

MONTEREY COUNTY PLANNING COMMISSION

Meeting: November 9, 2011 Time: 11:00 A.M. Agenda Item No.: 5	
Project Description: Modification of Use Permit (PLN060239) to allow the construction of a landfill gas power plant that will convert landfill gas into electricity at the Johnson Canyon Landfill. The Landfill Gas to Energy (LFGTE) Facility would be located near the existing LFG flare and will produce energy from the LFG generated at the landfill using one LFG-fired reciprocating engine. The proposed facility includes: 1) a 29 foot high flare which would be located adjacent to the existing flare; and 2) 230 cubic yards of fill.	
Project Location: 31400 & 31800 Johnson Canyon Road, Gonzales	APNs: 223-042-017-000 and 223-042-018-000
Planning File Number: PLN110075	Owner: Salinas Valley Solid Waste Authority Applicant: Ameresco Johnson Canyon LLC
Planning Area: South County Area Plan	Flagged and staked: No
Zoning Designation: : "PQP" (Public/Quasi Public)	
CEQA Action: Addendum to the Mitigated Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Consider the Addendum to the Mitigated Negative Declaration that was previously adopted by the Salinas Valley Solid Waste Authority (**Exhibit E**); and
- 2) Approve PLN110075, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

Ameresco Johnson Canyon LLC is proposing to construct and operate a Landfill Gas to Energy (LFGTE) facility at the Johnson Canyon Landfill, which located approximately 1.5 miles east of the City of Gonzales. The landfill is owned by the Salinas Valley Solid Waste Authority (SVSWA). The project would utilize landfill gas (LFG), a byproduct of waste decomposition, to generate electricity by fueling an engine-generator. Currently, LFG is combusted in a flare without recovering the energy content of the LFG.

In June 2004 a Mitigated Negative Declaration for the proposed project was adopted by the Salinas Valley Solid Waste Authority. The County is a Responsible Agency for this project under CEQA. Staff prepared an Addendum to the Mitigated Negative Declaration (see **Exhibit E**) in order to revise the project description to reflect the current proposal and to update the environmental analysis based on the technical reports (e.g., air quality, noise and flood hazards) that were prepared for the current proposal. The applicant will be required to obtain Authority to Construct Permits from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) for this project. See the Discussion (**Exhibit B**).

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


- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency

- √ Gonzales Rural Fire Protection District
- √ City of Gonzales

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the Public Works Department, Environmental Health Bureau, Planning Department and Gonzales Rural Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C1**).

The project was not referred to a Land Use Advisory (LUAC) Committee for review. There is no LUAC for this part of the County.

Note: The decision on this project is appealable to the Board of Supervisors.



Bob Schubert, AICP, Senior Planner
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October 31, 2011

cc: Front Counter Copy; Planning Commission; Gonzales Rural Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Bob Schubert, Project Planner; Carol Allen, Senior Secretary; Patrick Mathews, Salinas Valley Solid Waste Authority, Owner; Alan Siegwarth, Applicant; Tom Truszkowski, City of Gonzales; Julia Rocha, Gonzales Chamber of Commerce, The Open Monterey Project; LandWatch; Planning File PLN100075.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval and Mitigation Monitoring and Reporting Program
		2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
	Exhibit D	Vicinity Map
	Exhibit E	Addendum to the Mitigated Negative Declaration
	Exhibit F	Mitigated Negative Declaration

This report was reviewed by Wanda Hickman, Planning Services Manager

EXHIBIT A

Project Information for PLN110075

Project Information:

Project Name:	SALINAS VALLEY SOLID WASTE AUTHORITY (JOHNSON CANYON FACILITY)	
Location:	31400 & 31800 JOHNSON CYN RD GONZALES	
Permit Type:	Use Permit	
Environmental Status:	Addendum	Final Action Deadline (884): 11/1/2011
Existing Structures (sf):	0	Coverage Allowed: 25%
Proposed Structures (sf):	0	Coverage Proposed: 0
Total Sq. Ft.:	0	Height Allowed: 29 FEET
Tree Removal:	4/EUCALYPTUS	Height Proposed: 29 FEET
Water Source:	N/A	FAR Allowed: 0
Water Purveyor:	N/A	FAR Proposed: 0
Sewage Disposal (method):	N/A	Lot Size: 122
Sewer District:	N/A	Grading (cubic yds.): 230

Parcel Information:

Primary APN:	223-042-017-000	Seismic Hazard Zone:	UNDETERMINED,TERRACE C
Applicable Plan:	Central Salinas Valley,Central Salinas Valley	Erosion Hazard Zone:	Moderate,High,Low,High,Variat
Advisory Committee:	N/A	Fire Hazard Zone:	Moderate,High,Moderate,High
Zoning:	PQP,F/40,PQP,F/40,PG/40	Flood Hazard Zone:	A,A
Land Use Designation:	Public/Quasi-Public,Permanent Grazing 10 -	Archaeological Sensitivity:	low,low
Coastal Zone:	N/A	Viewshed:	
Fire District:	Gonzales Rural FPD,Gonzales Rural FPD	Special Setbacks on Parcel:	

Reports on Project Parcel:

Soils Report #:	n/a
Biological Report #:	n/a
Geologic Report #:	n/a
Forest Management Rpt. #:	n/a
Archaeological Report #:	n/a
Traffic Report #:	n/a

EXHIBIT B DISCUSSION

Background

The Johnson Canyon Sanitary Landfill facility is owned by the Salinas Valley Solid Waste Authority, a Governmental Joint Powers Authority between the County of Monterey and the Cities of Salinas, Gonzales, Soledad, Greenfield, and King City. The Johnson Canyon Landfill was opened to the public by the County of Monterey on July 26, 1976 in accordance with a County Use Permit, and California Environmental Protection Agency (EPA) Solid Waste Discharge Permits. In 2006, a Use Permit (PLN060239) was approved to allow expansion of the landfill. The landfill is permitted by the California Integrated Waste Management Board (CIWMB) to receive a maximum of 300 tons of solid waste per day.

Setting and Project Description

The landfill is located approximately 1.5 miles east of the City of Gonzales, with a zoning designation of Public/Quasi Public (PQP). The site is predominantly surrounded by agricultural uses, including a cattle yard to the west, rural single family residences to the north and west, grazed hillsides to the north and east, and farmland to the south. Also located west of the proposed entrance facility is a small private runway.

The applicant, Ameresco Johnson Canyon LLC, has applied for an amendment to the Use Permit (PLN060239) for the landfill to allow the construction and operation of a Landfill Gas to Energy (LFGTE) facility utilizing landfill gas (LFG), a byproduct of waste decomposition to generate electricity by fueling an internal combustion engine. The LFG is drawn at a vacuum and enters the LFG compression facilities after passing through several filters. The LFG is then compressed using a rotary blower, cooled and sent to gas conditioning equipment. Currently, LFG is combusted in a flare without recovering the energy content of the LFG. The applicant will be required to obtain Authority to Construct Permits from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) for this project.

The LFGTE facility would be located directly west of the existing LFG flare which is south of the landfill entrance on the north side of the site adjacent to Johnson Canyon Road. Existing structures to the east of the proposed LFGTE facility include a truck/equipment maintenance facility, the site office and a scale house. A future recycling drop-off area is planned for installation to the southeast.

The LFGTE facility will be setback a minimum of 16 feet from the Johnson Canyon Road right-of-way. Concrete slabs will be installed to support the facility's equipment. The container for the internal combustion engine will be approximately 9 feet high, 9.5 feet wide and 40 feet long. The stack height for the engine will be approximately 18 feet above grade with a diameter of 12 inches. The waste gas flare will be an enclosed flare approximately 29 feet high with a 42-inch diameter. SVSWA's existing enclosed flare, which is adjacent to the proposed LFGTE facility, is approximately 27 feet high with a diameter of 72-inches.

The applicant will work with PG&E to supply power from the LFGTE facility to the power grid via the existing electrical service to the SVSWA flare station. No new electrical transmission lines will need to be constructed for the project, although PG&E may need to upgrade some of its equipment to accommodate the project.

The LFGTE facility would operate 24 hours/day, 7 days/week. It will be staffed by one operator who will be at the facility from approximately 8:00 am to 5:00 pm, five days/week. Alarms and sensors are incorporated into the LFGTE facility design to alert the operator of any equipment or operations issues during times the operator is not on site.

Due to the lack of available potable water at the site, the applicant is proposing to use the existing SVSWA on-site sanitation facilities for its staff. The existing landfill sanitary facilities which have potable water (trucked onsite) and septic are located approximately 215 feet from the proposed LFGTE facility.

Environmental Review

In June 2004 a Mitigated Negative Declaration for the proposed project was adopted by the Board of Directors of the Salinas Valley Solid Waste Authority. The Mitigated Negative Declaration evaluated three options for the project:

- Option 1 – Piping the Landfill Gas (LFG) to a power plant to be located at to a nearby winery.
- Option 2 – Piping the LFG to a power plant to be located at the City of Gonzales Corporation Yard.
- Option 3 Locating the LFG power plant at the landfill with up to three internal combustion engines and with electricity interconnected to PG&E's lines.

The Mitigated Negative Declaration evaluated potentially significant impacts to biological resources, noise and air quality. The proposed project has been revised as follows:

- Option 1 is no longer part of the proposed project. LFG will not be piped to a power plant at a nearby winery.
- Option 2 is no longer part of the proposed project. The City of Gonzales is no longer involved in the project. The City's proposed electric substation at the City Corporation is no longer part of the project.
- Option 3 – The project that is currently proposed is based on Option 3 except it includes only one internal combustion engine (compared to three under the previous proposal).

None of the three mitigation measures identified in the Mitigated Negative Declaration apply to the current proposal (i.e., Option 3 with one internal combustion engine). Mitigation Measure 1 (Air Quality) is not applicable to the current proposal because the Mitigated Negative Declaration evaluated the air quality impacts of a LFGTE facility with up to three internal combustion engines whereas the current proposal includes only one engine. The air quality study that was prepared for the current proposal by SCS Engineers dated September 23, 2010 found that no mitigation is required to reduce air quality impacts to a level of less than significant. Mitigation Measure 2 (Cultural Resources) is not applicable to the current proposal because it applied only to the gas pipeline that was proposed as part of the earlier project. Mitigation Measure 3 (Noise) is not applicable to the current proposal because it applied only if internal combustion power plant modules were installed at the City of Gonzales Corporation Yard which is not currently proposed. Therefore, no mitigation measures are required and no Mitigation Monitoring and Reporting Plan is warranted for the project as presently proposed.

Staff has prepared an Addendum to the Mitigated Negative Declaration (see **Exhibit E**) in order to revise the project description to reflect the current proposal and to update the

environmental analysis based on the technical reports (e.g., air quality, noise and flood hazards) that were prepared for the current proposal.

Issues

Visual Impacts

The proposed LFGTE facility would be located along the northwest perimeter of the landfill property adjacent to Johnson Canyon Road. The facility will be adjacent to an existing 27-foot high flare, maintenance shop building and two 20-foot tall water storage tanks. A new 29-foot tall Waste Gas flare will be constructed as part of the LFGTE facility. The LFGTE facility includes equipment skids and containers that have a height of approximately 10 feet.

A proposed equipment access trail along the north side of the LFGTE facility will require the removal of four mature eucalyptus trees that were planted as a visual mitigation measure which was required under the Use Permit for the Johnson Canyon Landfill project. The trees will be replaced with eight 15-gallon Spartan Juniper trees which will grow to approximately 15 feet in height (see **Condition 4**).

Views of the LFGTE facility will be blocked to the south and east by the existing landfill. Since the site is in a rural area, the visual impacts would be mainly to passing motorists on Johnson Canyon Road. This road is used primarily by landfill customers, cattle feed lot employees and residents located to the east and northeast of the site. The LFGTE facility will be visible from the road, but because of the existing landfill buildings and equipment, it is unlikely that the motorists would notice any substantial change in the landfill due to the proposed LFGTE facility during the short time while they are driving past the site.

Lighting will be provided during night time hours using light stands with downward shielding to prevent off-site glare. A standard condition of approval (see **Condition 3**) would require the applicant to submit an exterior lighting plan with lighting that is unobtrusive, down-lit and harmonious with the area and without any off-site glare.

Air Quality

SCS Engineers prepared an application to the Monterey Bay Unified Air Pollution Control District (MBUAPCD) dated September 23, 2010 that contains an analysis of the air quality impacts of the proposed LFGTE facility.

The proposed facility is not expected to generate any increase in Greenhouse Gas (GHG) CO₂e emissions because the facility would be using LFG that would be otherwise combusted in the existing flare. The combustion of LFG in either the flare or internal combustible engine in the LFGTE facility decreases GHG emissions by converting the methane from the landfill, a more potent GHG, to carbon dioxide.

The applicant will be required to obtain Authority to Construct (ATC) permits from the MBUAPCD for the internal combustion engine and the LFG flare. The permits from the MBUAPCD will contain emission limits for nitrogen oxides, sulfur dioxide, carbon monoxide and VOCs that are compliant with MBUAPCD rules.

Noise

To address potential noise impacts from the LFGTE facility on nearby receptors, a noise study was prepared by Channel Island Acoustics in May 2011. Noise sensitive uses are located within one mile of the project as shown below.

Use	Distance
Office to NW	900 feet
Res. To ENE	3,230 feet
Res. To NE	3,460 feet
Res. To WNW	6,750 feet

The project is partially shielded from the residence to the east-northeast by existing landfill structures but is essentially directly exposed to the office located 900 feet to the northwest, residence about 3,460 feet to the northeast and residence approximately 6,750 feet to the west-northwest.

The projected noise from the project was modeled using the equipment manufacturers' noise specifications for the planned equipment. The major noise-producing equipment – generator and positive displacement blowers – are located in sound-attenuating enclosures and the generators are equipped with critical-grade exhaust silencers to minimize noise.

The 2010 General Plan sets forth noise levels that are acceptable for various land uses. According to Table S-2 in the in the Safety Element (page S-17), 55 to 70 CNEL (Community Noise Equivalent Level) are acceptable for low density residential uses and 65 to 75 CNEL are acceptable for office uses. The projected LFGTE facility noise levels are below these standards.

Flooding

The LFGTE facility is located approximately 115 feet from the top of bank of Johnson Canyon Creek, which is located across the street from the site on the north side of Johnson Canyon Road. Based on currently available FEMA maps, the proposed area lies within Zone A, 100-year flood zone of Johnson Creek, according to Flood Insurance Rate Maps 06053C-0418G and 06053C-0425G for the area. A hydrologic and hydraulic analysis delineating the Special Flood Hazard Area (SFHA) for the project site was prepared by Golder Associates dated August 12, 2011. The base flood elevation within the project area is 401 feet-above Mean Sea Level (MSL). Based on this, the “lowest floor” (or building pad) shall be elevated 1-foot above the base flood elevation. Therefore, the building pad elevation for plant equipment within the SFHA will be constructed to an elevation of 402 feet-MSL (see **Condition 12**). This will require the placement of approximately 230 cubic yards of fill on the site.

Construction Impacts

It is expected that once all of the required permits are obtained, the LFGTE facility will take approximately seven months to construct. Construction hours are proposed to be consistent with the landfill operation hours. While some additional traffic will occur during construction, it will mainly be related to the occasional delivery of equipment and the contractor's crew. A standard condition of approval (see **Condition #10**) requires the applicant to submit a Construction Management Plan (CMP) including measures to minimize traffic impacts during construction).

