

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 13, 2014	Agenda Item No.: 4
Project Description: Use Permit and Design Approval to allow a Wireless Communications Facility for AT&T Mobility on a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas and a 300 square foot area for ground equipment.	
Project Location: 1002 Highway 68, Salinas	APN: 173-011-009
Planning File Number: PLN130543	Owner: SPCA Applicant: AT&T Mobility Agent: Vince Gamick at ForzaTelecom
Planning Area: Greater Monterey Peninsula	Flagged and staked: Yes
Zoning Designation: "PQP/VS" [Public/Quasi-Public with a Visual Sensitivity Overlay]	
CEQA Action: Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Adopt a Negative Declaration; and
- 2) Approve PLN130543, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project consists of a Use Permit and Design Approval to allow a Wireless Communications Facility for AT&T Mobility on a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas and 144 square foot equipment shelter that will be painted a neutral color to match the surrounding landscape. The facility will connect to SPCA's utility line and emergency generator which will require 1,200 linear feet of trenching along the existing access road between the SPCA facility and the project site. The project site consists of a 300 square foot area that will be leased to AT&T Mobility by SPCA.

The project is located in a visually sensitive area, and is visible from three common public-viewing areas: 1) Highway 68, a scenic highway; 2) Laureles Grade; and 3) a Laguna Seca Park and Campground. The project is consistent with the goals and policies related to this visually sensitive area and the Wireless Communications Facilities Regulations (21.64.310 of the Zoning Ordinance). The proposed monopole is designed to resemble a bay-leaf tree, and the equipment shelter will be painted to match the surrounding landscape. The bay-leaf tree has broad leaves that will provide screening of the antennas mounted on the monopole and the size and shape of the bay leaf tree will resemble the oak trees on the surrounding hillsides. The distance from which the site can be viewed will further minimize the visibility of the facility. The facility is most visible from the Laureles Grade/Highway 68 intersection, but even at that location the distance from which it can be seen and the elevation difference will allow the proposed bay-leaf tree design to blend into the vegetated hilltop.

A Negative Declaration was prepared and circulated for public review. The Negative Declaration evaluated the aesthetic impacts of the proposed facility. Based on the tree design, and viewing distance of the project site from common public-viewing areas, the project will have a less-than-significant impact on aesthetic resources.

Staff recommends that the Planning Commission approve the project.

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

- √ RMA - Public Works Department
- √ RMA – Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

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

The project was referred to the Greater Monterey Peninsula Area Plan Land Use Advisory Committee (LUAC) for review based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338. On December 4, 2013, the LUAC, with a vote of 3-0, recommended that the Planning Commission approve the project. The LUAC considered a standard monopole design and commented that while the site is suitable for the proposed use, the design of the facility should consider the potential impact of the design on surrounding neighbors. The LUAC recommended a tree pole design that would screen all equipment on the monopole and blend into the existing landscape.

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



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August 5, 2014

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA – Environmental Services; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Dan Lister, Project Planner; SPCA, Owner; Bettye Saxon, AT&T Mobility; Vince Gamick at ForzaTelecom, Agent; The Open Monterey Project; LandWatch; Michael R. Weaver, Interested Party; Beverly Hambrook, Interested Party; Planning File PLN130543.

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

- Conditions of Approval
- Site Plan, Floor Plan and Elevations

Exhibit C Vicinity Map
Exhibit D Land Use Advisory Committee Minutes – December 4, 2013
Exhibit E Site Assessment prepared by ForzaTelecom, including alternative site location, visual simulations, and coverage maps.
Exhibit F Negative Declaration
Exhibit G Comment received regarding Negative Declaration


This report was reviewed by John Ford, RMA – Services Manager 

EXHIBIT A
PROJECT INFORMATION FOR PLN130543

Project Title: AT&T Mobility (SPCA)	Primary APN: 173-011-009
Location: 1002 Highway 68, Salinas	Coastal Zone: No
Applicable Plan: Greater Monterey Peninsula	Zoning: PQP-VS
Permit Type: Use Permit/Design Approval	Plan Designation: Public/Quasi-Public
Environmental Status: Negative Declaration	Final Action Deadline: 8/29/2014
Advisory Committee: Greater Monterey Peninsula	

Project Site Data:

Lot Size: 60.99ac
Leased Area: 300sf
Height Allowed: 20'
Height Proposed: 20'

Resource Zones and Reports:

Environmentally Sensitive Habitat: Oak Woodland	Erosion Hazard Zone: Moderate
Archaeological Sensitivity Zone: High	Geologic Hazard Zone: IV
Fire Hazard Zone: V. High	

Other Information:

Fire District: Monterey County Regional	Grading (cubic Yards): Less than 100
Tree Removal (Count/Type): None	

EXHIBIT B PROJECT DISCUSSION

The project requests a Use Permit and Design Approval to allow a Wireless Communications Facility for AT&T Mobility. The proposed facility consists of a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas, a 144 square foot equipment shelter painted to match the surrounding landscape and a backup generator within a 300 square foot lease area. The facility will connect to SPCA's utilities requiring 1,200 linear feet of trenching along the existing access road up to the project site. The 60.99 acre property is owned by the SPCA.

General Plan Consistency

The project site is located on the knoll of a hill southwest of the Laureles grade and Highway 68 intersection. The area is designated in the General Plan as a Highly Sensitive Visual Area and the General Plan identifies Highway 68 as a Scenic Highway and Laureles Grade as a Scenic Route. The General Plan Policies that apply to this project are listed below:

- GMP-3.3 The Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map (Figure 14) shall be used to designate visually "sensitive" and "highly sensitive" areas generally visible from designated Scenic Highways. The following policies shall apply to areas that have one of these designations:*
- a. All areas designated as "sensitive" or "highly sensitive" shall be interpreted within the meaning of this policy and are to be protected.*
 - b. Landowners will be encouraged to dedicate scenic easements to an appropriate agency or non-profit organization over portions of their land shown as "sensitive" or "highly sensitive" on the Map.*
 - c. Areas shown as "highly sensitive" on the Map should be preserved as open space to the maximum extent possible through scenic easements or, if necessary, fee acquisition.*
 - d. New development should not be sited on those portions of property that have been mapped as "highly sensitive." Where exceptions are appropriate to maximize the goals, objectives, and policies of this plan, development shall be sited in a manner that minimizes visible effects of proposed structures and roads to the greatest extent possible, and shall utilize landscape screening and other techniques to achieve maximum protection of the visual resource.*
 - e. New development to be located in areas mapped as "sensitive" or "highly sensitive" and which would be visible from a designated scenic route shall maintain the visual character of the area. In order to adequately mitigate the visual impacts of development in such areas, the following shall be required:*
 - 1. Development shall be rendered compatible with the visual character of the area using appropriate siting, design, materials, and landscaping;*
 - 2. Development shall maintain no less than a 100-foot setback from the scenic route right-of-way;*
 - 3. The impact of any earth movement associated with the development shall be mitigated in such a manner that permanent scarring is not created;*
 - 4. Tree removal shall be minimized;*
 - 5. Landscape screening and restoration shall consist of locally native plant and tree species consistent with surrounding native vegetation;*
 - 6. Architectural review of projects shall be required to ensure visual compatibility of the development with the surrounding area; and*

7. *New development in open grassland areas shall minimize its impact on the uninterrupted viewshed.*

Exceptions to the above may be considered if compelling circumstances are demonstrated. In cases where the extent of visibility of development proposed in "highly sensitive" areas is not clear, individual on-site investigations by the Planning Department staff shall be required.

C-5.4 Land use controls shall be applied or retained to protect the Scenic Highway Corridor and to encourage sensitive selection of sites and open space preservation within such areas. Where land is designated for development at a density that would create a substantial adverse visual impact, the landowner shall be encouraged to voluntarily dedicate a scenic easement to protect the Scenic Highway corridor.

C-5.5 Agencies involved in officially designating State Scenic Highways and/or County Scenic Roads shall coordinate their efforts for the integrated design and implementation of such designations.

These policies discourage development in this area unless it can be demonstrated that the proposed development will not have an adverse impact upon the visual resource of the location. The project proposes to screen the facility by disguising the monopole as a tree, and locating the equipment in a manner that it will not be immediately visible. The relatively low height of the proposed monopole (20') and ability to use a broadleaf tree design will allow the facility to blend into the natural landscape without being a significant visual impact. The proposed project is compatible with the scenic value of the area.

Zoning Consistency

The project is consistent with the Wireless Communications Facilities Regulations (21.64.310 of the Zoning Ordinance) based upon the following factors.

- Coverage Need: The applicant has submitted coverage maps showing a coverage gap within the vicinity of the Laureles Grade and Highway 68 intersection. This includes the Monterey County Regional Fire Department located on the corner of the intersection.
- Design: Section 21.64.310.H of the Zoning Ordinance requires facilities in visually sensitive areas to be screened to the maximum extent feasible. The property has a Visual Sensitivity Zoning Overlay ("VS") because the property is visible from Highway 68, a scenic highway, and Laureles Grade, a key public-viewing area. The proposed monopole is designed to resemble a bay-leaf tree, and the equipment shelter will be painted to match the surrounding landscape. The bay-leaf tree has broad leaves that will provide screening of the antennas mounted on the monopole and the size and shape of the bay leaf tree will resemble the oak trees on the surrounding hillsides. It will not be substantially taller than the surrounding trees and thus will not look out of place. The distance from which the site can be viewed will further minimize the visibility of the facility. The facility is most visible from the Laureles Grade/Highway 68 intersection, but even at that location the distance from which it can be seen and the elevation difference will allow the proposed bay-leaf tree design to blend into the vegetated hilltop. The most important design element related to this will be that the fake bay tree has sufficient foliage to completely cover all antennas, and to provide a natural looking canopy from the ground up so that it blends into the surrounding landscape. A condition has been added to require that the amount of foliage used on the bay tree monopole have sufficient foliage that antennas are not visible, and that the tree have sufficient foliage

extending down that the bay tree ties into surrounding trees and vegetation to integrate the tree pole into the existing forest. It is also important that the equipment building not pose a visual impact. Currently the flagging and staking show the building will be visible. The applicant proposes a neutral color to match the existing landscape but does not specify what this color will be. The wrong color in a visible location will result in something being more visible. Ideally at this location the equipment building would be placed in a location that is not visible, or would be put into an equipment well so that it is not visible. If neither of these is possible, then the color of the building should be carefully chosen to blend with the dominant colors of either the grassland or the oak trees. A condition has been added to address this.

- Visual Simulations: Four visual simulations were provided:
 - 1) Intersection of Highway 68 and Laureles Grade (south-west view);
 - 2) Highway 68 in front of the SPCA entrance (south view);
 - 3) Maravilla Drive off of Laureles Grade (north-west view); and
 - 4) Laureles Grade Road, approximately 600 feet south of Highway 68 (north-west view).

The project site was also staked and flagged. Staff took additional pictures of the staking and flagging from Highway 68, Laureles Grade and Laguna Seca (**Exhibit F**). Based on review of the visual simulations and site photos, the site is most visible within the vicinity of the Highway 68 and Laureles Grade intersection. The staking and flagging on the project site was hard to locate from Laguna Seca, Highway 68 (west of the project site), and Laureles Grade (south of Highway 68). Based on the visual distance from the intersection, the proposed monopole with bay-leaf tree design will blend into the vegetated hilltop, and therefore be screened from common public-viewing areas.

- Site Alternatives: The applicant submitted an Alternatives Analysis evaluating the following four alternative sites:
 1. Laguna Seca (existing 50-foot AT&T site): The site is approximately 1.10 miles north of the proposed project site, located near the Laguna Seca racetrack. AT&T is currently working with the County to relocate this facility onto the new 100-foot County tower. Once relocated, the existing facility will be removed. Obviously based upon the coverage needs, this site does not provide adequate coverage to the target area.
 2. Laguna Seca (100-foot County tower): The site is approximately 1 mile north of the proposed project site, located near the Laguna Seca racetrack. AT&T is currently working with the County to co-locate on the newly-built tower. However, due to hillsides surrounding the Laureles Grade and Highway 68 intersection, the 100-foot tower is unable to provide coverage to the intersection area.
 3. 990 Highway 68 (existing 20-foot monopole): The existing monopole is approximately 0.26 miles west of the proposed project site. The existing monopole is too small to accommodate co-location. A taller tower would be required in order to provide adequate coverage, which would create a significant visual impact along Highway 68.
 4. 10805 Saddle Road (existing 100-foot tower): The property is located approximately 2 miles south-west of the proposed project site. AT&T is currently utilizing this facility. The current location of the tower is too far away from the coverage gap to provide adequate coverage.

There are no alternative locations presented by the applicant that provide equal coverage to the proposed site. Normally alternative considerations are most important to consider when there

are potential visual impacts that cannot be adequately mitigated. In this particular case the design of the wireless telecom facility is compatible with the scenic values of the area.

Environmental Review

A Negative Declaration was prepared and circulated for public review. The Negative Declaration evaluated the impacts to the visual resources of the location. The findings of the initial study are that the tree design and viewing distance of the project site from common public-viewing areas minimize the visibility of the facility resulting in the finding that the project will have a less-than-significant impact on aesthetic resources.

Four letters have been received; from the Monterey Bay Unified Air Pollution Control District, the Environmental Health Bureau, and two letters from Michael Weaver, a resident of the area, during the Negative Declaration public review period from July 17, 2014 to August 5, 2014 (**Exhibit G**). The Weaver letters request additional time for public review of the Negative Declaration, and ask why the document was not reviewed by Caltrans. The Negative Declaration was circulated for a 20 day review period as specified by the CEQA Guidelines for a project that does not require review by a Responsible or Trustee State Agency. Caltrans will not be issuing any permits associated with the proposed project so State review was not required. In addition Mr. Weaver asked a series of questions as follows:

1. The Negative Declaration reports that the SPCA Expansion project still has unmet mitigation measures and conditions. The statement is incorrect. Upon review of the SPCA Expansion project file, all conditions and mitigation measures have been cleared.
2. There are no other wireless carriers proposed or considered for this site, and it is not known whether others will seek this location in the future.
3. Requests assurance that County will follow up with Conditions and conditions of approval. This is not a CEQA issue. The County typically does insure compliance with Conditions of approval.
4. Question of tree design. The tree design as proposed will achieve the intended purpose of camouflaging the telecommunications facility from public view.
5. Question of why equipment shelter is not heavily screened. The conditions of approval as discussed above will require that the equipment shelter be located such that it cannot be seen from Highway 68 or Laureles Grade.
6. Question why the facility is not located in Laguna Seca Park. The alternatives analysis identifies two locations in Laguna Seca Park and neither of them provides the same level of coverage needed to serve the target coverage area.
7. A question about location of replacement trees which is not related to the project or its environmental impacts.

Pursuant to Section 15073.5(c) of the CEQA Guidelines, this clarification does not change the analysis of the Negative Declaration; and therefore, does not require recirculation.

Recommendation

The project is consistent with the 2010 Monterey County General Plan, and Chapter 21.64.310 of the Monterey County Zoning Ordinance. The proposed wireless telecommunications site has been designed to be visually compatible with the area, and will not create an adverse impact on the highly sensitive visual resources of the area. Therefore, staff recommends that the Planning Commission approve the project.

**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:

AT&T Mobility (PLN130543)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Negative Declaration; and
- 2) Approving a Use Permit and Design Approval to allow a Wireless Communications Facility for AT&T Mobility on a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas and a 300 square foot area for ground equipment.

[PLN130543, AT&T Mobility/SPCA, 1002
Highway 68, Salinas, Greater Monterey Peninsula
Area Plan (APN: 173-011-009-000)]

The AT&T Mobility application (PLN130543) had a public hearing before the Monterey County Planning Commission on August 13, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit and Design Approval to allow a Wireless Communications Facility for AT&T Mobility on a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas and a 300 square foot area for ground equipment.
EVIDENCE: a) The facility is designed to minimize visibility from public-viewing areas. The 20-foot high monopole will be designed as a bay-leaf tree which will provide adequate screening of the antennas and equipment mounted on the monopole when viewed from public-viewing areas. Ground mounted equipment will be placed in a 144 square foot shelter that has been conditioned to not be visible from Laureles Grade and Highway 68.
b) 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 PLN130543.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed and found consistent with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and
 - Monterey County Zoning Ordinance (Title 21);
- b) The property is accessed from 1002 Highway 68, Salinas (Assessor's Parcel Number 173-011-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Public/Quasi-Public with a Visual Sensitivity Overlay ("PQP/VS"), which allows Wireless Communication Facilities, that are consistent with Chapter 21.64.310 of the Monterey County Zoning Ordinance, with a Use Permit (Section 21.40.050.O, Zoning Ordinance). Therefore, subject approval of the Use Permit, the project is an allowed land use for this site.
- c) The project is located in a visual sensitive area, which is signified by the Visual Sensitivity ("VS") Zoning Overlay applied to the Zoning District ("PQP-VS"). Policy GMP-3.2 of the Greater Monterey Peninsula Area Plan requires development on hilltops to be designed to minimize visual impacts. Additionally, the regulation for Wireless Communications Facilities requires facilities located in visually sensitive areas to preserve the visual character and aesthetic values by designing the facility to minimize their visual impact through screening the facility to the maximum extent feasible (Section 21.64.310.H, Zoning Ordinance). The facility is consistent with the location and Visual Sensitivity policies because the 20-foot tall monopole will be designed to look like a bay leaf tree with foliage color similar to that of the surrounding Coast Live Oaks. A condition of approval has been added to insure that the proposed bay tree size, shape color and configuration blend into the tree covered hillside. A condition has been added to require that the equipment shelter not be visible from Highway 68 or Laureles Grade both scenic routes within the 2010 Monterey County General Plan. As designed and conditioned, the project will minimize visual impacts from public-viewing areas. Therefore, the project is consistent with policies and regulations regarding development within visually sensitive areas.
- d) The project planner conducted a site inspection on November 14, 2013 to verify that the project on the subject parcel conforms to all applicable policies and regulations.
- e) The project was referred to the Greater Monterey Peninsula Area Plan Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant review by the LUAC because the project requires approval by a public hearing body. On December 4, 2013, the LUAC, with a vote of 3-0, recommended that the Planning Commission approve the project. The LUAC commented that the site is suitable for the proposed use, but the design of the facility, which was presented at the meeting with a standard monopole design, should consider the potential impact of the design to surrounding neighbors. As recommended by the LUAC, the project proposes a fake tree design that will screen all equipment on the monopole and blend into the existing landscape. Utilities required to power the facility will be placed underground.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Monterey County Regional Fire Protection District, RMA - Public Works, RMA – Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is unsuitable for the proposed development. Recommended conditions from the Monterey County Regional Fire Protection District and RMA – Planning have been incorporated.
 - b) The project site is located approximately 700 feet from the main SPCA facilities, for which, in 2007, a Mitigated Negative Declaration (MND) was adopted for a Combined Development Permit to allow an approximately 10,000 square foot expansion to the SPCA facility (PLN06058, Resolution No. 07-058). The MND and associated reports (see Findings 6, Evidence f for more information) the proposed Wireless Communications Facility project will not impact resources identified within the area.
 - c) The proposed site is at the top of a hill covered with Oak Woodland. The use of the 20’ tall tree pole design and the requirement to hide the ground mounted equipment will allow this site to provide necessary wireless service while being compatible with the visually sensitive location. Access exists to the site and utilities will be extended up the existing access road to the wireless telecom site. This access and utility extension does not require grading or other improvements which would cause an adverse visual impact. Therefore, the project is considered a suitable use (see Finding No. 7 of this resolution for more information).
 - d) See preceding findings for supporting evidence.
4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by RMA - Planning, Monterey County Regional Fire Protection District, RMA - Public Works, RMA – Environmental Services, Environmental Health Bureau, and Water Resources Agency. Based on review, the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) An FCC Site Compliance Report, certified by a professional engineer, was submitted. The report concludes that the project site will be compliant with FCC RF Emission regulations.
 - c) The proposed facility will provide wireless service for emergency service responders. A coverage gap exists along the Laureles Grade and Highway 68 intersection. The Monterey County Regional Fire Department is located in the area of this coverage gap. The proposed

facility will provide coverage to these areas; and therefore, will provide wireless service for emergency responders.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcel.
6. **FINDING:** **CEQA (Negative Declaration)** - 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 (PLN130543).
 - 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. A Negative Declaration was prepared.
 - d) The Draft Negative Declaration ("ND") for PLN130543 was prepared in accordance with CEQA and circulated for public review from July 17, 2014 through August 5, 2014.
 - e) Impacts to aesthetics were analyzed in the Negative Declaration. The project is located in a visually sensitive area, and will be visible from three common public-viewing areas: 1) Highway 68, a scenic highway; 2) Laureles Grade; and 3) a Laguna Seca Park and Campground. The proposed bay leaf tree monopole will blend into the existing natural landscape and the project will have a less-than-significant impact on aesthetic resources.
 - f) A Mitigated Negative Declaration (MND) was adopted for the approval of a Combined Development Permit to allow an approximately 10,000 square foot expansion to the SPCA facility, located approximately 700 feet west of the proposed AT&T site (PLN060658, Resolution No. 07-058). The construction included approximately 9,000 cubic yards of grading, development on slopes over 30%, potential impact to special-status species due to drainage pond approximately 500-700 feet from the project site, the removal of 30 Oak trees and improvements to the site's septic system, water distribution, storage, roadway circulation and parking facilities. A total of 30 mitigation measures were recommended for biological resources, geology/soils, hydrology/water quality, transportation/traffic and utilities/service systems. However, the

proposed project will not have impacts on the resources identified. The project is located on a hill-top property near an existing dirt access road, and only contains annual native grasses and scattered oak trees. The project does not require the removal of any oak tree. The project is sited in a location determined to not contain archaeological resources. The project site is located over 1,500 feet away from the nearest drainage pond where there is a potential habitat for special-status species. The project will not impact slopes over 25%. The Wireless Communications Facility does not require connection to any water or wastewater services. Trenching for underground utilities will occur along the existing access road, at a depth of less-than two feet. Therefore, the only potential impact is aesthetics.

