

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> October 31, 2012 Time: 9:00 A.M	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Consider a Use Permit for a temporary equipment/materials yard, portable job trailer and temporary concrete batch plant in support of the Caltrans Prunedale Improvement Project. The property is located at 223 A Harrison Road, Salinas (Assessor's Parcel Numbers 113-091-013-000, 113-091-014-000, 113-091-015-000), east of State Highway 101, Greater Salinas Area Plan.	
<b>Project Location:</b> 223 A Harrison Road, Salinas, CA	<b>APN:</b> 113-091-013, 014, 015-000
<b>Planning File Number:</b> PLN120334	<b>Owner:</b> Hildebrand Trucking <b>Applicant:</b> Granite Construction <b>Agent:</b> Jordan Main
<b>Planning Area:</b> Greater Salinas	<b>Flagged and staked:</b> No
<b>Zoning:</b> LC-Light Commercial	
<b>CEQA Action:</b> Negative Declaration	
<b>Department:</b> RMA - Planning Department	

**RECOMMENDATION:**

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

- 1) Adopt a Negative Declaration; and
- 2) Approve the Use Permit for a temporary equipment/materials yard, portable job trailer and temporary concrete batch plant in support of the Caltrans Prunedale Improvement Project based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**PROJECT OVERVIEW:**

The applicant (Granite Construction) requests approval to operate an equipment and materials storage yard and batch plant on property previously used for agricultural production. The site is designated for light commercial uses, which would not normally allow an equipment and materials storage yard or batch plant; however the request is in association with the Prunedale Improvement Project (Highway 101 Improvements) currently underway. The Zoning Ordinance allows Public and Quasi Public uses with a Use Permit in the Light Commercial Zoning District. This storage yard and batch plant is associated with improvements being made to Highway 101 which is a public project being undertaken by Caltrans. This temporary storage yard and batch plant is being considered a public quasi public use. This justification only exists while the Highway project is being actively constructed, after that the equipment and materials storage yard and batch plant would need to be removed. Staff recommends that the Planning Commission approve the Use Permit on a temporary basis to correspond to the work being done on Highway 101 and that the site is returned to a state which would once again support agricultural production upon cessation of the use.

For a more complete discussion on this please refer to **Exhibit B**.

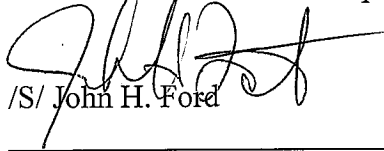
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- North County Fire Protection District
- RMA - Building Department

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was not referred to any advisory committee, because the Greater Salinas LUAC is currently not meeting.

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



/S/ John H. Ford

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John H. Ford, Senior Planner  
(831) 755-5158, [fordjh@co.monterey.ca.us](mailto:fordjh@co.monterey.ca.us)  
October 17, 2012

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; John Ford, Project Planner; Hildebrand Trucking, Owner; Jordan Main, Agent; The Open Monterey Project; LandWatch; Planning File PLN120334

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:

- Conditions of Approval
- Site Plan,

Exhibit D Vicinity Map  
Exhibit E Negative Declaration

This report was reviewed by Wanda Hickman, Planning Services Manager.

# EXHIBIT A

## Project Information for PLN120334

### Project Information:

<b>Project Name:</b> GRANITE CONSTRUCTION	
<b>Location:</b> 223 A HARRISON RD SALINAS	
<b>Permit Type:</b> Use Permit	
<b>Environmental Status:</b> Negative Declaration	<b>Final Action Deadline (884):</b> 2/6/2013
<b>Existing Structures (sf):</b> 0	<b>Coverage Allowed:</b> 50%
<b>Proposed Structures (sf):</b> 400	<b>Coverage Proposed:</b> 0
<b>Total Sq. Ft.:</b> 400	<b>Height Allowed:</b> 35'
<b>Tree Removal:</b> 0	<b>Height Proposed:</b> 65'
<b>Water Source:</b> AG WELL	<b>FAR Allowed:</b> N/A
<b>Water Purveyor:</b>	<b>FAR Proposed:</b> 0
<b>Sewage Disposal (method):</b> N/A	<b>Lot Size:</b> 13.66
<b>Sewer District:</b>	<b>Grading (cubic yds.):</b> 0

### Parcel Information:

<b>Primary APN:</b> 113-091-013-000	<b>Seismic Hazard Zone:</b> I
<b>Applicable Plan:</b> Greater Salinas	<b>Erosion Hazard Zone:</b> LOW
<b>Advisory Committee:</b> N/A	<b>Fire Hazard Zone:</b> LOW
<b>Zoning:</b> Light Commercial	<b>Flood Hazard Zone:</b> N/A
<b>Land Use Designation:</b> Commercial	<b>Archaeological Sensitivity:</b> Low
<b>Coastal Zone:</b> NO	<b>Viewshed:</b> NO
<b>Fire District:</b> North County	<b>Special Setbacks on Parcel:</b> NO

### Reports on Project Parcel:

<b>Soils Report #:</b> N/A
<b>Biological Report #:</b> N/A
<b>Geologic Report #:</b> N/A
<b>Forest Management Rpt. #:</b> N/A
<b>Archaeological Report #:</b> N/A
<b>Traffic Report #:</b> N/A

## **EXHIBIT B DISCUSSION**

### **Project Description**

The applicant is Granite Construction Company who received the award to construct the Prundale Improvement Project (PIP), which is currently under construction on Highway 101 north of Salinas. This work began in 2011 and is due to be complete in 2015.

The subject site consists of three parcels totaling 13.66 acres and is located on the west side of Harrison Road, south of Martines Road and east of Highway 101. Prior to the establishment of the Granite materials and equipment storage yard on the property, it was in agricultural production. The General Plan designates this area for commercial use, and the zoning on the property is light commercial. There are existing residences located immediately north of the subject site and to the west between the site and Highway 101.

At some point after receiving the contract to construct the Highway 101 improvements, Granite established the equipment and materials storage yard on the site. This has been in operation for approximately one year without proper land use and zoning authorization, but also without complaints from neighbors. The applicant inquired about installing a batch plant on the subject site and was informed that it would be accomplished through a Use Permit, and that the existing operation would also need to be permitted.

The applicant requests approval for the existing construction materials and equipment storage yard that includes a job trailer and also to allow installation of a Concrete batch plant. The batch plant will consist of large tanks for the storage of cement, and materials included in concrete production. There will also be an aggregate radial stacker. The overall height of the batch plant will be 65 feet. There is currently a small temporary construction office trailer on the site which is included in this application.

The project is requested as a temporary use to be discontinued when work on the Prundale Improvement Project is completed.

### **Project Issues**

#### **Use of Property**

The 2010 General Plan designation for this site is commercial which is intended for light commercial development. This use type would include retail stores, restaurants and office uses. The Light Commercial zoning designation is consistent with the 2010 General Plan. The purpose of the light commercial zoning district is to provide retail, food service and office uses to serve the surrounding residential area. A material and equipment storage yard with a batch plant would not normally be an allowed use in this land use or zoning designation.

An appropriate land use and zoning designation for an equipment and materials storage yard would normally be light industrial. In looking at the land use map there are not properties designated for light industrial in close proximity to the Highway 101 improvement project. There is not a site which is more appropriate from a land use and zoning standpoint.

The Light Commercial Zone allows “*Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards*” The highway 101 improvements are clearly a public project. The activities in support of this request are part of the highway improvement project. The materials and equipment storage and batch plant are activities that associated with the project whether they occur on this site or elsewhere. The equipment and materials in the yard would be the same equipment and materials being used for the construction of the Highway 101 improvements. In this particular case the storage yard is not located in the right of way, but would be located close to the project work site. Placement of the storage yard and batch plant in close proximity to the project is beneficial in that the location reduces trip lengths between the yard/batch plant and the construction work.

It should be noted that corporation yards are not allowed in the Light Commercial Zone. The activities undertaken as part of this use would be very similar to a corporation yard but there is one significant difference. This use is part of the bigger construction project and is temporary and will be removed upon completion of the highway improvements. With this understanding the storage yard and batch plant can be defined as a public quasi public use and approved with a Use Permit. Upon completion of the construction work, the materials/equipment storage yard and the batch plant need to be removed because the justification as a public quasi public use will no longer exist.

The construction work on the Highway 101 improvements is scheduled to end in 2015. The operation of the material/equipment yard and batch plant should be conditioned to end corresponding to the end of the construction work. The work on the southern portion of the improvements will be completed sooner than the northern area. Upon completion of the construction work the site needs to be restored to its pre-existing condition. This would involve removal of all gravel and material brought onto the site, removal of all fencing and restoration of the soil to support agricultural production. The project should not provide concrete batching for jobs other than the Highway 101 improvement project.

The Batch plant will be operated during two limited periods. Phase 1 will involve the paving of southbound Highway 101 beginning in November of 2012 and extending until January 2013. The batch plant will then be inoperative until phase 2 begins. Phase 2 is paving southbound Highway 101. This will occur at the end of 2012 beginning of 2014. The project should be conditioned to allow the batch plant to operate only in association with the paving being undertaken. The applicant has stated that the batch plant will not be needed after 2014. The batch plant should be conditioned to be removed by the end of 2014, unless an extension is issued for this Use Permit.