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

SALINAS VALLEY SOLID WASTE AUTHORITY (PLN110075)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Considering the Addendum to the Mitigated Negative Declaration that was adopted by the Salinas Valley Solid Waste Authority; and
- 2) Approving PLN110075, based on the findings and evidence and subject to the conditions of approval.

[PLN110075, SALINAS VALLEY SOLID WASTE AUTHORITY, 31400 & 31800 Johnson Canyon Road, Gonzales, South County Area Plan (APNs: 223-042-017-000 and 223-042-018-000)]

The Ameresco Johnson Canyon Project application (PLN110075) came on for public hearing before the Monterey County Planning Commission on November 9, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **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:
 - the 2010 Monterey County General Plan;
 - South County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. 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 31400 & 31800 Johnson Canyon Road, Gonzales (Assessor’s Parcel Number APN’s 223-042-017-000 and 223-042-018-000), South County Area Plan. The parcel is zoned “PQP” (Public/Quasi Public). The project complies with all of the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21 (Zoning Ordinance).
c) The project planner conducted a site inspection on August 24, 2011 to verify that the project on the subject site conforms to the plans listed above.

- d) The project was not referred to a Land Use Advisory (LUAC) Committee for review. There is no LUAC for this part of the County.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110075.

2. **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: Public Works Department, Environmental Health Bureau, Planning Department and Gonzales Rural Fire Protection District. 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) Staff conducted a site inspection on August 24, 2011 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110075.

3. **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 Public Works Department, Environmental Health Bureau, Planning Department and Gonzales Rural Fire Protection District. The respective departments/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) Preceding findings and supporting evidence for PLN110075.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 24, 2011 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN110075.

5. **FINDING:** **CEQA (ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION)** – The County is a Responsible Agency for this project under CEQA. An Addendum to the Mitigated Negative Declaration that was adopted by the Board of Directors of the Salinas Valley Solid Waste Authority on June 17, 2004 was prepared by the Monterey County RMA-Planning Department. No Subsequent Mitigated Negative Declaration is needed pursuant to Section 15162 or 15164 of the CEQA Guidelines.
- a) There have not been any substantial changes to the project which require major revisions to the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - b) No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - c) No information of substantial importance has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was approved, that shows any of the following:
 - (i) That the project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;
 - (ii) That significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;
 - (iii) That mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the applicant declines to adopt the mitigation measure or alternative; or
 - (iv) That mitigation measures which are considerably different from those analyzed in the Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the applicant declines to adopt the mitigation measure or alternative.

- EVIDENCE:**
- a) A Mitigated Negative Declaration was approved by the Board of Directors of the Salinas Valley Solid Waste Authority in June 2004 and is on file (File # PLN110075) in the RMA-Planning Department.
 - b) The Mitigated Negative Declaration evaluated three options for the project:
 - i) Option 1 – Piping the Landfill Gas (LFG) to a power plant to be located at to a nearby winery.
 - ii) Option 2 – Piping the LFG to a power plant to be located at

- the City of Gonzales Corporation Yard.
- iii) Option 3 - Locating the LFG power plant at the landfill with up to three internal combustion engines and with electricity interconnected to PG&E's lines.
- c) The Mitigated Negative Declaration evaluated potentially significant impacts to biological resources, noise and air quality. The proposed project has been revised as follows:
- Option 1 is no longer part of the proposed project. LFG will not be piped to a power plant at a nearby winery.
 - Option 2 is no longer part of the proposed project. The City of Gonzales is no longer involved in the project. The City's proposed electric substation at the City Corporation is no longer part of the project.
 - Option 3 – The project that is currently proposed is based on Option 3 except it includes only one internal combustion engine (compared to three under the previous proposal).
- d) The Mitigated Negative Declaration evaluated potentially significant impacts to biological resources, noise and air quality. None of the three mitigation measures identified in the Mitigated Negative Declaration apply to the current proposal (i.e., Option 3 with one internal combustion engine). Mitigation Measure 1 (Air Quality) is not applicable to the current proposal because the Mitigated Negative Declaration evaluated the air quality impacts of a LFGTE facility of up to three internal combustion engines whereas the current proposal includes only one engine. The air quality study that was prepared for the current proposal by SCS Engineers dated September 23, 2010 found that no mitigation is required to reduce air quality impacts of the current proposal to a level of less than significant. Mitigation Measure 2 (Cultural Resources) is not applicable to the current proposal because it applied only to the gas pipeline that was proposed as part of the earlier project. Mitigation Measure 3 (Noise) is not applicable to the current proposal because it applied only if internal combustion power plant modules were installed at the City of Gonzales Corporation Yard which is not currently proposed. Therefore, no mitigation measures are required and no Mitigation Monitoring and Reporting Plan is warranted for the project as presently proposed.

6 **FINDING:** **USE PERMIT.** The establishment, maintenance, or operation of the use or structure applied for will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE: a) Preceding findings and supporting evidence.

7 **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.82.050.D of the Monterey County Zoning Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

- A. Consider the Addendum to the Mitigated Negative Declaration adopted by the Salinas Valley Solid Waste Authority; and
- B. Approve PLN110075, in general conformance with the attached sketch (**Attachment 2**) and subject to the conditions (**Attachment 1**), both exhibits being attached hereto and incorporated herein by reference

PASSED AND ADOPTED this 9th day of November, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary of the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD 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 the Monterey County Planning Department and 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.

**Monterey County Planning Department
DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan**

PLN110075

Responsible Department
Compliance or Monitoring Actions to be Performed

Conditions of Approval and/or Mitigation Monitoring Measures

1. PD001 - SPECIFIC USES ONLY

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 Department)

Planning

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

The applicant shall record a Permit Approval Notice. This notice to contain the Resolution Number, Name of Hearing Body, Assessor's Parcel Number, Date the permit was approved, and the statements "The permit was granted subject to conditions of approval which run with the land" and "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 Department)

Planning

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. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Conditions of Approval and/or Mitigation Monitoring Measures

All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.
(RMA - Planning Department)

4. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department

Planning

Compliance or Monitoring Actions to be Performed

Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

**Compliance or Monitoring
Actions to be Performed**

**Responsible
Department**

The site shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscape plan shall include eight 15 gallon Spartan Juniper trees. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

Conditions of Approval and/or Mitigation Monitoring Measures

**Compliance or Monitoring
Actions to be Performed**

**Responsible
Department**

Conditions of Approval and/or Mitigation Monitoring Measures

- | | | |
|--|-------------------|---|
| <p>5. EHSP02 - HAZARDOUS WASTE CONTROL (Non-Standard)
The facility shall comply with the standards found in the California Code of Regulations, Title 22, Division 4.5 and the California Health and Safety Code, Division 20, Chapter 6.5 and the Monterey County Code Chapter 10.65 for the proper handling, storage and disposal of Hazardous Waste as approved by the Environmental Health Bureau (EHB). (Environmental Health)</p> | <p>Env Health</p> | <p>Prior to commencement of operation, the applicant shall register the facility with Hazardous Materials Management Services of EHB.

As part of ongoing operation, the applicant shall comply with all conditions of the Hazardous Materials permit.</p> |
| <p>6. EHSP01 - HAZARDOUS MATERIALS - BUSINESS RESPONSE PLAN (Non-Standard)
The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65. (Environmental Health)</p> | <p>Env Health</p> | <p>Prior to issuance of grading / building permits, submit the signed Business Response Plan to Memorandum of Understanding (form available from EHB) that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services prior to bringing hazardous materials on site and/or commencement of operations. Once approved, the applicant shall maintain an up-to-date Business Response Plan.</p> |
| <p>7. EHSP03 - REPORT OF FACILITY INFORMATION (Non-Standard)
Pursuant to the California Code of Regulations, Title 27, Sections 21600(a) and 21620, landfill operators are required to maintain Report of Facility Information (RFI) documents and file amendments with the Local Enforcement Agency (LEA) for any proposed change at the facility. In Monterey County, the LEA is designated as the Monterey County Health Department, Environmental Health Bureau, Solid Waste Management Services.
(Environmental Health)</p> | <p>Env Health</p> | <p>Once the associated building permit application(s) has been reviewed and approved by all agencies, the landfill operator shall submit an RFI amendment application to Solid Waste Management Services of the Environmental Health Bureau for review and approval. The RFI amendment must be approved prior to commencing construction activities at the landfill.</p> |
| <p>8. PW0044 - CONSTRUCTION MANAGEMENT PLAN
The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project. (Public Works)</p> | <p>Pub Works</p> | <p>1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.</p> |
| <p>9. WRSP3 - CONCRETE SLAB PRE-POUR INSPECTION (NON-STANDARD CONDITION)</p> | | |

Conditions of Approval and/or Mitigation Monitoring Measures

The applicant shall provide FEMA Elevation Certificates for all development in the 100-year floodplain, completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the lowest floor will be constructed in compliance with the minimum elevation requirement. (Water Resources Agency)

Responsible Department
Compliance or Monitoring Actions to be Performed

Water

Prior to the foundation pre-pour inspection, the owner/applicant shall submit FEMA Elevation Certificates, based on "building under construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us

10. WRSP2 - FLOODPLAIN RECORDATION (NON-STANDARD CONDITION)

The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

Water

Prior to issuance of any construction permits, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. Record approved notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us

11. WRSP4 - ELEVATION CERTIFICATE (NON-STANDARD CONDITION)

The applicant shall provide FEMA Elevation Certificates for all development in the 100-year floodplain, completed by a registered civil engineer or licensed land surveyor, certifying the development has been constructed in accordance with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

Water

Prior to final inspection, the owner/applicant shall submit FEMA Elevation Certificates, based on "finished construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us

12. WRSP1 - ELEVATION REQUIREMENTS (NON-STANDARD CONDITION)

The lowest floor and attendant utilities for all development in the 100-year floodplain shall be constructed at a minimum elevation of 402 feet NGVD 1929. The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the project site to provide for certification of the minimum elevation requirements. (Water Resources Agency)

Water

Prior to issuance of any construction permits, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

13. FIRE030 - FIRE IMPACT FEES (NON-STANDARD CONDITION)

Fire Impact Fees to be paid in full to the City of Gonzales (Gonzales Rural Fire Protection District)

Fire

Prior to the issuance of building permit, the applicant or owner shall pay fire impact fees to the City of Gonzales

Conditions of Approval and/or Mitigation Monitoring Measures

14. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)

The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Gonzales Rural Fire District)

Responsible Department

Fire

Compliance or Monitoring Actions to be Performed

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to rough sprinkler or framing inspection, the applicant or owner shall submit fire alarm plans and obtain approval.
3. Prior to final building inspection, the applicant or owner shall schedule fire alarm system acceptance test.

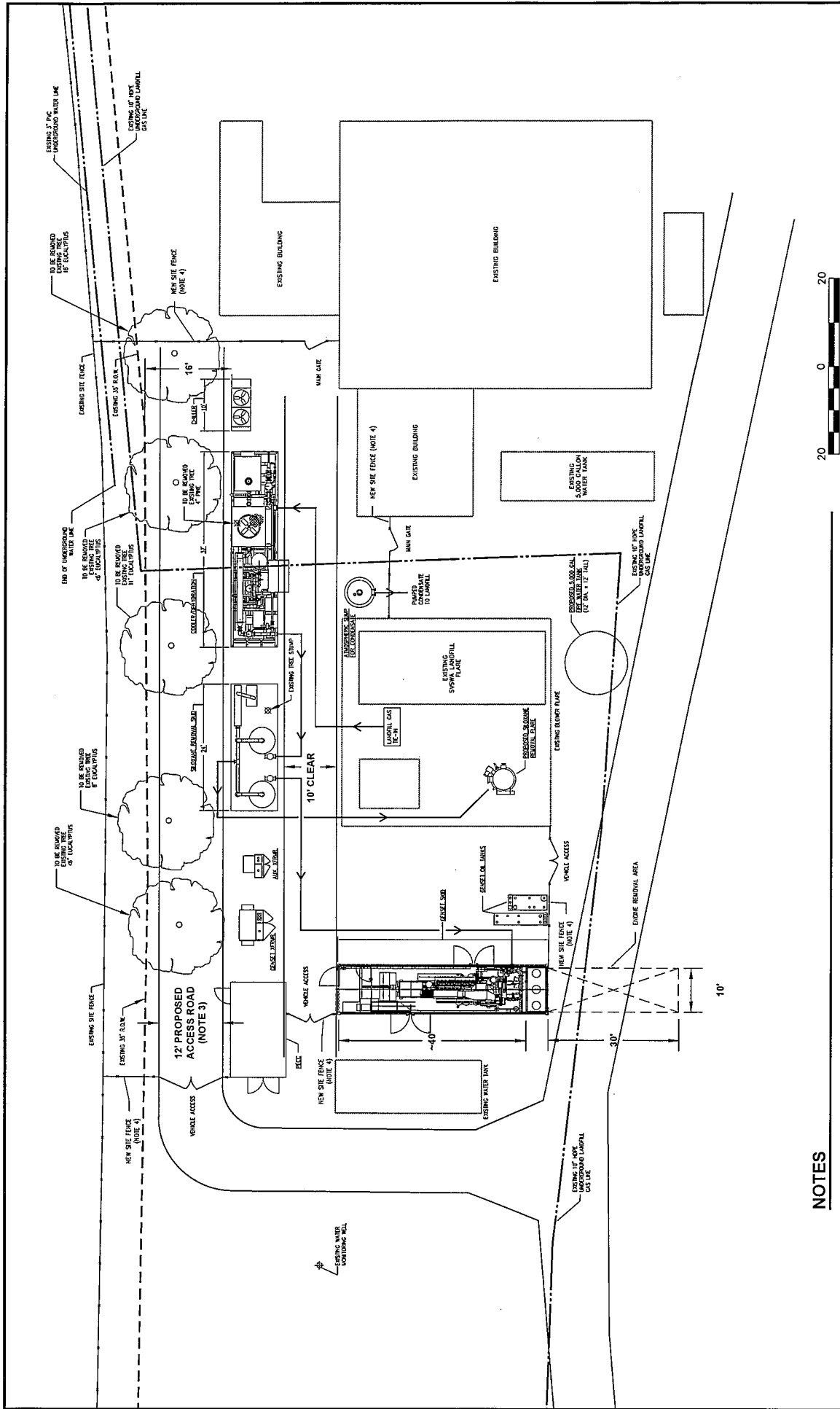


FIGURE 2-2
CONCEPTUAL SITE LAYOUT PLAN
AMERESCO JOHNSON CANYON LLC



NOTES

1. SITE LAYOUT FROM DYNAMIC ENGINEERING DESIGN, INC.
2. ALL VEGETATION WITHIN 30 FEET OF THE FACILITY SHALL BE REMOVED.
3. PROPOSED ACCESS ROAD SHALL BE SURFACED WITH AGGREGATE BASE.
4. NEW FENCE TO BE 6' HIGH CHAIN LINK.