- g) Evidence that has been received and considered includes: the application, project plans, site assessment prepared by ForzaTelecom, a staff report that reflect the County's independent judgment and information and testimony presented during public hearings. These documents are on file in the RMA-Planning Department (PLN130543) and are hereby incorporated herein by reference.
- h) 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. The site is located over 1,000 feet from areas that may support special-status species. 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).
- i) 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.
- j) A comment was received regarding the status of the SPCA Expansion project (PLN06058), which the adopted Mitigated Negative Declaration was used as part of the resource analysis of the proposed wireless project. The initial study states that the SPCA Expansion project is still clearing all conditions and mitigations. Upon review of the SPCA Expansion project file, it appears that all conditions and mitigation have been cleared. Pursuant to Section 15073.5(c) of the CEQA Guidelines, this clarification does not change the analysis of the Negative Declaration; and therefore, does not require recirculation.
- k) See preceding findings for supporting evidence.

7. **FINDING:**

WIRELESS COMMUNICATION FACILITIES – The development of the proposed wireless communications facility is sited in the least visually obtrusive location possible. The proposed wireless communication facility complies with all the applicable requirements of Monterey County Code Section 21.64.310. The applicant has demonstrated that it is the most adequate for the provision of services as required by the Federal Communications Commission (FCC). The

proposed telecommunication facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The project consists of a Use Permit and Design Approval to allow a Wireless Communications Facility for AT&T Mobility consisting of a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas and a 300 square foot area for ground equipment. The 60.99 acre property is owned by SPCA and is undeveloped.
 - b) The proposed project design mitigates the visual impact of the wireless telecom site. The project proposes a monopole with bay-leaf tree design. The design will screen visibility of the antennas mounted on the monopole. The equipment has been conditioned to be located so as to not be visible. Two alternative designs were reviewed: 1) a standard monopole and 2) a eucalyptus tree design. The proposed, bay-leaf tree, design is preferred based on the design's ability to completely screen the equipment on the monopole. Based on review of the visual simulations and site photos, the site will be most visible within the vicinity of the Highway 68 and Laureles Grade intersection. The staking and flagging was very hard to locate from Laguna Seca, Highway 68 (west of the property), and south of the project site on Laureles Grade. With the proposed bay-leaf tree design, the facility will blend into the vegetated hillside, and therefore be completely screened from common public-viewing areas.
 - c) Four alternative locations were analyzed to ensure that the project is sited in the least visually obtrusive location. Coverage maps were provided by AT&T that indicates a coverage gap within the vicinity of the Laureles Grade and Highway 68 intersection. The following existing facilities were analyzed based on the coverage needs in the area:
 - 1) Laguna Seca (existing 50-foot AT&T site): The site is approximately 1.10 miles north of the proposed project site, located near the Laguna Seca racetrack. AT&T is currently working with the County to relocate this facility onto the new 100-foot County tower. Once relocated, the existing facility will be removed.
 - 2) Laguna Seca (100-foot County tower): The site is approximately 1 mile north of the proposed project site, located near the Laguna Seca racetrack. AT&T is currently working with the County to co-locate on the newly-built tower. However, due to hillsides surrounding the Laureles Grade and Highway 68 intersection, the 100-foot tower is unable to provide coverage to the intersection area.
 - 3) 900 Highway 68 (existing 20-foot monopole): The existing monopole is approximately 0.26 miles west of the proposed project site. The existing monopole is too small to accommodate co-location. A taller tower would be required, which will create a significant visual impact along Highway 68.
 - 4) 10805 Saddle Road (existing 100-foot tower): The property is located approximately 2 miles south-west of the proposed project site. AT&T is currently utilizing this facility. The current location of the tower is too far away from the coverage gap to provide ample coverage.

None of these locations provided comparable coverage to that provided by the proposed site. Therefore, based on the proposed design, the facility is sited in the least visual obtrusive location.

- d) Section 21.64.310.C.7 of the Monterey County Zoning Ordinance encourages facilities to provide co-location. Section 21.64.310.H.b, Zoning Ordinance discourages co-location if the co-location of a facility has the potential of creating an adverse visual impact. Based on the visual sensitivity of the area and the proposed size of the facility, the project does not propose to accommodate co-location.
- e) An FCC Site Compliance Report, certified by a professional engineer, was submitted. The report concludes that the project site will be compliant with FCC RF Emission regulations. Therefore, the project will not affect the health, safety, and welfare of persons either residing or working in the neighborhood.
- f) The project does not penetrate a FAR Part 77 Imaginary Surface or any Airport Approaches Zoning (Chapter 21.86, Zoning Ordinance) since the project is not located within the vicinity of an airport.
- g) See preceding findings for supporting evidence.

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

EVIDENCE: a) Section 21.80.040.D 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;
2. Approve a Use Permit and Design Approval to allow a Wireless Communications Facility for AT&T Mobility on a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas and a 300 square foot area for ground equipment. The project is in general conformance with the attached sketch and subject to the attached conditions all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 13th day of August, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN130543

1. PD001(A) SPECIFIC USES ONLY (WIRELESS COMMUNICATION FACILITIES)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval permit (PLN130543) allows a Wireless Communications Facility for AT&T Mobility on a 20-foot high monopole, designed as a bay leaf tree, with 12 antennas and a 300 square foot area for ground equipment. The property is located at 1002 Highway 68, Salinas (Assessor's Parcel Number 173-011-009-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. The term "applicant" or "owner/applicant" as used in these conditions means AT&T Mobility and its successors and assigns. 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. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Applicant (AT&T Mobility) and its successors and assigns shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit and Design Approval (Resolution Number ____) was approved by the Planning Commission for Assessor's Parcel Number 173-011-009-000 on August 13, 2014. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD039(A) - WIRELESS INDEMNIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant agrees as a condition and in consideration of the approval of the permit to enter into an indemnification agreement with the County whereby the applicant agrees to defend, indemnify, and hold harmless the County, its officers, agents and employees from actions or claims of any description brought on account of any injury or damages sustained by any person or property resulting from the issuance of the permit and conduct of the activities authorized under said permit. Applicant shall obtain the permission of the owner on which the wireless communication facility is located to allow the recordation of said indemnification agreement, and the applicant shall cause said indemnification agreement to be recorded by the County Recorder as a prerequisite to the issuance of the building and/or grading permit. The County shall promptly notify the applicant of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. The County may, at its sole discretion, participate in the defense of such action, but such participation shall not relieve applicant of its obligations under this condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Prior to the issuance of grading or building permits, the Owner/Applicant shall submit proof of recordation of the Indemnification Agreement, as outlined, to RMA-Planning.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 13, 2017 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

6. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

7. PD039(D) - WIRELESS REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the applicant abandons the facility or terminates the use, the applicant shall remove the monopole, panel antennas, and equipment shelter. Upon such termination or abandonment, the applicant shall enter into a site restoration agreement subject to the approval of the Director of RMA - Planning and County Counsel. The site shall be restored to its natural state within six (6) months of the termination of use or abandonment of the site. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to abandoning the facility or terminating the use, the Owner/Applicant shall submit a site restoration agreement to RMA - Planning subject to the approval of the RMA - Director of Planning and County Counsel.

Within 6 months of termination of use or abandonment of the site, the Owner Applicant shall restore the site to its natural state.

8. PD039(B) - WIRELESS REDUCE VISUAL IMPACTS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall agree in writing that if future technological advances allow for reducing the visual impacts of the telecommunication facility, the applicant shall make modifications to the facility accordingly to reduce the visual impact as part of the facility's normal replacement schedule. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit, in writing, a declaration agreeing to comply with the terms of this condition RMA - Planning for review and approval.

9. PDSP001 -- TREE DESIGN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The design of the Bay Leaf Tree Pole shall include sufficient foliage to cover all antennas and not reveal any visible gaps in the foliage or allow visibility of the antennas to silhouette through the foliage. The canopy of the tree pole shall extend below the antennas and mimic the shape of a natural tree. The color of the foliage shall match that of the surrounding Coast Live Oaks.

Compliance or Monitoring Action to be Performed: The design shall be shown on the building plans and approved by the Planning Department. The Final Inspection shall not be approved unless the constructed tree pole complies with this condition.

10. PDSP002 -- EQUIPMENT BUILDING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The equipment building shall be relocated or placed in an equipment well so that the building and supporting equipment is not visible from Highway 68 or from Laureles Grade.

Compliance or Monitoring Action to be Performed: Prior to approval of the Construction Permit that applicant shall demonstrate that the equipment building is not visible from either Highway 68 or Laureles Grade.

11. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

12. 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 issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

13. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

14. FIRESPO1 - DESIGN FOR EXTERIOR WILDFIRE EXPOSURE (NON-STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: This project is located within State Responsibility Area as determined by the California State Board of Forestry and Fire Protection. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas for which an application for a construction permit is submitted on or after January 1, 2008, shall comply with all sections of Chapter 7 A (Materials and Construction Methods for Exterior Wildfire Exposure) of the California Building Code. Building design and specifications complying with the requirements of Chapter 7 A, shall be incorporated into the building construction plans at the time of application for construction permit. Applicant shall submit construction plans to the Monterey County Building Services Department and obtain approval of the plans prior to the issuance of the construction permit. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall design the proposed building(s) in accordance with CBC Chapter 7A and shall obtain approval of the construction plans from the Monterey County Building Services Department.

15. FIRESPO2 - SIGNS - HAZ MAT (NON-STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Sign(s) shall be installed and maintained on the building pursuant to NFPA 704, Identification of the Hazards of Materials for Emergency Response. Location of such signs shall be approved by the fire code official. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed:

16. FIRESPO3 - SIGNS - GENERATOR (NON-STANDARD)

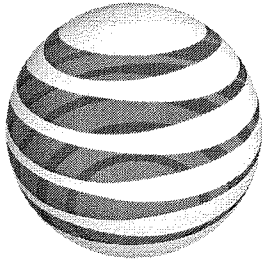
Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Sign(s) shall be installed and maintained on the building next to the electric meter to alert emergency responders to the possible presence of an emergency power generator. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall have the text of this condition printed as FIRE DEPARTMENT NOTES on the construction plans.

Prior to final building inspection, Applicant shall have installed the required signage and obtain approval of the fire department final inspection

Reviewed by Dan Rico on 1/29/14



at&t

CNU3232

SPCA

SPCA

1002 HWY 68
SALINAS, CA 93908
Jurisdiction: COUNTY OF MONTEREY

Project #: 3701007913
FA #: 10114228

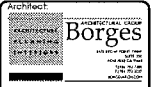
PREPARED FOR



2600 Camino Ramon, 4W850 N
San Ramon, California 94583

Vendor:

Consultant:



AT&T SITE NO: CNU3232
PROJECT NO: 12061-62
DRAWN BY: B.K.W.
CHECKED BY: A.O.L.

C 01/16/14 100% 2D REV 1
B 07/17/13 100% 2D SUBMITTAL
A 07/02/13 92% 2D SUBMITTAL
REV DATE DESCRIPTION

Licensor:

IF A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THE DOCUMENT.

Issued For:
01/16/14
100% 2D Rev 1

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A-0

PROJECT DESCRIPTION

CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY.

- BRING POWER / FIBER / FIBER TO SITE LOCATION
- INSTALL ASSET APPROVED PREMIUM FACTURED EQUIPMENT SHELTER AND ASSOCIATED INTERIOR EQUIPMENT
- ADD 10 NEW CIRCUITS
- ADD 20 PAINTED MONCHIE
- ADD 10/3 ANTENNAS PER SECTOR A (10) BRUS (0) PER SECTOR
- INSTALL STEP-UP TRANSFORMER
- POWER/VOLTCO FEED TO EQUIPMENT AREA VIA OVERHEAD UTILITY POLES. LOCATION AND ROUTING TO BE DETERMINED AT POWERFIELD WALL.
- ADD (4) SURGE SUPPRESSIONS ON STAN-OFF ARMS

*** THESE DRAWINGS HAVE BEEN REPRODUCED USING THE CURRENT R.F.D.S. SAN FRANCISCO CONTRACT NUMBER: SAN FRANCISCO, OHIO3232_BK10_Rev01Sh_10w_10a15a_370144431_10114228_141826_05-31-2013_PlanSheet-Propose_001

DIRECTIONS FROM AT&T

DIRECTIONS FROM AT&T OFFICE AT 2600 CAMINO RAMON, SAN RAMON, CA

- HEAD SOUTHEAST ON CAMINO RAMON TOWARD BISHOPP DR
- TURN RIGHT ONTO BOLLINGER CANYON RD
- MERGE ONTO 3-865 S VIA THE RAMP TO SAN JOSE
- TAKE THE EXIT ONTO 18-101 S TOWARD LOS ANGELES
- TAKE THE JOHN STICHAUTS CHINA BRIST
- TURN RIGHT ONTO JOHN ST
- TURN LEFT ONTO CA-68 W/AS MAIN ST
CONTINUE TO FOLLOW CA-68 W
- TURN LEFT AT B RD/CANADA DE LA SEGUNDA
RESTRICTED USAGE ROAD

PROJECT INFORMATION

Property Information:
Site Name: SPCA
Search Ring: SPCA
Site Number: CNU3232
Site Address: 1002 HWY 68
SALINAS, CA 93908
A.P.N. Number: 173-011-009-000
Current zoning: POP-VS (20)
Jurisdiction: COUNTY OF MONTEREY
Latitude: 36.567206°
Longitude: -121.7589°
Ground Elevation: 678.5

Property Owner:
SPCA FOR MONTEREY COUNTY
P.O. BOX 3058
MONTEREY, CA 93942

Power Agency:
PG&E CORPORATION
1 MARKET STREET, STEAR TOWER
SAN FRANCISCO, CA 94105-1126
ph: (800) 743-5000

AT&T CALIFORNIA
525 MARKET STREET
SAN FRANCISCO, CA 94105
ph: (950) 310-2355

Construction Mgr.:
VINCILOG
573 EISHORN LANE, SUITE 125
WALNUT CREEK, CA 94594-2414
contact: CHR LOHMANN
email: clohmann@vincilog.com
ph: (925) 783-3550

Applicant / Lessee:
AT&T MOBILITY
2600 CAMINO RAMON, 4W850 N
SAN RAMON, CA 94583
contact: JIM SIDORICK
email: jsidor@att.com
cell: (925) 468-8632

Architect:
BORGES ARCHITECTURAL GROUP, INC.
1475 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
contact: BRIAN K. WINDLOW
email: brian@borgesarch.com
ph: (916) 762-7200

Structural Engineer:
NORM SCHEEL STRUCTURAL ENGINEER
5022 SUNBEE BLVD
FAIR OAKS, CA 94628
contact: NORM SCHEEL
email: norm@nse.com
ph: (916) 536-9585

Site Acquisition:
FORATELECOM
1330 NORTH BROADWAY, SUITE # 202
WALNUT CREEK, CA 94594
contact: ERIC BREEDLOVE
email: erik@breedloveforatelecom.com
cell: (925) 240-3487

Zoning Mgr.:
FORATELECOM
1330 NORTH BROADWAY, SUITE # 202
WALNUT CREEK, CA 94594
contact: JULEE EPSTEIN
email: julee@epsteinforatelecom.com
cell: (925) 951-7071

RF Engineer:
AT&T MOBILITY
2600 CAMINO RAMON, 4W850 N
SAN RAMON, CA 94583
contact: CHRISTOPHER AURELIO
email: cca@att.com
ph: (925) 468-8795

PROJECT TEAM

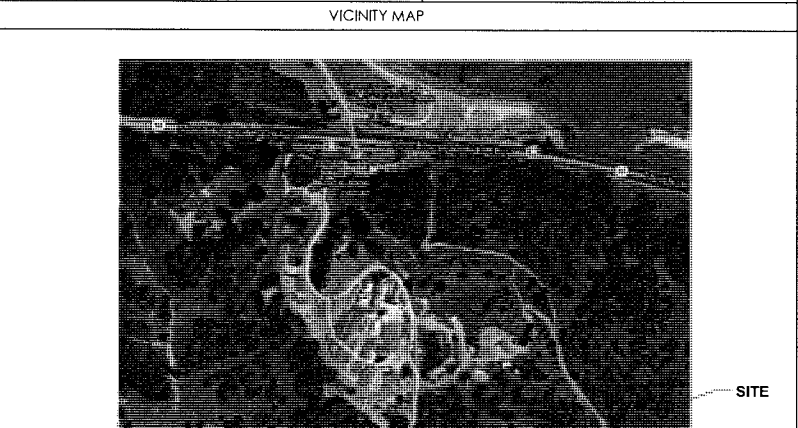
SHEET INDEX

A-0	COVER SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	EQUIPMENT SHELTER LAYOUT
A-3	ANTENNA PLANS & DETAILS
A-4	SITE ELEVATIONS
A-5	CONSTRUCTION DETAILS-EQUIPMENT

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2010 CALIFORNIA BUILDING CODE (CBC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2007 IBC
- 2010 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX P, PARO COVERS, BASED ON THE 2009 IRC
- 2010 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2010 CALIFORNIA EXISTING BUILDING CODE (CEBC), BASED ON THE 2009 EBC
- 2010 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CGBCS)
- 2010 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2009 IFC, WITH CALIFORNIA AMENDMENTS
- 2010 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2009 IMC
- 2010 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2009 UPC
- 2010 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2008 NEC
- 2010 CALIFORNIA ENERGY CODE (CEC)
- ANSI / EIA-104-222-G
- 2009 NFPA 101, LIFE SAFETY CODE
- 2009 NFPA 72, NATIONAL FIRE ALARM CODE
- 2009 NFPA 13, FIRE SPRINKLER CODE
- LOCAL BUILDING CODE
- CITY / COUNTY ORDINANCES
- ANY APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS



SPECIAL INSPECTIONS

- ANCHOR BOLTS WELDED INTO CONCRETE
- MILL EXPANSION BOLTS INTO EXISTING CONCRETE
- HIGH STRENGTH BOLTING
- WELDING
- STEEL REINFORCEMENT BEARING PLACEMENT
- STEEL MATERIAL VERIFICATION
- 4,000 P.S.I. CONCRETE

SOils ENGINEER TO INSPECT DRILLED PIERS

SPECIAL CONDITIONS

- HILLSIDE ZONES
- WETLAND URBAN INTERFACE

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE PLOTTED AT 24" x 36". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

APPROVALS

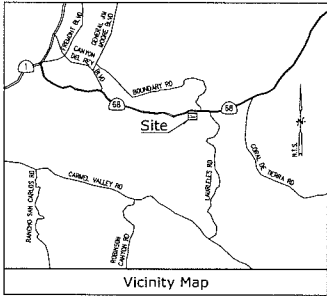
DATE	APPROVED BY	TITLE	DATE

DIGALERT

800-227-2600
Call 2 Full Working Days In Advance

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY: U (UNMANNED)
CONSTRUCTION TYPE: V6
HANDICAP REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY ACCESS AND REQUIREMENTS ARE NOT REQUIRED, IN ACCORDANCE WITH CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 11030.1, EXCEPTION 1 & SECTION 11042.1, EXCEPTION 4.