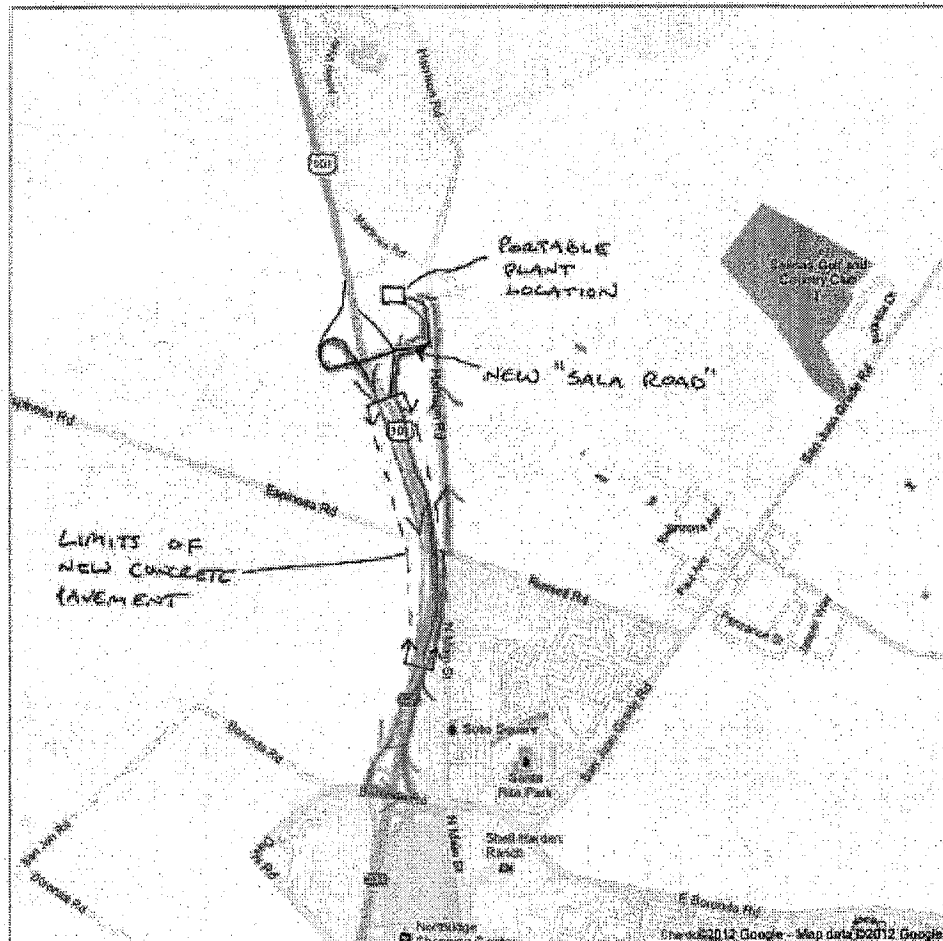
### **Impacts to Surrounding Residents**

It is expected that there will be night time operation of the batch plant. The batching of concrete in the evening will be in association with the paving occurring on Highway 101 which is in close proximity to the subject site. Normally nighttime operations in close proximity to a residential area would not be an acceptable use, but in this particular case the impact of the nighttime activity will occur whether this is the location of the batch plant or not. But the operation of the batch plant should not create impacts which can be controlled such as light spillover onto adjacent residential properties and excessive noise. Conditions have been added to require that lighting be shielded to prevent spillover onto adjacent residential property, and that the use of

any generator on site does not produce noise in excess of 70 Db (Ldn) at the boundary of residential properties during night time hours.

### Impacts to County Roads

Public Works has expressed concern with the impacts that concrete mixers would have on the recently repaved Harrison Road. Harrison Road has been repaved as part of the Highway 101 improvements and the County has not yet accepted the road improvements so there is the ability to require repairs in the event of damage to the road way. It is important to understand what roads may be impacted by the trucks going back and forth as concrete is being poured. The applicant has submitted a plan showing their truck routes as follows:



#### Phase 1 – Northbound 101

Loaded trucks will exit the plant site, turn right on Harrison Road, turn right on Sala Road and access the work area without exposure to freeway traffic. Upon unloading, empty trucks will utilize the same route back to the batch plant.

#### Phase 2 – Southbound 101

Loaded trucks will exit the plant site, turn right on Harrison Road, turn right on Sala Road and cross over the interchange and access work area. After unloading, empty trucks will travel to Boronda exit to turn around. They will exit on Russell Road and take Harrison back to batch plant site.

Based upon this public works is satisfied that County Roads will not be adversely impacted. A condition is included to require conformance to this routing plan.

### **Environmental Review**

An Initial Study was prepared for this project and found that there would not be any significant adverse environmental impacts associated with the temporary use. The Initial Study relied on the project EIR for the larger more general impacts associated with the highway project and found that while this temporary equipment and materials storage yard with a batch plant was not specifically addressed in the project EIR it did not introduce new impacts not already identified in the project EIR. A Negative Declaration was prepared.

The Negative Declaration was circulated for public review through the State Clearinghouse from 9/28/2012-10/29/2012. This was circulated to the State because there will be other local and State agencies issuing permits for this project including the Monterey Bay Air Quality Control District, California Air Resources Board, and the Central California Regional Water Quality Control Board. As of the writing of this staff report no public comments have been received.

### **Recommendation**

Staff recommends that the Planning Commission determine that this is a Public and Quasi Public Use at this location in association with the work for the Highway 101 improvements and take the following actions:

- 1) Adopt a Negative Declaration; and
- 2) Approve the Use Permit for a temporary equipment/materials yard, portable job trailer and temporary concrete batch plant in support of the Caltrans Prunedale Improvement Project based on the findings and evidence and subject to the conditions of approval.

# 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:

**HILDEBRAND TRUCKING (PLN120334)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Planning  
Commission:

- 1) Adopting a Negative Declaration; and
- 2) Approving the Use Permit for a temporary equipment/materials yard, portable job trailer and temporary concrete batch plant in support of the Caltrans Prunedale Improvement Project based on the findings and evidence and subject to the conditions of approval **(Exhibit C)**.

[PLN120334, Hildebrand Trucking, 223 A Harrison Road, Salinas, CA , Greater Salinas (APN: 113-091-013, 014, 015-000)]

**The Hildebrand application (PLN120334) came on for public hearing before the Monterey County Planning Commission on October 31, 2012. 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;
    - Greater Salinas;
    - Monterey County LC-Light Commercial 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 223 A Harrison Road, Salinas, CA (Assessor's Parcel Number 113-091-008, 009, 010-000), Greater Salinas. The parcel is zoned LC-Light Commercial, which includes a provision that "*Public and quasi-public uses including churches, parks, playgrounds, schools, public safety facilities, public utility facilities, but not including uses such as jails, detention facilities, rehabilitation centers, or corporation yards;*" can be permitted with a Use Permit in the LC Zoning District. The temporary equipment and materials storage



yard and batch plant are associated with the Highway 101 improvements which is a public project. The activities associated with the material and equipment storage yard and batch plant are in support of this public project making this use a public and quasi public use. Therefore, the project is an allowed temporary land use for this site, for as long as the equipment and materials storage yard and batch plant is in support of the Prunedale Improvement Project on nearby Highway 101. Upon completion of this work, the rationale for this finding will be eliminated.

- c) The subject site does not include any specialized zoning designation requiring additional levels of review for visual sensitivity or slope or other resource limitations.
- d) The project planner conducted a site inspection on September 13, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- e) There are not any trees, slopes, or other natural resources which exist on the site requiring additional levels of review.
- f) The 2010 Monterey County General Plan policy S-7.2 states that *Proposed development shall incorporate design elements necessary to minimize noise impacts on surrounding land uses and to reduce noise in indoor spaces to an acceptable level.* The project has been conditioned to limit night time noise associated with the use of generators.
- g) The project was not referred to the Greater Salinas Land Use Advisory Committee (LUAC) for review because this LUAC is not currently meeting.
- h) 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 PLN120334.

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: RMA - Planning Department, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) The site is level, does not support native vegetation and good access and is in close proximity to the freeway improvements, which localizes impacts associated with the Highway 101 improvements to the vicinity of the project. Placing the site a greater distance from the project site would disperse traffic on area roadways, consume greater quantities of fuel to move to and from the site, and disperse associated impacts across the region.
- c) Staff conducted a site inspection on September 13, 2012 to verify that the site is suitable for this use.
- d) 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

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 the RMA - Planning Department, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available. Water for the use will be provided by an existing on site well, and power to the batch plant will be from a generator that is part of the batch plant.
  - c) Staff conducted a site inspection on September 13, 2012 to verify that the site is suitable for this use.
  - d) 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 PLN120334.
4. **FINDING:** **NO VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to LC-Light Commercial uses, and other applicable provisions of the County's LC-Light Commercial ordinance. Violations exist on the property. The approval of this permit will correct the violations and bring the property into compliance.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is aware of violations existing on subject property.
  - b) Staff conducted a site inspection on September 13, 2012.
  - c) The existing use of the site for an equipment and materials storage yard was initiated without obtaining a Use Permit. Approval of this temporary Use Permit will address the existing Zoning Violation and ensure that the site is restored to it pre-existing condition.
  - 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 PLN120334.
5. **FINDING:** **CEQA** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.
- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require

environmental review if there is substantial evidence that the project may have a significant effect on the environment.