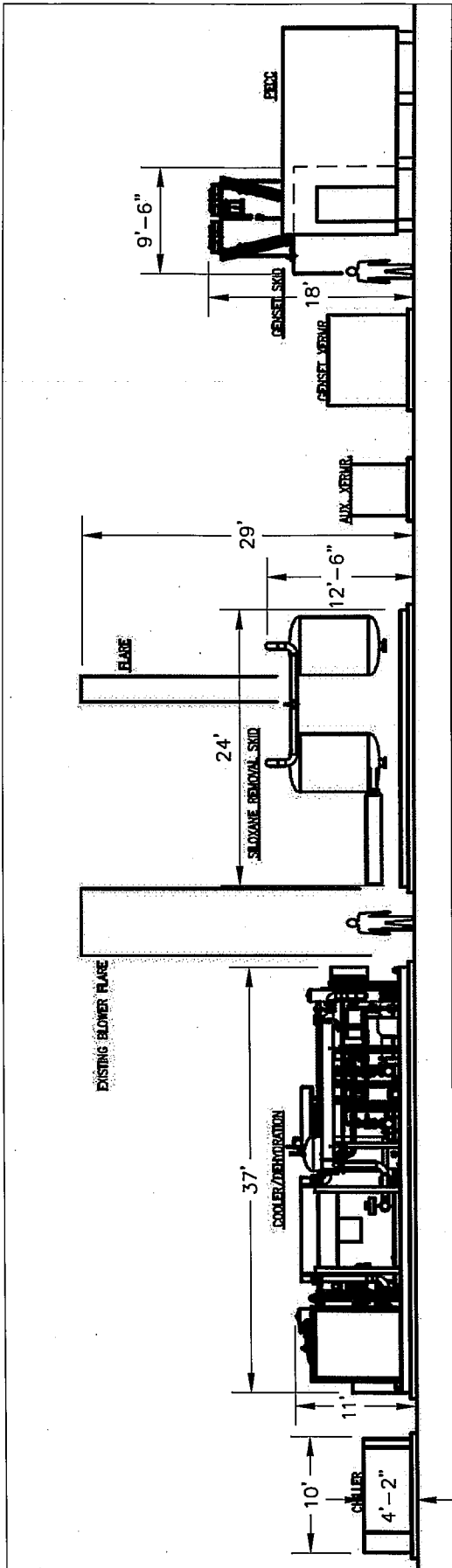


FIGURE 2-3
TYPICAL POWER GENERATION PLANT
AMERESCO JOHNSON CANYON LLC

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FIGURE 2-4
TYPICAL POWER PLANT GENSETS
AMERESCO JOHNSON CANYON LLC

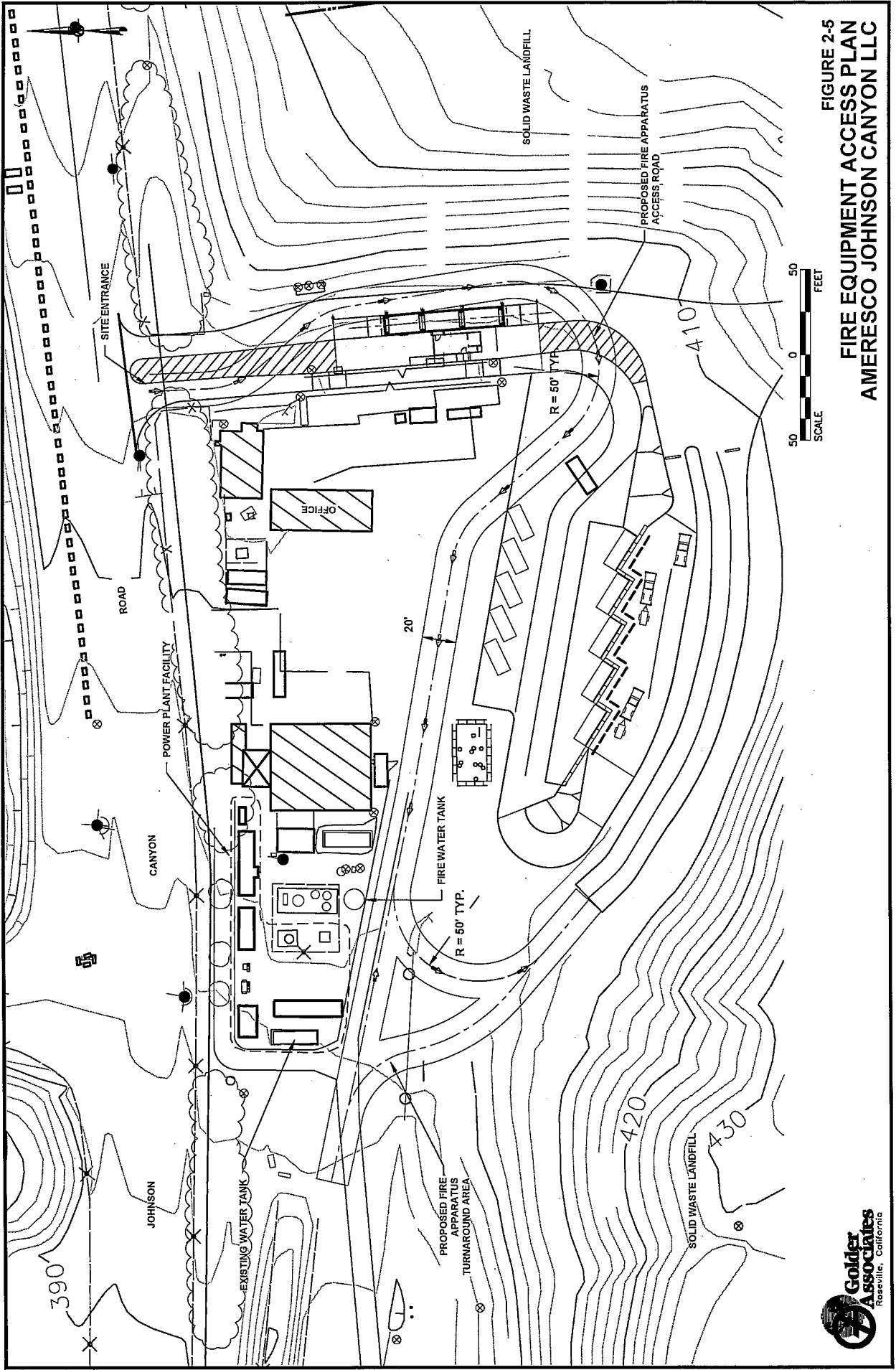
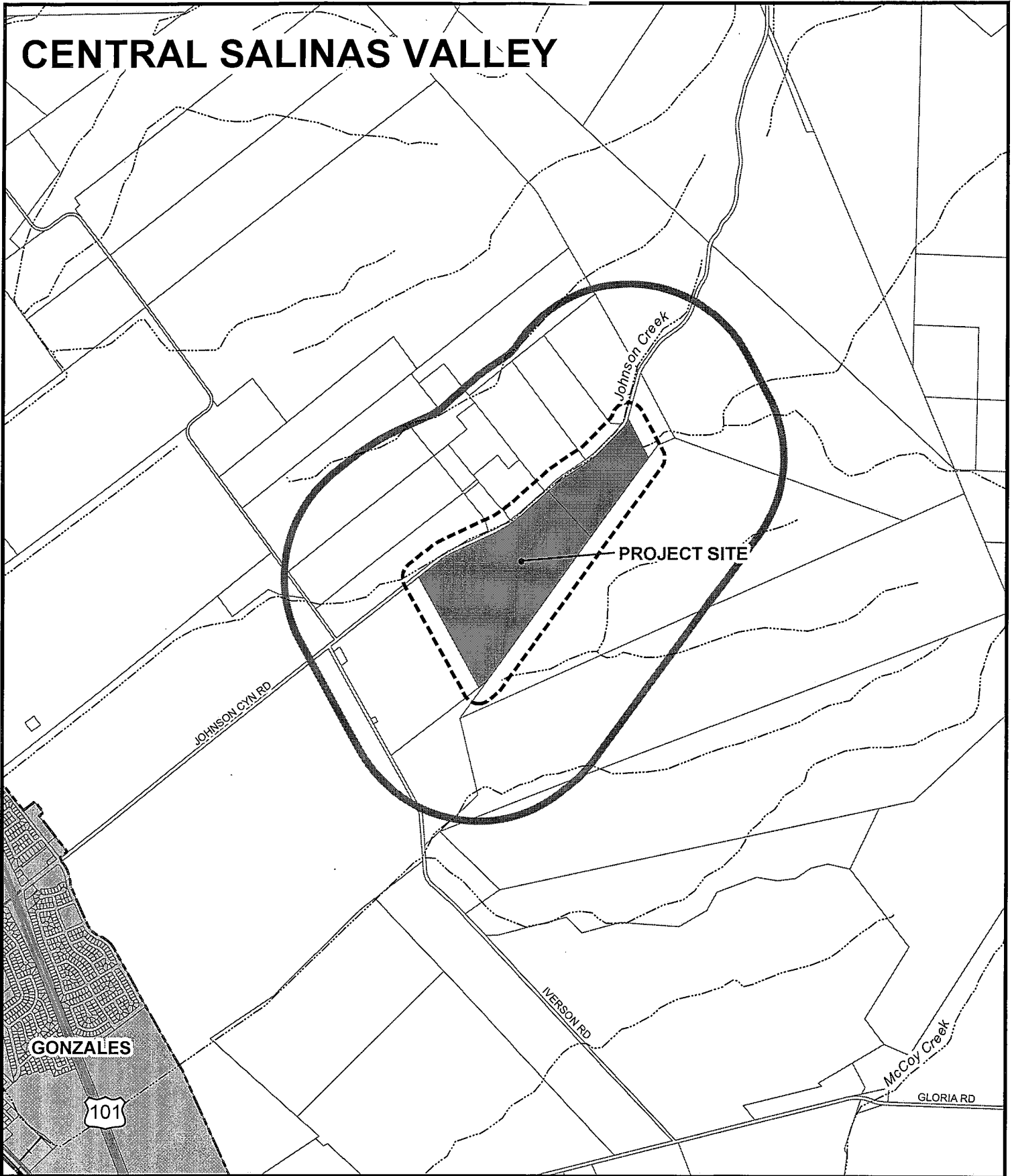


FIGURE 2-5
 FIRE EQUIPMENT ACCESS PLAN
 AMERESCO JOHNSON CANYON LLC



CENTRAL SALINAS VALLEY



APPLICANT: SALINAS VALLEY SOLID WASTE AUTHORITY

APN: 223-042-018-000 & 223-042-017-000

FILE # PLN110114

 Water
  2500' Limit
  300' Limit
  City Limits

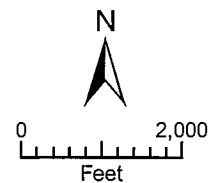


EXHIBIT E

Addendum to Previously Adopted Mitigated Negative Declaration Pursuant to CEQA Guidelines Section 15164

Johnson Canyon Landfill LFGTE Facility Planning File No. PLN110075 Modification of Use Permit (PLN060239)

1. Introduction

In June 2004 a Mitigated Negative Declaration for the Combined Gonzales Municipal Utility Substation and Landfill Gas to Energy (LFGTE) facility was adopted by the Board of Directors of the Salinas Valley Solid Waste Authority. The Mitigated Negative Declaration evaluated three options for the project:

- Option 1 – Piping the Landfill Gas (LFG) to a power plant to be located at to a nearby winery.
- Option 2 – Piping the LFG to a power plant to be located at the City of Gonzales Corporation Yard.
- Option 3 - Locating the LFG power plant at the landfill with up to three internal combustion engines and with electricity interconnected to PG&E's lines.

The Mitigated Negative Declaration evaluated potentially significant impacts to biological resources, noise and air quality. The proposed project has been revised as follows:

- Option 1 is no longer part of the proposed project. LFG will not be piped to a power plant at a nearby winery.
- Option 2 is no longer part of the proposed project. The City of Gonzales is no longer involved in the project. The City's proposed electric substation at the City Corporation is no longer part of the project.
- Option 3 – The project that is currently proposed is based on Option 3 except it includes only one internal combustion engine (compared to three under the previous proposal).

None of the three mitigation measures identified in the Mitigated Negative Declaration apply to the current proposal (i.e., Option 3 with one internal combustion engine). Mitigation Measure 1 (Air Quality) is not applicable to the current proposal because the Mitigated Negative Declaration evaluated the air quality impacts of a LFGTE facility of up to three internal combustion engines whereas the current proposal includes only one engine. The air quality study that was prepared for the current proposal by SCS Engineers dated September 23, 2010 found that no mitigation is required to reduce air quality impacts of the current proposal to a level of less than significant. Mitigation Measure 2 (Cultural Resources) is not applicable to the current proposal because it

applied only to the gas pipeline that was proposed as part of the earlier project. Mitigation Measure 3 (Noise) is not applicable to the current proposal because it applied only if internal combustion power plant modules were installed at the City of Gonzales Corporation Yard which is not currently proposed.

2. Purpose and Scope of Addendum

The purpose of this Addendum to the Mitigated Negative Declaration is to revise the project description to reflect the current proposal and to update the environmental analysis based on the technical reports (e.g., air quality, noise and flood hazards) that were prepared for the current proposal. No Subsequent Mitigated Negative Declaration is needed pursuant to Section 15162 or 15164 of the CEQA Guidelines since adoption of the Mitigated Negative Declaration by the Board of Directors of the Salinas Valley Solid Waste Authority on June 17, 2004 because:

1. There have not been any substantial changes to the project which require major revisions to the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. No information of substantial importance has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was approved, that shows any of the following:
 - a. That the project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;
 - b. That significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;
 - c. That mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the applicant declines to adopt the mitigation measure or alternative; or
 - d. That mitigation measures which are considerably different from those analyzed in the Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the applicant declines to adopt the mitigation measure or alternative.

4. Minor Technical Revisions to Initial Study/Mitigated Negative Declaration

The following sections of the Initial Study/MND are hereby amended (with new language underlined and deleted language stricken):

Mitigated Negative Declaration

Pursuant to Division 6, Title 14, Chapter 3, Article 6, sections 15070 and 15071 of the California Administrative Code, the Salinas Valley Solid Waste Authority does cause to be filed with the State of California, this Mitigated Negative Declaration.

1. **Title and Short Description of Project:** ~~Combined Gonzales Municipal Utility Substation and Landfill Gas to Energy Facility~~ Johnson Canyon Landfill Gas to Energy (LFGTE) Facility

The Salinas Valley Solid Waste Authority and ~~the City of Gonzales (City)~~ Ameresco Johnson Canyon LLC are proposing to convert landfill gas which is currently flared at Johnson Canyon Sanitary Landfill into electricity. ~~The City is also proposing to place an electric substation at the City Corporation Yard located at 201 C Street.~~

2. **Location of Project:** ~~31400 and 31800 Johnson Canyon Road, 800 South Alta Street and 201 C Street, Gonzales, CA~~

3. **Project Proponent:** ~~Salinas Valley Solid Waste Authority~~ Ameresco Johnson Canyon LLC

4. **Said Project will not have a significant effect on the environment for the following reasons:**

The proposed project would include potentially significant impacts implementation, however, mitigation measures have been identified that would reduce these impacts to less-than-significant levels. Therefore, no significant impacts would be anticipated with project implementation.