Title Report
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.:
 DATE:

Legal Description
 THE LAND REFERRED TO HEREIN BEING IS SITUATED IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A 1" IRON PIPE AT THE 304.76 FEET CORNER OF THAT CERTAIN 240.00 ACRE PARCEL BEARING IN TRACT FROM MARIN ARROYO TRACT TO SANJULITO MONTEREY AND DATED MAY 26, 1958, RECORDED IN BOOK 1875 OF OFFICIAL RECORDS AT PAGE 111, AND AS SAID FROM PIPE AND PARCELS AND SHOWN ON TRACTS OF SAID MARIN ARROYO TRACT PROPERTY IN VOLUME 2824 BAKING MONTEREY COUNTY, CALIFORNIA FOR SAUL L. HENNING, INC., FILED WITH THE RECORDER OF MONTEREY COUNTY, CALIFORNIA ON MAY 1, 1964, IN BOOK 5 OF SAID COUNTY RECORDS AT PAGE 156; THENCE BEARING ALONG THE EASTERN AND NORTHERN BOUNDARY OF SAID PARCEL, W. 20 1/4' C. 300.31 FEET, THENCE N. 46 34' 45" W. 773.82 FEET, THENCE N. 81° 12' 10" W. 341.84 FEET, THENCE N. 80 34' 52" W. 111.74 FEET, THENCE N. 10 17' 26" W. 268.00 FEET, THENCE N. 83° 52' W. 181.00 FEET, THENCE LEAVING SAID BOUNDARY, S. 300 00' W. 955.00 FEET, THENCE N. 70° 00' W. 21.00 FEET, THENCE N. 50° 00' W. 180.00 FEET, THENCE N. 50 00' E. 250.00 FEET TO A POINT ON THE NORTHERN BOUNDARY OF SAID PARCEL, WHICH BOUNDARY BEING ALSO THE SOUTHERLY BOUNDARY OF THE MONTEREY-BUNING WRIGHT SAID PARCEL, WHICH BOUNDARY BEING ALSO THE SOUTHERLY BOUNDARY OF SAID PARCEL, ET AL. IN COUNTY OF MONTEREY BY DEED RECORDED IN BOOK 190 OF OFFICIAL RECORDS AT PAGE 18; THENCE ALONG SAID BOUNDARY, N. 84° 22' 52" W. 340.00 FEET, THENCE LEAVING SAID BOUNDARY, S. 50 00' W. 1145.25 FEET, THENCE S. 46° 02' E. 344.25 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel No.
 173-011-003

Easements
 NOT AVAILABLE

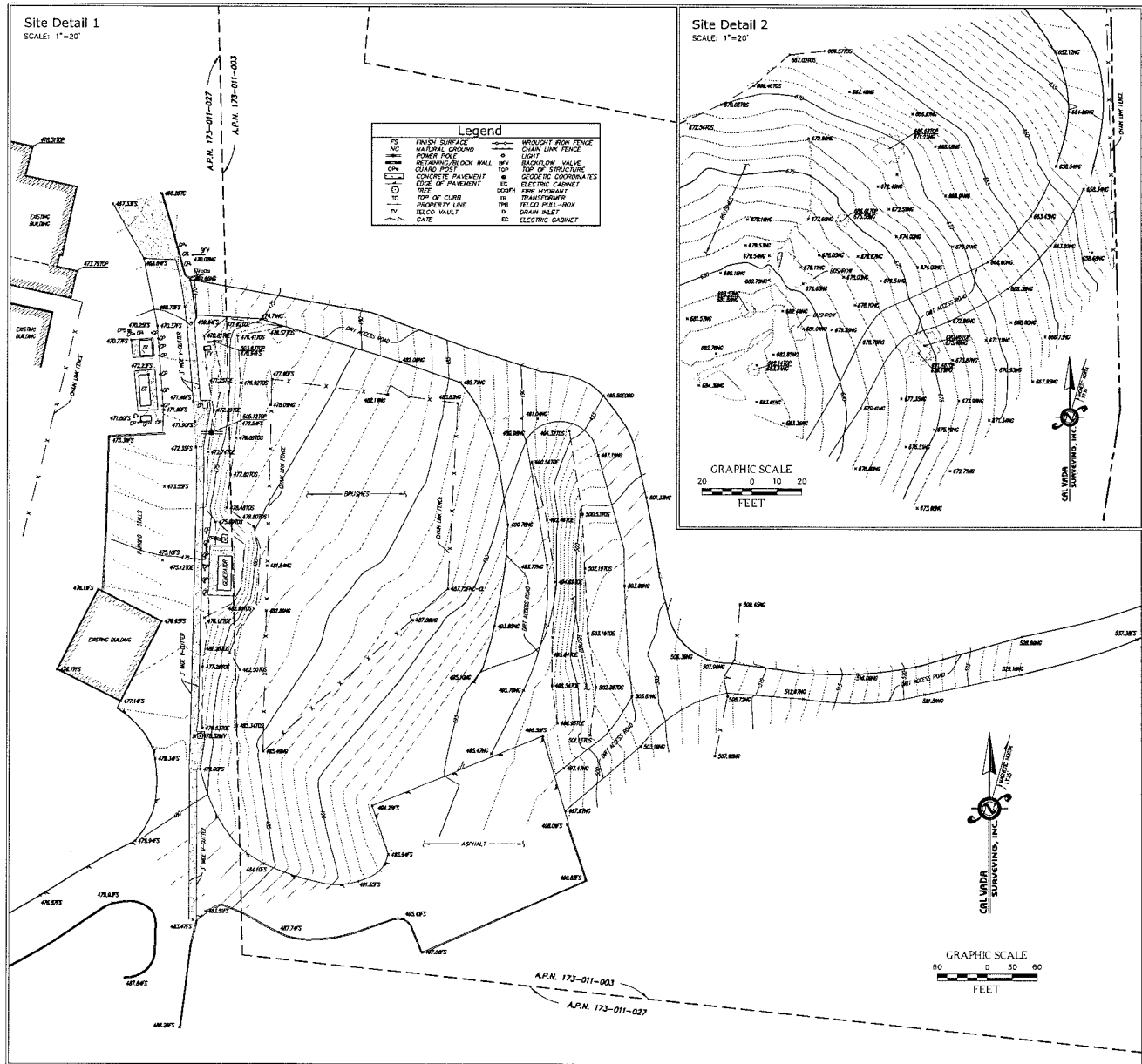
Access Easement/Lease Area
 TO BE DETERMINED

Geographic Coordinates
 TO BE DETERMINED
 1983 DATUM: LATITUDE: NOT BY KEYWAY; LONGITUDE: NOT BY KEYWAY
 ELEVATION: 100.0 FEET ABOVE MEAN SEA LEVEL
 DISTORTION:
 THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATION SHOWN ABOVE IS ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS COMPARABLE IN ACCURACY TO METERS (3) AND SECONDS (2), TO THE NEAREST HUNDRETH OF A SECOND. THE VERTICAL DATUM (ELEVATION) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS RETURNED TO THE NEAREST TENTH OF A FOOT.

Basis of Bearings
 THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 4

Bench Mark
 THE CALIFORNIA SPATIAL REFERENCE CENTER CORRS 7617, ELEVATION = 1091.25 FEET (NAVD 88)

Date of Survey
 JUNE 26, 2013



AT&T
 AT&T MOBILITY
 4420 ROSEWOOD DRIVE
 PLEASANTON, CA 94588

PLANS PREPARED BY:
 ARCHITECTURAL GROUP
Borges
 1438 FIVE POINT DRIVE
 SUITE 100
 ROSELIE, CA 94641
 TEL: 916 782 2866
 FAX: 916 773 3337
 WWW.BORGESARCH.COM

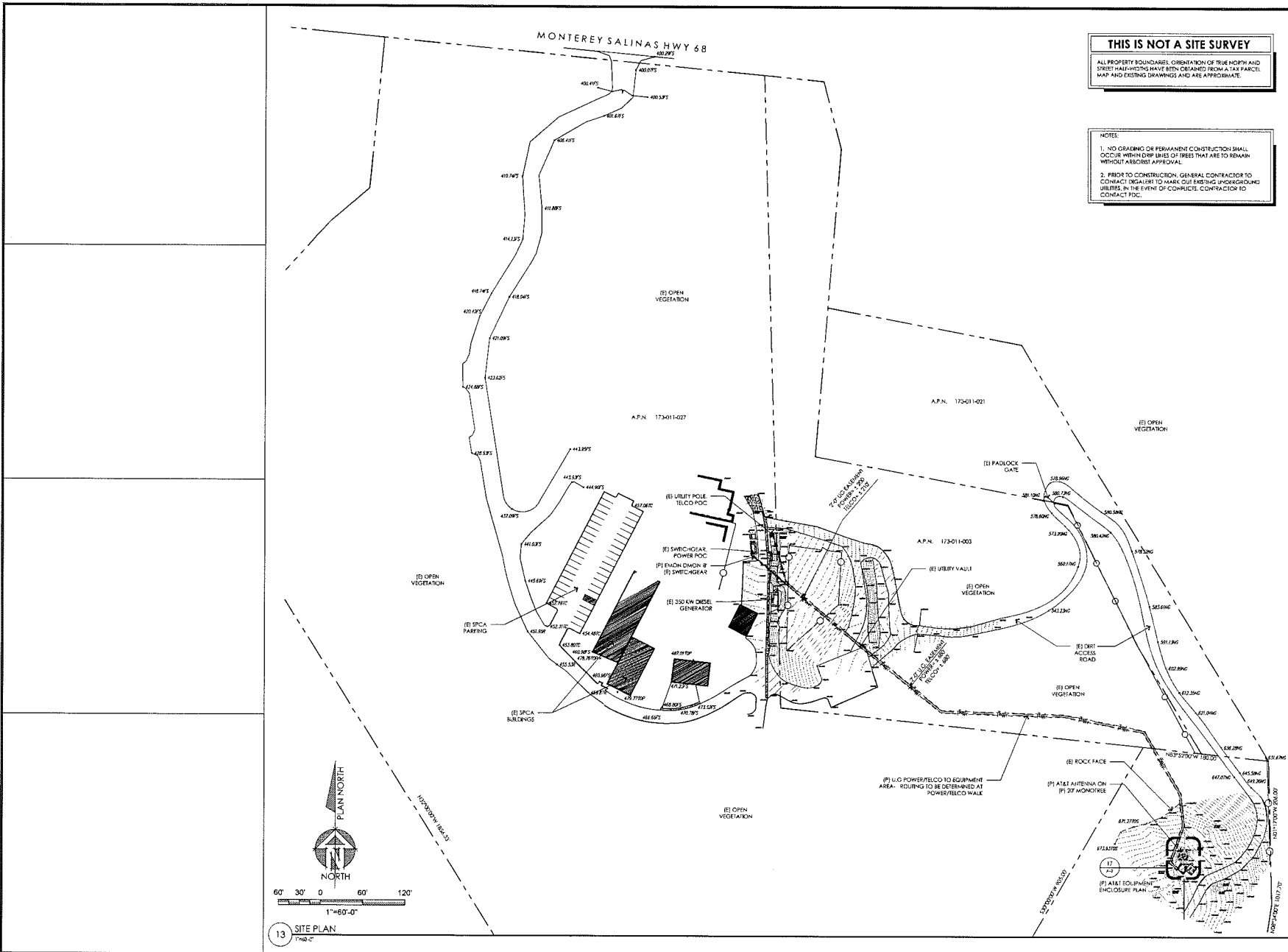
CONSULTANT:
CALVADA SURVEYING, INC.
 471 JAMES CL. SUITE 205, CORONA, CA 92626
 Phone: 951-586-9993 Fax: 951-263-6146
 188 FINE BOULEVARD www.calvada.com
 JOB NO. 13428

NO.	DATE	DESCRIPTION	BY
	06/27/13	SUBMITTAL	MN
1	07/16/13	CLIENT COMMENTS	RG

SITE INFORMATION:
CNU3232
 1002 HIGHWAY 68,
 SALINAS, CA 93908
 MONTEREY COUNTY

SEAL:
 SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NUMBER:
C-2
 SHEET 2 OF 2



THIS IS NOT A SITE SURVEY
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET WIDTHS HAVE BEEN OBTAINED FROM A T&T PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.

NOTES:
 1. NO GRADING OR PERMANENT CONSTRUCTION SHALL OCCUR WITHIN DWP LIMITS OF TREES THAT ARE TO REMAIN WITHOUT ARBORIST APPROVAL.
 2. PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO CONTACT DGA/ERT TO MARK OUT EXISTING UNDERGROUND UTILITIES. IN THE EVENT OF CONFLICT, CONTRACTOR TO CONTACT PDC.



2600 Combs Ramon, 4W56 N
 San Ramon, California 94583

Vendor:

Consultant:



AT&T SITE NO: CNU3232
 PROJECT NO: 12081-42
 DRAWN BY: B.K.W.
 CHECKED BY: A.O.L.

C	01/16/14	100% ZD REV 1
B	07/17/13	100% ZD SUBMITTAL
A	07/05/13	75% ZD SUBMITTAL
REV	DATE	DESCRIPTION



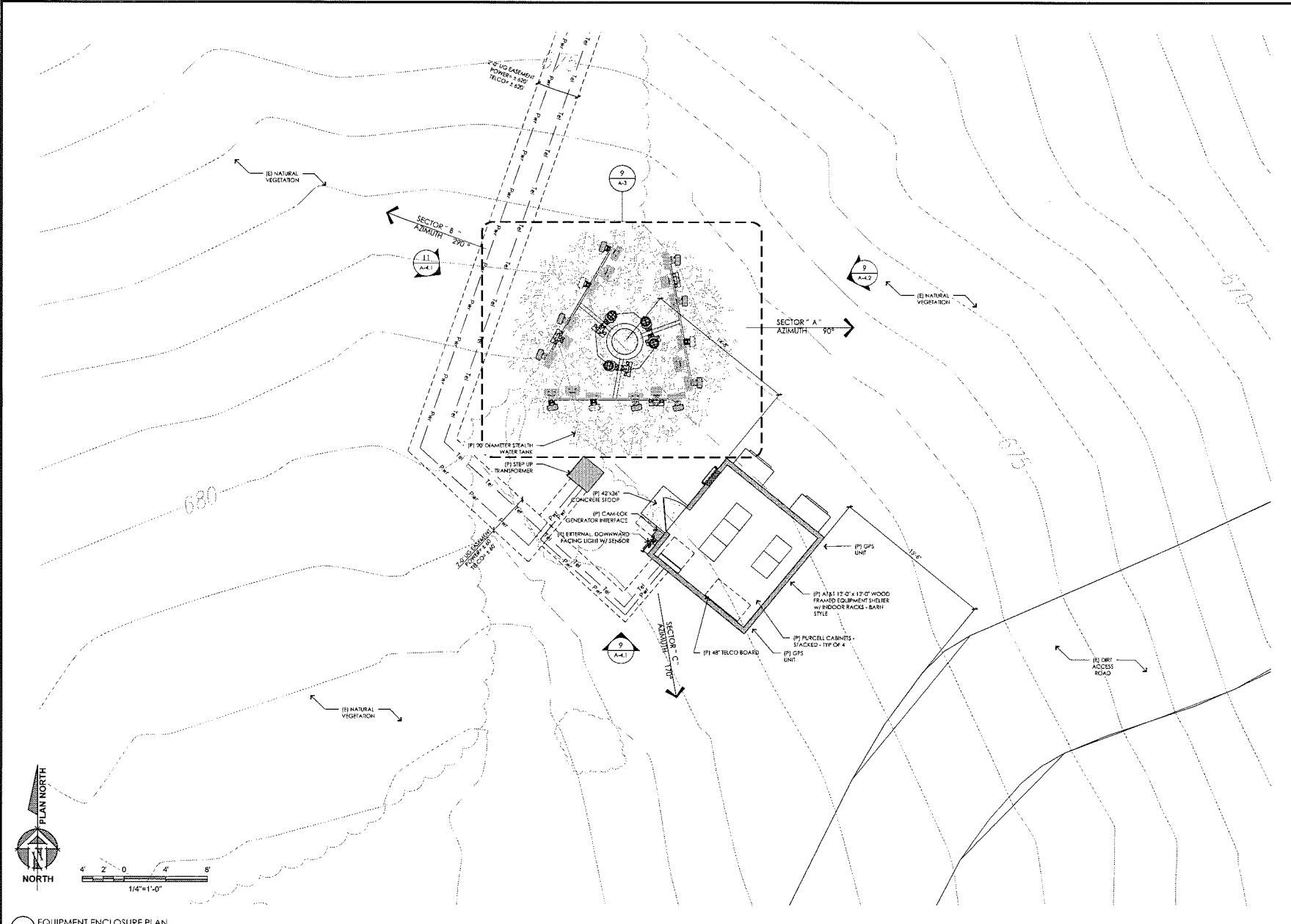
I, E.A. WILSON, OF THE PROFESSION OF CIVIL ENGINEERING, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA.

Issued For:
 01/16/14
 100% ZD Rev 1

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
A-1

01/16/14 09:15 AM C:\Users\Borge\OneDrive\Documents\Projects\12081-42\12081-42.dwg



PREPARED FOR
 at&t
 2460 Camino Ramon, #W550 N
 San Ramon, California 94583

Vendor:

Consultant:

Architect:
Borges
 ARCHITECTURAL GROUP
 2550 UNIVERSITY AVENUE
 SUITE 200
 BERKELEY, CA 94704
 415.841.1234

AT&T SITE NO: CNU3232
 PROJECT NO: 12081-62
 DRAWN BY: B.K.W.
 CHECKED BY: A.O.L.

REV.	DATE	DESCRIPTION
C	01/16/14	100% ZD REV 1
B	07/17/13	100% ZD SUBMITTAL
A	07/05/13	100% ZD SUBMITTAL

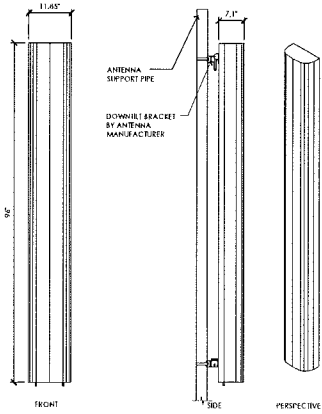


IF A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO PREPARE THIS DRAWING.