- b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN120334).
- c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
- d) The Draft Negative Declaration (“ND”) for PLN120334 was prepared in accordance with CEQA and circulated for public review from September 28, 2012 through October 29, 2012 (SCH#: 2012091067).
- e) Issues that were analyzed in the Negative Declaration include: aesthetics, agriculture and forest resources, air quality, hazards/hazardous materials, hydrology/water quality, and noise.
- f) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.  
For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- g) The County has considered the comments received during the public review period and they do not alter the conclusions in the Initial Study and Negative Declaration.
- h) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** a) Section 21.80 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

## DECISION

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

- 1) Adopt a Negative Declaration; and
- 2) Approve the Use Permit for a temporary equipment/materials yard, portable job trailer and temporary concrete batch plant in support of the Caltrans Prunedale Improvement Project based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**PASSED AND ADOPTED** this 31st day of October, 2012 upon motion of ~~XXXX~~, seconded by ~~XXXX~~, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Mike Novo, Secretary to 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 November 12, 2012.

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.

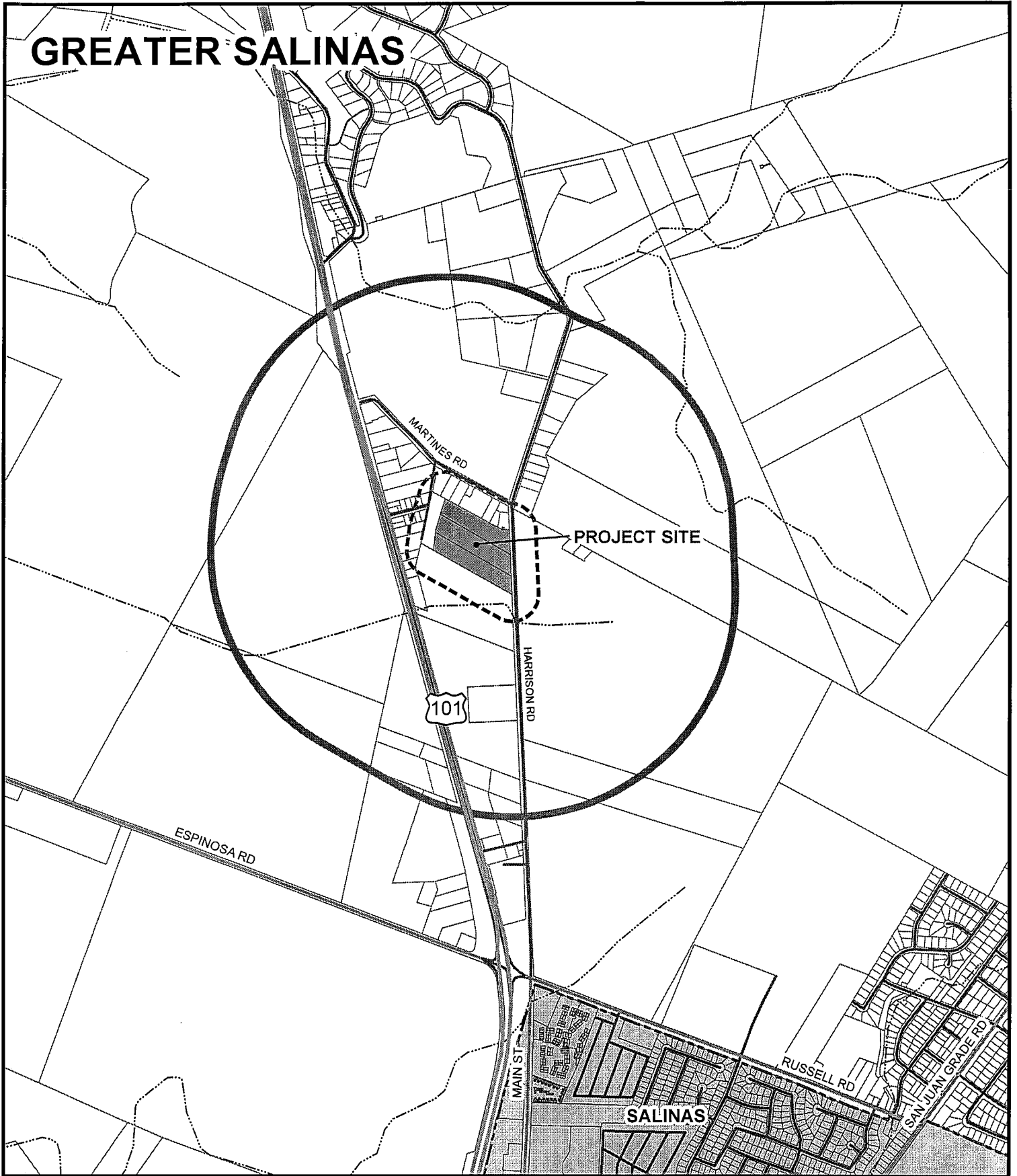
Additionally, the LC-Light Commercial Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, 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.

Form Rev. 05-09-2012

# GREATER SALINAS

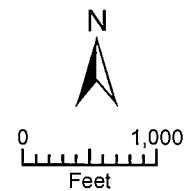


**APPLICANT: HILDEBRAND & SONS TRUCKING INC**

**APN: 113-091-013, 014, 015**

**FILE # PLN120312**

Water 2500' Limit 300' Limit City Limits



PLANNER: BRADLEY

# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120334

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Use Permit for temporary concrete batch plant including a temporary equipment/materials yard and portable job trailer in support of the Caltrans Prunedale Improvement project, 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)

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

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Use Permit (Resolution Number ) was approved by the Planning Commission for Assessor's Parcel Numbers 113-091-013-000, 113-091-01-0000, 113-091-015-000 on October 31, 2012. The permit was granted subject to 14 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.  
(RMA - Planning Department)

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

### 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.  
(RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

### 4. PD007- GRADING WINTER RESTRICTION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department.  
(RMA - Planning Department and Building Services Department)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

**5. PD010 - EROSION CONTROL PLAN**

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.  
(RMA - Planning Department and RMA - Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

**6. PW0001 - ENCROACHMENT (COM)**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Harrison Road. The design and construction is subject to the approval of the Public Works Director.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

**7. PW0044 - CONSTRUCTION AND ACCESS MANAGEMENT PLAN**

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction and Access Management Plan to the RMA-Planning Department and the Department of Public Works for review and approval. The plan shall identify access points for the project site. The plan shall also identify routes to be used during operation of the plant. The plan 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 plan shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading/Building Permit or commencement of operations, Owner/Applicant/ Contractor shall prepare a Construction and Access Management Plan and shall submit the plan 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.



**8. EHSP01 - PORTABLE TOILET(S) (NON-STANDARD)**

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Pursuant to Monterey County Code Chapter 15.20.050, an adequate number of portable toilets shall be provided and maintained so as not to create a public nuisance and shall be serviced and cleaned by a permitted liquid waste hauler. Portable units shall provide hand washing facility. A minimum of 1 portable toilet per 40 people shall be supplied.(Environmental Health)

**Compliance or Monitoring Action to be Performed:** Prior to operations, the applicant shall provide an adequate number of portable toilet(s) for this project.

**9. FIRE011 - ADDRESSES FOR BUILDINGS**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

**10. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** FIRESPO01 - PORTABLE FIRE EXTINGUISHERS (NON-STANDARD CONDITION) - Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, Applicant shall install the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.

## 11. NON-STANDARD CONDITION - ROAD ACCESS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** FIRESPO02 - ROAD ACCESS (NON-STANDARD CONDITIONS) - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Monterey County Regional Fire District)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

## 12. PDSP001 -- TEMPORARY USE

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The use of this site for an equipment and materials storage yard shall cease upon completion of the Highway 101 improvements (Prunedale Improvement Project) or January 1, 2015 whichever occurs first. The use of the yard shall only be for equipment and materials storage associated with the Highway 101 improvements. Within 30 days of completion of the Highway 101 improvements or not later than January 30, 2015 (whichever occurs first) all improvements (fencing, gravel, materials, equipment) shall be removed from the site, and the soil of the site shall be returned to a state where agricultural activities could resume (removal of all base rock and gravel, and breaking up of all compacted soil.)

**Compliance or Monitoring Action to be Performed:** By the dates specified, the applicant shall present photo documentation to the County of Monterey RMA - Planning Department that all restoration work has been completed.

## 13. PDSP002 -- BATCH PLANT OPERATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The use of the batch plant shall only be for batching concrete in the Highway 101 improvements. The batch plant shall be removed from the site within 30 days of the final concrete pour and in no circumstances shall the batch plant remain on site after January 1, 2015.

**Compliance or Monitoring Action to be Performed:** The applicant shall remove the batch plant within 30 days of the final concrete pour or by January 1, 2015 whichever occurs first.