5. As a result thereof, the preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.

Pages 1- 9 of the Initial Study for Combined Gonzales Municipal Utility Substation and Landfill Gas to Energy facility are hereby deleted and revised to read as follows:



INITIAL STUDY
Addendum to Mitigated Negative Declaration

I. BACKGROUND INFORMATION

Project Title: Johnson Canyon Landfill Gas to Energy (LFGTE) Facility

File No.: PLN110075

Project Location: 31400 & 31800 Johnson Canyon Road

Name of Property Owner: Salinas Valley Solid Waste Authority

Name of Applicant: Ameresco Johnson Canyon LLC

Assessor's Parcel Number(s): 223-042-017-000 and 223-042-018-000

Acreage of Property: 162.47 acres

General Plan Designation: Public and Quasi Public

Zoning District: PQP (Public/Quasi Public)

Lead Agency: Salinas Valley Solid Waste Authority

Prepared By: Robert Schubert, AICP

Date Prepared: October 19, 2011

Contact Person: Robert Schubert, AICP

Phone Number: (831) 755-5183

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The Johnson Canyon Sanitary Landfill facility is owned by the Salinas Valley Solid Waste Authority, a Governmental Joint Powers Authority between the County of Monterey and the Cities of Salinas, Gonzales, Soledad, Greenfield, and King City. The Johnson Canyon Landfill was opened to the public by the County of Monterey on July 26, 1976 in accordance with a County Use Permit, and California Environmental Protection Agency (EPA) Solid Waste Discharge Permits. In 2006, a Use Permit (PLN060239) was approved to allow expansion of the landfill. The landfill is permitted by the California Integrated Waste Management Board (CIWMB) to receive a maximum of 300 tons of solid waste per day.

The applicant, Ameresco Johnson Canyon LLC, has applied for an amendment to the Use Permit (PLN060239) for the landfill to allow the construction and operation of a Landfill Gas to Energy (LFGTE) facility utilizing landfill gas (LFG), a byproduct of waste decomposition, to generate electricity by fueling an engine-generator. The LFGTE facility will compress, cool, and filter the LFG before sending the fuel to an internal combustion engine. The LFG is drawn at a vacuum and enters the LFG compression facilities after passing through several filters. The LFG is then compressed using a rotary blower, cooled and sent to gas conditioning equipment. Currently, LFG is combusted in a flare without recovering the energy content of the LFG. The applicant will be required to obtain Authority to Construct Permits from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) for this project.

The LFGTE facility would be located directly west of the existing LFG flare which is south of the landfill entrance on the north side of the site, adjacent to Johnson Canyon Road. Existing structures to the east of the LFGTE facility include a truck/equipment maintenance facility, the site office and scale house. A future recycling drop-off area is planned for installation to the southeast.

The LFGTE facility will be setback a minimum of 16 feet from the Johnson Canyon Road right-of-way. Concrete slabs will be installed to support the facility's equipment. The container for the internal combustion engine will be approximately 9 feet high, 9.5 feet wide and 40 feet long. The stack height for the engine will be approximately 18 feet above grade with a diameter of 12 inches. The waste gas flare will be an enclosed flare approximately 29 feet high with a 42-inch diameter. SVSWA's existing enclosed flare, which is adjacent to the proposed LFGTE facility, is approximately 27 feet high with a 72-inch diameter.

The applicant will work with PG&E to supply power from the LFGTE engine to the power grid via the existing electrical service to the SVSWA flare station. No new electrical transmission lines will need to be constructed for the project, although PG&E may have to upgrade some of its equipment to accommodate the project.

The LFGTE facility would operate 24 hours/day, 7 days/week. It will be staffed by one operator who will be at the facility from approximately 8:00 am to 5:00 pm, five days/week. Alarms and sensors are incorporated into the LFGTE facility design to alert the operator of any equipment or operations issues during times the operator is not on site.

B. Surrounding Land Uses and Environmental Setting: The landfill is located approximately 1.5 miles east of the City of Gonzales, with a zoning designation of Public/Quasi Public (PQP) for the existing landfill parcel, and Farmland (F/40) for the adjoining parcel upon which the entrance facility is proposed. The site is predominantly surrounded by agricultural uses, including a cattle yard to the west, rural single family residences to the north and west, grazed hillsides to the north and east, and farmland to the south. Also located west of the proposed entrance facility is a small private runway.

C. Other public agencies whose approval is required:

Authority to Construct Permits (ATC) Permits are required from the Monterey Bay Unified Pollution Control District (MBUPCD)

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 type="checkbox"/>
Local Coastal Program-LUP	<input type="checkbox"/>

Monterey County General Plan/South County Area Plan. The proposed project is consistent with the Monterey County 2010 General Plan and the South County. The South County Area Plan designates the site as “Public and Quasi Public. The proposed project is consistent with allowable uses under this designation.

Air Quality Management Plan. The project was reviewed for consistency with the Monterey Bay Unified Air Pollution Control District’s (MPUAPCD’s) CEQA Air Quality Guidelines for the Monterey Bay Region. The proposed project complies with the requirements of this plan. The proposed project has the potential to impact air quality and these concerns are addressed below in Summary of Environmental Impacts, Section III .

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input 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 type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input 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, 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 off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Aesthetics. The project will not affect a scenic vista, damage a scenic resource, degrade the visual character of the site or surroundings, or create a new source of substantial light or glare. The site is located in an agricultural area and is consistent with surrounding land uses. The LFGTE facility would be located along the northwest perimeter of the

landfill property adjacent to Johnson Canyon Road. The proposed LFGTE facility will be located adjacent to an existing 27-foot high flare, maintenance shop building, and two 20-foot tall construction water storage tanks. A new 29-foot tall Waste Gas flare will be constructed as part of the LFGTE facility. The LFGTE facility consists of equipment skids and containers that have a height of approximately 10 feet.

A proposed equipment access trail will require the removal of four eucalyptus trees that were planted as a visual mitigation measure which was required under the Use Permit for the Johnson Canyon Landfill. The trees will be replaced with eight 15-gallon Spartan Juniper trees which will grow to approximately 15 feet.

Views of the LFGTE facility will be blocked to the south and east by the landfill. Since the site is in a rural area, the visual impacts would be mainly to passing motorists on Johnson Canyon Road. This road is used primarily by landfill customers, cattle feed lot employees and residences that are located east and northeast of the site. The LFGTE facility will be visible from the road, but because of the existing landfill buildings and equipment, it is unlikely that the motorists would notice any substantial change in the landfill due to the proposed LFGTE facility during the short time while they are driving past the site.

Lighting will be provided during night time hours using light stands with downward shielding to prevent off-site glare. A standard condition of approval would require the applicant to submit an exterior lighting plan with lighting that is unobtrusive, down-lit and harmonious with the area and without any off-site glare.

Agriculture and Forest Resources. The Johnson Canyon landfill site is developed and the proposed project would not result in the conversion of farmland.

Cultural Resources. The proposed project will not cause a substantial adverse change to a historical resource, archeological resource, or indirectly destroy a unique paleontological resource. In addition, the proposed project will not result in the disturbance of human remains. The location of the proposed LFGTE facility has been extensively disturbed by site grading activities and the construction of the landfill gas collection system and flare. In addition, the cultural resources survey conducted for the Regional Solid Waste Facilities EIR (RBF Consulting, March 2002) concluded that no recorded archaeological resources were present within a ½ mile radius of the Johnson Canyon Landfill.

Geology/Soils. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The project site is located within an area susceptible to strong ground shaking associated with seismic events. The site currently has structures on it and the addition of the project components is not expected to have an adverse effect on people or structures. The occurrence of liquefaction during a major earthquake could cause structural damage at the project site. However, because the project is to be located on flat terrain, and the project elements would need to be constructed in compliance with the Uniform Building Code's seismic standards, no significant impacts would be anticipated. The project site is

flat and is not located in an area susceptible to landslides. Because the project site is flat, substantial soil erosion or loss of topsoil is not anticipated.

Greenhouse Gas Emissions. See discussion below in Summary of Environmental Impacts, Section III, Air Quality.

Hazards/Hazardous Materials. The project will not involve the transport, use or disposal of hazardous materials. No other hazardous materials will be used as part of the proposed project operations. No known hazardous materials exist on the site. The proposed project is not located within an airport land use plan or the vicinity of a private airstrip. The proposed project will not interfere with an adopted emergency response plan or expose people or structures to risks associated with wildland fire.

Hydrology/Water Quality. The LFGTE facility is located approximately 115 feet from the top of bank of Johnson Canyon Creek, which is located across the street from the site on the north side of Johnson Canyon Road. Based on currently available FEMA maps, the proposed area lies within Zone A, 100-year flood zone of Johnson Creek, according to Flood Insurance Rate Maps 06053C-0418G and 06053C-0425G for the area. A hydrologic and hydraulic analysis delineating the Special Flood Hazard Area (SFHA) for the project site was prepared by Golder Associates dated August 12, 2011. The base flood elevation within the project area is 401 feet-above Mean Sea Level (MSL). Based on this, the "lowest floor" (or building pad) shall be elevated 1-foot above the base flood elevation. Therefore, the building pad elevation for plant equipment within the SFHA will be constructed to an elevation of 402 feet-MSL. This will require the placement of approximately 230 cubic yards of fill on the site.

The project is not expected to use water except in the cooler and as a coolant in the radiator of the internal combustion engine. When the water is replaced in the cooler and radiator, it will be drained into drums and properly disposed. Therefore, water quality standards and waste discharge requirements would not be violated. The proposed project does not include installation of a well or other device that would substantially deplete groundwater supplies or interfere with groundwater recharge. Construction of the proposed project would not significantly alter the existing drainage patterns of the site or result in substantial erosion or siltation on- or off-site. The proposed project would not create or contribute to runoff which would exceed the capacity of existing or planned storm water drainage or provide substantial sources of polluted runoff.

The site is not located in close proximity to a levee or dam and would not expose people or structures to a significant risk of loss, injury or death involving flooding. The site is not located in an area that would be inundated by a seiche, tsunami or mudflow.

Land Use/Planning. The proposed project is consistent with the Monterey County 2010 General Plan and the South County. The South County Area Plan designates the site as "Public and Quasi Public. The proposed project is consistent with allowable uses under this designation. No physical impacts to an established community would occur as a result of the proposed project.

Mineral Resources. Federal, state and local plans do not identify this site as significant for mineral resources, nor would the project impact mineral resources. The proposed project will not result in the loss of availability of known mineral resources.

Population/Housing. The proposed project will not induce or displace housing or people.

Public Services. Adequate public services exist to properly serve the project, as evidenced by the County's interdepartmental review of the project.

Recreation. The project will not increase the use of existing neighborhood and regional parks or other public recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed project does not include public recreational facilities, nor require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

Transportation/Traffic. During the construction of the proposed project there will be a temporary minor increase of traffic on roadways. However, the temporary traffic increase will be limited to the construction and installation phases and will not result in congesting roadways. There is no air traffic associated with the proposed project. The project will not result in inadequate emergency access at the site since the current access routes will remain and a proposed 12 foot wide road along the north side of the LFGTE facility will provide access to the project. The proposed project will not conflict with adopted policies, plans or programs supporting alternative transportation.

Utilities/Service Systems. Due to the lack of available potable water at the site, the applicant is proposing to use the existing SVSWA on-site sanitation facilities for its staff. The existing landfill sanitary facilities which have potable water (trucked onsite) and septic are located approximately 215 feet from the proposed LFGTE facility. The proposed project will not require wastewater treatment, storm water drainage facilities or water supplies.

Summary of Environmental Impacts:

The Summary of Environmental Impacts (see pages 26-53 in the IS/MND) is hereby revised as follows (any sections not reference below are hereby deleted and are discussed in Section IV.A above):

III. Air Quality. Delete text in IS/MND and insert the following:

A-E. Less than Significant. SCS Engineers prepared an application to the Monterey Bay Unified Air Pollution Control District (MBUAPCD) dated September 23, 2010 that contains an analysis of the air quality impacts of the proposed LFGTE facility. Using California Air Resources Board Mandatory GHG Emission program, the greenhouse gas (GHG) emissions in carbon dioxide equivalent (CO₂E) from the three point sources at JCL are:

1. Ameresco Jenbacher 420 Engine:

Engine = 14.26 MMBtu/hr 116.376 lbs/MMBtu = 1659 lbs/hr of CO₂E biogenic emissions

2. Ameresco Waste Gas Flare:

Waste Gas Flare = 3.4 MMBtu/hr 116.376 lbs/MMBtu = 385 lbs/hr of CO₂E biogenic emissions

3. SVSWA Enclosed Flare:

SVSWA Flare = 18 MMBtu/hr 116.376 lbs/MMBtu = 2094 lbs/hr of CO₂E biogenic emissions

The proposed facility is not expected to generate any increase in Greenhouse Gas (GHG) CO₂e emissions because the facility would be using LFG that would be otherwise combusted in the existing flare. The combustion of LFG in either the flare or combustible engine in the LFGTE facility decreases GHG emissions by converting the methane from the landfill, a more potent GHG, to carbon dioxide.

The applicant will be required to obtain permits from the MBUAPCD for the internal combustion engine and the LFG flare. The permits from the MBUAPCD will contain emission limits for nitrogen oxides, sulfur dioxide, carbon monoxide and VOCs that are compliant with MBUAPCD rules.

The proposed LFGTE facility is not expected to generate objectionable odors. The burning of landfill gas with an internal combustion engine destroys any odors that may be associated with landfill operations. Odor emissions associated with the proposed project would be considered negligible.

IV. Biology. Delete text in IS/MND and insert the following:

The area where the LFGTE facility is proposed has been disturbed by development of the landfill and is completely devoid of vegetation. Therefore, the installation of the LFGTE facility would have no effect on species identified as candidate, sensitive or special status species. A proposed equipment access trail will require the removal of four eucalyptus trees that were planted as a visual mitigation measure which was required as part of the Use Permit for the Johnson Canyon Landfill. The trees will be replaced with eight 15-gallon Spartan Juniper trees.

XI. Noise. Delete text in IS/MND and insert the following:

To address potential noise impacts from the LFGTE facility on nearby receptors, a noise study was prepared by Channel Island Acoustics in May 2011. Noise sensitive uses are located within one mile of the project as shown below.

Use	Distance
Office to NW	900 feet
Res. To ENE	3,230 feet
Res. To NE	3,460 feet
Res. To WNW	6,750 feet

The project is partially shielded from the residence to the east-northeast by existing landfill structures but is essentially directly exposed to the office located 900 feet to the northwest, residence about 3,460 feet to the northeast and residence approximately 6,750 feet to the west-northwest.

The projected noise from the project was modeled using the equipment manufacturers' noise specifications for the planned equipment. The major noise-producing equipment – generator and positive displacement blowers – are located in sound-attenuating enclosures and the generators are equipped with critical-grade exhaust silencers to minimize noise.

The Monterey County 2010 General Plan sets forth noise levels that are acceptable for various land uses. According to Table S-2 in the in the Safety Element (page S-17), 55 to 70 CNEL (Community Noise Equivalent Level) are acceptable for low density residential uses and 65 to 75 CNEL are acceptable for office uses. The projected LFGTE facility noise levels are below these standards.

EXHIBIT F

**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**
for the

**Salinas Valley
Solid Waste Authority**

Prepared for:
Salinas Valley Solid Waste Authority
337 Melody Lane
Salinas, CA 93901

Prepared by:
Brown, Vence and Associates Inc.
198 Cirby Way, Suite 170
Roseville, CA 95678

Contact:
Michael Brown
Project Director
(916) 786-0600

April 2, 2004



Mitigated Negative Declaration

Pursuant to Division 6, Title 14, Chapter 3, Article 6, Sections 15070 and 15071 of the California Administrative Code, the Salinas Valley Solid Waste Authority does cause to be filed with the State of California, this Mitigated Negative Declaration.

1. **Title and Short Description of Project:** Combined Gonzales Municipal Utility Substation and Landfill Gas to Energy Facility

The Salinas Valley Solid Waste Authority and the City of Gonzales (City) are proposing to convert landfill gas which is currently flared at Johnson Canyon Sanitary Landfill into electricity. The City is also proposing to place an electric substation at the City's Corporation Yard located at 201 C Street.

