Bob Schubert, AICP

Date

Senior Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

Aesthetics 1 (a, b, d) – No Impact

The proposed compost facility would be located on an existing ranch in a rural area along Iverson Road. There are no scenic vistas or viewpoints in this location. The project will not substantially damage scenic resources such as trees, rock outcroppings, or historic buildings as seen from Iverson Road. There are barns on the site that may or may not be historic; however, the compost operation will not impact these structures and the project is considered an agricultural support facility consistent with the ranch. The compost facility is not visible from any local (County) scenic roadway or California Department of Transportation–designated scenic highway, nor is it visible from any common public viewing areas. The project will not result in any new sources of light or glare. For these reasons, no impacts are anticipated.

Aesthetics 1 (c) – Less Than Significant Impact

The site may affect or result in changes to the existing visual character of the site and its surroundings with the introduction of composting windrows and associated equipment. However, because it is in conformance with the zoning regulations for the area and surrounded by other agricultural and agricultural support uses, such changes would be considered a less than significant impact. Improvements to the facility will not significantly change the site, and the visual character of the area would not be degraded by the facility.

2. AGRICULTURAL AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (Source: IX. 1, 2, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 2.)

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 4a, 4b)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 4a, 4b)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX. 4a, 4b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: IX. 4a, 4b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 4a, 4b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: IX. 4a, 4b)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

Air Quality 3 (a-b) – No Impact

See Section III. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) covers Monterey, Santa Cruz, and San Benito counties. The proposed project will not result in a substantial increase in stationary or mobile source emissions; therefore, the project will be in accordance with the MBUAPCD Air Quality Management Plan. The project is also consistent with the anticipated land uses of the area.

Air Quality 3 (c-f) – Less Than Significant Impact

The project will not greatly increase traffic trips to the area (3.95 annual average daily trips for the composting facility and 4 trips/day, 5 days/week for the recycling operation) or cause a substantial increase in regional cumulative emissions based on the limited number of truck trips, employee trips, and watering regimen that is necessary for the composting operation. Traffic associated with construction activities would be short term and will not expose sensitive receptors to significant pollutant concentrations such as dust and emissions from construction vehicles. Nearest receptors include residential subdivisions, approximately one mile to the west, upwind. Grading for the project and the use of heavy machinery for construction has the

potential to create short-term air quality impacts. However, ozone emissions from project construction are accommodated in the emission inventories of the Air Quality Management Plan and will not have a significant impact on the attainment or maintenance of ozone ambient air quality standards. All standard conditions associated with site grading and dust control are applicable. Additionally, due to the ongoing movement of compost material consisting of vegetable matter and animal manure, objectionable odors may be present at the site. However, receptors are approximately one mile away, upwind from the facility. For these reasons, and with the inclusion of standard dust control conditions, the project will have a less than significant impact with respect to cumulative emissions, construction related emissions, odors or pollutant concentrations.

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Wildlife and Game or US Fish and Wildlife Service? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX.1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 16, 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 4.)

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

Cultural Resources 5 (a–b) – No Impact

The project site is not known to contain any structures that are listed in the California Register of Historical Resources, listed in a local register, or eligible for either listing. According to County resource maps, the property does not contain any known historic resources and is identified as having a low probability for the potential discovery of archaeological resources. Although the property does contain older ranch buildings and old barn, the compost operation will not affect these existing structures. For this reason, the property does not contain any structures that would require historical assessment.

Cultural Resources 5 (c–d) – Less Than Significant Impact

According to the Monterey County General Plan, any development can adversely affect archaeological resources, and reasonable mitigation procedures shall be required prior to project approval (Policy 12.1.6). However, it is always possible to inadvertently uncover cultural, archaeological, or paleontological resources or human remains during ground-disturbing activities associated with construction. Compliance with General Plan Policy 12.1.6 and the low probability for discovery would ensure that the potential impact is less than significant.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IS. 9) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: IX. 1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

Geology and Soils 6 (a) – No Impact

The proposed project will not put people or structures at risk as a result of the geologic conditions. According to the California Department of Conservation, the project site is not located in a landslide and liquefaction zone or an earthquake fault zone. The subject property is located approximately 6 miles east of the Reliz Fault and approximately 10–20 miles west of the San Andreas Fault, the Paicines Fault, the San Benito Fault, and the Bradford Fault. According to the California Department of Conservation Alquist-Priolo Zoning Map, the project site is not

located in a zone of required investigations. The project site is relatively flat and therefore would not be subject to landslides. The site could be subject to strong seismic ground shaking, but would not be subject to liquefaction and is not located on unstable geologic units or soils. Further, the proposed project would not involve the development of habitable structures that would be negatively impacted by liquefaction or strong seismic ground shaking.