Issued For:
 01/16/14
 100% ZD Rev 1

SHEET TITLE:
 EQUIPMENT SHELTER LAYOUT

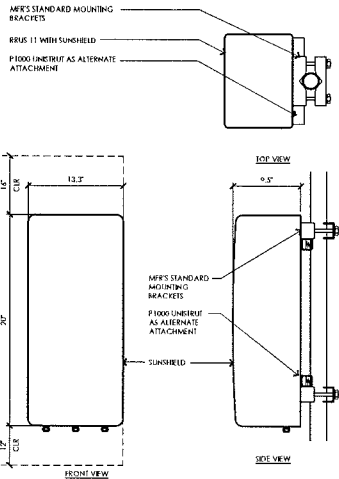
SHEET NUMBER:
A-2



ANTENNA = ERICSSON (REFER TO ANTENNA SCHEDULE)
 AREA = 7.985 SQ. FT.
 WEIGHT = 46.14 LBS. (GROSS WGT.)

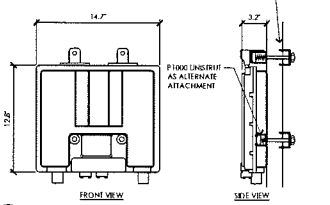
19 ANTENNA SPECS
 1/2" = 1'-0"

ERICSSON WCS RRU-32
 MODEL: KR114 423/1
 COLOR: WHITE
 DIMENSIONS: 29" TALL X 13.3" WIDE X 9.55" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 77 LBS. (INCLUDING MOUNTING HARDWARE)



15 RRU-32 WCS
 1/2" = 1'-0"

ERICSSON RRU A2 REMOTE RADIO UNIT
 COLOR: WHITE
 DIMENSIONS: 12.8" TALL X 14.7" WIDE X 3.7" DEEP
 WEIGHT: +/- 15 LBS. (INCLUDING MOUNTING HARDWARE)



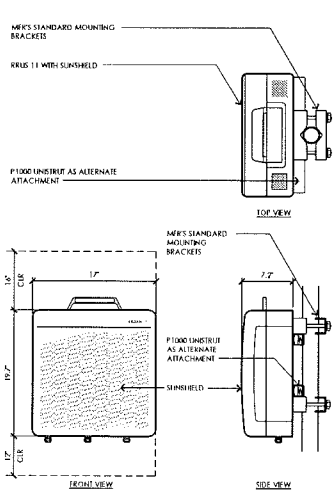
12 ERICSSON RRU A2 REMOTE RADIO UNIT
 1/2" = 1'-0"

SECTOR		ANTENNA MODEL NO.	AZIMUTH	RAD. CENTER	RRU	FIBER LENGTH	COAX LENGTH	COAX DIA.	NO.
A	A1	ANDREW 58HH-IDASC	90°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
A	A2	ANDREW 58HH-IDASC	90°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
A	A3	ANDREW 58HH-IDASC	90°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
A	A4	ANDREW 58HH-IDASC	90°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
B	B1	ANDREW 58HH-IDASC	270°	± 16.4°	RRU-11-1900 W/ A2 MODULE	± 30'-0"	± 8'-0"	1"	2 FIBER
B	B2	ANDREW 58HH-IDASC	270°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
B	B3	ANDREW 58HH-IDASC	270°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
B	B4	ANDREW 58HH-IDASC	270°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
C	C1	ANDREW 58HH-IDASC	170°	± 16.4°	RRU-11-1900 W/ A2 MODULE	± 30'-0"	± 8'-0"	1"	2 FIBER
C	C2	ANDREW 58HH-IDASC	170°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
C	C3	ANDREW 58HH-IDASC	170°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER
C	C4	ANDREW 58HH-IDASC	170°	± 16.4°	RRU-11-1900 (E)	± 30'-0"	± 8'-0"	1"	2 FIBER

RF DATA SHEET 1/00.00 4 DATED 05/31/13

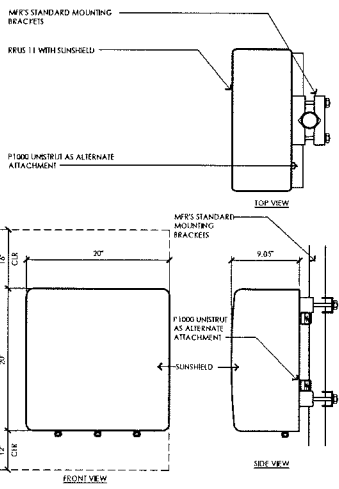
8 RF SCHEDULE
 1/2" = 1'-0"

ERICSSON RRU-11 REMOTE RADIO UNIT
 COLOR: WHITE
 DIMENSIONS: 19.7" TALL X 17" WIDE X 7.7" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 55 LBS. (INCLUDING MOUNTING HARDWARE)

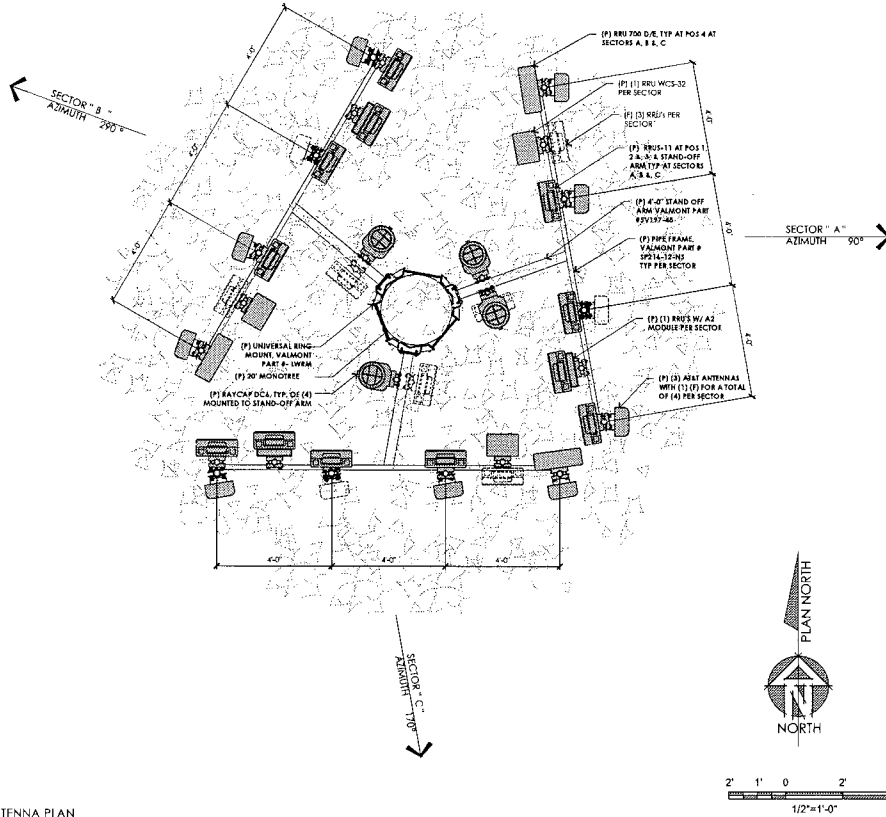


17 ERICSSON RRU-11 REMOTE RADIO UNIT
 1/2" = 1'-0"

ERICSSON 7000/E RRU
 MODEL: KR114 409/1
 COLOR: WHITE
 DIMENSIONS: 20" TALL X 20" WIDE X 9.85" DEEP (INCLUDING SUNSHIELD)
 WEIGHT: +/- 71.5 LBS. (INCLUDING MOUNTING HARDWARE)



13 700 D-E RRU
 1/2" = 1'-0"



9 ENLARGED ANTENNA PLAN
 1/2" = 1'-0"

PREPARED FOR

 2600 Camino Ramon, 44850 N
 San Ramon, California 94583

Vendor:

Consultant:

Architect:

 BORGES ARCHITECTURE
 1000 S. GATEWAY
 SUITE 100
 SAN RAMON, CA 94583
 TEL: 925.375.1100
 FAX: 925.375.1101
 WWW.BORGESARCHITECT.COM

AT&T SITE NO: CNU3232
 PROJECT NO: 12081-62
 DRAWN BY: B.K.W.
 CHECKED BY: A.O.L.

C 01/16/14 100% ZD REV 1
 B 02/17/13 100% ZD SUBMITAL
 A 07/05/13 100% ZD SUBMITAL
 REV DATE DESCRIPTION

Licensor:

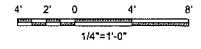
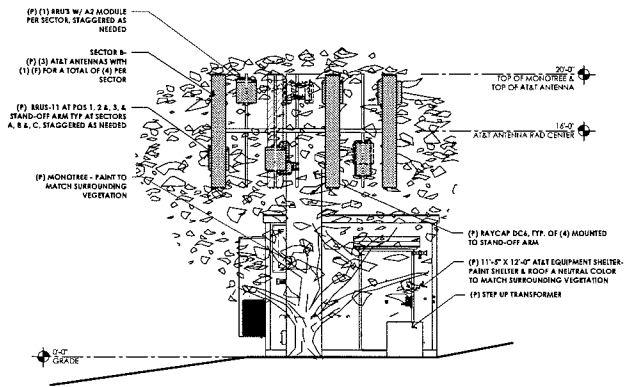
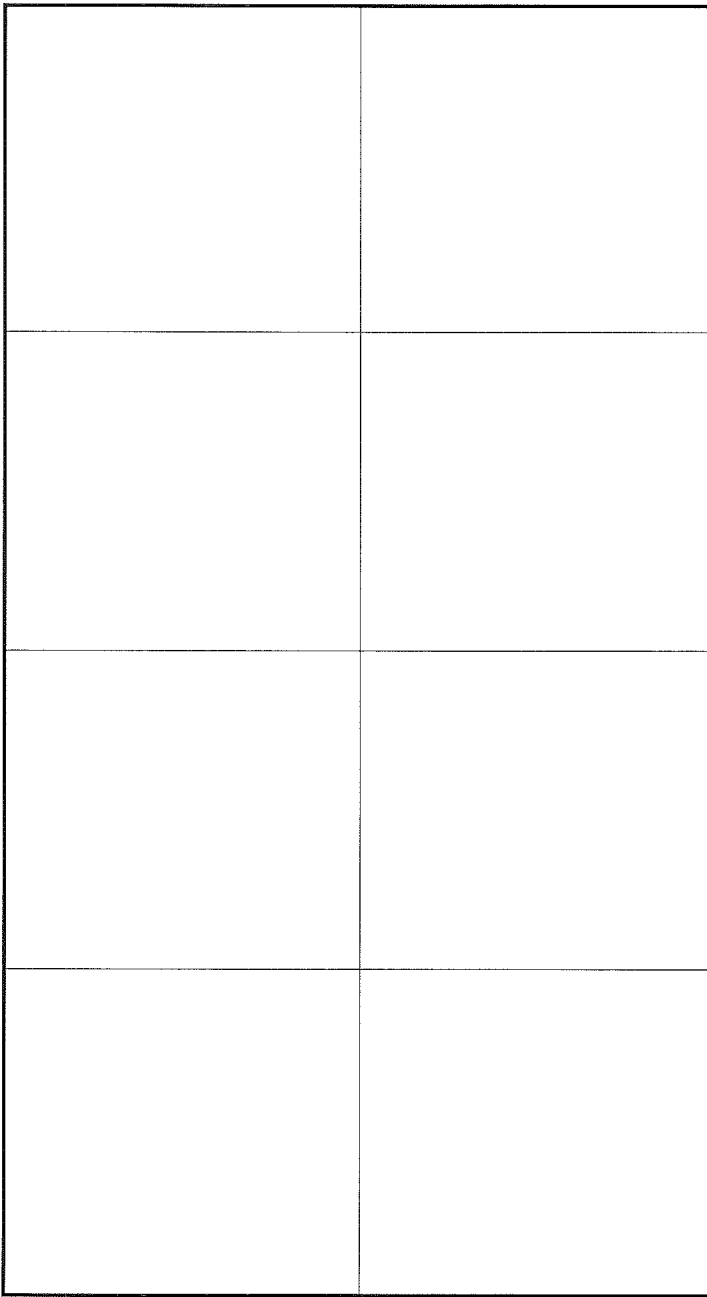
 AT&T INTELLECTUAL PROPERTY
 1000 S. GATEWAY
 SUITE 100
 SAN RAMON, CA 94583
 TEL: 925.375.1100
 FAX: 925.375.1101
 WWW.BORGESARCHITECT.COM

SEE A DISCLAIMER OF LIABILITY FOR ANY
 PERSONS UNLESS THEY ARE ACTING
 UNDER THE SUPERVISION OF A LICENSED
 PROFESSIONAL ENGINEER. DO NOT ALTER THIS
 DOCUMENT.

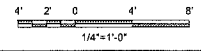
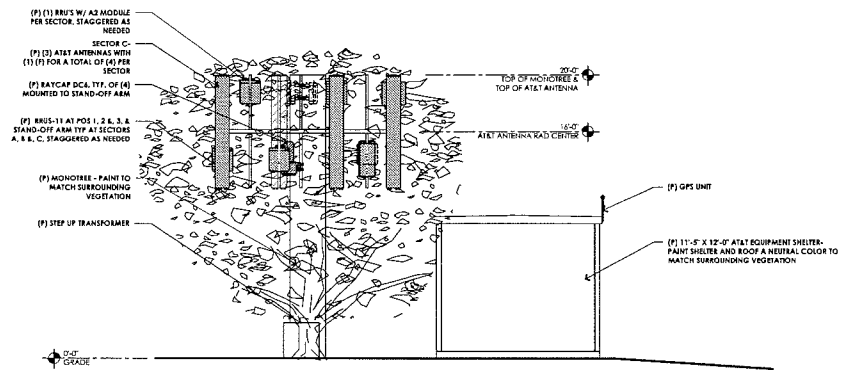
Issued For:
 01/16/14
 100% ZD Rev 1

SHEET TITLE:
 ANTENNA PLANS &
 DETAILS

SHEET NUMBER:
A-3



11 PROPOSED WEST ELEVATION
1/4" = 1'-0"



9 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

PREPARED FOR

2600 Camino Ramon, #W550 N
San Ramon, California 94583

Vendor:

Consultant:

Architect:

ARCHITECTURAL GROUP
Borges
1215 P STREET
SUITE 100
SAN RAMON, CA 94583
TEL: 925.375.2222
WWW.BORGESARCHITECTS.COM

AT&T SITE NO: CNU3232
PROJECT NO: 12081-62
DRAWN BY: B.K.W.
CHECKED BY: A.O.L.

REV.	DATE	DESCRIPTION
C	01/16/14	100% ZD REV 1
B	07/17/13	100% ZD SUBMITTAL
A	07/05/13	90% ZD SUBMITTAL

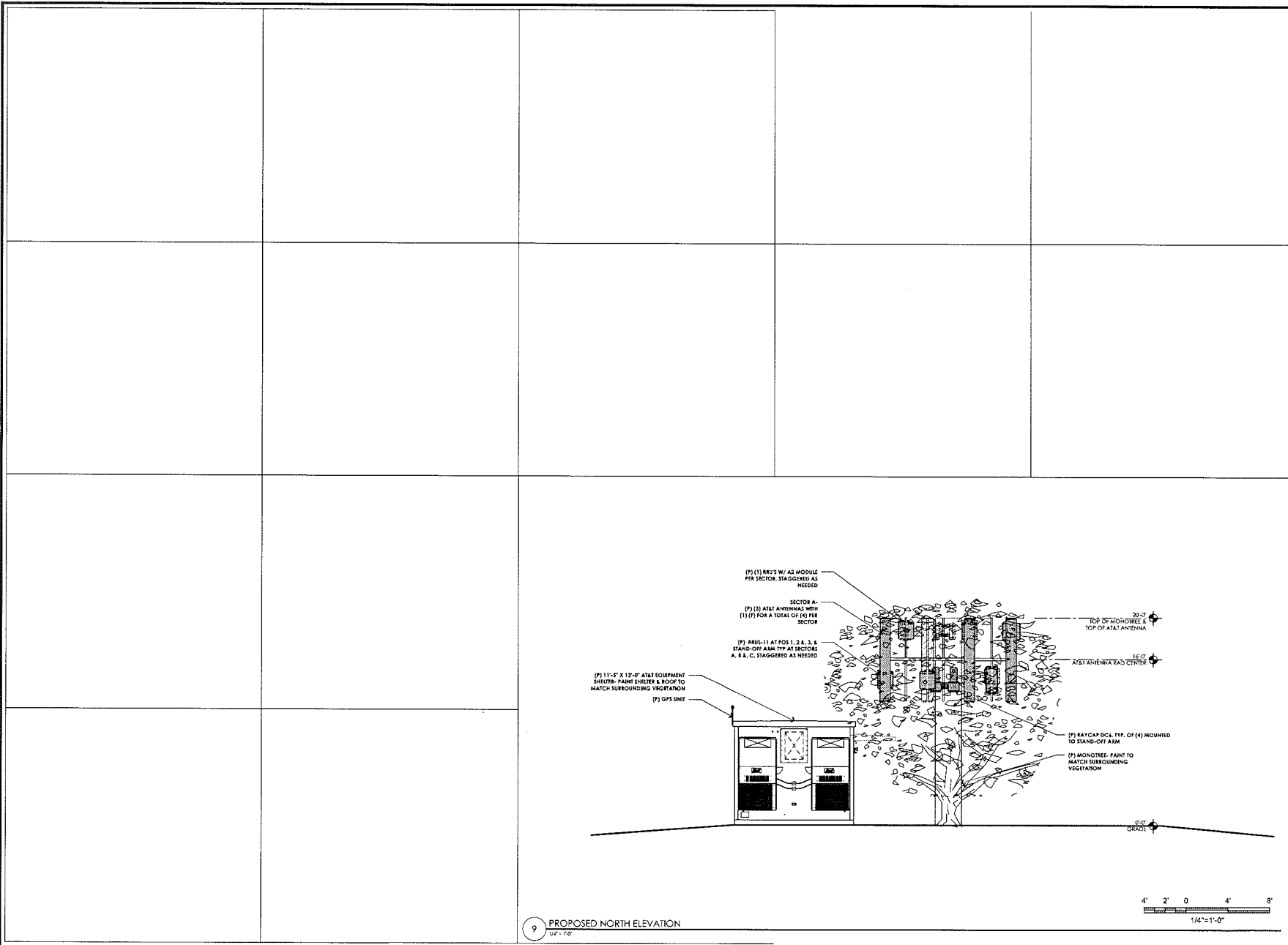
Licensor:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

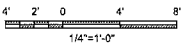
Issued For:
01/16/14
100% ZD Rev 1

SHEET TITLE:
SITE ELEVATIONS

SHEET NUMBER:
A-4.1



9 PROPOSED NORTH ELEVATION
1/4"=1'-0"



PREPARED FOR

 2400 Camino Ramon, #W810 N
 San Ramon, California 94583

Vendor:

Consultant:

Architect:

 BORGES ARCHITECTURAL GROUP
 10000 BAYVIEW BLVD., SUITE 100
 SAN RAMON, CA 94583
 TEL: 925.376.1000
 FAX: 925.376.1001
 WWW.BORGESARCH.COM

AT&T SITE NO: CNU3232
 PROJECT NO: 12081-62
 DRAWN BY: B.K.W.
 CHECKED BY: A.O.L.