2. **Location of Project:** 31400 Johnson Canyon Road, 800 South Alta Street and 201 C Street, Gonzales, CA.

3. **Project Proponent:** Salinas Valley Solid Waste Authority

4. **Said Project will not have a significant effect on the environment for the following reasons:**

The proposed project would include potentially significant impacts with implementation, however, mitigation measures have been identified that would reduce these impacts to less-than-significant levels. Therefore, no significant impacts would be anticipated with project implementation.

5. As a result thereof, the preparation of an Environmental Impact Report pursuant to the California Environmental Quality Act (Division 13 of the Public Resources Code of the State of California) is not required.



Mitigated Negative Declaration

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Preface

This document is an Initial Study and Mitigated Negative Declaration (IS/MND) that has been prepared for the Salinas Valley Solid Waste Authority by Brown, Vence and Associates, Inc. to address the potential impacts associated with construction and operation of the Combined Gonzales Municipal Utility Substation and Landfill Gas to Energy Facility. An initial study is a preliminary analysis to determine whether an environmental impact report (EIR) or negative declaration of environmental impact ("negative declaration" hereafter) must be prepared for compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (§15365). It is intended to determine if the project may have a significant effect on the environment (§15063). If the project does not have the potential to create a significant impact, a negative declaration is required to be prepared. A negative declaration is a written statement by the Salinas Valley Solid Waste Authority briefly describing the reasons why a proposed project will not have a significant effect on the environment, and therefore does not require the preparation of an EIR (§15371).

According to the State CEQA Guidelines (§15070), a proposed negative declaration shall be prepared for a project subject to CEQA when either:

- (a) The initial study shows that there is no substantial evidence that the project may have a significant effect on the environment, or
- (b) The initial study identified potentially significant effects, but:
 - (1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - (2) There is no substantial evidence before the City of Gonzales that the project as revised (by mitigation) may have a significant effect on the environment.

This IS/MND is being circulated for public review and comment. The Salinas Valley Solid Waste Authority shall consider the proposed IS/MND along with any comments received during the public review process prior to taking action on the proposed project (as required by CEQA Guidelines §15074). There is no requirement in CEQA or the State CEQA Guidelines to prepare responses to public comments on the proposed IS/MND, although the Salinas Valley Solid Waste Authority can respond if it chooses.

The Salinas Valley Solid Waste Authority has the primary approval authority over the proposed project. The IS/MND needs to be adopted by the Salinas Valley Solid Waste Authority Board of Directors prior to the Salinas Valley Solid Waste Authority taking action on the proposed project. The subsequent Salinas Valley Solid Waste Authority action necessary to implement this project is issuance of a building permit. This IS/MND is also intended to be used by responsible agencies that may have some other authority over the project. A responsible agency for this project includes the Monterey Bay Unified Air Pollution Control District, which would be responsible for issuing an Authority to Construct/Permit to Operate.



Preface

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Initial Study For Combined Gonzales Municipal Utility Substation and Landfill Gas to Energy Facility

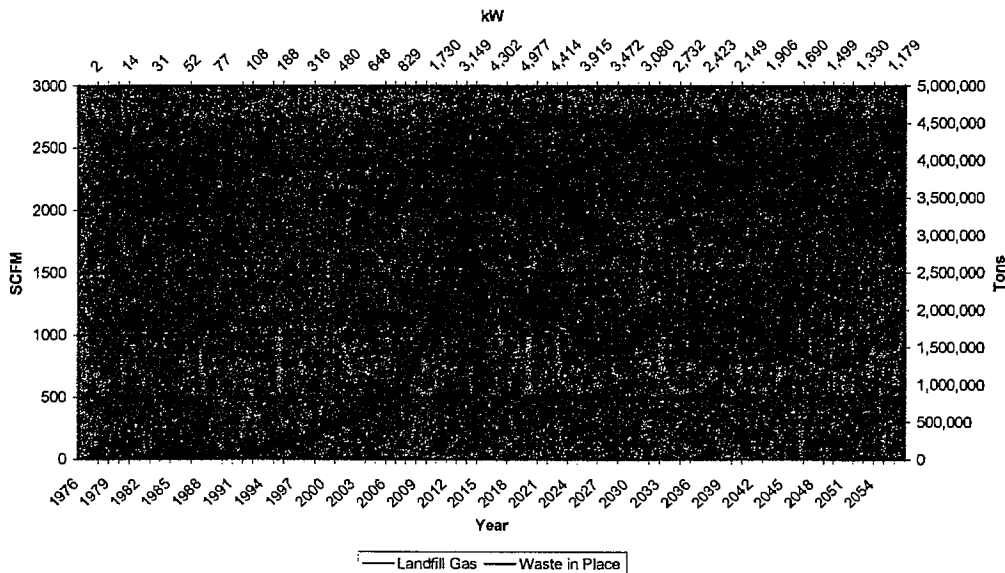
Project Description

The Salinas Valley Solid Waste Authority (Authority) and the City of Gonzales (City) are proposing to convert landfill gas (LFG) which is currently flared at Johnson Canyon Sanitary Landfill (JCSL) into electricity. The City is also proposing to place an electric substation at the City's Corporation Yard.

Anticipated LFG Generation and Electric Output

Electricity can be generated from the JCSL landfill gas containing approximately 50% methane gas, which is generated as a byproduct of decomposition. The amount generated is dependent on the amount of municipal solid waste (MSW) disposed at the site. As the landfill continues to accept MSW, there will be more landfill gas available for electricity generation. The landfill gas currently being generated at JCSL is destroyed in a specially designed flare system.

Currently, JCSL accepts approximately 59,000 tons per year of MSW and is expected to have adequate capacity to operate until approximately 2018 depending on the waste flow. LFG quantities will increase as more refuse is deposited in the site. After the landfill closes, the gas generation will steadily decrease over time. The following chart illustrates the expected quantities of LFG and possible electric output over time.



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Project Components

The Project is comprised of four basic components, including 1) a gas compression system at the landfill, 2) a pipeline to carry the landfill gas to the power plant, 3) the power plant and 4) a substation to interconnect electricity from Pacific Gas and Electric Company's (PG&E) transmission lines (and possibly the electricity generated by the LFG power plant) to the City's municipal utility system.

In addition to the elements mentioned, the possibility for cogeneration exists. The heat generated from producing electricity could be used by the Pacific Wine Partners Winery (Winery) and/or at the local Gonzales Community Pool (Pool).

Each component is described below:

Gas Compression System – For the purpose of this analysis, it is estimated that an approximately 50 horsepower Rotary Vane landfill compressor will be installed at JCSL to push and maintain gas pressure through the pipeline to the power plant.

Pipeline – The pipeline will be installed above ground on the landfill property, then approximately 4 feet below ground surface and extend approximately 3.5 miles to either the Winery or City Corporation Yard. The approximate 6 to 8 inch diameter pipeline will transport the LFG from JCSL to the power plant. If waste heat from the power plant is captured in the form of hot or chilled water, or steam (cogeneration), additional pipelines would be constructed to the Winery, the Pool or both to convey the waste heat.

Power Plant – The power plant will be installed in a modular fashion to correspond to the availability of LFG from JCSL. The power plant is anticipated to utilize reciprocating engine technology because it has adequately demonstrated its reliability and efficiency in converting LFG into electricity, but may alternatively use microturbines. As the specific power plant modules have not been chosen, both the reciprocating engine and microturbines are analyzed. This analysis will be based on the PowerWorks model 250, 0.25 MWe microturbines and Jenbacher model 320, 1MWe reciprocating engines, as they are representative of the state-of-the-art of low emission LFG power technology. The Jenbacher model is currently in use at the nearby Monterey Regional Waste Management District.

Regardless of the modules chosen, any remaining unconverted gas will be burned in a flare at the landfill. As the LFG volume increases, additional power plant modules of the same electricity generation would be added.

Initially, one reciprocating engine module of approximately 1 Megawatt (MWe) or two microturbines will be used to generate electricity. Additional modules will be added as the LFG quantities grow over time. Anticipated timing of the installation of each module for the two potential engine types is anticipated to be as follows:

Microturbines

- Modules 1, 2 & 3 - 2005

- Module 4 - 2008
- Modules 5 & 6 - 2009
- Module 7 - 2010
- Modules 8 & 9 - 2011
- Module 10 - 2012
- Modules 11 & 12 - 2013
- Module 13 - 2014
- Module 14 - 2015
- Module 15 - 2016
- Module 16 - 2017

Reciprocating Engine

- Module 1 - 2005
- Module 2 - 2009
- Module 3 - 2011
- Module 4 - 2014

These modules will each produce approximately 4 MWe in 2014. The power plant is anticipated to operate as a base load facility. Electricity would be produced on a continuous basis with the exception of scheduled and forced outages. Total plant availability is to exceed 92 percent with 4 percent downtime due to regular maintenance and an additional 3 to 4 percent downtime resulting from forced outages.

Substation – A City substation will be located at 201 C Street. The substation will be located within a current unused area of the existing Corporate Yard facility and will consist of an enclosed 100 foot by 150 foot substation facility. The substation will connect to the two existing overhead PG&E 60 kV lines which pass through the maintenance yard. The substation will include two 12/16/20 mVA transformers which will step down the 60 kV to 12 kV. These two 60/12 kV transformers will be interconnected to a 12 kV switchgear line up located in the substation. The City will install the distribution lines from the switchgear through underground conduits along the City streets to the end users' property. The project will also require PG&E to (i) replace two existing poles; (ii) place a portion of the existing 12 kV facilities underground; and (iii) move a capacitor bank.

There is only one location for the substation being evaluated. This Project element is not dependent on LFG power generation and therefore will be analyzed as a separate component within this document.



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Power System Options

There are three power system options under consideration to achieve the goal of producing electricity from landfill gas. In each option, the substation will be installed to interconnect the City utility to PG&E's transmission and distribution system. They are:

- **Option 1** – Piping the LFG to a power plant to be located at the Winery to provide electricity and thermal energy for the Winery's use. Electricity produced by the power plant in excess of what can be used by the Winery will be diverted to the City substation or interconnected to the PG&E transmission and distribution system.
- **Option 2** – Piping the LFG to a power plant to be located at the City Corporation Yard for use by the City.
- **Option 3** – Locating the LFG power plant at the landfill with the electricity interconnected to PG&E's lines for sale to the utility, City, Winery or other customers.

With Options 1 and 2, a gas compressor will be installed at JCSL near the existing flare. The compressor will feed the gas through a pipeline to the power plant(s) to generate electricity. The pipeline will follow the Authority's road adjacent to the Winery's upper field and once beyond Authority limits will be laid on Winery property and right of way. The Winery property and right of way extends from the end of the Authority road, parallel to the upper field, and through an existing tunnel under Highway 101. The gas pipeline will follow the path of the existing wastewater pipe used by the Winery to irrigate the crops next to JCSL.

The pipeline will be laid approximately 4 feet below the surface and is expected to span approximately 3.5 miles depending on the Option chosen. Installing the pipeline will not alter grading, drainage, or affect agricultural operations. Each option is discussed below.

Option 1

A gas compression system will be installed at JCSL in the proximity of the existing flare system which is currently burning the methane gas generated by the landfill. A power plant will be installed at the Pacific Wine Partners Winery. A pipeline will be laid underground along the western edge of the Authority's property, then onto the Winery's spray irrigation field. From the field, the pipeline will follow the existing right-of-way used for the wastewater pipe coming from the Winery. The pipe would use the Highway 101 tunnel back onto Winery property. Electricity produced by the power plant in excess of what can be used by the Winery will be diverted to the City substation or interconnected to the PG&E transmission and distribution system.

If Option 1 is selected, the Winery's electric bus may or may not need to be modified to support the electricity volume. Adjustments to the system, if warranted, may involve an addition of a transformer. In addition, as the LFG electricity generation exceeds Winery demand, the electricity will be directed to the C Street Substation through power lines.

Figure 1 illustrates the location of the gas compression system, pipeline, power plant and substation for Option 1.

Option 2

In this scenario both the power plant and substation will be installed on the City of Gonzales' Corporation Yard located at 201 C Street. The Corporation Yard is directly across the street from the Winery and thus the gas pipeline from JCSL would need to extend through Winery property along the service road and cross C Street.

Figure 2 illustrates the location of the gas compression system, pipeline, power plant, and substation for Option 2.

Option 3

In this option the power plant will be located on Authority property at JCSL. Therefore, no off-site pipeline is required. In this case, the electricity will be interconnected with PG&E's transmission and distribution system for sale to PG&E, the City, the Winery or other customers.

Figure 3 illustrates the location of the power plant and substation for Option 3.



Initial Study

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BROWN, VENGE & ASSOCIATES
 198 CIRBY WAY SUITE 170
 ROSEVILLE, CA 95678
 916/786-0600 FAX 916/786-2438

DATE	REVISION	BY	CHKD	APP

FORWARDED FOR:
 NAME:
 ADDRESS:
 CITY:
 STATE:
 ZIP:

SCALE: N.T.S.
 DATE: 12.15.2003
 JOB NO.: 23040
 FILE: 444 Option
 SHEET NO. **Option 1**
 OF 2

COMBINED JOHNSON CANYON ROAD
 LANDFILL AND CITY OF GONZALES
 SUBSTATION INITIAL STUDY
 FIGURE 1: SITE MAP



LFG PIPELINE PATH LEGEND

- PERFERED PIPELINE PATH
- PREFERRED ALTERNATIVE PASS 1
- PREFERRED ALTERNATE PASS 2
- PREFERRED ALTERNATE PASS 3

CITY CORP YARD
 (SUBSTATION SITE)

ELECTRIC LINE FOR
 OPTION #1 POWER PLANT
 MODULES 2, 3 & 4

WINERY
 (POWER PLANT LOCATION)



LFG PIPELINE PATH LEGEND

- PERFERED PIPELINE PATH
- PREFERRED ALTERNATIVE PASS 1
- PREFERRED ALTERNATE PASS 2
- PREFERRED ALTERNATE PASS 3

CITY CORP YARD
(SUBSTATION & POWER
PLANT SITE)

WINERY

Environmental Checklist

1. Project title:

Combined Gonzales Municipal Utility Substation and Landfill Gas to Energy Facility

2. Lead agency name and address:

Salinas Valley Solid Waste Authority (SVSWA)
337 Melody Lane
Salinas, CA 93901

3. Contact person and phone number:

Stephen Johnson
General Manager
Salinas Valley Solid Waste Authority
831-755-1300 extension 101

4. Project location:

31400 Johnson Canyon Road, 800 South Alta Street and 201 C Street, Gonzales,
CA

5. Project sponsor's name and address:

Salinas Valley Solid Waste Authority (SVSWA)
337 Melody Lane
Salinas, CA 93901

6. General plan designation:

F40, Public/Quasi-Public (JCSSL), PF

7. Zoning:

Farmland a minimum of 40 acres, Public/Quasi-Public (JCSSL), Public Facility
(Corporation Yard) and Industrial (Winery)

8. Description of project:

The Salinas Solid Waste Authority (Authority) and the City of Gonzales (City) are proposing to convert landfill gas which is currently being burned at Johnson Canyon Sanitary Landfill into electricity.