#### 14. PDSP003 -- TRUCK ROUTING

**Responsible Department:** Public Works Department

**Condition/Mitigation Monitoring Measure:** Concrete mixers shall adhere to the following routing plan unless a modified route plan is approved by the Director of RMA - Public Works:

**Phase 1 – Northbound 101**

Loaded trucks will exit the plant site, turn right on Harrison Road, turn right on Sala Road and access the work area without exposure to freeway traffic. Upon unloading, empty trucks will utilize the same route back to the batch plant/

**Phase 2 – Southbound 101**

Loaded trucks will exit plant site, turn right on Harrison Road, turn right on Sala Road and cross over the interchange and access work area. After unloading, empty trucks will travel to Boronda exit to turn around. They will exit on Russell Road and take Harrison back to batch plant site.

**Compliance or Monitoring Action to be Performed:** The applicant shall adhere to the approved routing plan.

#### 15. PDSP -- 004 NIGHTTIME LIGHTING

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** Permanent light fixtures are not approved. Any lighting used in conjunction with the nighttime operation of the batch plant shall be located, directed and shielded to prevent light spill over onto adjacent residential property.

**Compliance or Monitoring Action to be Performed:** The applicant is responsible for insuring that the placement, location and shielding of the lighting does not illuminate any residential property.

#### 16. PDSP005 NOISE ABATEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall only use generators which are designed to minimize noise impacts. The operation of the generators shall not result in noise exceeding 70 Db (Ldn) at the boundary of residential properties during night time hours.

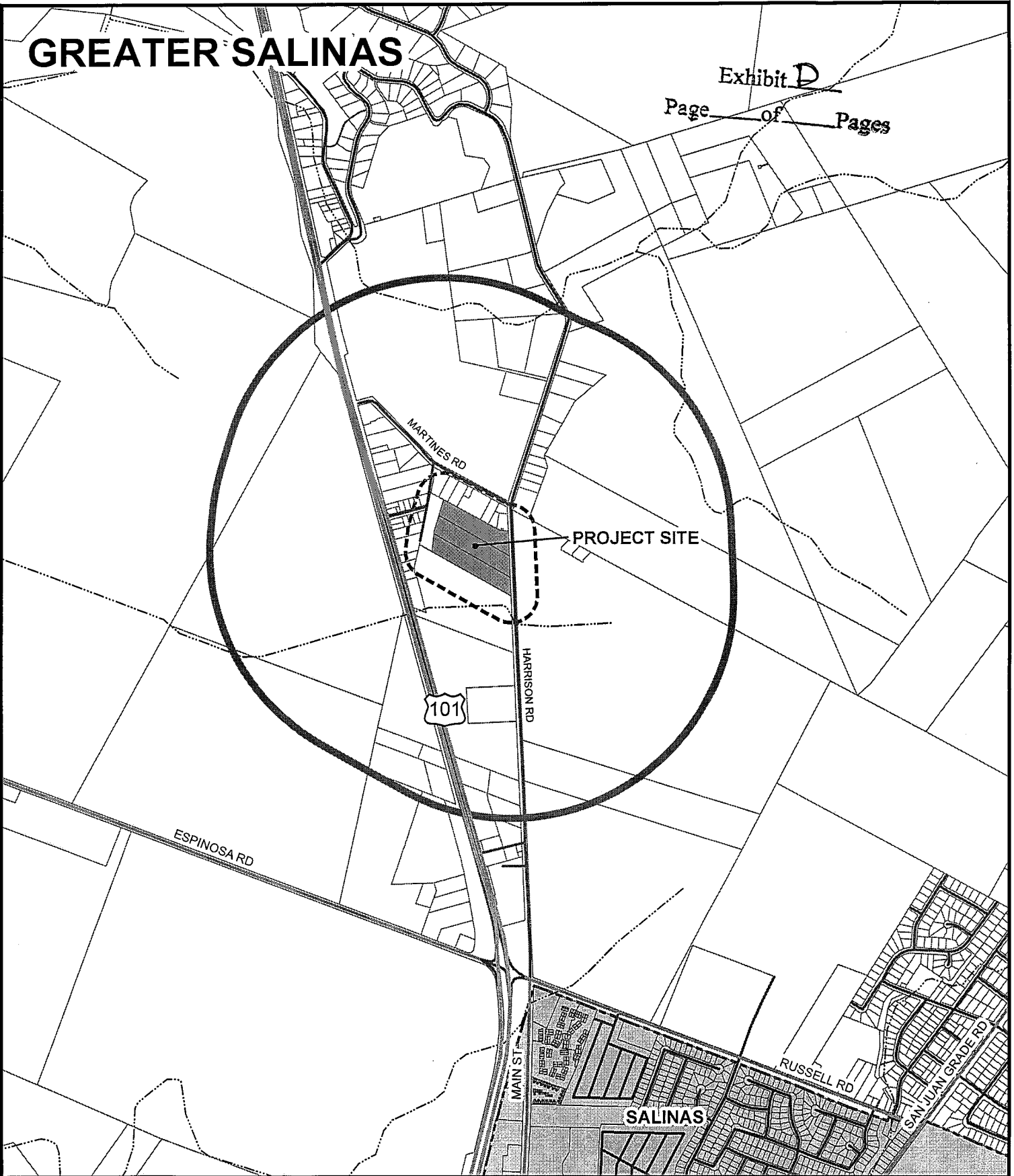
**Compliance or Monitoring Action to be Performed:** Prior to use of generators, the applicants shall submit generator noise specifications to the Monterey County Planning Department demonstrating that the generators utilize the best technology to minimize noise impacts. If there is question whether this condition is being complied with, the County, at the applicant's expense, shall hire a qualified consultant to prepare an analysis of the noise impacts associated with the use of the generators. If the project can not comply with this condition, municipal power shall be used rather than a generator.





# GREATER SALINAS

Exhibit D  
Page      of      Pages

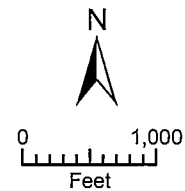


APPLICANT: HILDEBRAND & SONS TRUCKING INC

APN: 113-091-013, 014, 015

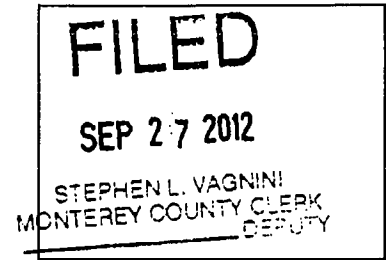
FILE # PLN120312

Water 2500' Limit 300' Limit City Limits



PLANNER: BRADLEY

County of Monterey  
 State of California  
**NEGATIVE DECLARATION**



<b>Project Title:</b>	Hildebrand
<b>File Number:</b>	PLN120334
<b>Owner:</b>	Hildebrand and Sons Trucking Inc.
<b>Project Location:</b>	223 A Harrison Road, Salinas CA 93901
<b>Primary APN:</b>	113-091-013, 014, 015 - 000
<b>Project Planner:</b>	John Ford
<b>Permit Type:</b>	Use Permit
<b>Project Description:</b>	Temporary equipment/materials yard, portable job trailer, and a temporary concrete batch plant in support of the Caltrans Prunedale Improvement Project.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Monterey County Planning Commission
<b>Responsible Agency:</b>	Central Coast Regional Water Quality Control Board, California Air Resources Board, Monterey Bay Unified Air Pollution Control District
<b>Review Period Begins:</b>	September 28, 2012
<b>Review Period Ends:</b>	October 29, 2012

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2<sup>nd</sup> Floor, Salinas, CA 93901 (831) 755-5025

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

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



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Hildebrand

**File No.:** PLN120334

**Project Location:** 223 A Harrison Road, Salinas, 93901

**Name of Property Owner:** Hildebrand and Sons Trucking Inc.

**Name of Applicant:** Granite Construction Company

**Assessor's Parcel Number(s):** 113-091-013, 014, 015

**Acreage of Property:** 13.66 Acres

**General Plan Designation:** Commercial

**Zoning District:** Light Commercial

**Lead Agency:** County of Monterey

**Prepared By:** John Ford

**Date Prepared:** September 26, 2012

**Contact Person:** John Ford

**Phone Number:** (831) 755-5158

Exhibit \_\_\_\_\_

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## **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

### **A. Description of Project:**

The project applicant, Granite Construction Company (Granite), is proposing to install a temporary equipment/materials storage yard with a temporary concrete batch plant in support of the California Department of Transportation (Caltrans) Prunedale Improvement Project as follows:

1. Equipment/Materials Storage Yard. The Site has been used for equipment and materials storage associated with the Prunedale Improvement Project (PIP). This is a temporary use that will be removed upon completion of the PIP, and all fencing, surfacing, trailers, storage materials, and equipment will be removed and the site will be returned to a condition suitable for agricultural production.
2. The temporary concrete batch plant equipment consists of: radial aggregate stacker; drive-over unloader; cement storage guppies; admixture tanks/totes; portable generator (permitted through the State PERP program); control trailer; and water storage tower. See Figure 2 for site layout and Figure 3 for a representative photo of a temporary batch plant. Materials onsite include aggregate stockpiles and the following sealed materials: concrete cure, admixtures, cement, and fly ash.

No site improvements are necessary for installation of the batch plant except import of base rock for foundation support of structures. Trucks will enter and exit along Harrison Road, traveling south to a new east-west connector constructed by Granite, where trucks will access Highway 101. Typical operations will occur between 6 am and 5 pm Monday through Saturday. Caltrans highway construction and maintenance operations may require nighttime production for construction worker and public safety.