REV.	DATE	DESCRIPTION
C	01/16/14	100% ZD REV 1
B	07/17/13	100% ZD SUBMITTAL
A	07/05/13	100% ZD SUBMITTAL



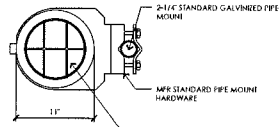
IF IT IS A VIOLATION OF LAW FOR ANY REASON UNLESS THEY ARE ACQUAINTED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

Issued For:
 01/16/14
 100% ZD Rev 1

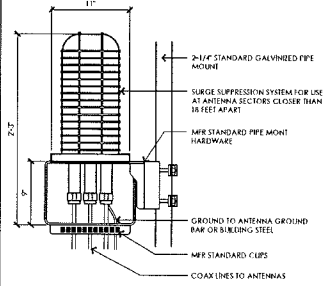
SHEET TITLE:
 SITE ELEVATIONS

SHEET NUMBER:
A-4.2

RAYCAP DC 6-48-60-18-8F SURGE SUPPRESSION SOLUTION
 COLOR: BLACK/GRIVER
 DIMENSIONS: 1" DIA X 3" TAIL W/ 9" BASE
 WEIGHT: +/- 50 LBS. INCLUDING MOUNTING HARDWARE



SURGE SUPPRESSION SYSTEM FOR USE AT ANTENNA SECTORS CLOSER THAN 18 FEET APART



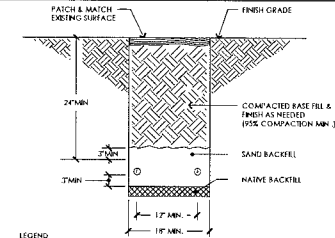
15 DC SURGE SUPPRESSION (SQUID)
 1/2" = 1'-0"

UNIT REF: 00000101000001

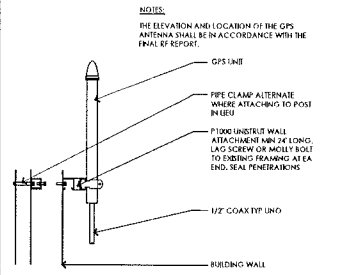
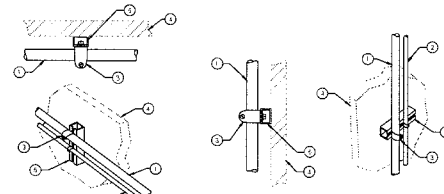
WALL CONSTRUCTION:	USE
W/OUT:	38 BRIDGECRETE BOLT
W/OUT AT 2500:	3/8\"/>
CONCRETE BLOCK:	3/8\"/>
CONCRETE BOARD:	1/2\"/>

- NOTES:
1. MINIMUM CLEARANCE FOR CONDUIT FOR ELECTRICAL CODE REF.
 2. #2 ANCHOR BOLT & GALV. STEEL PROTECTIVE COATING TO R/W & TOP OF W/OUT.
 3. END OF BUTTERFLY CLAMP AS SECURED.
 4. SPACING AS SHOWN P.C.
 5. VERTICAL CLEARANCE FROM TOP SURFACE TO BE MAINTAINED.

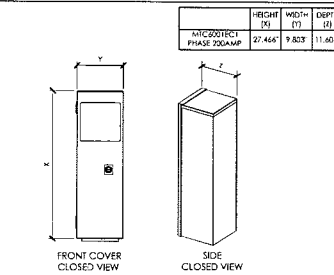
12 VERTICAL CONDUIT AT WALL
 NOT TO SCALE



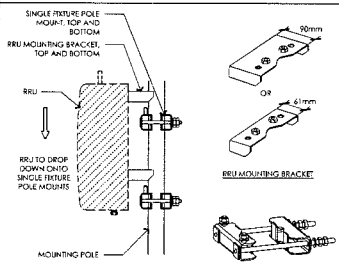
11 UTILITY TRENCH DETAIL
 1/2" = 1'-0"



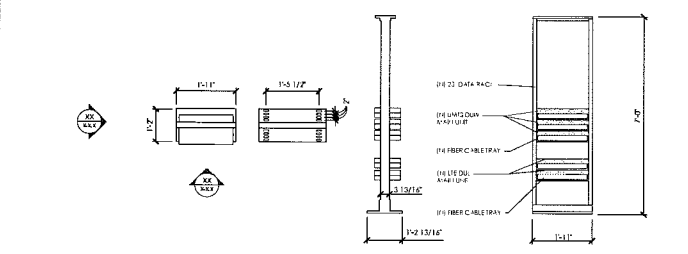
4 GPS MOUNT DETAIL
 3/8\"/>



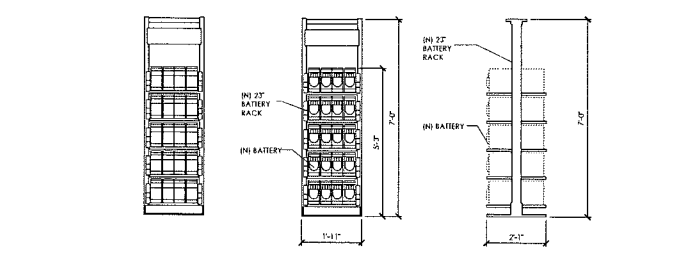
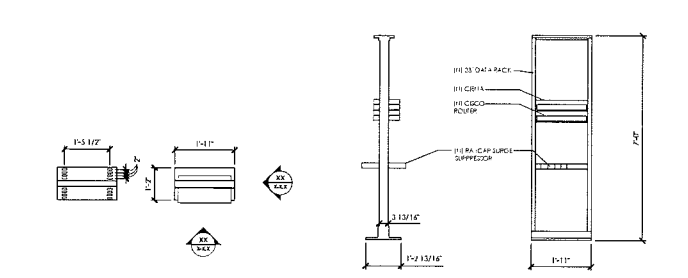
7 GENERATOR INTERFACE
 3/8\"/>



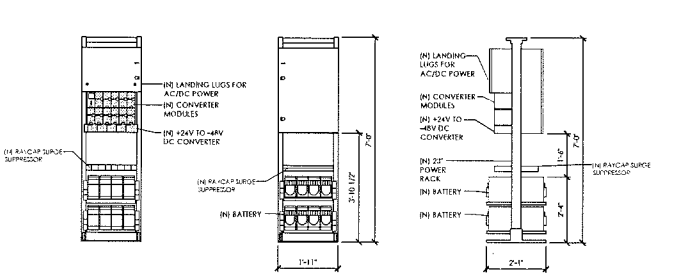
3 RRU MOUNTING DETAIL - POLE
 3/8\"/>



13 INTERIOR LTE - UMIS & TELCO RACKS
 1/2" = 1'-0"



5 RBA-72 DETAIL
 1/2" = 1'-0"



PREPARED FOR

2400 Camino Ramon, #4050 N
 San Ramon, California 94583

Vendor:

Consultant:

Architect:

AT&T SITE NO: CNU3232
 PROJECT NO: 12081-62
 DRAWN BY: B.K.W.
 CHECKED BY: A.O.L.

REV.	DATE	DESCRIPTION
C	01/16/14	100% ZD REV 1
B	07/17/13	100% TO SUBMITTAL
A	07/05/13	100% ZD SUBMITTAL

License:

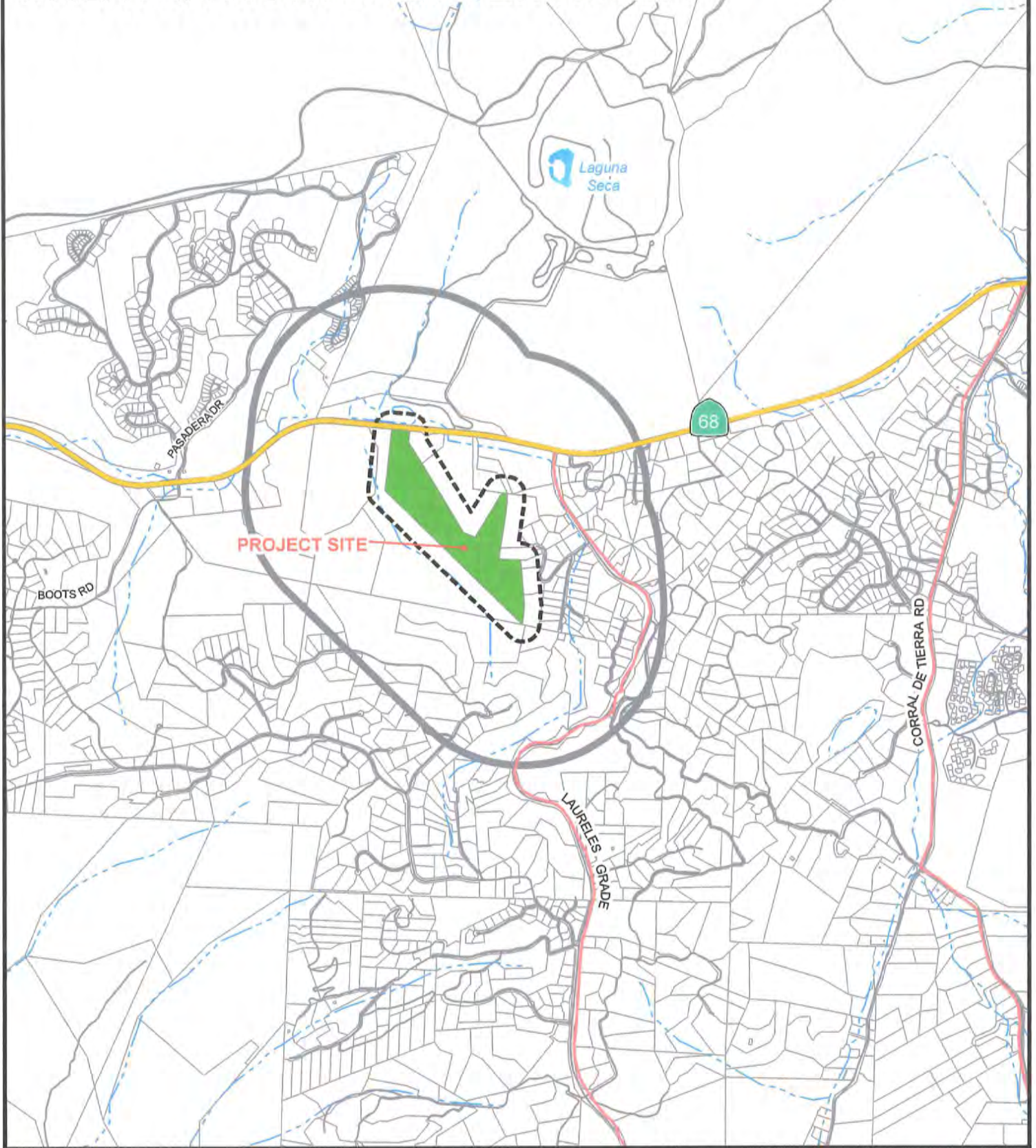
ISSUED FOR:

01/16/14
 100% ZD Rev 1

SHEET TITLE:
 CONSTRUCTION DETAILS
 - EQUIPMENT

SHEET NUMBER:
A-5

GREATER MONTEREY PENINSULA



APPLICANT: MONTEREY COUNTY SPCA INC (AT&T)

APN: 173-011-009-000

FILE # PLN130543

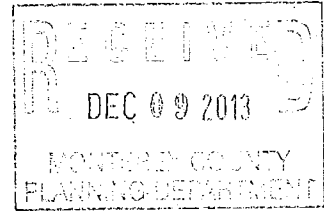
2500' Limit 300' Limit Water City Limits



PLANNER: LISTER

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **December 4, 2013**

Project Title: MONTEREY COUNTY SPCA INC (AT&T)

File Number: PLN130543

File Type: PC

Planner: LISTER

Location: NO ADDRESS ASSIGNED TO APN (ACCESSED THROUGH 1002 HWY 68 SALINAS)

Project Description:

Use Permit and Design Approval to allow the construction of a wireless communications facility for AT&T. The facility includes a 20 foot monopole with 12 antennas and 110 square foot equipment shelter. The property can be accessed through 1002 Highway 68, Salinas (Assessor's Parcel Number 173-011-009-000), Greater Monterey Peninsula Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Bettye Saxon AT&T
Vince Gamick Forzatelecom

Was a County Staff/Representative present at meeting? Steve Mason (Name)

PUBLIC COMMENT: **NONE**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
could electricity all be underground there will be 3 new poles part of the way		put as much underground as possible
tower impact		should resemble oak tree
utility shed + roof		should be earth tone stone black
erosion?		earth tone cement pad-eval. for erosion possibility

ADDITIONAL LUAC COMMENTS

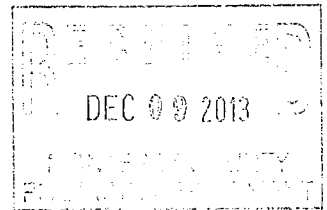
The site is perfect for cell tower. But, there are many residences' views which will be impacted, therefore all efforts should be made to mitigate the visual impact - especially the electric poles.

RECOMMENDATION:

Motion by: R. De Hoff (LUAC Member's Name)

Second by: D. Berry (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item



Reason for Continuance: _____

Continued to what date: _____

AYES: (3) De Hoff, Berry, Harris

NOES: 0

ABSENT: Smith, Jacobs (2)

ABSTAIN: 0

Alternatives Analysis for AT&T Site CNU3232



AT&T Mobility

Wireless Telecommunications Facility

1002 Salinas Highway (HWY 68)

Salinas, CA 93908

AT&T Mobility has identified a significant gap in its service coverage along HWY 68 in Monterey County. AT&T Mobility proposes to install a wireless communications facility ("WCF") on raw land located at 1002 HWY 68 ("The Proposed Facility") as a means to fill this gap in coverage. The Proposed Facility consists of twelve panel antennas (four antennas for each of the three sectors) and six remote radio units mounted on a 20-foot monopole, which will be painted to match the surrounding vegetation. Equipment cabinets will be located inside a 11'5" x 12' shelter surrounded by a six-foot redwood fence. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T Mobility as explained below.

Objective

The proposed site, located at 1002 HWY 68, is intended to provide infill coverage at the intersection of HWY 68 and Laurels Grade Rd; approximately 0.7 miles west and approximately 0.5 miles east along the highway. And also, to offer coverage on Laurels Grade Road for about 0.5 miles from the HWY 68 intersection in Monterey County. Providing improved indoor service to residents will allow them to take advantage of AT&T's high-speed wireless network including the new 4G/LTE network. In-building service is critical as customers increasingly use their mobile phones as their primary communications device (landlines to residences have decreased significantly) and rely on their mobile phones for emergency 911 services, GPS, texting and web access.

4G LTE is capable of delivering speeds of up to ten times faster than industry-average 3G speeds. LTE technology also offers lower latency, the processing time it takes to move data through a network, such as how long it takes to start downloading a web page or file once you've sent the request. Lower latency helps improve the quality of personal wireless services. Additionally, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. AT&T designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality.



Methodology and Zoning Criteria

The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity to the wireless handsets to be served. Due to the topography of the area there were very few options for viable site locations.

AT&T Mobility seeks to fill a significant gap in coverage using the least intrusive means under the guidelines for wireless telecommunications facilities section of the Monterey County Municipal Code (Section 20.64.310: Regulations for the Siting, Design & Construction of Wireless Communications Facilities). The ordinance states that wireless communications facilities should be located in such that the visual character and aesthetic values of the parcel and surrounding lands are preserved (20.64.310H). Additionally, facilities must be designed to minimize the disturbance of existing topography and on-site vegetation (20.64.310H)

AT&T Search Ring Area

The following map was generated by the AT&T Radio Frequency Engineers and provides the area in which siting of a new WCF will provide potential to best serve the coverage objective area in question. The search ring provided focuses attention on the intersection of HWY 68 and Laurels Grade Road as well as the surrounding residential areas.



Analysis

AT&T Mobility investigated four potential alternatives for facilities to fill the identified coverage gap in Monterey County. Below is a map showing the locations of these alternative sites and explanations as to why they were not pursued by AT&T.

Location of Candidate Sites



Alternative Candidates

1. Laguna Seca: This location is an existing AT&T Mobility site at Mazda Raceway Laguna Seca. A modification of this site will not improve coverage along Highway 86 or Laureles Grade Road where there is currently a significant gap in coverage. Also, AT&T is currently working with the County to relocate this site over to the County's new tower at Mazda Raceway Laguna Seca. AT&T has a current site at this location. The map shows that another site is necessary to provide in-building coverage.
2. Laguna Seca (County Tower): This is the location of the newly proposed County-owned 100' lattice tower near the Southwest portion of the raceway property. AT&T has an existing site located approximately 260' to the North of this location. AT&T is in discussion with the County to relocate the site to this new County-owned tower in the near future. However, this location will not provide coverage to the area around the intersection of Highway 86 & Laureles Grade Road where there is currently a significant gap in coverage. Nor will it provide coverage to the Monterey County Regional Fire District Laureles Station.
3. 990 Highway 68: This location is an existing 20-foot monopole on the ridge immediately adjacent to the ridge, west of the SPCA's property. At its current height, the existing pole is not collocatable and the County will not allow for a tower extension due to a 20-foot height limit along the Scenic Highway.
4. 10805 Saddle Road: This location is an existing 100-ft tower located north west of Highway 68. AT&T currently has a wireless facility operating at this location. Due to AT&T's new coverage objectives, this particular location would not meet the coverage goals needed for the HWY 68/ Laureles Grade area. The current location of the tower is too great of a distance to provide ample coverage and a modification of the existing site would not provide coverage in this area.

EXISTING UMTS 850 COVERAGE



Coverage: Existing

August 16, 2013



Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site



UMTS 850 COVERAGE OF SPCA CANDIDATE

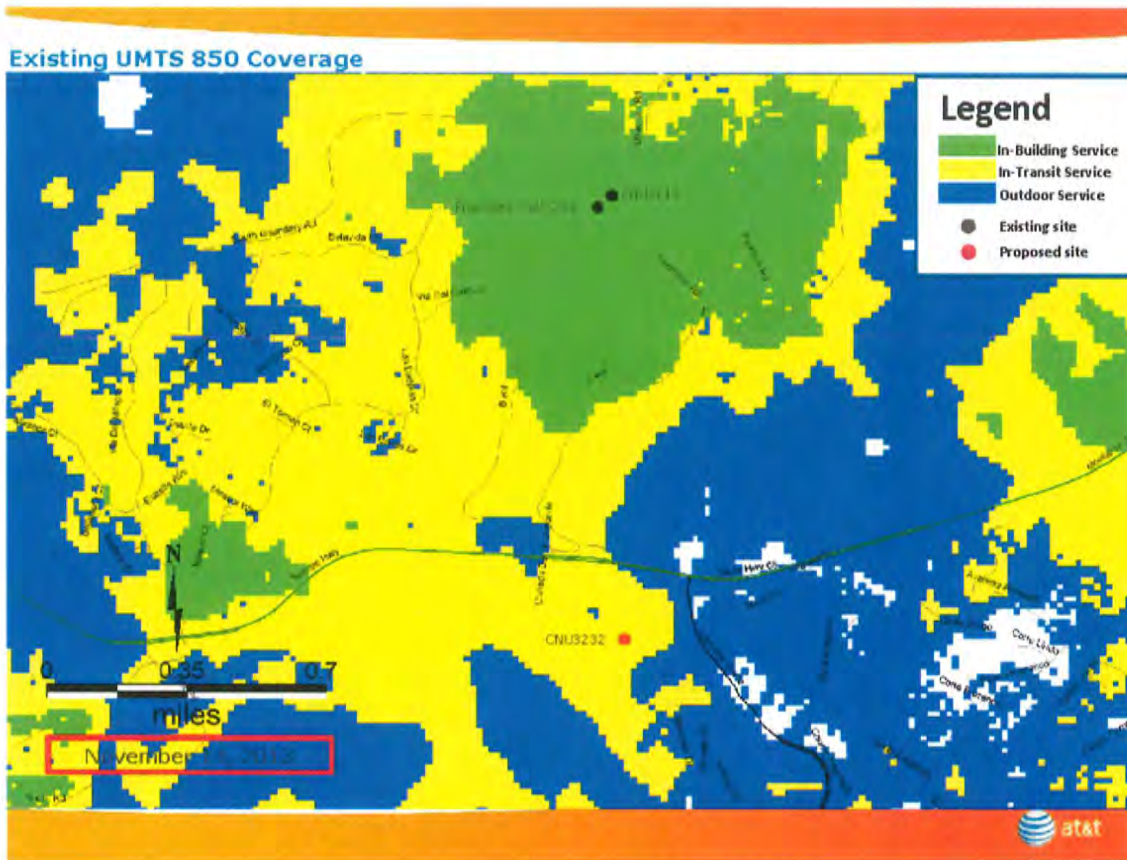
Proposed UMTS 850 Coverage – 1002 Hwy 68, Salinas, CA 93908@ (RC = 16 ft) - With Existing CNU3218



SPCA: This location is the property that was submitted to the planning department. The property is located at 1002 Highway 68, Salinas. The facility will include a 20 ft monopole with twelve antennas. Based on the location and topography of the area this location will be most beneficial for AT&T's coverage objectives. The map shows this site meets the engineer's objective to provide in-building coverage.