The Project is comprised of four basic components, including 1) a gas compression system at the landfill, 2) a pipeline to carry the landfill gas to the power plant, 3) the pipeline and 4) a substation to interconnect electricity from PG&E's transmission



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lines (and possibly the electricity generated by the LFG power plant) to the City's municipal utility system.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The JCSL is surrounded by agricultural and grazing land. The Winery and City's Corporation Yard are located in an industrial area. The Winery is bordered by Highway 101 to the north and has a slough to the west side of the facility. The Corporation Yard is also bordered by the slough, has City recreational facilities contiguous to the west side of the site, and has residential family dwellings on the north side.

10. Public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Conditional Use Permit—City of Gonzales is required for the Substation

Grading Permit—City of Gonzales and County of Monterey for LFG pipeline and potentially cogeneration pipeline.

Caltrans Permit—If existing culvert is not used.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

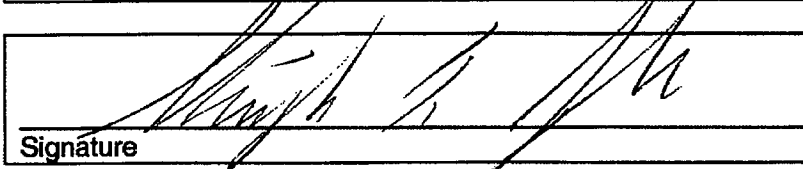
	Aesthetics		Agriculture Resources	X	Air Quality
X	Biological Resources		Cultural Resources		Geology /Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources	X	Noise		Population / Housing
	Public Services		Recreation		Transportation/Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

Determination

(To be completed by the Lead Agency.)

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.
X	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.

	3.31.04
Signature	Date



Initial Study

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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 a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, 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, 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 reduced the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 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 earlier analyses are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were contained in the scope 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.



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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) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) Significance criteria or threshold, if any, used to evaluate each question; and
- b) Mitigation measure identified, if any, to reduce the impact to less than significance

Questions

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
A) Have a substantial adverse effect on a scenic vista?				X
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
C) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURE 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. Would the project:				
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 non-agricultural use?				X
B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
C) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. 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:				
A) Conflict with or obstruct implementation of the applicable air quality plan?			X	
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
D) Expose sensitive receptors to substantial pollutant concentrations?			X	
E) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES — Would the project:				
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 Game or U.S. Fish and Wildlife Service?			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
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?			X	
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?				X
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X
V. CULTURAL RESOURCES — Would the project:				
A) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X



Initial Study

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
D) Disturb any human remains, including those interred outside of formal cemeteries?				X
VI. GEOLOGY AND SOILS — Would the project:				
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? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
B) Result in substantial soil erosion or the loss of topsoil?				X
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?			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
E) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
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?				X
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	
VIII. HYDROLOGY AND WATER QUALITY — Would the project:				
A) Violate any water quality standards or waste discharge requirements?				X
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)?				X

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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?			X	
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?			X	
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?			X	
F) Otherwise substantially degrade water quality?				X
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?				X
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
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?				X
J) Inundation by seiche, tsunami, or mudflow?				X



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING — Would the project:				
A) Physically divide an established community?				X
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?			X	
C) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	
X. MINERAL RESOURCES — Would the project:				
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?				X
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?				X
XI. NOISE — Would the project result in:				
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?		X		
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
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?			X	
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?				X
XII. POPULATION AND HOUSING — Would the project:				
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)?				X
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIII. PUBLIC SERVICES				



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Would the project result in 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:				
i) Fire protection?			X	
ii) Police protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other public facilities?				X
XIV. RECREATION				
A) Would the project 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?				X
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?				X
XV. TRANSPORTATION/TRAFFIC — Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
B) Exceed, either individually or cumulatively, a level of service (LOS) standard established by the county congestion management agency for designated roads or highways?				X
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
E) Result in inadequate emergency access?				X
F) Result in inadequate parking capacity?				X
G) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI. UTILITIES AND SERVICE SYSTEMS — Would the project:				
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X



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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				X
C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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?				X
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
G) Comply with federal, state, and local statutes and regulations related to solid waste?				X
XVII. MANDATORY FINDINGS OF SIGNIFICANCE — Does the project have:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) 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?		X		
B) 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)?		X		
C) Environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		



Summary of Environmental Impacts

This section briefly explains the items previously identified in the Environmental Checklist. A discussion of “no impact” answers are not provided below where such answers are adequately supported by information sources such as the Salinas Valley Solid Waste Facilities Project EIR, March 2002, consulted in preparing this document. However, “No impact” answers are explained where they are based upon Project-specific standards and general standards.

I. Aesthetics

A) Would the project have a substantial adverse effect on a scenic vista?

No Impact. The JCSL Project site is surrounded by agriculture and grazing land uses. The gas compression system and potential power plant will not affect a scenic vista as the structures will not be taller than the existing flare.

The Project site for both the Winery power plant and substation is in developed urban areas and will have no effect on scenic vistas.

B) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed Project sites are not located near a state scenic highway. Therefore, the proposed Project would have no effect on scenic resources within a state scenic highway.

C) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The visibility of the JSCL site is limited from the City of Gonzales due to distance and the presence of a 30 foot berm which screens the landfill from view. From Johnson Canyon Road, the landfill’s entrance is visible to people passing the site and the Project may also be visible from Fat City, a commercial feedlot operation. Installing a power plant at JCSL, Option 3, would not be taller than the existing flare on JCSL and therefore will not be a significant impact. For Option 1 and 2, since the City Corporation Yard and Winery are in developed urban areas the Project will not degrade the visual character of the sites or surrounding areas.

D) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. All sites currently have lighting and no changes are anticipated. Single family residences are adjacent to the Corporation Yard on Centennial Drive. Additional lighting is not anticipated for the project, but if any new lighting was needed, the lighting would be directed downward and shielded to minimize off-site impacts. Minor daytime glare from the sites may be generated from sunlight that is reflected from the surfaces equipment, but the daytime glare would not adversely affect adjacent land uses.

II. Agricultural Resources

A) Would the project 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 non-agricultural use?

No Impact. The JSCL and Corporation Yard are developed and would not result in conversion of farmland. The proposed Winery site is not used for agriculture and currently has a generator on the site. The pipeline which would transport the landfill gas from the landfill to potentially either the Winery or Corporation Yard would follow the Winery's current wastewater piping route and be laid approximately 4 feet deep along the perimeter of the Winery's spray field and other private farmer fields. Although the proposed pipeline route currently is used for agriculture, the depth of the pipeline will not prevent future agricultural use. In addition, a current pipeline from the Winery to the spray field adjacent to JCSL and is the path which the LFG pipe would follow.

B) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The JSCL and Corporation Yard are developed and would not result in conversion of farmland. The proposed Winery site is not used for agriculture and currently has a generator on the site. The pipeline which would transport the landfill gas from the landfill to potentially either the Winery or Corporation Yard would be laid approximately 4 feet deep following a right-of-way path of the Winery's existing wastewater pipeline. The depth of the pipeline does not conflict with zoning or a Williamson Act contract.

C) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

No Impact. The proposed Project would not involve changes that could result in conversion of farmland because the pipeline from JCSL would follow an existing Winery wastewater pipeline and be approximately 4 feet below the surface. All other elements of the Project would occur on developed land.



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III. Air Quality

The Project site is located in the central portion of the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The NCCAB is currently classified as either "attainment" or "unclassified" for both the federal and state standards established for carbon monoxide, nitrogen dioxide, sulfur dioxide and the federal standard for inhalable particulate matter of less than 10 microns in diameter (PM₁₀) and ozone. "Unclassified" means that the monitoring data is insufficient to determine compliance with established standards. The NCCAB is currently designated "nonattainment-transitional" for the state ozone standard and "nonattainment" for the state PM₁₀ standard. Attainment designations for the recently adopted PM_{2.5} standards have not yet been determined.

The analysis of air quality impacts associated with the proposed Project is based, in part, on the recommended significance thresholds and methodologies obtained from the MBUAPCD CEQA Air Quality Guidelines (September 2002). The significance thresholds are identified in Table 1 below.

Table 1 MBUAPCD Significance Thresholds*	
Pollutant	Threshold(s) of Significance
VOC (also known as ROC or ROG)	137 lbs/day (direct + indirect)*
NO _x as NO ₂	137 lb/day (direct + indirect)
PM ₁₀	82 lbs/day (on site)**
	Ambient Air Quality Standards (AAQS) exceeded along unpaved roads (offsite)
CO	550 lbs/day (direct)***
	Level of Service (LOS) at intersection/road segment degrades from D or better to E or F <u>or</u> ,
	Volume/Capacity (V/C) at intersection/road segment at LOS E or F increases by 0.05 or more <u>or</u>
	Delay at intersection at LOS E or F increases by 10 seconds or more <u>or</u> ,
	Reserve capacity at un-signalized intersection at LOS E or F decreases by 50 or more***
SO _x as SO ₂	150 lbs/day (direct)**

- * Direct emissions refers to emissions generated on the project site. "Indirect" emissions refers to emission from vehicles that access the site but generally emit off-site.
- ** MBUAPCD approved dispersion modeling can be used to refute (or validate) a determination of significance if modeling shows that emissions would not cause or substantially contribute to an exceedance of State and national AAQS.
- *** Modeling should be undertaken to determine if the project would cause or substantially contribute (550 lbs/day) to exceedance of CO AAQS. If not, the project would not have a significant impact.

Source: Monterey Bay Unified Air Pollution Control District CEQA Air Quality Guidelines 2002

A) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The MBUAPCD prepared air quality plans that address attainment of the state ozone Ambient Air Quality Standards (AAQS) and maintenance of the federal AAQS. The emissions inventories contained in the MBUAPCD's Air Quality Management Plan (AQMP) are based on projected population growth and vehicle miles traveled for the region, and in part on the predicted growth identified in regional and community plans. Thus, projects that would result in an increase in population or employment growth beyond that identified in regional or community plans could result in increases in vehicle miles traveled (VMT) and corresponding mobile source emissions that could conflict with the MBUAPCD's AQMP. Increases in VMT beyond that predicted in area plans would be generally considered to have a significant adverse incremental effect on the region's ability to maintain AAQS and attain state ozone standards.

Landfill gas generated at the Johnson Canyon Landfill is currently destroyed in a flare at the site. The proposed project would include combusting a portion of this landfill gas either on or off of the landfill site to generate electricity. The proposed project would also include the installation of a new electrical substation at the City of Gonzales' Corporation Yard. This substation would not generate air emissions. Because the proposed project would be limited to the installation and use of a different technology to burn landfill gas, it would not be introducing a major new source of stationary emissions within the air basin.

Operation of the facility would be required, through air quality permitting, to comply with MBUAPCD rules and regulations. Furthermore, implementation of the proposed project would not result in increased population growth or substantial increased employment. As a result, the proposed Project would not be anticipated to substantially increase vehicle miles traveled within the region.

For the above mentioned reasons, implementation of the proposed Project is not anticipated to result in a significant increase in stationary, area, or mobile source emissions in comparison to the emissions inventory used for development of the MBUAPCD's AQMP. Implementation of the proposed Project would, therefore, not be anticipated to result in an increase in emissions that would conflict with or obstruct implementation of the MBUAPCD's AQMP.



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B) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The NCCAB is currently designated "nonattainment-transitional" for the state ozone standard and "nonattainment" for the state PM₁₀ standard. The MBUAPCD CEQA Air Quality Guidelines establish thresholds of significance for construction (short-term) and operational (long-term) phases of projects. Predicted construction and operational emissions and resultant air quality impacts attributable to the proposed project are discussed separately, as follows:

i) Short-Term Construction Emissions

Less Than Significant Impact. Construction activities associated with the proposed Project would temporarily generate short-term emissions of reactive organic gases (ROG), oxides of nitrogen (NO_x), and fugitive dust (PM₁₀ or smaller), primarily during initial site preparation (e.g., clearing, grading, trenching activities). Emissions would vary from day-to-day.

Construction-generated emissions of the ozone precursors ROG and NO_x are accommodated in the emissions inventories of the MBUAPCD AQMP. Thus, the MBUAPCD has determined that construction-generated emissions of ROG and NO_x would not have a significant impact on the attainment and maintenance of ozone AAQS within the region. Construction activities which directly generate 82 pounds per day (ppd) or more of PM₁₀ would be considered to have a significant impact on local air quality when they are located near or upwind of sensitive receptors. Based on this threshold, the MBUAPCD has determined that construction activities involving more than 2.2 acres per day could have potentially significant short-term air quality impacts to local air quality (MBUAPCD 2002.)

If Option 3 is selected as the preferred project, construction at the Johnson Canyon landfill would include the installation of a compressor adjacent to the existing landfill gas flare and installation of the power plant. The compressor and internal combustion power plant are modular pieces of equipment that would be installed with minimal site preparation, generally limited to leveling the area necessary to accommodate equipment placement. The individual internal combustion power plant modules are contained in 40-foot by 8-foot steel boxes similar in appearance to semi-truck trailers. The microturbines are much smaller (approximately 10 feet by 6 feet) and if used in place of the internal combustion modules, would also require very little site preparation.

The installation of the internal combustion power plant modules or microturbines at the Winery or Corporation Yard associated with Options 1 and 2 would also require limited site preparation. The locations for the power plant modules on both of these sites are flat with some ornamental vegetation removal required at the Winery site.

The construction of the substation structure at the City Corporation Yard or Winery would include a foundation requiring excavation activities over approximately 1/3 of an acre. Trenching required to bury the 4.5-mile long landfill gas pipeline, extending cogeneration

water lines to the Winery or a nearby swimming pool, and installing electric lines underground would generate dust and equipment emissions. However, the total disturbed area is not anticipated to exceed 2.2 acres in any given day. Therefore, the MBUAPCD significance threshold for construction activities would not be exceeded.

ii) Long-Term Operational Emissions

Less Than Significant Impact with Mitigation. The long-term operation of the power plant modules would generate criteria air pollutant emissions of PM₁₀, NO_x and volatile organic compounds (VOCs) in the combustion process. Long-term mobile source emissions would generally not be generated by the proposed project, with the exception of occasional vehicle trips associated with equipment maintenance activities. Also, the substation would not be considered an emissions source. The estimated long-term operational emissions for operating conditions with the use of internal combustion power plant modules are summarized in Table 2. By diverting landfill gas from the landfill flare system, the emissions currently generated at the flare would be reduced. With the reduction in emissions at the landfill flare, the total emissions associated with the power plant operations would still exceed the MBUAPCD significance thresholds (Table 2). A mitigation measure is identified below to reduce this impact to a less than significant level.

In addition, the proposed internal combustion engines are subject to the New Source Performance Standards (NSPS) for air emissions from Municipal Solid Waste Landfills (40 CFR 60, Subparts A and WWW). Operation of the engines would be subject to the provisions of 40 CFR 60.753 and would be considered part of the landfill gas control system. NSPS requirements for Municipal Solid Waste Landfill control systems are administered, on behalf of the U.S. Environmental Protection Agency, by the MBUAPCD, through implementation of their permitting and compliance programs. The MBUAPCD CEQA Guidelines state that stationary source emissions that comply with District regulations are presumed to be less than significant under most circumstances.

Furthermore, approximately 40 percent of California's electricity is generated by fossil fuels, the combustion of which results in air pollutant emissions at power plants (California Public Utilities Commission, 1997). The generation of electricity associated with the proposed project would reduce the amount of electricity that would need to be generated by fossil-fueled power plants. Consequently, emissions generated from these fossil-fueled power plants would be reduced, although the reduction could occur within any of the air districts within California, or even at out-of-state generation sources. This reduction in offsite emissions would be considered a net benefit of the proposed Project.