Geology and Soils 6 (b) – Less Than Significant Impact

Because of both the proposed grading of the existing site and the existing flat terrain, the potential for erosion is very low. Conversion of the project site from grazing land to a composting facility would result in the entire 53.64-acre site being disturbed; however, standard dust control measures would be incorporated, which would reduce the potential for topsoil erosion. Operation of the composting facility would result in frequent watering of the site, reducing soil erosion impacts to less than significant.

Geology and Soils 6 (c-e) – Less Than Significant Impact

According to the US Geological Survey, the project site is not located in an area susceptible to liquefaction, lateral spreading, or expansive soil. Further, the proposed project would not involve the development of habitable structures that would be negatively impacted by liquefaction, subsidence, or collapse. Additionally, the site is currently served by a septic system; therefore, the project site would adequately support the use of septic tanks for the employees of the composting facility. Impacts would be less than significant.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: IX. 1, 2, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: IX. 1, 2, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

Greenhouse Gases 7 (a-b) – Less Than Significant Impact

The proposed project will not result in a significant increase in greenhouse gas emissions. On-site, greenhouse gases may be generated by the machines use to transport the compost, as well as the devices used for turning the compost. Indirectly, the compost facility will result in an average of approximately 391 truckloads per season (1,441 total trips). In addition, the recycling operation generates approximately 4 trips/day, 5 days per week and the wood cutting, which when added to the trips for the composting facility, will not result in a significant increase of greenhouse gas emissions. Additionally, the practice of composting has the potential to store and absorb a significant amount of water and nutrients in the soil; therefore, it is encouraged by the California Air Resources Board. According to the Agricultural Focus Group of the Greenhouse

Gases Reduction Scoping Plan, the application of composting results in increased carbon capture within the soils, and along with the application of nitrogen fertilizers and effective irrigation methods, can reduce future emissions of greenhouse gases in agriculture, as well as result in potential water savings. The project is consistent with Policy OS-10.11 in the 2010 General Plan which requires the County to adopt a Greenhouse Gas (GHG) Reduction Plan with a target to reduce emissions by 2020 to a level that is 15% less than 2005 emission levels. The on- and off-site increases will not exceed a threshold of significance for the project and therefore are considered less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS			Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 8.)

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX. 1, 2, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 1, 2, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 1, 2, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

Hydrology and Water Quality 9 (a) – Less Than Significant Impact

The proposed project would include the development of internal catch basins, storm drains, and three retention ponds to capture all runoff from the compost rows, as well as stormwater runoff. All runoff would be kept on-site in one of the retention ponds, ensuring that the project will not violate any water quality standards set forth by the Monterey County Environmental Health Bureau and the Water Resources Agency. The size and amount of the retention ponds will adequately capture all runoff from the compost rows; therefore, this impact would be less than significant.

Hydrology and Water Quality 9 (b) – Less Than Significant Impact

The project site has one well which serves as the source well for watering the compost rows. According to the applicant, approximately 15,000 gallons per day may be used for watering during the composting season. This equates to approximately eight acre feet per year. Pumping of this quantity during the year will have a less than significant impact on the underlying Salinas Valley Groundwater Basin, and will not lower groundwater tables or affect nearby wells. The proposed project would not result in the development of new impermeable surfaces, and all water utilized for composting operations would be retained on-site within retention basins, allowing groundwater recharge to occur.

Hydrology and Water Quality 9 (c-f) – Less Than Significant Impact

Implementation of the proposed project would result in grading of nearly the entire 53.64-acre site, which would alter the drainage patterns on the site. However, due to the development of the storm drain systems, catch basins and retention ponds, which would result in all operational and stormwater and operational runoff being retained on-site, the alteration of the drainage pattern

would not result in erosion, flooding, or an additional source of polluted runoff. As such, this impact would be considered less than significant.

Hydrology and Water Quality 9 (g-j) – No Impact

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, the project site is located in Area X, meaning there is minimal risk outside the 1 percent and 0.2 percent annual flood chance. Therefore, no areas or structures are within a 100-year flood hazard zone. No flood hazards exist to people or structures on the site. The project is not on the shoreline, so no risk of seiche or tsunamis exists at the site; therefore, there is no impact.

10. LAND USE AND PLANNING				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 10.)

11. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 11)

12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

Noise 11 (a–d) – Less Than Significant Impact

Both the construction on the site in the initial stages (short term) and the daily operations (long term) will result in varying noise levels and an increase in ambient noise levels. Additionally, groundborne vibrations may be generated on-site during construction and during truck deliveries during normal operation. These increases will remain in conformance with the General Plan and will not exceed a threshold of significance. The project site and the surrounding sites are zoned for an agricultural site or an agricultural support facility, and there are no noise-sensitive receptors (residential uses, schools, etc.) in the vicinity of the project site. The nearest residential uses are approximately 1 mile away. Short-term construction noise could result in a temporary or periodic increase in noise levels; however, these potential impacts from noise are not anticipated to be significant, and would be regulated by standard County ordinances and conditions of approval for hours of operation and required noise mitigation technologies. For these reasons, any impacts associated with noise would be less than significant.