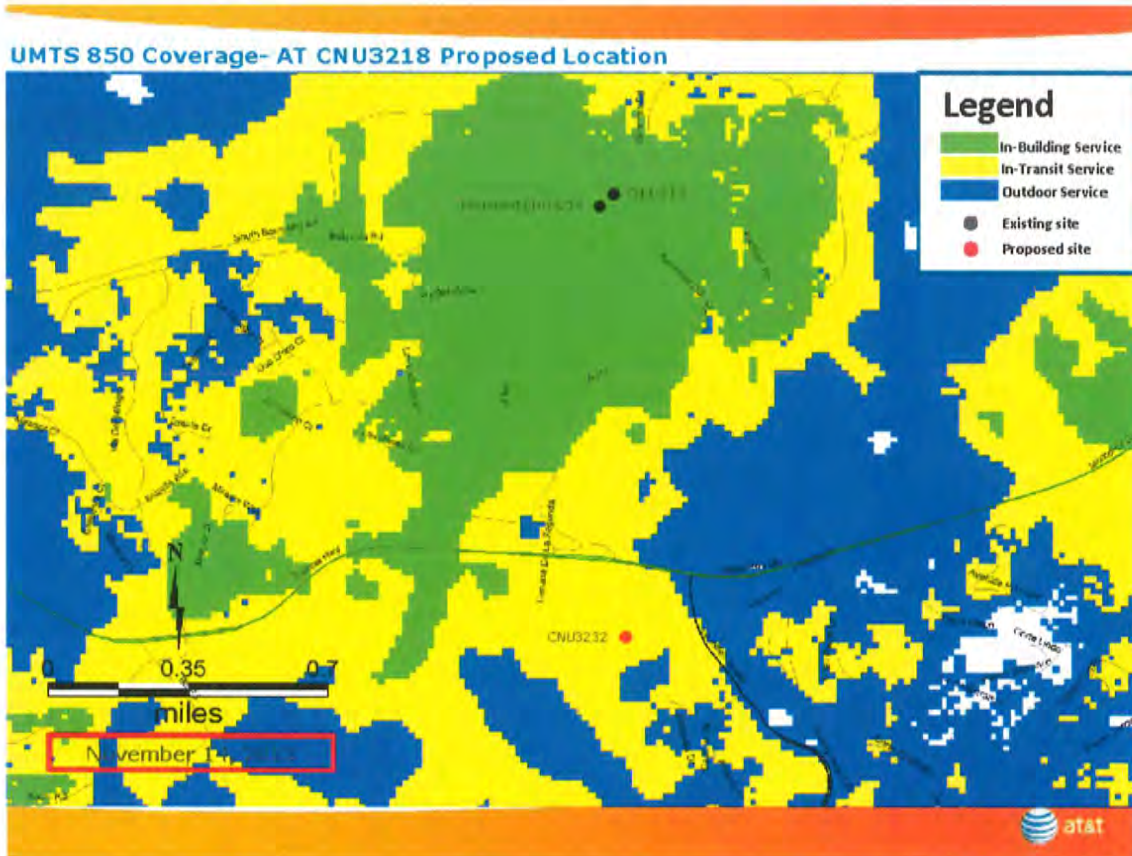
UMTS 850 COVERAGE OF REJECTED CANDIDATE #1



Laguna Seca: This location is an existing AT&T Mobility site at Mazda Raceway Laguna Seca. A modification of this site will not improve coverage along Highway 86 or Laureles Grade Road where there is currently a significant gap in coverage. Also, AT&T is currently working with the County to relocate this site over to the County's new tower at Mazda Raceway Laguna Seca. AT&T has a current site at this location. The map shows that another site is necessary to provide in-building coverage.



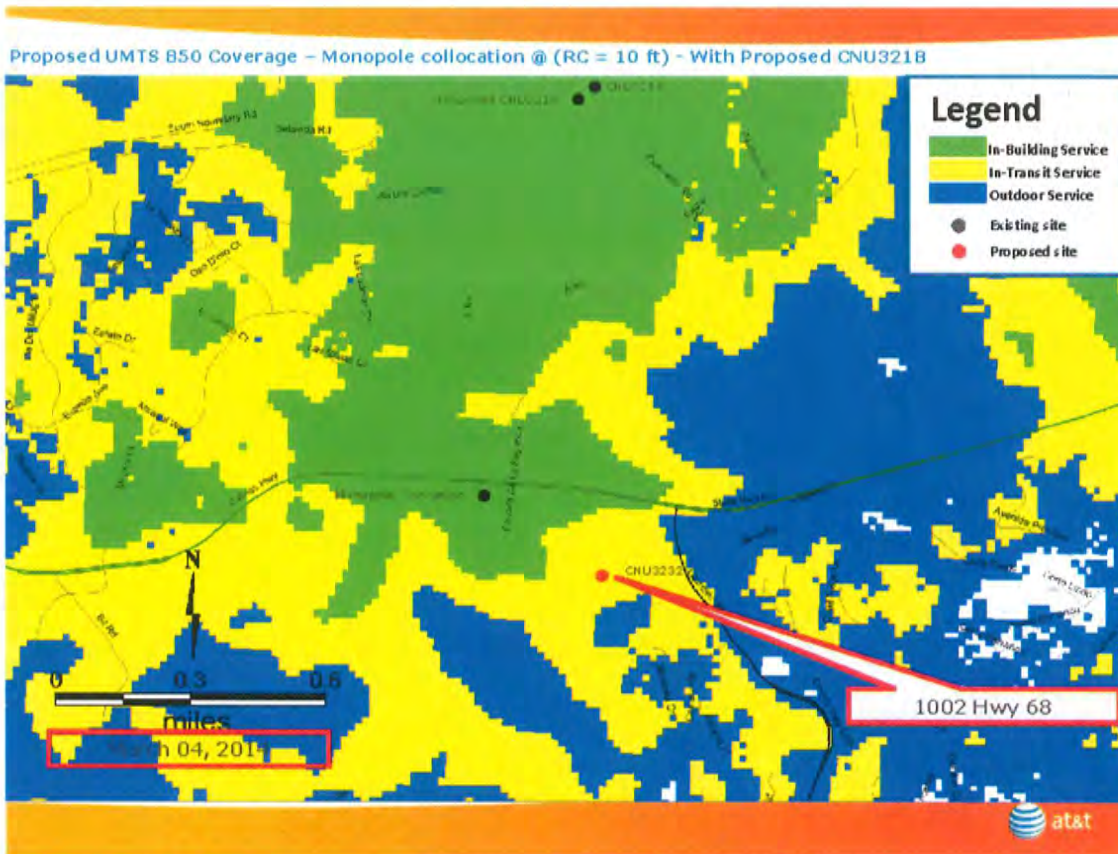
UMTS 850 COVERAGE OF REJECTED CANDIDATE #2



Laguna Seca (County Tower): This is the location of the newly proposed County-owned 100' lattice tower near the Southwest portion of the raceway property. AT&T has an existing site located approximately 260' to the North of this location. AT&T is in discussion with the County to relocate the site to this new County-owned tower in the near future. However, this location will not provide coverage to the area around the intersection of Highway 86 & Laureles Grade Road where there is currently a significant gap in coverage. Nor will it provide coverage to the Monterey County Regional Fire District Laureles Station.



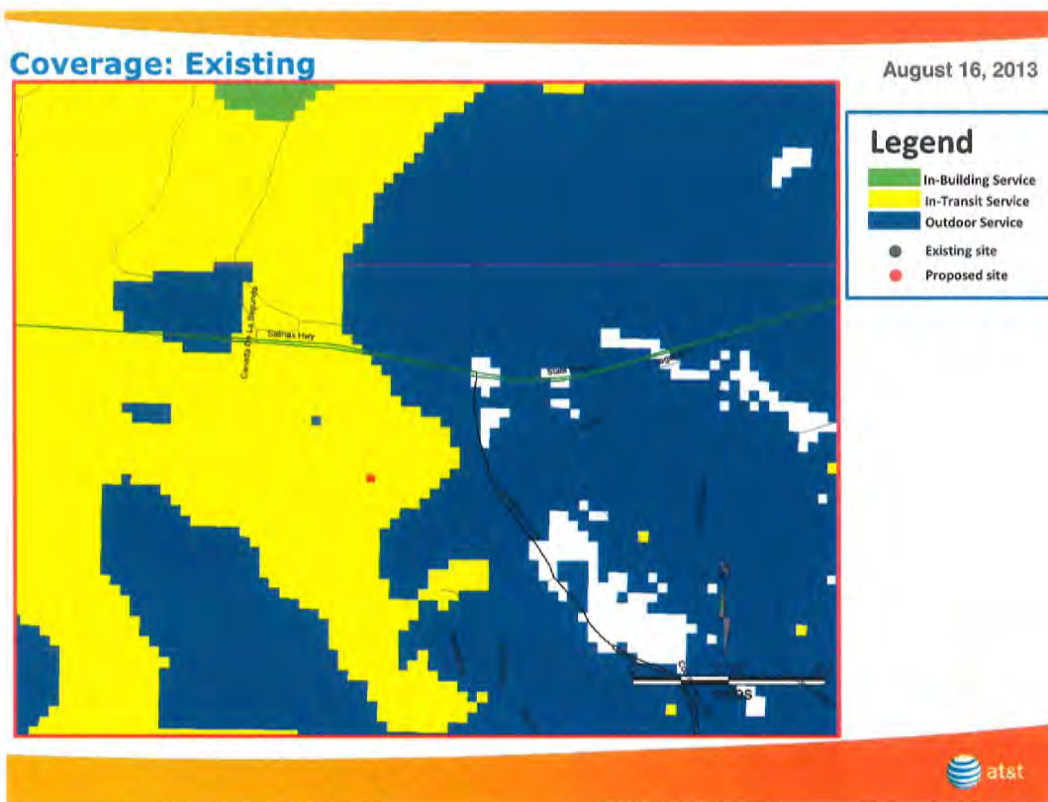
UMTS 850 COVERAGE OF REJECTED CANDIDATE #3



990 Highway 68: This location is an existing 20-foot monopole on the ridge immediately adjacent to the ridge, west of the SPCA's property. At its current height, the existing pole is not collocatable and the County will not allow for a tower extension due to a 20-foot height limit along the Scenic Highway.



UMTS 850 COVERAGE OF REJECTED CANDIDATE #4



10805 Saddle Road: This location is an existing 100-ft tower located north west of Highway 68. AT&T currently has a wireless facility operating at this location. Due to AT&T's new coverage objectives, this particular location would not meet the coverage goals needed for the HWY 68/ Laureles Grade area. The current location of the tower is too great of a distance to provide ample coverage and a modification of the existing site would not provide coverage in this area.



Existing



Proposed

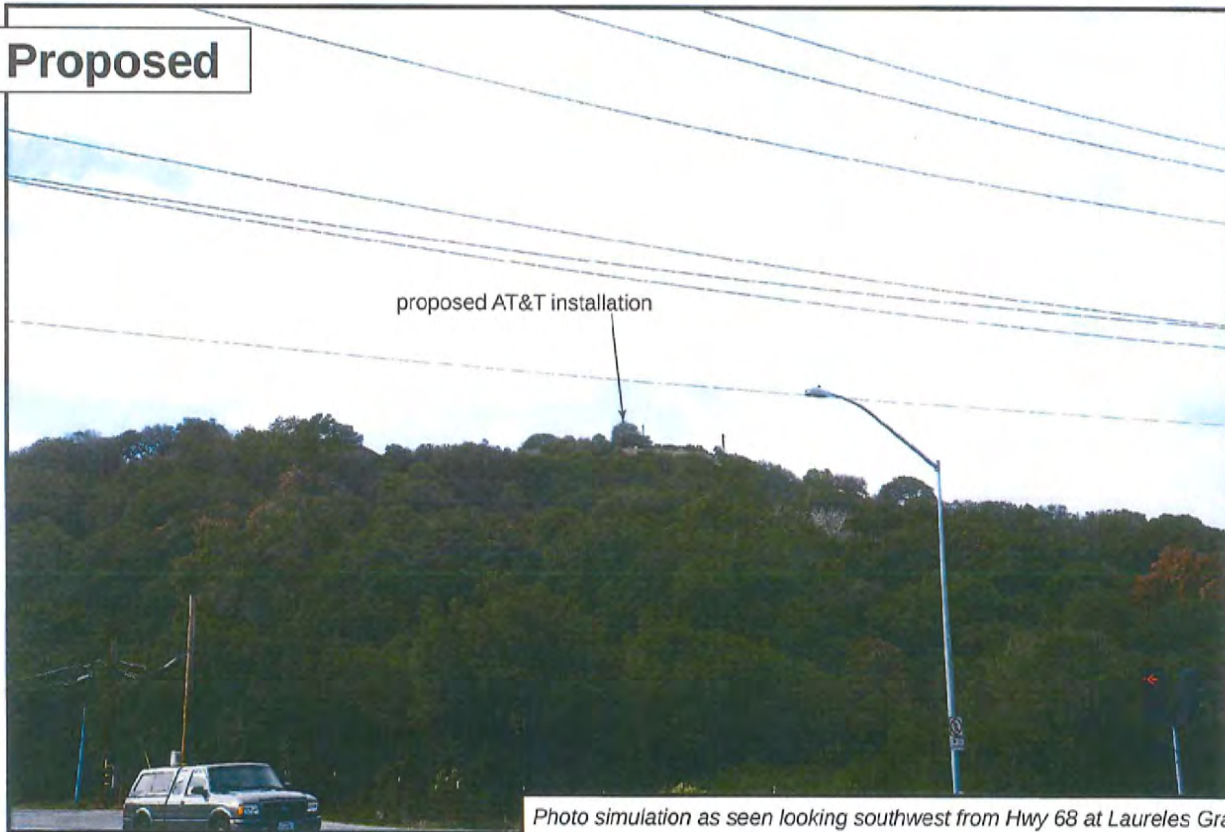


Photo simulation as seen looking southwest from Hwy 68 at Laureles Grade

Prepared by: **WW** 02.07.2014
WW Design & Consulting, Inc.
1854 Candlere Court
Whitnet Creek, CA 94508
info@photosims.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93908

Existing



Proposed

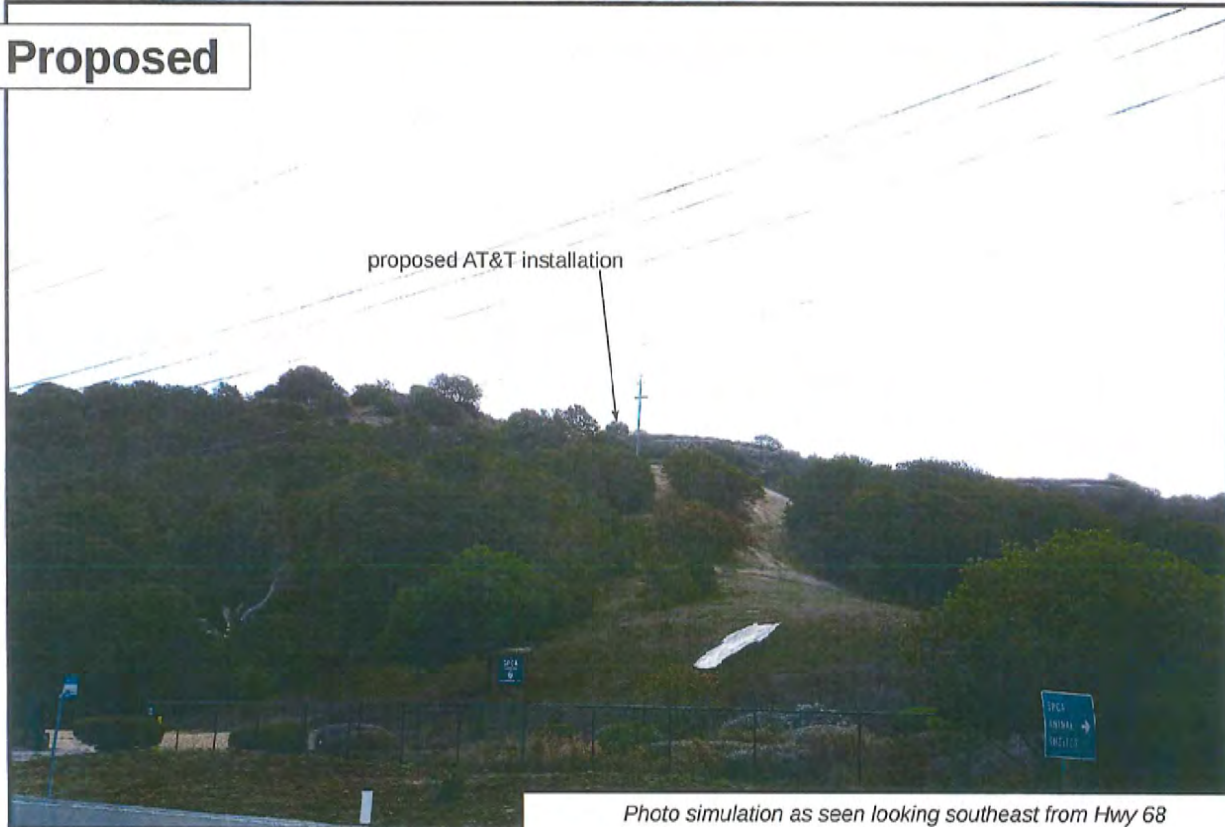


Photo simulation as seen looking southeast from Hwy 68

Prepared by: **WW** 02.07.2014
WW Design & Consulting, Inc.
1654 Candellero Court
Walnut Creek, CA 94598
info@photosims.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93908