All of the criteria emissions would be reduced if microturbines are used in place of the internal combustion power plant modules. For NO_x specifically, the emissions generated from 16 microturbines would be approximately 83 lbs per day. This is below the MBUAPCD significance threshold for NO_x and would be considered a less than significant impact. Therefore, the mitigation measure identified below would not be necessary if microturbines are used in place of internal combustion engines.



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Mitigation Measure 1

The Monterey Bay Unified Air Pollution Control District's significance threshold for NO_x would not be exceeded until the third internal combustion power plant module is installed in approximately 2011. Therefore, prior to installation of the third module, the Authority shall monitor technological advancements in the control of NO_x emissions in internal combustion engines and shall implement such Best Available Control Technology (BACT) in order to ensure MBUAPCD air quality permit limits are not exceeded.

Source	Emissions (lbs/day) ¹		
	VOC	NO _x	PM ₁₀
Four Power Plant Modules	67.5	297.04	49.64
Flare	-	(41.36)	-
Total Net Emissions	67.5	255.68	49.64
MBUAPCD Significance Thresholds	137	137	82

1. Emissions calculations assume a total plant operating availability of 92 percent.
Sources: Douglas Environmental 2003, MBUAPCD 2002

C) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant Impact. With implementation of Mitigation Measure 1 above, (Impact III,B), the proposed Project would result in less than significant air quality impacts. Furthermore, as noted in Impact III,A, implementation of this Project would not result in a significant increase in stationary, area, or mobile source emissions in comparison to the emissions inventory used for development of the MBUAPCD's AQMP. Implementation of the proposed Project would, therefore, not be anticipated to result in an increase in emissions that would conflict with or obstruct implementation of the MBUAPCD's AQMP and would not result in a cumulatively considerable net increase of any criteria pollutants.

D) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. The long-term regional air quality impacts attributable to the proposed Project would be considered less than significant, as noted in Impact III,B.

Therefore, the proposed Project is not anticipated to expose sensitive receptors to substantial pollutant concentrations.

E) Would the project create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. Neither the EPA nor the California Air Resources Board has established ambient air quality criteria for odors. However, neither the internal combustion power plant modules nor the microturbines are anticipated to generate objectionable odors. The burning of the landfill gas within both an internal combustion engine and a microturbine engine completely destroys any odors that may be associated with landfill operations. No objectionable odors would be generated from the substation equipment. Consequently, odor emissions associated with the proposed Project facilities would be considered negligible.

IV. Biological Resources

A) Would the project 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 Game or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The areas proposed for the landfill gas compressor, power plant and substation have been disturbed by development and have negligible biological resource value. The proposed facility location at the Johnson Canyon Landfill site has been extensively disturbed by site grading activities and construction of the landfill gas collection system and flare. The proposed site is completely devoid of vegetation. The proposed power plant location at the Winery site is partially denuded with the remaining areas containing ruderal and ornamental vegetation. The City of Gonzales Corporation Yard is completely devoid of vegetation. Due to the lack of biological resources on these sites and their extensive development, the installation of the energy equipment would have no effect on species identified as candidate, sensitive or special status species.

The trenching necessary for the two proposed pipeline alignments would occur primarily within existing dirt roads and along the edges of agricultural fields. As the preferred pipeline alignment approaches U.S. Highway 101, it would cross through an existing concrete-lined culvert under U.S. Highway 101 and would continue west within a roadway on the Winery property. If the gas pipeline is extended to the Corporation Yard, it would be installed within an existing roadway on the Winery property that extends to C Street and the Corporation Yard. The alternative alignment would cross a portion of the Gonzales Slough (discussed below) as it crosses under U.S. Highway 101 and would continue through ruderal vegetation until it reaches C Street and the Corporation Yard. Due to the low biological resource value of the existing agricultural operations, the trenching required to install the pipeline would not



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be anticipated to adversely affect, either directly or through habitat modification, any species identified as a candidate, sensitive, or special status species. In addition, based on a search of the California Natural Diversity Data Base (CNDDB), sensitive species in the local area are not anticipated to be adversely affected by the trenching required to install the gas pipeline.

B) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Less Than Significant Impact. As discussed in Section IV,A above, the proposed facility locations are located within areas previously disturbed by development that contain little biological resource value. No riparian habitat or other sensitive natural communities are located on these sites and no adverse effects on these resources would be anticipated with the installation of the project facilities on these sites. The alignment routes would not cross any drainages and would not require the filling of any wetland resources.

C) Would the project 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?

Less Than Significant Impact. As discussed in Section IV,A above, the proposed Project facility locations are located within areas previously disturbed by development that contain little biological resource value. No wetlands are located on these sites and no adverse effects on wetland resources would be anticipated with the installation of the Project facilities on these sites. The alignment routes would not cross any drainages and would not require the filling of any wetland resources.

D) Would the project 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?

No Impact. The proposed Project includes the underground installation of a 6 to 8 inch pipeline and installation of small energy generation equipment on industrial sites that have been extensively developed. The proposed Project would not affect the movement of native resident or migratory fish or wildlife species, or the establishment of native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites at any of the Project sites.

E) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed Project is not anticipated to cause significant adverse biological resource impacts and would, therefore, not conflict with any local policies or ordinances protecting biological resources at any of the Project sites.

F) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The proposed Project is not located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other habitat conservation plan area. Therefore, the Project would not conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan at any of the Project sites.

V. Cultural Resources

The Salinas Valley area contains cultural resources ranging from early Native American settlements along the Salinas River and its tributaries to historic missions, ranches and farms dating to as early as the late 18th and early 19th centuries.

A) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. The proposed Project would include the construction of facilities within sites that contain modern structures. No historic resources are located within the areas proposed for the landfill gas compressor, power plant or substation and no historic resources are located along the pipeline alignment. Therefore, the proposed Project would have no effect on historical resources at any of the Project sites.

B) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact with Mitigation Incorporated. The areas proposed for the landfill gas compressor, power plant and substation have been disturbed by development and there is no evidence of archaeological resources on these sites. The proposed Project facility location at the Johnson Canyon Landfill site has been extensively disturbed by site grading activities and construction of the landfill gas collection system and flare. The proposed site is completely devoid of vegetation. In addition, the cultural resources survey conducted for the Regional Solid Waste Facilities EIR (RBF Consulting, March 2002) concluded that no recorded archaeological resources were present within a ½ mile radius of the Johnson Canyon Landfill. The proposed power plant location at the Winery site is



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partially denuded with the remaining areas containing ruderal and ornamental vegetation. No evidence of archaeological resources was observed during a site reconnaissance. The City of Gonzales Corporation Yard includes metal-sided buildings and both paved and gravel-covered surfaces. Due to the extensive site disturbance that occurred with development of the Corporation Yard and a lack of observed archaeological resources during a site reconnaissance, no archaeological resources are assumed to be present on this site.

The alignment of the 6 to 8-inch gas pipeline traverses through agricultural fields and along dirt roads. Due to the extensive soil disturbance associated with the agricultural operations along the majority of the alignment, there is little potential that archaeological resources would be affected by the pipeline alignment. However, there is the potential that previously undiscovered subsurface archaeological resources could be discovered during trenching operations associated with the pipeline installation. The following mitigation measure is included to ensure this impact remains at a less than significant level.

Mitigation Measure 2

If unidentified archeological resources are disturbed during construction or grading activities, all work in the vicinity of the find shall be halted until such time as the find is evaluated by a qualified archeologist and appropriate mitigation (if necessary) is implemented in accordance with CEQA Guidelines Section 15064.5.

C) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. No paleontological resources or unique geologic features were observed at the proposed Project facility locations or along the alternative pipeline alignments during reconnaissance-level surveys. The areas of the proposed Project are generally flat with little variation in the geologic character of the valley floor. In addition, surface soils have been disturbed both along the pipeline route through ongoing agricultural operations and at the facility locations through development. No record of paleontological resources in the region was identified in the cultural resources survey conducted for the Regional Solid Waste Facilities EIR (RBF Consulting, March 2002). Therefore, the proposed Project would not be expected to adversely affect paleontological resources or unique geologic features at any of the Project sites.

D) Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact. Based on the developed character of the proposed Project facility locations and the ongoing agricultural operations along the pipeline alignments, human remains are not anticipated to be disturbed with project implementation at any of the Project sites.

VI. Geology and Soils

A) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Would the project 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? Refer to Division of Mines and Geology Special Publication 42.

No Impact. The Project sites are not located within an Alquist-Priolo Earthquake Fault Zone.

ii) Strong seismic ground shaking?

Less Than Significant Impact. The Project sites are located within an area susceptible to strong ground shaking associated with seismic events. This ground shaking could result in structural damage at the Project sites. The pipeline will be constructed in accordance with building code requirements including being laid 4 feet below the surface to minimize a potential release of methane gas depending on the strength of the ground shaking. The JCSL, City Corporation Yard and Winery sites currently have structures on them and the addition of the Project components are not anticipated to have an adverse effect on people or structures.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. The occurrence of liquefaction during a major earthquake could cause structural damage at the Project sites. However, because the project elements are to be located on flat terrain, and the Project elements would need to be constructed in compliance with the Uniform Building Code's seismic standards, no significant impacts would be anticipated.

iv) Landslides?

No Impact. All Project sites are flat and are not located in an area susceptible to landslide. Therefore, no impacts would be anticipated.

B) Would the project result in substantial soil erosion or the loss of topsoil?

No Impact. Because the all Project sites are flat and no gradation changes or soil removal are anticipated with laying the LFG pipeline, substantial soil erosion or loss of topsoil would not be anticipated.



C) Would the project 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?

Less Than Significant Impact. All Project site locations have structures on them and the addition of Project components will be constructed in compliance with the Uniform Building Code's seismic standards. The pipeline will also be constructed in compliance with guidelines. Therefore no significant impacts would be anticipated.

D) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. All Project site locations have structures on them and the addition of Project components will be constructed in compliance with the Uniform Building Code's seismic standards. The pipeline will also be constructed in compliance with guidelines. Therefore no significant impacts would be anticipated.

E) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The Project elements do not require the use of septic tanks or alternative waste water disposal. Therefore, no impacts on Project site soils related to the use of septic tanks would be anticipated.

VII. Hazards and Hazardous Materials

A) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. Implementation of the proposed Project would not create a significant hazard to the public or the environment at any of the proposed Project sites

B) Would the project 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?

No Impact. Implementation of a proposed Project would not result in creating a significant hazard to the public or the environment at any of the proposed Project sites.

C) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. The closest school to the Project sites is La Gloria Elementary School which is approximately 0.5 miles away from the Corporation Yard. The proposed Project would have no effect on this school.

D) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The proposed Project would not be located on a site identified on a list of hazardous material sites. A review of the CAL-SITES database (Superfund sites which contain both known and potential hazardous substances) and Federal CERCLIS database also did not identify any hazardous waste sites in the proximity of any potential Project site.

E) Would the project (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) result in a safety hazard for people residing or working in the project area?

No Impact. The Project locations are not located within an airport land use plan area or within two miles of a public airport or public use airport. Therefore, no hazards associated with airport operations would be anticipated with implementation of the proposed Project.

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?

No Impact. The JCSL is in the vicinity of a private airstrip but would not result in a safety hazard for people residing or working in the area since the Project will only be modifying the use of landfill gas and not introducing a hazard to the facility and surrounding area. All other Project sites are not located in the vicinity of a private airstrip.

G) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The proposed Project would add components to already developed sites. The only exception is that the LFG pipeline would be placed underground along prime farmland, but this Project element would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan at any of the proposed Project sites.



H) Would the project 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?

Less Than Significant Impact. Based on the Project locations, significant risk of wildfires it is not anticipated. At the Winery location, the site identified for the power plant is partially cleared. There is currently a waste water generator at the Winery power plant site and because of its presence and the proximity to the Gonzales Volunteer Fire Department the threat of a wildland fire is less than significant. The City Corporation Yard and JCSL sites are not in areas at risk for wildfires.

VIII. Hydrology and Water Quality

A) Would the project violate any water quality standards or waste discharge requirements?

No Impact. The Project is not anticipated to use water except as a coolant in a closed system for the power plant. If cogeneration is pursued, the heated water would be transported to the Winery and/or the Gonzales Community Pool through pipes and be disposed of in accordance with the receiving facilities procedures. The hot water will transmit heat through the pipes and not be mixed with other substances either through the power plant or during cogeneration. Therefore, water quality standards and waste discharge requirements would not be violated regardless of the Project element locations.

B) Would the project 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)?

No Impact. The proposed Project would not include installation of a well or other device that would substantially deplete groundwater supplies or interfere with groundwater recharge at any of the proposed Project sites.

C) Would the project 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?

Less Than Significant Impact. The Project sites are flat and in some cases, developed and paved. Future construction at the Project sites would not significantly alter the existing drainage pattern of the site or result in substantial erosion or siltation on- or off-site.

D) Would the project 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?

Less Than Significant Impact. No change in run-off or impervious surfaces at the Project sites would be anticipated with project implementation because the sites are either paved and/or flat. Therefore, the proposed Project would have no effect on the quantity of runoff generated from the sites.

E) Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact. Operations at the proposed Project sites would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage or provide substantial additional sources of polluted runoff.

F) Would the project otherwise substantially degrade water quality?

No Impact. Operations at the proposed Project sites would not have water discharge and therefore would not degrade water quality.

G) Would the project 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?

No Impact. Housing is not an element of the proposed Project.

H) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Less Than Significant Impact. The JCSL Project site is located within a 100-year flood boundary designated by the Federal Emergency Management Agency (FEMA) as Zone A. Zone A is identified as an area, "of 100-year flood; base flood elevations and flood hazard factors not determined."

The Winery and City Corporation Yard sites are located in a FEMA Zone B which is for, "areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood."

As a result of the proposed Project locations and their surroundings, the Project would have a less than significant impact on impeding or redirecting flows because the sites are either already developed or have structures in the vicinity of proposed Project elements.



I) Would the project 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?

No Impact. The Project sites are not located in close proximity to a levee or dam and would not expose people or structures to a significant risk of loss, injury or death involving flooding.

J) Would the project experience inundation by seiche, tsunami, or mudflow?

No Impact. The Project sites are not located in an area that would be inundated by a seiche, tsunami or mudflow. Therefore, no significant flood hazard or mudflow impacts would be anticipated.

IX. Land Use and Planning

A) Would the project physically divide an established community?

No Impact. No physical impacts to an established community would occur as a result of the proposed Project since the proposed site land uses are consistent with the current land use designations. The proposed pipeline would not divide an established community since it will be underground once off of Authority property and will not impact agricultural operations.

B) Would the project 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?

Less Than Significant Impact. The Project locations are in industrial and public facility zoned land. Adjacent to the Winery and Corporation Yard is a slough which currently has utility lines and access roads. Pipelines and power lines which may connect Project elements between the Winery and Corporation Yard will follow existing infrastructure to minimize potential impacts to the slough.

C) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

Less Than Significant Impact. There is a slough adjacent to the Winery and Corporation Yard properties which have roads going through it and utility lines. If Option 1 is selected, once the second power plant module is installed, a power line will be installed following existing roads to connect the power plant with the substation and minimize potential impacts to the slough. As with the power line route, if Option 2 is selected, the pipeline going to the Corporation Yard would follow the path Winery's existing road through the slough. By following existing infrastructure, impacts to the slough will be minimized to less than significant.

X. Mineral Resources

A) Would the project 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?