The estimated water use is 80,000 gallons per day, which will be supplied by an existing agricultural well. Temporary restroom facilities will be available onsite. All other wastewater will be generated from wash water used to clean concrete mixer trucks. Proper temporary containment systems, such as a lined basin or above ground tank will be implemented. Stormwater will be managed in compliance with the General Industrial Storm Water Permit Conditions, Water Quality Control Order No. 97-03-DWQ, adopted by the State Water Resources Control Board (SWRCB). Any solid waste generated will be stored onsite in roll-off bins until properly disposed of in a permitted facility.

### **B. Surrounding Land Uses and Environmental Setting:**

The project site is north of the City of Salinas and east of Highway 101. It is visible from Highway 101. The site is outside of the City of Salinas's Sphere of Influence. Historically the site has been used for agricultural purposes. The 2010 Monterey County General Plan envisions this area as one day being developed for light commercial uses.

Harrison Road and Schoch Road border the southeast and northwest property boundaries, respectively. Surrounding uses include residences to the northwest, commercial to the north, and a vacant field is located to the south and west.

**C. Other public agencies whose approval is required:**

The project will be required to obtain the following approvals:

- Monterey County (Planning for Conditional Use Permit);
- Monterey Bay Unified Air Pollution Control District (Permit to Operate);
- Central Coast Regional Water Quality Control Board (National Pollutant Discharge Elimination System General Industrial Storm Water Permit);
- U.S. EPA (Spill Prevention, Control, and Countermeasure Plan).

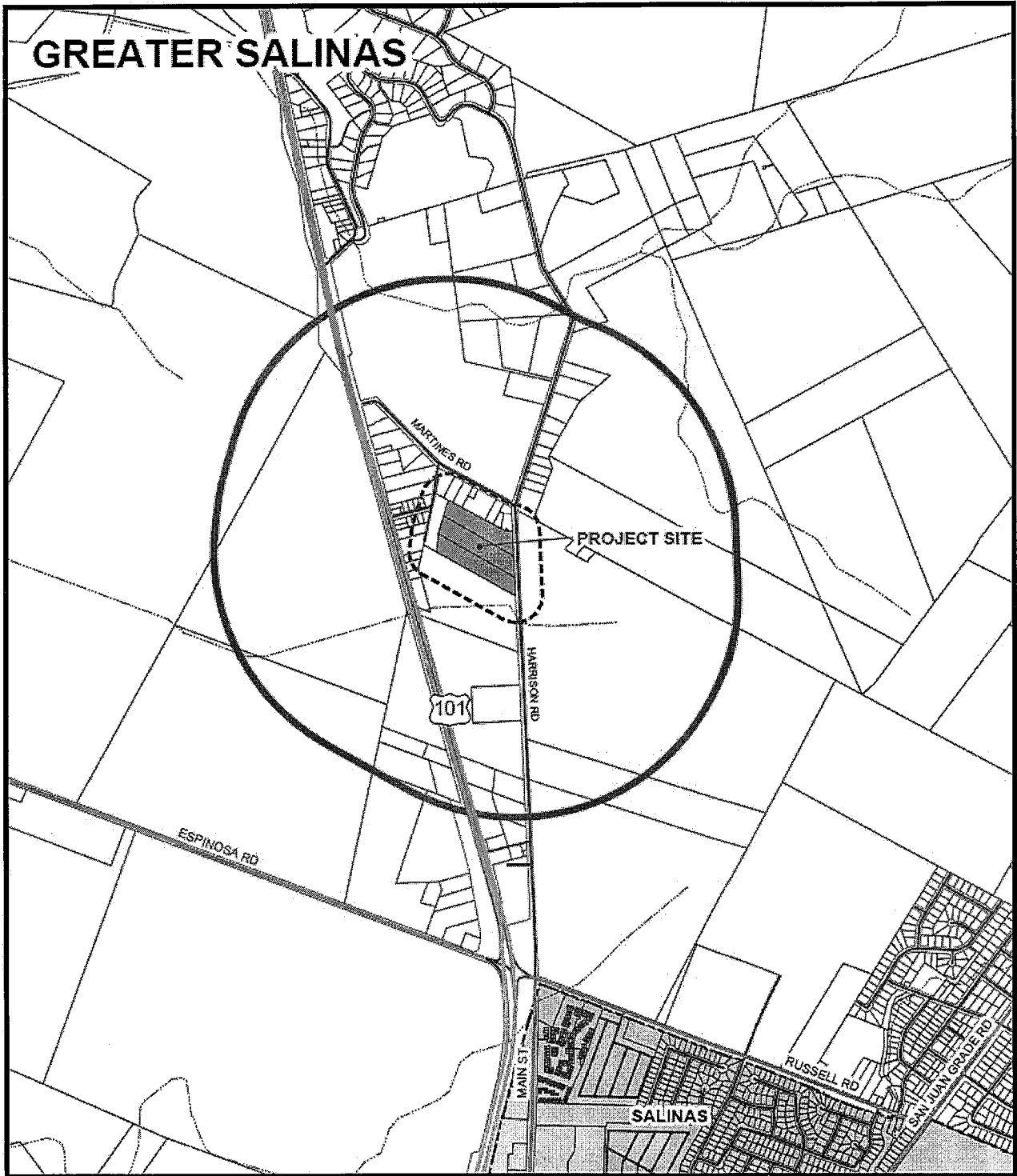
**D. Related Environmental Documents:**

The need for the project is the result of the applicant's work on the PIP for which an Environmental Impact Report was prepared. The impacts associated with the construction of the PIP are identified in this EIR which can be found at: [www.dot.ca.gov/dist05/prunedale/prunepip/index.htm](http://www.dot.ca.gov/dist05/prunedale/prunepip/index.htm). This Initial Study focuses on the impacts associated with the Temporary equipment/materials storage yard and Batch plant at this location. It would be expected that a project of the magnitude of the PIP would have an equipment/materials storage yard, and there would be a need to pour concrete. Placing the equipment/materials yard and batch plant in close proximity to the work being done decreases trips and has an overall beneficial impact during the construction phase. This Initial Study/Negative Declaration relies on the previously certified EIR to address the more general impacts and cumulative impacts associated with the project.

Exhibit\_\_\_\_\_

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# GREATER SALINAS



APPLICANT: HILDEBRAND & SONS TRUCKING INC

APN: 113-091-013, 014, 015

FILE # PLN120312

Water 2500' Limit 300' Limit City Limits

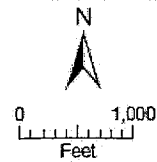
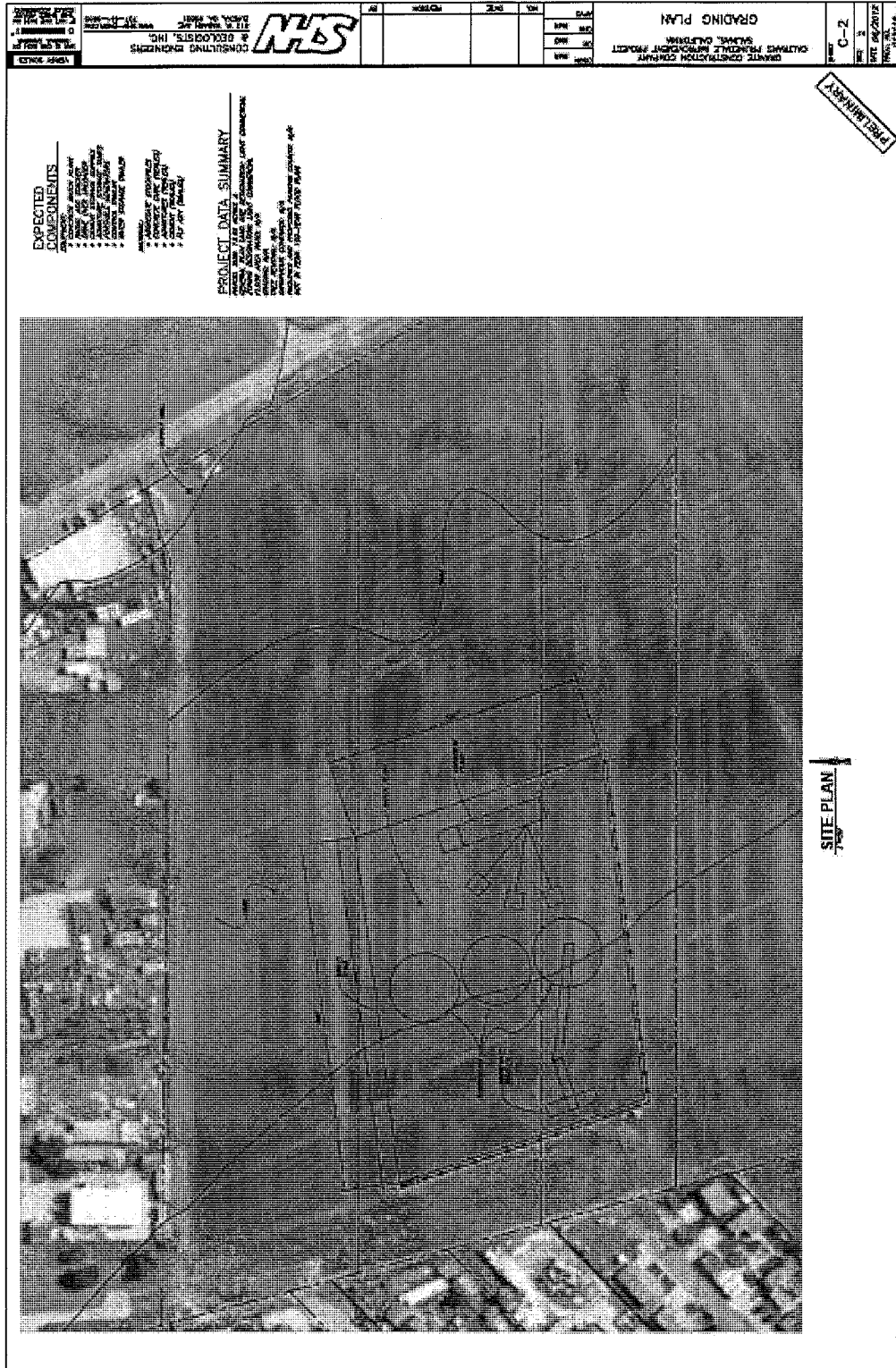