Existing



Proposed

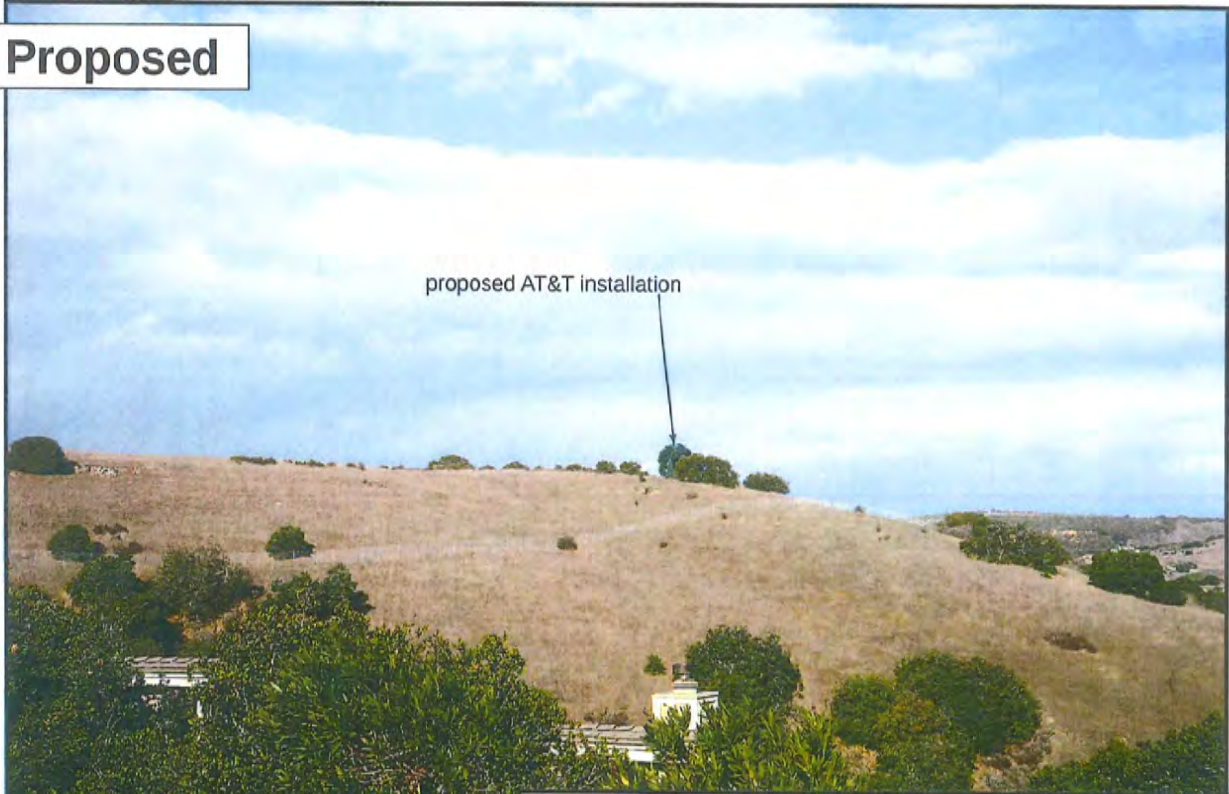


Photo simulation as seen looking northwest from the end of Maravilla Drive

Prepared by: **WW** 02.07.2014
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94508
info@photosims.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93908

Existing



Proposed

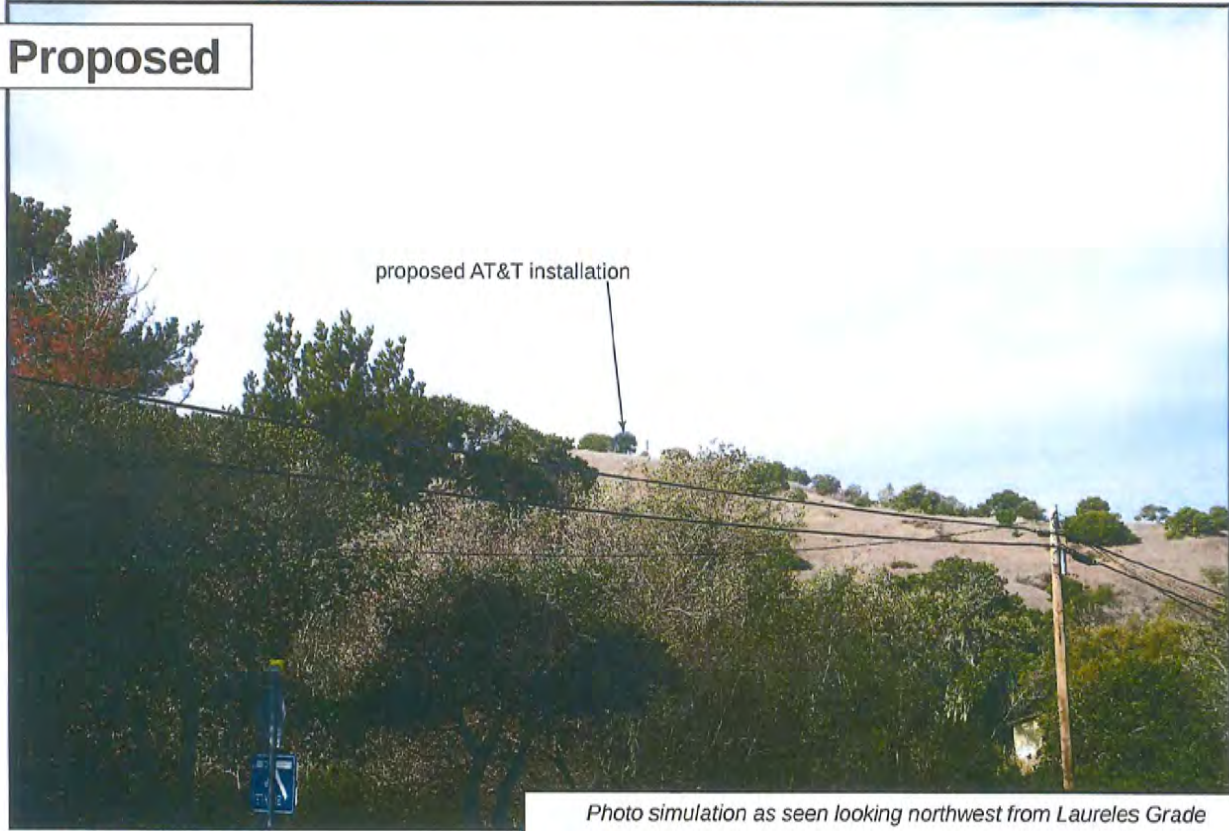


Photo simulation as seen looking northwest from Laureles Grade

Prepared by: **WW** 02.07.2014
WW Design & Consulting, Inc.
1654 Candelero Court
Wash J Creek, CA 94590
info@photosims.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93908

**AT&T Mobility • Proposed Base Station (Site No. CNU3232)
1002 Highway 68 • Salinas, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CNU3232) proposed to be located near 1002 Highway 68 in Salinas, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

AT&T proposes to install directional panel antennas on a new steel pole to be near 1002 Highway 68 in Salinas. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios” or “channels”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some



**AT&T Mobility • Proposed Base Station (Site No. CNU3232)
1002 Highway 68 • Salinas, California**

height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by AT&T, including zoning drawings by Borges Architectural Group, Inc., dated July 5, 2013, it is proposed to install twelve Andrew Model SBNHH-1D65C directional panel antennas on a new 20-foot steel pole to be sited on a hillside located about a quarter mile southwest of the intersection of Highway 68 and Laureles Grade in Salinas. The antennas would be mounted with up to 8° downtilt at an effective height of about 16 feet above ground and would be oriented in groups of four toward 90°T, 170°T, and 290°T. The maximum effective radiated power in any direction would be 8,700 watts, representing simultaneous operation at 5,060 watts for PCS, 1,000 watts for cellular, and 2,640 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.27 mW/cm², which is 50% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building* is 1.3% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

* Including the residences located at least 575 feet away, based on photographs from Google Maps.



**AT&T Mobility • Proposed Base Station (Site No. CNU3232)
1002 Highway 68 • Salinas, California**

No Recommended Mitigation Measures

Due to their mounting locations, the AT&T antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that AT&T will, as an FCC licensee, take adequate steps to ensure that its employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility near 1002 Highway 68 in Salinas, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration No. E-20309, which expires on March 31, 2015. This work has been carried out under her direction, and all statements are true and correct of her own knowledge except, where noted, when data has been supplied by others, which data she believes to be correct.



Andrea L. Bright
Andrea L. Bright, P.E.
707/996-5200

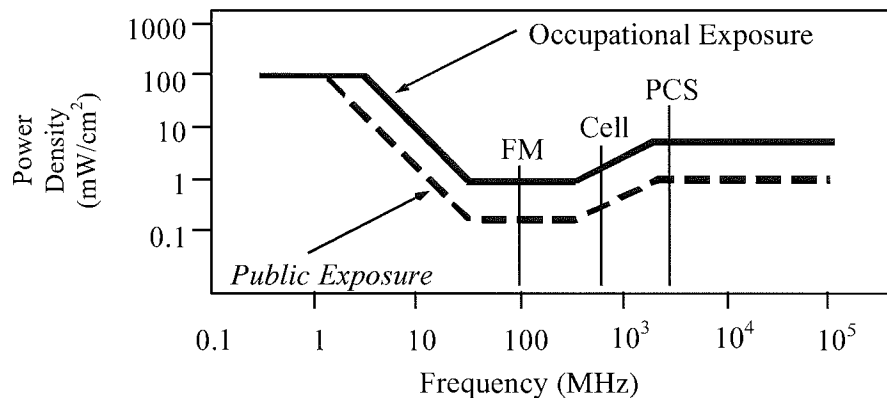
July 24, 2013

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

- where θ_{BW} = half-power beamwidth of the antenna, in degrees, and
 P_{net} = net power input to the antenna, in watts,
 D = distance from antenna, in meters,
 h = aperture height of the antenna, in meters, and
 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density } S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \text{ in mW/cm}^2,$$

- where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.

County of Monterey
State of California
NEGATIVE DECLARATION

FILED
JUL 16 2014
STEPHEN L. VAGNINI CLERK
MONTEREY COUNTY DEPUTY

Project Title:	AT&T (Monterey County SPCA Inc)
File Number:	PLN130543
Owner:	SPCA
Project Location:	1002 Highway 68, Salinas
Primary APN:	173-011-009-000
Project Planner:	Lister
Permit Type:	Use Permit
Project Description:	Use Permit and Design Approval to allow the construction of a Wireless Communications Facility for AT&T. The facility includes a 20-foot monopole with tree facade, 12 antennas and 144 square foot equipment shelter.

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.

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey RMA - Planning
Review Period Begins:	July 17, 2014
Review Period Ends:	August 5, 2014

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, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Use Permit (AT&T [Monterey County SPCA Inc], PLN130543) at 1002 Highway 68, Salinas (APN 173-011-009-000) (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Monterey County Planning Commission will consider this proposal at a meeting on August 13, 2014 at 9:00 A.M. in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from July 17, 2014 to August 5, 2014. Comments can also be made during the public hearing.

Project Description:

Use Permit and Design Approval to allow the construction of a Wireless Communications Facility for AT&T. The facility includes a 20-foot monopole with tree facade, 12 antennas and 144 square foot equipment shelter.

We welcome your comments during the 20-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed

document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

For reviewing agencies: The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: AT&T (SPCA); File Number PLN130543

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. Monterey Bay Unified Air Pollution Control District
2. Monterey County Regional Fire Protection District
3. Monterey County Water Resources Agency
4. Monterey County RMA - Public Works
5. Monterey County RMA - Environmental Services
6. Monterey County Environmental Health Bureau
7. Monterey County Sheriff's Office, Donna Galletti
8. Monterey County SPCA Inc, Owner
9. Bettye Saxon for AT&T, Leasee
10. Vince Gamick, Forza Telecom
11. Michael Weaver
12. Beverly Hambrook
13. The Open Monterey Project
14. LandWatch
15. Property Owners within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

16. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil and Paula Gill: paula.c.gill@usace.army.mil)
17. Emilio Hipolito (ehipolito@nccrc.org)
18. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
19. Molly Erickson (Erickson@stamplaw.us)
20. Margaret Robbins (MM_Robbins@comcast.net)
21. Michael Weaver (michaelrweaver@mac.com)
22. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
23. Tim Miller (Tim.Miller@amwater.com)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: AT&T Mobility

File No.: PLN130543

Project Location: 1002 Monterey-Salinas Highway (HWY 68), Salinas

Name of Property Owner: Monterey County Society for the Prevention of Cruelty to Animals, Inc. (SPCA)

Name of Applicant: Vince Gamick - AT&T Mobility

Assessor's Parcel Number(s): 173-011-009-000

Acreage of Property: 60.99 acres

General Plan Designation: Public/Quasi-Public

Zoning District: "PQP-VS (20)" [Public/Quasi Public with Visual Sensitivity Overlay (20-Foot Height Limit)]

Lead Agency: Monterey County RMA - Planning

Prepared By: Dan Lister, Assistant Planner

Date Prepared: July 15, 2014

Contact Person: Dan Lister – Assistant Planner

Phone Number: (831) 759-6617

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The project proposes the construction of a Wireless Communications Facility, consisting of: a 20-foot high monopole with stealth, tree-like design, 12 antennas (four per sector), two GPS units, 21 RRUS (seven per sector), four surge suppressions, and a 144 square foot equipment shelter. The facility will receive power from an existing utility pole and SPCA emergency generator located near the SPCA main facilities, which will require undergrounding of the utilities from the utility pole and generator to the project site. The undergrounding of utilities will require approximately 1,200 linear feet of trenching along the existing dirt access road that runs through three parcels owned by SPCA (Assessor's Parcel Numbers: 173-011-003-000, 173-011-021-000, and 173-011-009-000).

The project site, a 300 square foot area, will be leased to AT&T Mobility by the Monterey County Society for the Prevention of Cruelty to Animals, Inc. (SPCA). The proposed project requires a Use Permit pursuant to the Regulations for Public/Quasi-Public (PQP) Zoning Districts, Chapter 21.40 of the Monterey County Zoning Ordinance, for the construction of a new Wireless Communications Facility (Section 21.40.050.O). The project site is located within a Visual Sensitivity ("VS") Zoning Overlay District which requires a Use Permit for development that could potentially create adverse visual impacts (Chapter 21.46, Zoning Ordinance).

Based on the staking and flagging of the project site, the project will be visible from three common public viewing areas: 1) Highway 68 (a scenic highway), 2) Laureles Grade (a key viewing area), and 3) Laguna Seca campgrounds, a public-use area. Pursuant to the Regulations for the Siting, Design, and Construction of Wireless Communication Facilities, Section 21.64.310 of the Monterey County Zoning Ordinance, all wireless facilities within visually sensitive areas shall be sited below the ridgeline or designed to minimize visual impacts (Section 21.64.310.H.d). The project is not sited below the ridgeline when viewed from HWY 68, but is designed to minimize visual impacts by disguising the 20-foot monopole as a tree. The monopole will consist of a bay-leaf tree facade that, once assembled, will completely hide the equipment on the monopole while blending in with the native vegetation. Similarly, the equipment shelter will be painted to blend in with native vegetation. Visual impacts of the project, with bay-leaf tree design, are considered to have a less-than significant impact (See Section VI.1 for aesthetics analysis).

B. Surrounding Land Uses and Environmental Setting:

The project is located on SPCA property, approximately 1,000 feet from the SPCA Facilities entrance at 1002 Monterey-Salinas Highway (HWY 68), Salinas. The project site is approximately 1,000 feet from HWY 68 and Laureles Grade, and approximately 0.87 miles north of the project site is the Laguna Seca racetrack and campgrounds. The project site is approximately 8 miles west of the City of Salinas, and approximately 4.5 miles east of the City of Del Rey Oaks and the Monterey Regional Airport.

The project site is located on a 60.99 acre ridge-top property. The project site's topography is relatively flat, with native grasses, scattered Coast Live Oak trees and an existing dirt access road. The properties surrounding the project site consist of oak woodland plant communities and

sloping terrain. Access to the project site begins at the SPCA entrance, at 1002 Monterey-Salinas Highway (HWY 68), and traverses through the three parcels owned by SPCA. The main entrance and facility (Assessor's Parcel Number: 173-011-027-000) are developed with paved access roads, parking lot and animal housing facilities. The dirt access road, which leads to the project site, spans three parcels (Assessor's Parcel Numbers: 173-01-003-000, 173-011-021-000, and 173-011-009-000). Other than the access road and some agricultural fencing, the three parcels are vacant and contain varied terrain, including slopes over 25%, and oak woodland plant communities.

SPCA Expansion (Resolution No. 07-058, PLN060658)

The project site is located approximately 700 feet from the main SPCA facilities, for which, in 2007, a Mitigated Negative Declaration (MND) was adopted for the approval of a Combined Development Permit to allow an approximately 10,000 square foot expansion to the SPCA facility (Reference IX; 7). The expansion project included a 773 square foot expansion to the main shelter/administrative building, 1,411 square foot expansion to the veterinary clinic, and a 2,888 square foot expansion of the wildlife center building. New structures included a 7,426 square foot adoption pavilion, a 2,000 square foot caretaker's residence, a 1,008 square foot maintenance structure, a 2,260 square foot horse barn, and a 200,000 gallon water tank. The expansion required the removal of an existing caretaker unit, maintenance building, isolation facility and water tank. The construction required approximately 9,000 cubic yards of grading, the removal of 30 Oak trees and improvements to the site's septic system, water distribution, storage, roadway circulation and parking facilities.

The expansion project was analyzed for potential impacts to aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, noise, transportation/traffic and utilities/service systems. A total of 30 mitigation measures were included in the MND regarding to biological resources, geology/soils, hydrology/water quality, transportation/traffic and utilities/service systems. According to County records, the SPCA is still working on complying with all mitigation measures and conditions.

The proposed project will not have impacts to air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, noise, transportation/traffic and utilities/service systems. The 300 square foot area, to be leased by AT&T, is located near an existing dirt access road and only contains annual native grasses and scattered oak trees. Oak trees, woodlands, archaeological resources, special-status species, or slopes will not be impacted as part of the wireless communication facility project. The wireless communication facility does not require any water or wastewater services. Construction of the facility is considered temporary, approximately 6-8 weeks are needed to completely install the facility and less than 100 cubic yards of grading activity. Trenching for underground utilities will occur along the existing dirt access road, at a depth of less-than two feet, and will not impact any trees or tree roots. Therefore, the only potential environmental impact, as stated in the project description, is aesthetics.