No Impact. The Project sites are not known to overlie commercially developable mineral resources. Therefore, the Project would have no impact on mineral resources.

B) Would the project 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?

No Impact. The Project sites are not known to overlie any designated mineral resource.

XI. Noise

Noise Terminology

Throughout this section various descriptors of noise levels are used. A summary description of each of the descriptors being used for evaluating existing and future noise levels is provided below.

L_{dn} /CNEL

L_{dn} /CNEL (Community Noise Equivalent Level) are composite 24-hour average noise level descriptors. These descriptors apply a +10 dB penalty to noise levels which occur during the nighttime period (10pm to 7am) while the CNEL descriptor also applies a +4.77 dB penalty to noise levels which occur during the evening period (7pm to 10pm). These descriptors are typically considered to provide good correlation for annoyance due to transportation related noise sources (i.e. roadway traffic, aircraft operations, and to a lesser extent railroad operations). The L_{dn} descriptor is the foundation for evaluating noise impacts in the City of Gonzalez General Plan Noise Elements.

L_{eq}

L_{eq} is also an average noise level. The L_{eq} , or average sound level, can be calculated for any time period. Unlike the L_{dn} , it does not apply a penalty to noise events during the nighttime period.

Noise Standards

The City of Gonzalez General Plan establishes noise levels for land use compatibility based upon the State of California Department of Health Services. The City of Gonzalez establishes a "normally acceptable" noise level standard of 60 dB L_{dn} /CNEL for land uses such as residential, schools, libraries, churches, hospitals and nursing homes. A "conditionally acceptable" noise level standard of 70 dB L_{dn} /CNEL is established for



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residential uses, and up to 75 dB L_{dn} /CNEL for schools, libraries, churches, and hospitals, provided mitigation is incorporated in the project design. The City of Gonzalez also establishes a maximum interior noise level criterion of 50 dB L_{max} in bedrooms for sources such as truck passbys (RBF Consulting, September 2002).

A) Would the project result in 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?

The construction (short-term) and operational (long-term) phases of the proposed Project would generate noise that could potentially affect nearby noise-sensitive land uses, depending upon the option selected. The short-term and long-term noise impacts associated with the proposed Project options are discussed separately below.

i) Short-Term Noise Impacts

Less Than Significant Impact. Noise-related impacts associated with the individual Project options are discussed separately below.

Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading and excavation, erection). Noise generated by construction equipment can reach high levels. The EPA has found that the average noise levels associated with the construction activities typically range from approximately 76 dBA to 84 dBA L_{eq} at 50 feet, depending on the operational characteristics of the equipment being used (U.S. EPA 1971). Given the location of residences directly adjacent to the Corporation Yard, high noise levels could be experienced by residences with construction of the substation with all three options and with installation of the power plant modules with Option 2. However, due to the relatively small size of the proposed substation building and the modular nature of the power plant engines, construction activities at the Corporation Yard would be limited to a one to two month period. Although intermittent high construction noise levels could be considered a nuisance for residents, significant construction noise impacts would not be anticipated. Adverse construction noise impacts associated with installation of the power plant modules with Options 1 and 3 would not be anticipated due to the distance of the power plants from sensitive receptors and the limited site preparation necessary to accommodate the modular power plant engines. Similarly, noise generated by trenching and pipeline installation activities would be negligible for residents along the alternative pipeline routes due to the limited excavation necessary to accommodate burial of a 6 to 8 inch pipe.

ii) Long-Term Noise Impacts –

Less Than Significant Impact with Mitigation Incorporated. Noise-related impacts associated with the individual Project options are discussed separately below.

a) Option 1 - Power Plant at Winery

Based on noise measurement calculations provided by the manufacture of the internal combustion power plant modules, the noise level of a single module is 73 dBA at a distance of 23 feet. Predicted noise levels at nearby residential dwellings attributable to the proposed project were calculated assuming a maximum hourly average noise level of 79 dBA L_{eq} , to account for the multiple power plant modules, and assuming an average attenuation rate of 6 dB per doubling of distance from the source. Taking into account a minimum 8 dB reduction in noise levels due to shielding by intervening buildings, predicted noise levels at nearby residential dwellings located along Centennial Drive, South Belden and C streets, approximately 800 feet from the location of the power plant modules at the Winery, would be approximately 41 dBA L_{eq} . Averaged over a 24 hour period and taking into account the greater sensitivity to noise during nighttime hours, the predicted average daily noise levels for residences along Centennial Drive, South Belden and C streets would be 47 dBA $L_{dn}/CNEL$. For the farm home located approximately 900 feet directly southwest of the site that is not shielded by any intervening buildings, the predicted noise level would be 49 dBA L_{eq} . Averaged over a 24-hour period and taking into account the greater sensitivity to noise during nighttime hours, the predicted average daily noise levels for this residence would be 55 dBA $L_{dn}/CNEL$. These 24-hour noise levels are below the City's 60 dBA standard.

If microturbines are implemented in place of the internal combustion modules, the predicted average daily noise levels would be reduced by approximately 5 decibels.

The substation at the City's Corporation Yard would also generate noise. Noise measurements conducted for a similar substation, although larger than proposed for this project (30 mVA vs. 20 mVA), were used to estimate the substation's worst-case noise levels (California Public Utilities Commission, 1997). Based on these noise measurements, the proposed substation could generate noise levels of 46 dBA at a distance of 64 feet. Averaged over a 24-hour period and taking into account the greater sensitivity to noise during nighttime hours, the predicted average daily noise levels for the adjacent residences would be 52 dBA $L_{dn}/CNEL$. These average 24-hour noise levels are below the City's 60 dBA standard.

b) Option 2 - Power Plant at Corporation Yard

Predicted noise levels at nearby residential dwellings attributable to the proposed project were calculated assuming a maximum hourly average noise level of 79 dBA L_{eq} , to account for the multiple internal combustion power plant modules, and assuming an average attenuation rate of 6 dB per doubling of distance from the source. Based on the configuration of the Corporation Yard, no reduction in noise levels due to building shielding was assumed in the noise calculations. Also, because a specific location on the site for the power plant modules has not yet been identified, a worst-case location within 100 feet of the residences was assumed. In addition, the noise generated from the proposed substation was included in the noise level calculation, although its contribution to the total noise level is negligible. Based on these assumptions, predicted noise levels at nearby residential



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dwellings located along C Street directly adjacent to the Corporation Yard would be approximately 65 dBA L_{eq} . Averaged over a 24-hour period and taking into account the greater sensitivity to noise during nighttime hours, the predicted average daily noise levels for these residences with use of internal combustion power plant modules would be 71 dBA L_{dn} . With the use of microturbines in place of internal combustion engines, the noise levels would be 65 dBA L_{dn} . These average 24-hour noise levels are above the City's 60 dBA standard for residences. The following mitigation measure has been developed to ensure noise levels associated with the power plant facilities do not exceed the City's noise level standards.

Mitigation Measure 3

If internal combustion power plant modules are installed at the City's Corporation Yard, they shall be located at least 375 feet from the property boundary of the adjacent residential lots in order to ensure that noise levels are reduced to below the City's 60 dBA threshold. If microturbines are installed in place of internal combustion engines, they shall be located at least 200 feet from the property boundary of the adjacent residential lots. If a location of sufficient distance from the residences is not available on the City's Corporation Yard for either the internal combustion engines or the microturbines, an 8 foot sound wall shall be installed between the power plant modules and the residences.

c) Option 3 - Power Plant at Landfill

Operation of the power plant modules at the Johnson Canyon Landfill would have negligible effects on adjacent land uses. The closest residence is located approximately 2,400 feet northeast of the landfill boundary. Noise generated from the power plant operations at this residence would be substantially below the ambient noise levels in the area and would be difficult to detect even during nighttime periods. Therefore, the installation of the power plant modules at the landfill would not be anticipated to expose people to noise levels in excess of the City's standards. In addition, as described above, the operation of the substation at the City's Corporation Yard would not generate noise levels at adjacent residences in excess of the City's noise standards.

B) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities can result in varying degrees of ground vibration, depending on the equipment used and activities being performed. The ground vibration levels associated with typical construction equipment are depicted in Table 3. Ground vibration generated by construction equipment spreads through the ground and diminishes in strength with distance. The effects of ground vibration can vary from no perceptible effects at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and slight damage to nearby structures at the highest levels. At the highest levels of vibration, damage to structures is primarily architectural (e.g., loosening and cracking of plaster or stucco coatings) and rarely result in structural damage. For most

structures, a peak particle velocity (ppv) threshold of 0.5 inches per second is sufficient to avoid structural damage, with the exception of fragile historic structures or ruins. At the request of the U.S. Environmental Protection Agency, the Committee of Hearing, Bio-Acoustics, and Bio-Mechanics (CHABA) has developed guidelines for safe vibration limits for ruins and ancient and/or historic buildings. For fragile structures, the CHABA recommends a maximum limit of 0.25 inches per second ppv (FTA 1995). For the protection of fragile, historic, and residential structures, the California Department of Transportation recommends a more conservative threshold of 0.2 inches per second ppv (Caltrans 1998).

Equipment	Peak Particle Velocity at 25 feet (in/sec)
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: U.S. Department of Transportation 1995

Construction activity would not involve the use of explosives, pile driving, or other intensive construction techniques that could generate substantial ground vibration or noise. Ground vibration levels typically associated with off-highway construction equipment (as noted in Table 3) generally result in vibration levels of less than 0.09 inches per second ppv at 25 feet. Predicted vibration levels at the nearest structures would not be anticipated to exceed the most conservative threshold of 0.2 inches per second ppv. Likewise, the operational activities associated with the proposed Project would not involve the use of any stationary equipment or processes that would result in potentially significant levels of ground vibration. Operation of the power plant modules and substation would be anticipated to generate vibration levels of substantially less than 0.09 inches per second ppv at 25 feet. As a result, short-term and long-term increases in vibration levels associated with the proposed Project would be considered less than significant.

C) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. Implementation of the proposed Project at any of the potential sites would not result in a substantial permanent increase in ambient noise levels with implementation of the mitigation measure identified for Impact XI,A above.



D) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. As previously discussed above in Impact XI,A, construction activities associated with the Project could temporarily increase noise levels in the area. However, these increased noise levels would be transient and would not be considered a significant adverse impact.

Operation of the proposed Project facilities would occur 24 hours per day, with the exception of scheduled and forced outages. Noise levels generated from equipment operations would, therefore, be consistent throughout the daytime and nighttime hours and would not result in substantial temporary or periodic increases in ambient noise levels in the Project vicinity.

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?

Less Than Significant Impact. The nearest airport is the Salinas Municipal Airport, which is located approximately 15 miles northwest of the project area. The proposed Project sites are not located within the predicted noise contour zones or planning area of the Salinas Municipal Airport (Monterey County ERP/GIS 2003). The Project sites would not be subject to high levels of aircraft noise and would, therefore, not result in a safety hazard for people working in the area. Additionally, the proposed Project would not affect airport operations, and thus, would not result in an increase in aircraft noise levels.

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?

No Impact. There is a private airstrip located within a two-mile radius of the Landfill. Since the Project does not affect the operations of the landfill and employee work, there is no impact resulting from this Project and its vicinity to a private airstrip. The Corporation Yard and Winery are not in the vicinity of a private airstrip.

XII. Population and Housing

A) Would the project 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)?

No Impact. The Project would not induce substantial population growth either directly or indirectly because the proposed Project elements would be located on existing landfill property, public facility zoned property and industrial zoned property.

B) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project is proposed to be constructed on existing industrial properties. No housing would be displaced with Project implementation.

C) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The Project is proposed to be constructed on existing industrial properties. No people would be displaced with Project implementation.

XIII. Public Services

A) Would the project result in 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:

i) Fire protection?

Less Than Significant Impact. The development of proposed Project may result in generating a minor increase in the annual calls for service from the Gonzales Volunteer Fire Department (GVFD). The GVFD operates at the Center Station, which is located on Fourth Street, approximately four miles from JCSL and approximately one mile west of the City Corporation Yard and Winery. However, the increase in calls would not substantially decrease the Department's response times, and would not result in the need for additional fire staff, equipment, or facilities.

The GVFD responds to fire emergencies with on-call volunteer firefighters, two fire engines, a water tender, a patrol truck, and a 75-foot ladder truck. The response time goal is under ten minutes. The JCSL has fire suppression equipment, water, and soil for use in case of a fire emergency. Soil and a water tank are available for distinguishing fires on the landfill.



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The entrance site, office buildings, and landfill equipment are also equipped with fire extinguishers for minor fires and safety.

ii) Police protection?

No Impact. The potential increase in police calls would not substantially decrease the Department's response times, nor would it increase the need for additional police staff, equipment or facilities. Police would only be needed if there was an accident with operation. This is not anticipated and if it did occur, it would be a one time event.

iii) Schools?

No Impact. The Project would have no effect on school services because there are no schools located within close proximity to the Project sites.

iv) Parks?

No Impact. The Project would have no effect on parks because the Project will not affect demand.

v) Other public facilities?

No Impact. The Project would have no impact on other public facilities because there are no other public facilities within close proximity to the Project sites.

XIV. Recreation

A) Would the project 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?

No Impact. The Project would have no effect on parks and recreational facilities because the Project elements will not be staffed.

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?

No Impact. The Project does not include recreational facilities and would not require the construction or expansion of recreational facilities.

XV. Transportation/Traffic

A) Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Less Than Significant Impact. During the construction of the LFG pipeline and installation of the substation and power plants there will be a temporary minor increase of traffic on roadways. However, the temporary traffic increase will be limited to the construction and installation phases and will not result in congesting roadways.

B) Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact. As mentioned above, the impact associated with construction and installation of Project elements will be short-term and not create an increased traffic flow or congestion. Therefore, the level of service standard is not anticipated to change as a result of the Project.

C) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. There is no air traffic associated with the proposed Project.

D) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The LFG pipeline will be laid below the ground surface at a level which would not prevent farming operations to be conducted. Other aspects of the Project will not increase hazards due to design features or incompatible uses.

E) Would the project result in inadequate emergency access?

No Impact. The Project would not result in inadequate emergency access at any Project site since the current access routes will remain.

F) Would the project result in inadequate parking capacity?

No Impact. The Project will not affect parking capacity.



G) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. The proposed Project would not conflict with adopted policies, plans, or programs supporting alternative transportation.

XVI. Utilities and Service Systems

A) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

No Impact. The proposed Project would not increase wastewater generated from the sites.

B) Would the project 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?

No Impact. The proposed Project would not create an additional demand for water.

C) Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. The proposed Project would not require or result in the construction of new storm water drainage facilities or result in the expansion of storm water drainage facilities.

D) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

No Impact. The proposed Project does not require water supplies.

E) Would the project 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?

No Impact. The proposed Project would not increase current generation of wastewater.

F) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

No Impact. The Project would not generate additional waste.

G) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. The Project would be required to comply with all federal, state, and local statutes and regulations related to solid waste. No significant impacts would be anticipated.

XVII. Mandatory Findings of Significance

A) Does the project 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?

Based on the preceding environmental analysis in this Initial Study, the activities associated with the proposed Project would not 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 of 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.

B) Does the project 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)?

Based on the preceding environmental analysis in this Initial Study, the Project would not have impacts that are individually limited, but cumulatively considerable.

C) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Based on the preceding environmental analysis in this Initial Study, the activities associated with the proposed Project would not have environmental impacts that would cause substantial adverse effects on human beings, either directly or indirectly.



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