Noise 11 (e-f) – No Impact

There are no public or private airstrips within 2 miles of the project site. As such, there would be no impact to the employee(s) of the composting facility with regard to excessive noise levels.

13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 13.)

14. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 14.)

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 15.)

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: IX. 1, 2, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: IX. 1, 2, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

Transportation/Traffic 16 (a–b) – Less Than Significant Impact

The proposed project would result in an incremental increase in vehicle trips during the composting season. Table 1 shows the anticipated annual trips and the annual average daily trips that would result from project implementation of the composting operation. As shown in Table 1, the composting operation ~~proposed project~~ would result in approximately 3.95 daily trips to the surrounding roadway network, specifically Iverson Road and Johnson Canyon Road. According to the Monterey County Department of Public Works, both Iverson Road and Johnson Road operate at an acceptable level of service (LOS) C along their entire length. The standard of significance for an increase in traffic would be an increase of 1 percent, or 250 vehicle trips per day, along Iverson Road and Johnson Canyon Road. The increase in traffic resulting from implementation of the proposed project would result in approximately 4 vehicle trips per day, substantially less than the allowable 1 percent increase.

In addition, the recycling operation generates approximately 4 trips/day, 5 days per week, which when added to the trips for the composting facility, will still be less than a 1% increase in traffic. Therefore, this impact would be less than significant.

**Table 1
Project Trip Generation**

Trip Type	Annual Trips	Annual Average Daily Trips
Truck Trips	391	1.07
Employees	1,040	2.85
Deliveries	10	0.03
Totals	1,441	3.95

Source: Rinehart, 2014

Transportation/Traffic 16 (c-f) – No Impact

The project will not result in a change in air traffic patterns, result in increase hazards due to a design feature, result in inadequate emergency access, result in inadequate parking capacity, or conflict with adopted policies or programs supporting alternative transportation. Therefore, there is no impact associated with these areas.

17. UTILITIES AND SERVICE SYSTEMS	Less Than Significant			
	Potentially Significant Impact	Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX. 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation

No impact. (See Section IV, 17.)

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this Initial Study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation

Mandatory Findings of Significance (a) – Less Than Significant Impact

Based on the analysis throughout this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The Initial Study discusses and provides evidence to support a finding of no impact with respect to biological resources. The project will not create land disturbance that would significantly affect cultural resources, and no known historic resources are present at the site that will be affected by the project. These effects are therefore less than significant.

Mandatory Findings of Significance (b) – Less Than Significant Impact

The project will not result in cumulatively considerable impacts. The individual impacts for the project are less than significant and minimal. Further, there is no other development occurring in the area, and daily uses of the surrounding properties consist of agricultural operations. As an agricultural support facility, the project would not impact agricultural uses and operations.

Therefore, there would be no cumulative impact as a result of development occurring in the vicinity of the project and the minimal nature of the proposed project.

Mandatory Findings of Significance (c) – Less Than Significant Impact

The project is a composting facility that will break down vegetable waste and manure for reuse as a soil amendment. The Initial Study discusses and provides evidence to support a less than significant impact determination with respect to adverse effects to human beings.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game [known as the Department of Fish and Wildlife since January 1, 2013]. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the department by telephone at (916) 631-0606 or through the department’s website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN120708 and the attached Initial Study/Proposed Negative Declaration.

IX. REFERENCES

1. Project File including Application and Plans, and planner site visit conducted on March 14, 2014
2. Monterey County General Plan, adopted October 2010.
3. Central Coast Regional Water Quality Control Board Basin Plan, June 2011.
4. Monterey Bay Unified Air Pollution Control District.
 - a. 2008. *CEQA Air Quality Guidelines*.
 - b. 2013. *Air Quality Management Plan for the Monterey Bay Region (Triennial Update)*.
5. Monterey County Zoning Code Title 21 and Zoning Map
6. California Government Code Section 65962.5
7. California Department of Conservation Farmland Mapping and Monitoring Programs
8. California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Map
9. US Geological Survey
10. California Environmental Protection Agency Air Resources Board, Assembly Bill 32 Scoping Plan
11. Federal Emergency Management Agency Flood Insurance Rate Maps
12. Edward L. Rinehart, Architect, Traffic Analysis Statement, January 30, 2014