Figure 2 – Site Plan



*Figure 3 – Sample Batch Plant*

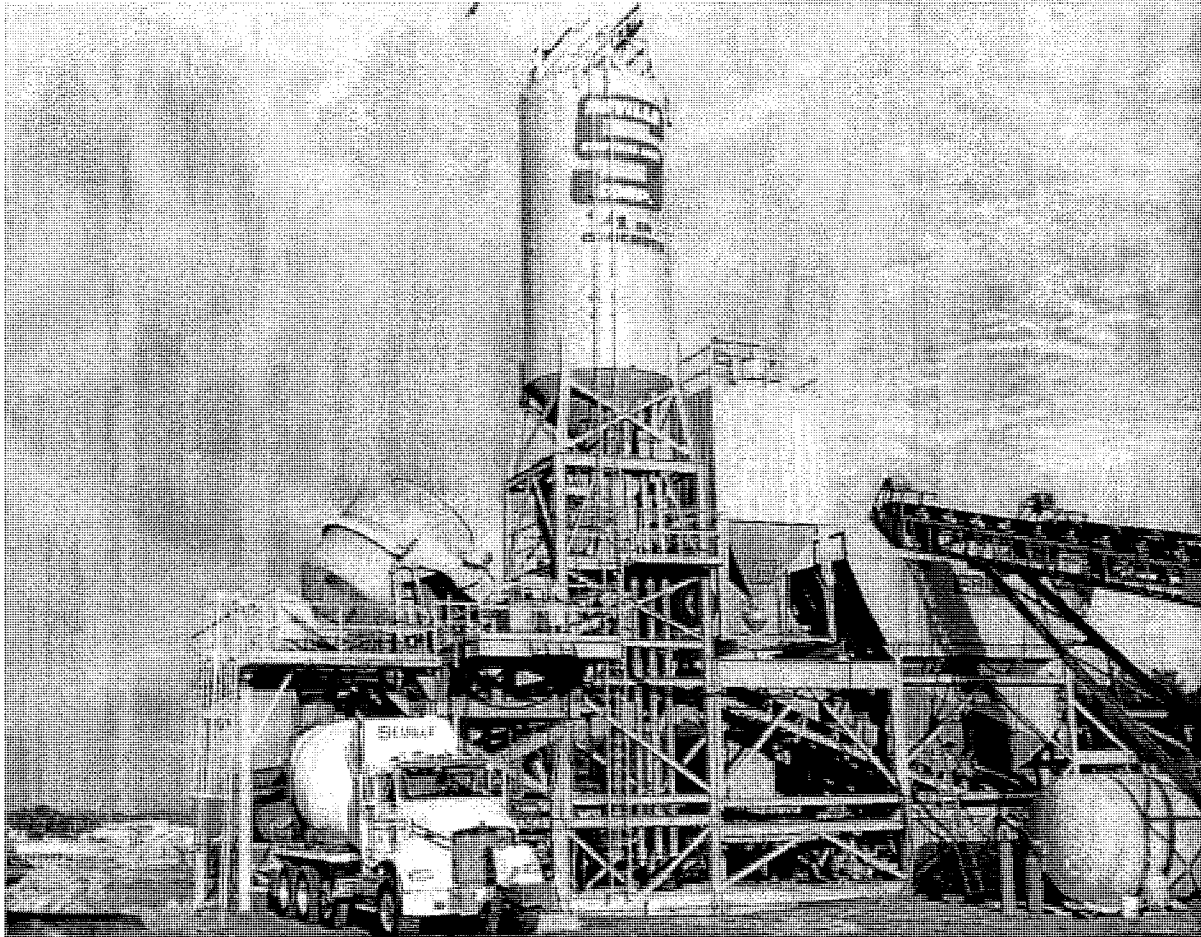


Exhibit \_\_\_\_\_

Page \_\_\_\_\_ of \_\_\_\_\_ Pages

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

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

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

General Plan/Area Plan. The proposed project was reviewed for consistency with the 2010 Monterey County General Plan. Policy GS 1.6 states that commercial designated parcels between Harrison Road and Highway 101 shall be allowed only if such uses are neighborhood serving commercial uses where the parcel is one acre or less in size or planned general commercial uses where the parcel is one acre or greater in size. The proposed project is a temporary use to facilitate construction of the Highway 101 improvements. Once the Highway 101 project is completed all materials associated with the storage yard and batch plant will be removed. This temporary use is not establishing a development precedent in this area and so is considered to be consistent with the General Plan. **CONSISTENT** (References IX.2, 3)

Air Quality Management Plan (AQMP).

The EIR for the PIP found that the PIP project is fully compatible with the Regional Transportation Plan and is consistent with the State plan for achieving ambient air quality standards. The EIR also identified that the PIP project would generate temporary construction related impacts including exhaust from vehicles, suspended particulate matter and odor. Placement of a batch plant (Including temporary generator, and mixing concrete constituents) at this site is done under permit authority from the Air Resources Board. The batching of concrete is a part of the highway construction. Placing the batch plant in close proximity to the location where the concrete is being poured will result in shorter trips for the trucks mixing and hauling the wet concrete. This will be a net reduction in emissions to the atmosphere and is thus considered consistent with the Air Quality Management Plan. **CONSISTENT** (References IX.2, 3)

Water Quality Control Plan.

The project will disturb approximately 13.66 acres of soil, therefore a Storm Water Prevention Plan (SWPP) will be prepared to identify the specific Best Management Practices (BMP's) to be implemented during operation of the storage yard and batch plant so as not to cause or contribute to an exceedance of any applicable water quality standard contained in a Statewide Water Quality Control Plan and/or applicable Central Coast Regional Water Quality Control Boards (CCRWQCB) Basin Plan. **CONSISTENT** (References IX.2, 3)

#### **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 checked="" type="checkbox"/> Aesthetics           | <input checked="" 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 checked="" type="checkbox"/> Hazards/Hazardous Materials      | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning               | <input type="checkbox"/> Mineral Resources                           | <input checked="" type="checkbox"/> Noise                   |
| <input type="checkbox"/> Population/Housing              | <input type="checkbox"/> Public Services                             | <input type="checkbox"/> Recreation                         |
| <input 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:**

1. Cultural Resources No historical resources have been observed at the project location, therefore, the project will have no impact on historical resources defined in California Environmental Quality Act (CEQA) §15064.5. Cultural resources are unlikely at the project

site because of the longstanding agricultural activities and because the County GIS identifies the site as having a low archaeological sensitivity. No paleontological, geologic, or physical features are known to exist on the proposed project site; therefore, the project will not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature. The project is not expected to disturb any human remains, including those interred outside of formal cemeteries because the site is not identified with any known archaeological site and has been farmed for a prolonged period of time. There will not be any disturbance to the site in excess of prior agricultural operations therefore there will be no impact to cultural resources.

2. Geology/Soils There are no known earthquake faults located within the site (Monterey County, 2010). The project site is located outside an Alquist-Priolo Earthquake Fault Zone. Upon completion of the temporary construction yard/batch plant use, the site will be restored to an agricultural use. The project does not expose people or structures to potential substantial adverse effects from rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure, including liquefaction. The project site is generally flat and not within an area subject to landslides; therefore the project will not expose people or structures to risk of lost, injury, or death involving landslides or result in substantial soil erosion. The topsoil will be compacted from equipment and vehicles. No impervious surfaces are proposed so any storm water will infiltrate into the soil. The project is not located on geologic units or soils that will become unstable as a result of the project. No grading activities are proposed and the project will not result in the creation of new unstable areas either on or off site due to physical changes in a hill or slope affecting mass balance or material strength. The project does not require septic tanks or other alternative wastewater disposal systems.
3. Greenhouse Gas Emissions. The proposed project would contribute temporary, short-term increases in air pollution from equipment usage. These emissions are anticipated with the Prunedale Improvement Project and would occur with or without this site being used for a construction yard/batch plant. The placement of the batch plant in close proximity to the PIP would have a beneficial impact because it would reduce the mixer truck trip lengths which will reduce vehicle emissions. The temporary nature of the greenhouse gas contributions, coupled with the modest quantity of emission described above, indicates that the proposed project would not have an impact on the environment, nor conflict with applicable plan, policy, or regulation for the purposes of reducing greenhouse gas emissions.
4. Land Use/Planning The project is located on land traditionally used for agriculture and as such will not divide an established community. The project site is designated for Light Commercial use. A material/equipment storage yard and batch plant would not be uses found in this land use and zoning designation on a permanent basis. This is not a permanent use, but is a use located in close proximity to the highway construction project. Upon completion of the highway project the site will be returned to its pre-existing condition ready for agricultural production. This temporary project will not have an impact upon the land use pattern in the area. There are no applicable Habitat Conservation Plans (HCP) or recovery plans within the project area.



5. Mineral Resources. On-site soils and geologic resources are not suitable as commodity materials that would be of value to the region or the state. There is no indication that the processing of aggregate materials obtained elsewhere will 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. Therefore the project would not result in the loss of the availability of locally important mineral resource recovery site as delineated in a local plan. Since the County of Monterey's General Plan does not include this site as a locally-important mineral resource recovery site, no impact is expected to occur resulting from the proposed project.
6. Population/Housing. The project does not involve residential or commercial development, nor infrastructure that would support residential or commercial development. Therefore, the project would not induce substantial growth or displace existing housing or people that would necessitate replacement housing.
7. Public Services The proposed project does not include population growth, therefore the project would not result in substantial adverse physical impacts associated with the provision of 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 public services. The proposed project will not require a new neighborhood park, or expansion to an existing park or other public facility. The project as defined will not result in an adverse impact on public services.
8. Recreation. The proposed project will have no impact on the usage of neighborhood or regional parks, or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated by the project. The proposed project will not require the construction or expansion of any existing recreational facilities that may pose adverse physical effects to the environment.
9. Transportation/Traffic. The project is estimated to only increase truck traffic by approximately 2,500 truck loads over the duration of the project with a maximum of approximately 200 trucks in one day, which will mobilize from the site to the various areas of the PIP. These truck loads are associated with the highway improvement and will occur whether the project is at this location or elsewhere. The project does not result in a permanent increase in vehicular trips, therefore there would be no conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system or an applicable congestion management program. The proposed project does not involve changes to air traffic; therefore there would be no impact to air traffic patterns. The project does include installing roads. Therefore, the project will have no impact on hazards due to a design feature or incompatible uses. The temporary construction yard and batch plant will not interfere with emergency access to surrounding properties and due to the nature of this site being designed to accommodate large vehicles will not interfere with emergency access to the site. Therefore, the project would have no conflict with

adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

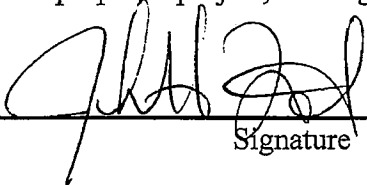
10. Utilities/Service Systems. Temporary restroom facilities will be available onsite. All other wastewater will be generated from wash water used to clean concrete mixer trucks. This wastewater will be managed in compliance with the General Industrial Storm Water Permit Conditions, Water Quality Control Order No. 97-03-DWQ, adopted by the State Water Resources Control Board (SWRCB). This includes proper containment systems, such as a lined basin or above ground tank. The proposed project will not result in any impacts related to wastewater treatment. The project does not include development that requires construction of water or wastewater treatment facilities, and therefore would have no impact on existing facilities. The project does not require or result in the construction of new storm water drainage facilities or the expansion of any existing facilities the construction of which would cause significant environmental effects. The proposed project does not include development that would require a change in water rights or existing wastewater treatment. Any solid waste generated will be stored onsite in roll-off bins until properly disposed in a permitted facility.
11. Mandatory Findings of Significance The proposed project does not contemplate a permanent change in the way that land is currently used, or increase the development potential of existing developed land. The proposed project will not increase the capacity of infrastructure or public service systems and, therefore, would not be growth inducing. Based on the project as proposed and discussed herein, it is not expected that the proposed project will achieve short-term goals to the disadvantage of long-term environmental goals; or have the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, threaten to eliminate a plant or animal community, or eliminate an important example of a major period of California history or pre-history; have an impact that is individually limited but cumulatively considerable; or have an environmental effect that will cause a substantial adverse effect on human beings, either directly or indirectly

## B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Signature

*John H. Ford*

*9/26/2012*  
 \_\_\_\_\_  
 Date

*Senior Planner*

**V. EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially

Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level 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 they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX.2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX.2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX.2, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX.2, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

**(a and b) No Impact:** The project is not within a recognized scenic vista, Scenic Highway Corridors, or a visually sensitive area identified by Monterey County (Monterey County, 2010). The project location does not contain any notable trees, rock outcroppings, or historic buildings.

**(c) Less than Significant Impact:** Components of the project will be visible by nearby residences and businesses. The elevations above the ground surface for the control room for the plant will be approximately 15 feet, the water storage tower will be approximately 30-feet, and the tallest structure, the silo, will be approximately 65-feet. However, the proposed project will be temporary and the site will return to agricultural uses. This will result in a less than significant impact to the visual character or quality of the site and surrounding land uses.

**(d) Less than Significant Impact:** New light sources associated with the project will not be disproportional or interfere with day or nighttime views in the area. It is reasonably foreseeable that the project will be required to operate at night; however, impacts to nighttime views in the area will be intermittent and temporary.

Such nighttime uses of the facility would generally occur during the winter months under emergency conditions, when crews need immediate access to products. Under such conditions, Granite would run concrete or other batch operations on a temporary basis throughout the night. As these activities occur, there will be nighttime lighting on-site. The proposed lighting fixtures are directional and mobile lighting standards that will be directed at the particular piece of equipment being used and can be shrouded to block the view of the lights from the surrounding vicinity. The project does not include the installation of tall light standards that would be on for

nighttime security purposes. Instead, for security purposes, there will be typical motion-sensor lights attached to existing and proposed structures and down-shielded to minimize any off-site impacts.

**2. AGRICULTURAL AND FOREST RESOURCES**

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX.2, 3 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX.2, 3 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: IX.2, 3 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: IX.2, 3 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: IX.2, 3 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**(a and e): Less than significant:** The project is located within an area identified by the California Resources Agency as Prime Farmland and Farmland of Statewide Importance (California Department of Conservation, 2010). The majority of the parcel is defined as a Prime Farmland and a small portion as Farmland of Statewide Importance. The Farmland of Statewide Importance is located within the northeast corner of the parcel. Even though project site is defined as a Prime Farmland and Farmland of Statewide Importance, the parcel is adjacent to urban land uses and zoned commercial (Monterey County, 2010). Granite proposes temporary uses that will not permanently impact the soils. Some soil compaction will occur during operation, but will be restored after the project. The project will not permanently convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

**(b, c, d): No Impact:** The project site is not within a parcel subject to the requirements of the Williamson Act or any timberland, therefore, the project will have no impact on parcels subject to the Williamson Act or forestry resources.

**3. AIR QUALITY**

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX.5, 7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX.5, 7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)? (Source: IX.5, 7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: IX.5, 7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX.5 7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**3. AIR QUALITY**

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people? (Source: IX.5, 7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**(a-c) Less than Significant:** The Monterey Bay Unified Air Pollution Control District (MBUAPCD) is responsible for monitoring and enforcing local and state air quality standards in the North Central Coast Air Basin, comprised of Monterey, Santa Cruz, and San Benito counties. The MBUAPCD is in attainment for all federal criteria air pollutants and for all state standards, except Ozone (O<sub>3</sub>) and Particulate Matter less than 10 microns in size (PM-10). The project will generate combustion and fugitive emissions during operations, in addition to truck traffic in and out of the site, but the estimated emissions reported in Table 1 indicate the project will not exceed any thresholds of significance identified by the MBUAPCD.

<b>Table 1 Estimated Emissions</b>			
Pollutant	Estimated Annual Emissions (pounds) <sup>1</sup>	Estimated Daily Emissions (pounds per day) <sup>1</sup>	Thresholds of Significance for Criteria <sup>2</sup> (pounds per day)
Carbon Monoxide	337.77	0.93	550
Volatile Organic Compounds <sup>3</sup>	106.93	0.29	137
Nitrous Oxides <sup>3</sup>	1199.49	3.29	137
Sulfur Oxides	28.48	0.08	150
Particulate Matter less than 10 microns in size	9,227	20.75	82
1. Information provided by Granite, Inc. 2. Information from the 2008 <i>CEQA, Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District</i> , Table 5-3, Thresholds of Significant for Criteria Pollutants of Concern Operational Impacts. 3. Because VOC and NO <sub>x</sub> are considered precursors to the formation of Ozone they are reported and used as thresholds of significance.			



Additionally, Granite must obtain "authority to construct" and "permit to operate" from the MBUAPCD. The air quality permit will include appropriate controls, operating conditions, and monitoring and reporting requirements to ensure compliance with regulations. This will likely require methods for a reduction in any fugitive dust emissions. This will include handling and transporting materials in such a manner so that unnecessary amounts of particulate matter do not become airborne.

Due to the small amount of estimated emissions anticipated, the project will not result in impacts to air quality that would conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, or 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.

**(d) Less than Significant:** There is no indication that the processing of the materials as proposed will result in a significant exposure of sensitive receptors to substantial pollutant concentrations. Pollutant concentrations will be limited by permitting requirements.

**(e) Less than Significant:** With regard to objectionable odors, the proposed project does not include techniques or other activities that would result in permanent odors. Some temporary odors associated with related materials may be present at the project, but are temporary.

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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? (Source: IX.8 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: IX.2 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX.9 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**(a) Less than significant:** A review of the California Natural Diversity Database (CNDDDB) indicated there are no special status plant species occurrences documented within a half mile of the project location (CDFG, 2012). The project site has been historically and currently used for agricultural production and generally lacks the habitat necessary to support any special status plant species.

The project location is near the CNDDDB element occurrence of the California red-legged frog (*Rana draytonii*) and within the element occurrence of the black legless lizard (*Anniella pulchra nigra*). The California red-legged frog is listed by the Endangered Species Act as federally threatened and black legless lizard is a California Department of Fish and Game (CDFG) species of concern. The project site is not within the California red-legged frog designated critical habitat (USFWS, 2012a). Additionally, habitat is not available for these species because they are generally found in wet or riparian areas (Nature Serve Explorer, 2012). The black legless lizard can be found in Sand/dune, Shrubland/chaparral, Woodland - Hardwood, Woodland - Mixed habitats, but that these habitats are not located onsite.

**(b) No Impact:** No riparian habitat or other sensitive natural community have been identified within the project area, thus will not have an impact.

**(c) No Impact:** No wetlands reported by the National Wetlands Inventory have been identified within the project area (USFWS, 2012). Nor are the soils in the study area reported as hydric soils (USDA, 2012a; USDA, 2012b). Wetlands are not expected because the site topography is relatively flat and regularly maintained for agricultural practices.

Exhibit \_\_\_\_\_

**(d) No Impact:** No major migratory routes or suitable nesting trees have been identified for the site, therefore the proposed project will not influence the movement or migration patterns of any migratory fish or wildlife species.

**(e) No Impact:** The project does not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policies or ordinances.

**(f) No Impact:** There are no applicable Habitat Conservation Plans (HCP) or recovery plans within the project area.

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

**Discussion/Conclusion/Mitigation:**

See Section IV

**6. GEOLOGY AND SOILS**

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

**Discussion/Conclusion/Mitigation:**

See Section IV

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

**Discussion/Conclusion/Mitigation:**

See Section IV

8. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX.7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX.7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX.7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX.7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**(a and b) Less than significant:** The proposed project includes the use of regulated materials, such as, petroleum hydrocarbons, fuels, and lubricants for the use of heavy equipment. A Spill Prevention, Control, and Countermeasure (SPCC) plan will be prepared in accordance with the guidelines as described in the Code of Federal Regulations (CFR) Title 40, Chapter 1, Subchapter D, Part 112 (40 CFR 112) for facilities with aboveground petroleum storage installations. The primary purpose of a SPCC plan is to decrease the probability for a spill to occur by proper planning, training, and awareness.

Implementation of the SPCC will ensure that the potential for release of hazardous materials into the environment will be reduced to a less than significant level. Existing waste discharge requirements and water quality standards for storm water discharges associated with the industrial activity will be followed.

**(c) No Impact:** The project site is not located within one-quarter mile of a school; therefore, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

**(d) No Impact:** The California Envirostor database was queried for hazardous materials sites pursuant to Government Code Section 65962.5. No site is located within the vicinity (California Environmental Protection Agency, 2012)

**(e) No Impact:** The project site is not located within an airport land use plan; therefore the project will have no impact on a public airport.

**(f) No Impact:** There is no private airstrip located within the vicinity of the proposed project; therefore, the proposed project would not result in a safety hazard in regard to private airstrips.

(g) **No impact:** The project will not impair the implementation, or physically interfere with, an adopted emergency response plan or emergency evacuation plan because the proposed project will not result in a delay or interruption in service.

(h) **No Impact:** The project does not 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. The project is not in a wildland area.

**9. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial <u>erosion or siltation</u> on- or off-site? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**9. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX.7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX.7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX.7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**(a and f) Less than significant:** During operation, stormwater discharges associated with the proposed project will require compliance in accordance with the General Industrial Storm Water Permit Conditions, Water Quality Control Order No. 97-03-DWQ, adopted by the State Water Resources Control Board (SWRCB). This order, as adopted by the SWRCB, conforms with the National Pollution Discharge Elimination System (NPDES) for discharges of storm water associated with industrial activities as specified in 40 Code of Federal Regulations (CFR) Parts 122, 123, and 124.

Compliance with the general permit will require developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) that identifies and evaluates sources of pollutants associated with industrial activities that may affect the quality of storm water discharges and authorized non-storm water discharges from the facility; and, implementation of site-specific BMPs to reduce or prevent pollutants associated with industrial activities in storm water discharges and authorized non-storm water discharges. Implementation of the SWPPP and overall compliance with the general permit terms will ensure that storm water discharges from the project site are managed in accordance with existing waste discharge requirements and water quality standards for storm water discharges associated with the type of activity.

**(b) Less than Significant:** The project does not include permanent activities that would affect groundwater supply or recharge. The existing water supply from the well should be adequate for the project because it typically provides enough water for agricultural uses, which is more than the proposed 80,000 gallons per day withdrawal.



**(c and d) No Impact:** There are no existing drainage features within the project site, therefore, this project will not result in substantial changes to a stream or river, that would generate substantial erosion or siltation or flooding on-or off-site.

**(e) Less than significant:** The project will not generate significant additional runoff water that might exceed the capacity of existing stormwater drainage systems. The project site is within an agricultural field with no storm drains and will have a less than significant impact on existing or planned stormwater drainage systems within the area. Nor is it expected to provide substantial additional sources of polluted runoff that would not be addressed with compliance with the General Industrial Storm Water Permit Conditions, Water Quality Control Order No. 97-03-DWQ, adopted by the SWRCB.

**(g and h) No Impact:** The project location is not within a flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map (Monterey County, CA Community Panel No. 06053C0206G).

**(i) No Impact:** The project is not located in an area that would result in flooding from the failure of a levee or dam (Monterey County, 2010).

**(j) No Impact:** There are no enclosed bodies of water located anywhere near the proposed project that would put the project at risk due to a seiche. The proposed project is not located near the coast, therefore there is no risk of tsunami inundation. The project is not located in an area subject mudflows.

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Physically divide an established community? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV

Exhibit \_\_\_\_\_

11. MINERAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX.2,3,7)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX.2,3,7)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**(a-d) Less than Significant:** Noises generated by the proposed project will result in a temporary increase in the project vicinity. The project does not include equipment that would result in ground borne vibration.

The project site is located within approximately 500-feet of Highway 101 and has been identified in the Monterey County General Plan with a 60 CNEL noise contour associated within existing roadways and railroads with noise receptors (Monterey County, 2010). The Monterey County General Plan indicates for single family residences (located to the west) the normally acceptable community noise exposure is 60 decibels (dB). The project site is zoned commercial, which the normally acceptable community noise exposure is 70 db.

A previous noise study prepared for Granite in support of another Conditional Use Permit reviewed the potential noise generation from an asphalt batch plant, a portland-cement concrete batch plant, and a portable rock crusher (LACO, 2008). The results of this study determined that operation of these three pieces of equipment simultaneously would result in 60 dB at 495 feet. Operation of only the concrete batch plant will generate 62.5 dB at 400 feet. Noise generating equipment that could generate noise in excess of existing standards will be located approximately 400 feet from the nearest property line. Nor does the project include an asphalt batch plant and portable rock crusher, therefore, it would not generate noise in excess of the standard.

Even though ambient noise is affected by the existing Highway 101, there are no sensitive receptors, such as a church or school within a half mile of the project site. A church is located along Harrison Avenue within the identified truck route. Given the timing of typical church operations (Sunday mornings), the project is not expected to create a significant impact during the work week (Monday through Saturday).

No permanent change in noise from the existing conditions would result from this project therefore the operations will create a less than significant impact on neighbors in terms of noise.

**(e and f) No Impact:** The project area is not located within an airport land use plan or the vicinity of a public or private airstrip. Therefore, any noise generated during construction will have no impact on people residing or working in the vicinity of an airport land use plan or public or private airstrip

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**14. PUBLIC SERVICES**

<b>Would the project result in:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
c)	Schools? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV

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**15. RECREATION**

<b>Would the project:</b>		<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV

**17. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX.2,3,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See Section IV

## VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: ) ("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)? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX.2,3,7 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

See Section IV

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

Exhibit \_\_\_\_\_

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## ***VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

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

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

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

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

**Evidence:** Based on the record as a whole as embodied in the Planning Department files pertaining to PLN120334 and the attached Initial Study .

## ***IX. REFERENCES***

1. Project Application/Plans
2. Monterey County General Plan
3. Area Plan/Land Use Plan
4. Title 20/21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Site Visit conducted by the project planner on 9/17/2012
7. Project plans and application material contained in file PLN120334
8. California Natural Diversity Database
9. National Wetlands Inventory (USFWS)