C. Other public agencies whose approval is required:

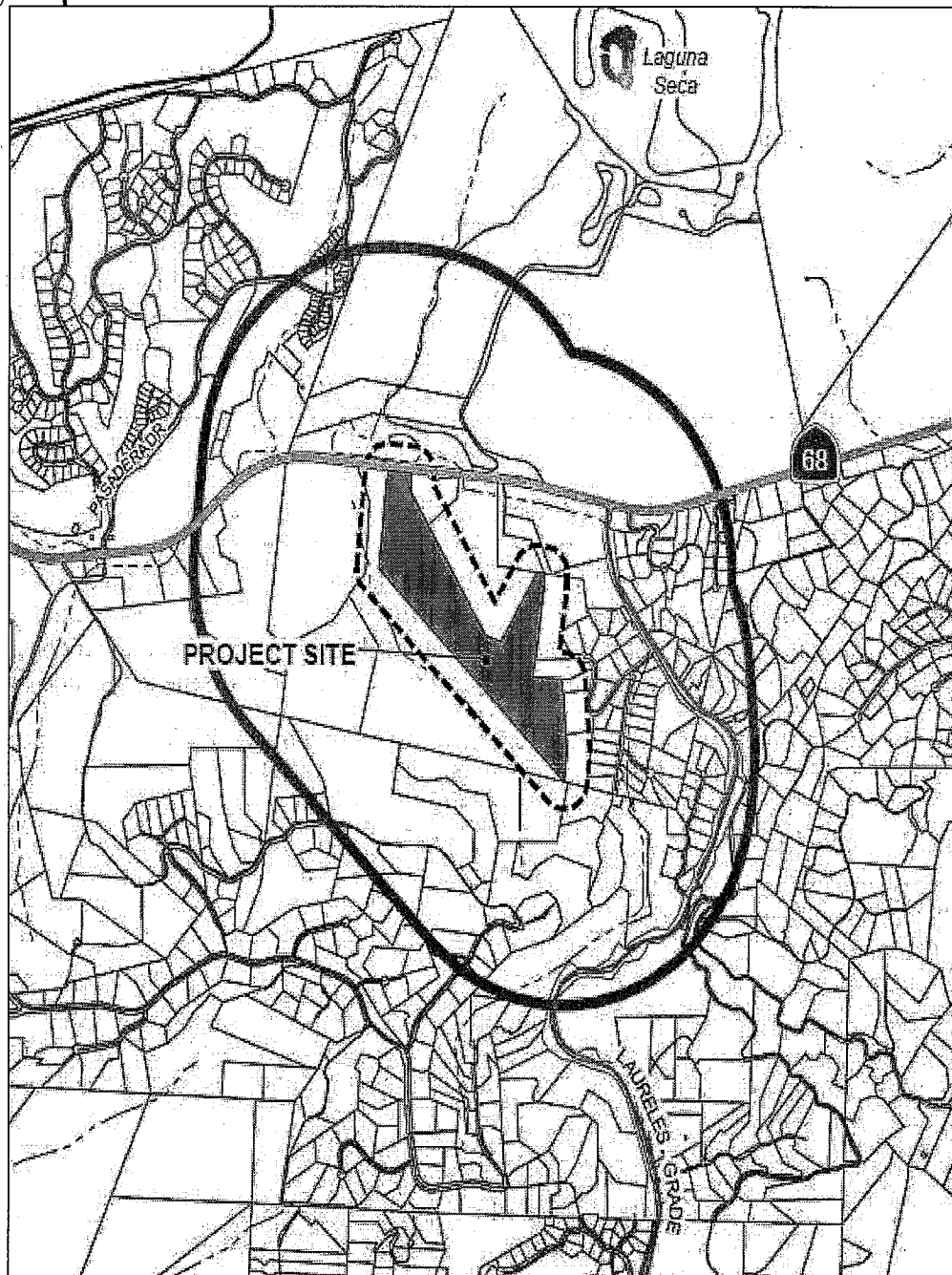
The project was reviewed by the following local agencies: Monterey County Regional Fire Protection District, Resource Management Agency – Public Works, Monterey County

Environmental Health Bureau, and Monterey County Water Resources Agency. (Reference IX; 1, 4)

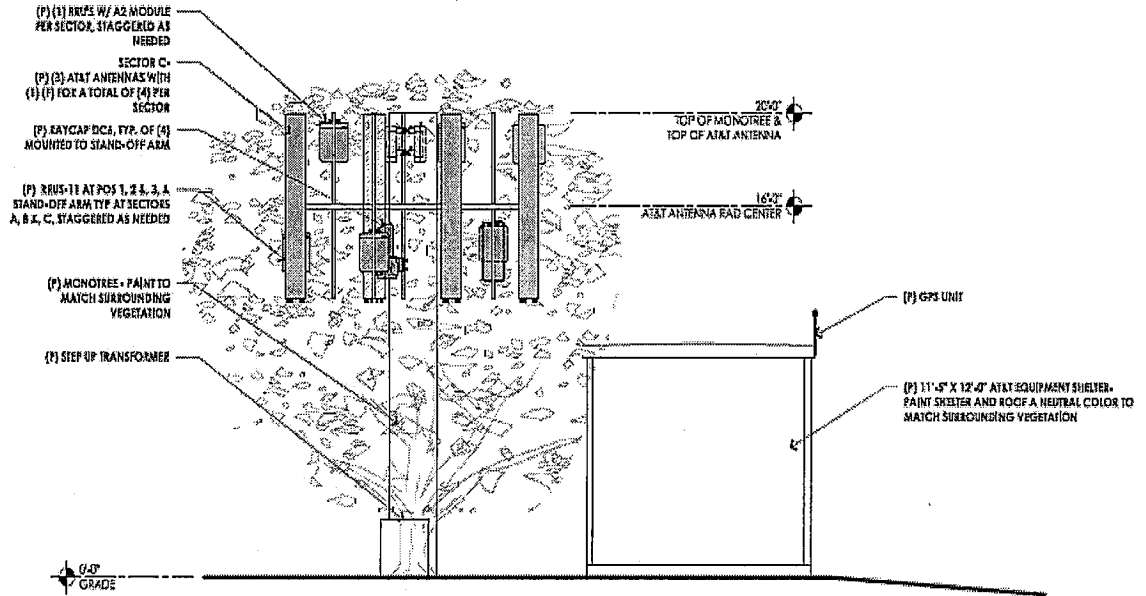
D. Figures:

1. Vicinity Map
2. Site Plan
3. Elevation Plan

1. Vicinity Map



3. Elevation Plan



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 type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input type="checkbox"/>	Local Coastal Program-LUP	<input type="checkbox"/>

General Plan/Area Plan: The project is located on property designated as “Public/Quasi Public” within the Monterey County 2010 General Plan and Greater Monterey Peninsula Area Plan, which allows Wireless Telecommunication Facilities, consistent to regulations within Section 21.64.310 of the Monterey County Zoning Ordinance (Title 21), upon approval of a Use Permit. Therefore, the project is in conformance with the plan for the County. (Reference IX; 1, 2, 3) **CONSISTENT**

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 type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input 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 checked="" type="checkbox"/> Mandatory Findings of Significance |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, 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. Aesthetics: See Section VI-1 for detailed analysis and conclusion.
2. Agricultural and Forest Resources: The subject property is zoned Public/Quasi Public (PQP) and is surrounded by Residential Zoning Districts. No agriculturally-zoned properties or uses are located within the vicinity of the project. The project will not impact any timberland

resources or forest areas. Therefore, the project will not impact agricultural or forest resources (Reference IX; 1, 2, 4, 6)

3. Air Quality: The project was reviewed for consistency with the Monterey Bay Unified Air Pollution Control District (MBUAPCD) 2008 Air Quality Management Plan and CEQA Air Quality Guidelines. Air quality impacts are distributed between two phases: project construction and project implementation.

The MBUAPCD notes that construction involving earth-moving activities on more than 2.2 acres could result in potentially significant impacts to air quality. The project will involve construction within a 300 square foot leased area. The project includes approximately 1,200 feet underground utilities trenching. This total amount is significantly less than the MBUAPCD construction activity threshold. Therefore, the project, as described in Section II of this study, will not exceed the air district's threshold for construction (82 pounds of PM₁₀ per day) and would not require measures to mitigate fugitive dust emissions (MBUAPCD CEQA Air Quality Guidelines, Sections 5.2 and 5.3).

Similar to project construction, project operation will result in no impact. Use of the existing SPCA generator would occur only during situations when electrical power is not supplied to the site. This will minimize any air quality impacts as a result of the infrequent use. Therefore, the project will not impact air quality (Reference IX: 1, 2, 5).

4. Biological Resources: The project site is an undisturbed area with an existing dirt access road. The site vegetation consists of annual grasslands and oak woodlands. The SPCA Expansion project Mitigated Negative Declaration (Resolution No. 07-058, PLN060658) identifies that two drainage ponds exist on the SPCA facilities property, as well as other drainage features north of the project site which may contain special-status species, such as California Tiger Salamander, Black legless lizard, Silvery legless lizard, and Southwestern pond turtles. The SPCA properties contain oak woodlands which are identified as potentially providing habitat for California horned lark and White-tailed kite. The SPCA Expansion project was approved with mitigation measures to ensure potential impacts to these species and their habitat would be less-than-significant.

The proposed project will not impact these identified species of concern. The SPCA expansion project consisted of an approximately 10,000 square foot expansion to the SPCA facility and included the removal of 30 protected oak trees and development on slopes over 30%. The proposed wireless facility project is located approximately 700 feet from the SPCA facility, up steep terrain, where the 300 square foot project site is located. The leased area is a relatively flat location and no development is proposed on slopes over 25%, or the removal of any oak trees. The SPCA expansion project was approximately 300 feet from the nearest drainage pond and was located within a fairly flat area surrounded by sloping hillsides, whereas the proposed wireless facility site is approximately 1,500 feet from the nearest drainage pond and is located on a ridge-top. Therefore, no impact is anticipated to candidate, sensitive, and/or special-status species fauna or flora. The project site is not located in a habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. The project will not impact migratory wildlife or impede the use of native wildlife nursery sites because the project is designed compatibly

with existing features on the site. The project is designed to be consistent with Monterey County policies and regulations regarding biological and forest resources. Therefore, the project will not impact biological resources (Reference IX: 1, 2, 3, 4, 6, 7)

5. Cultural Resources: According to County resource maps, the site is located in a “high sensitivity” area for archaeological resources. However, based on previous archaeological assessments of the surrounding area, the project site is considered “negative” for potential impacts to archaeological resources. The property does not contain any structures that would require historical assessment. The project will not cause a substantial adverse impact to significant historical, archaeological, or paleontological resources. Therefore, the project will not impact cultural resources. (Reference IX: 1, 2, 3, 4, 6, 7)
6. Geology/Soils: Pursuant to County Resources Maps, the project site is surrounded by slopes over 25%, with moderate risk of erosion hazards. The property is located in an area with a moderate seismic hazard rating and is located over 1,000 feet from a potentially active fault (Chupines Fault). The proposed site is not located in an Alquist-Priolo Earthquake Fault Zone. The foundation for the proposed cell tower and equipment shelters will be designed to withstand ground acceleration expected at the site in the event of an earthquake. In addition, because the proposed facility does not include habitable structures and would not be located in a developed residential or commercial area, the risk of exposing people or structures to substantial adverse effects would be very low. The project, as described in Section II of this study, is located on a relatively flat area of a hill-top property. Installation of the wireless communications facility will be required to meet the California Building Code, as well as erosion control requirements in the Monterey County Code (Chapter 16.12). Therefore, the project will not impact geology/soil resources (Reference IX: 1, 2, 4, 6, 7)
7. Greenhouse Gas Emission: Construction of the proposed facility will involve transport of construction materials and workers, as well as minor grading. Vehicles and equipment used will generate greenhouse gas (GHG) emissions, primarily in the form of carbon dioxide. However, these emissions will be short-term and small in scope, given the nature of the project, and will not have an impact on the environment. Consistent with state and Monterey County regulations, best management practices will be employed to minimize emissions. Operation of the facility would consume electricity for powering on-site equipment, which will indirectly generate GHG emissions to the extent that power generation sources for the grid would involve combustion of fossil fuels. However, electricity consumption will be very minor, and operation of the proposed facilities would not make a cumulatively considerable contribution of GHG emissions on the environment. The existing SPCA generator would only be operated during power outages and therefore would not significantly contribute to GHG emissions. The proposed project would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, the project will not create Greenhouse Gas Emission impacts. (Reference IX: 1, 2, 5)
8. Hazardous/Hazardous Materials: The project does not involve the transportation or disposal of hazardous materials that would constitute a threat of explosion or other significant release which would pose a threat to neighboring properties. As described in the project description, the project will connect to the existing SPCA generator for emergency purposes. The

generator currently accommodates the SPCA facilities. Therefore, the project would not create a significant hazard to the public or environment through the release of hazardous materials.

The project site is not located within one-quarter mile of an existing or proposed school. The project site is not included on a list of hazardous materials sites. The project site is located outside of the Monterey Regional Airport planning area, and is not within the vicinity of a private airstrip. Federal Aviation Administration Standards found in 14 CFR Section 77.17 define obstructions of air space. Specifically, the standards state that projections exceeding 200 feet in height or within three miles of a runway greater than 3,200 feet in length and exceeding a height of 100 feet for every mile from the runway would constitute an obstruction. The proposed wireless facility is 20-feet tall, therefore, the project is consistent with FAA standards. The site location and scale have no impact on emergency response or emergency evacuation because it will not physically interfere with an emergency response plan. Therefore, the project will not impact existing or proposed schools, because there are no school sites in the vicinity of the project; is not located on a hazardous materials site; would potentially improve emergency response given the intended use of the facility; and will not affect an airport plan or create hazardous conditions as a result of its proximity to a private airstrip. (Reference IX: 1, 2, 4, 6)

9. Hydrology/Water Quality: The proposed project will not violate any water quality standards or waste discharge requirements, nor will it degrade water quality. Consistent with the recent Stormwater Post-Construction Requirements from the State Water Resources Control Board, all impervious surfaces, such as the concrete pads for the equipment shelter and tower, would be less than one-half acre, and stormwater runoff will be retained on-site through natural percolation on the soil surrounding the site. Erosion control plans will be required as a condition of approval to be submitted for review and approval by the RMA-Building Services Department before the issuance of any project-related construction permits. The proposed project site is located on a hilltop outside of any identified floodplains and away from major water bodies. The site would not be affected by inundation by seiche, tsunami, or level or dam failure. Therefore, the project will not impact hydrology/water quality. (Reference IX: 1, 2, 4, 6)

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

The project will not conflict with any applicable habitat conservation plan or natural community plan. The property is zoned PQP (Public/Quasi Public), which accommodates public/quasi-public-related uses (Zoning Ordinance Chapter 21.40). A wireless communication facility that is consistent with the Wireless Communication Facilities regulations is an allowed use with the approval of the appropriate discretionary permit, in this case a Use Permit (Zoning Ordinance Section 21.40.050.O). The project has been reviewed and found consistent with the Wireless Communication Facilities regulations (Zoning Ordinance Chapter 21.64.310), and the project has been reviewed for potential

impacts to aesthetics (see Section VI for a detailed analysis). The visual analysis identifies that the project is appropriately designed and sited to be consistent with the 2010 General Plan, Greater Monterey Peninsula Area Plan, and Title 21 of the Monterey County Zoning Ordinance. Therefore, the project will not impact land use/planning. (Reference IX: 1, 2, 3, 4, 6)

11. Mineral Resources: No mineral resources have been identified, or would be affected by the project. Therefore, the project will not impact mineral resources. (Reference XI; 1, 2, 4, 6)
12. Noise: Operation of the proposed wireless communication facility would not generate noise that would be audible outside the confines of the facility. There are no sensitive receptors around the project site. Further, any noise generated by the project would be inaudible due to automobile traffic along HWY 68 and Laureles Grade. Short-term noise will be generated due to construction of the project. Construction of the proposed facility would involve transport of construction materials and workers, as well as minor excavation and use of moveable equipment. However, construction activities would be for a limited time and would not impact adjacent properties given the distance of the project to other parcels and receptors. Construction-related noise will be consistent with Chapter 10.60 of the Monterey County Code. Therefore, the project will not create significant noise impacts. (Reference IX: 1, 2, 4, 6)
13. Population/Housing: The proposed project, the installation of a wireless communications facility, would not have any effect or impact on the population or housing in the area. Therefore, the project will not impact population/housing. (Reference IX; 1, 2, 4, 6)
14. Public Services: The project proposes the installation of an unmanned wireless communication facility on an undeveloped parcel. The project was reviewed by the Monterey County Regional Fire District and was determined to not have impacts on public services. Additionally, the facility will provide wireless service in an area with a severe service gap. This service will benefit emergency services in the area, as well as provide future uses of the facility by the Monterey County Sheriff's Department. This benefit is consistent with the emergency services goals in the 2010 Monterey County General Plan (Safety Element, Goal S-5). The project will have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 objective. Therefore, the project will not impact public services. (Reference IX: 1, 2, 4, 6)
15. Recreation: The project is a Wireless Communications Facility and will, therefore, not result in an increase in the use of existing neighborhood and regional parks, or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreational facilities. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. Therefore, the project will not impact recreation. (Reference IX; 1, 2, 4, 6)

16. Transportation/Traffic: Vehicular traffic related to the development of the facilities would be result solely in temporary traffic generated during construction activities and traffic generated by the maintenance of the facility. The applicant anticipates the project to take 6-8 weeks to complete the construction of the facility. The applicant notes that no cut material will be off-hauled from the project site. Construction and maintenance activities are not considered significant given the temporary nature and minimal number of trips to and from the project site. The project was reviewed by RMA-Public Works and has been determined not to create significant impacts to traffic or transportation in the area and to be consistent with Section 2.0 (Circulation) of the Greater Monterey Peninsula Area Plan. Therefore, the project will not impact transportation/traffic. (Reference IX: 1, 2, 4, 6)

17. Utilities: The proposed facility would not require wastewater treatment or additional water supply. Construction at the site would involve minimal amounts of debris that would need to be removed and disposed of, and existing landfill capacity would be sufficient to accommodate it. Therefore, the project will not impact utilities. (Reference IX: 1, 2, 4, 6)

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.



Dan Lister, Assistant Planner

7/15/14

Date

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 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.

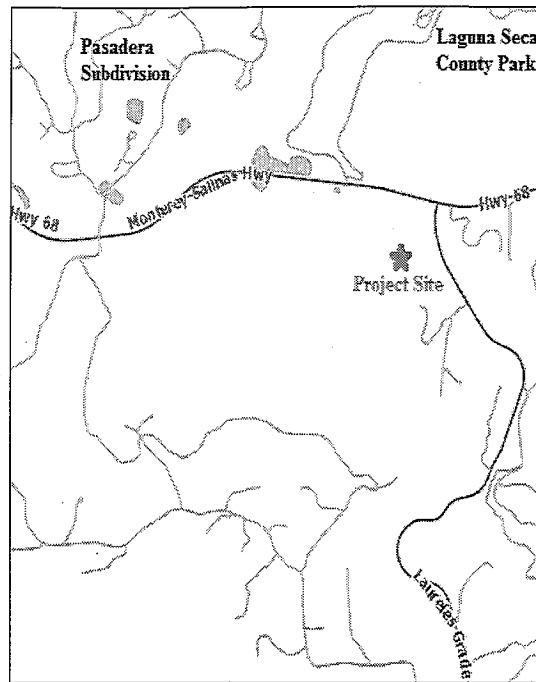
VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project site is located on SPCA-owned property, approximately 700 feet from the SPCA facilities and 1,000 feet from the SPCA entrance at Highway 68. Highway 68 is designated as a County and State Scenic Corridor. The site is located in an area designated as "Visually Sensitive" in the "Scenic Highway Corridors and Visual Sensitivity Map" of the Greater Monterey Peninsula Area Plan. The proposed facility at this site would include a 20-foot high monopole with stealth, tree-like design, and a 144 square foot equipment shelter. The site is visible from three public viewing locations: Highway 68, Laureles Grade Road, and Laguna Seca County Park (see **Figure A**).

Figure A



Three factors are taken into account to determine the significance of potential impacts of development on public viewing areas and on visual resources: 1) vantage points where the object (project) is visible from; 2) the bulk and mass of the visible portions of the project, i.e. a portion of a proposed structure or the entire structure; and 3) duration of visibility. Visibility impacts are assessed only from "Common Public Viewing Areas" which include public streets, roads, designated vista points, or public parks from which the general public ordinarily views the surrounding viewshed. Visibility impacts from private viewing areas, i.e. private windows, back yards or private streets are not required to be assessed by the General Plan, Area Plans or the Zoning Ordinance.

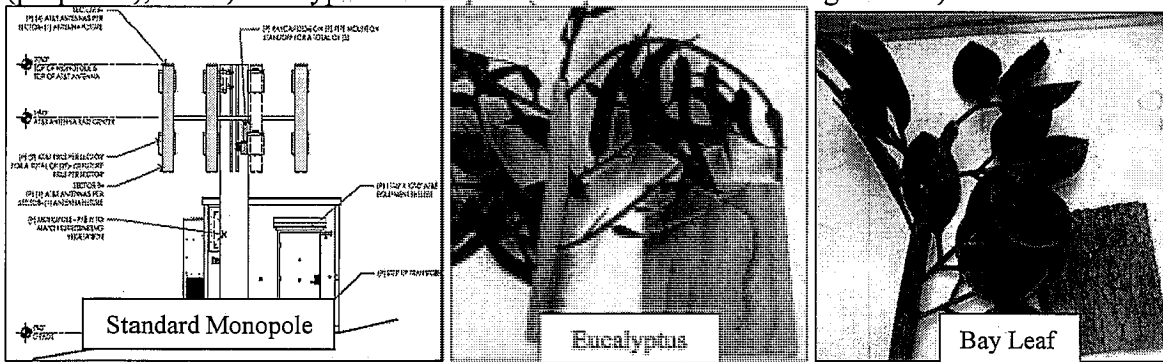
The Monterey County Zoning Ordinance, Title 21, also requires all wireless communication facilities to be consistent with the siting, design and construction standards in Section 21.64.310 of the ordinance. Section 21.64.310.C.4 of the Zoning Ordinance requires the applicant to provide evidence that the proposed site is the least visibly obtrusive means to obtaining required wireless coverage. To ensure that the project site is the least visibly obtrusive, the applicant must submit an alternative site analysis, design analysis, visual simulation, and coverage maps that identify the gap in wireless coverage that the project site will cover. Section 21.64.310.H of the Ordinance provides development standards and design criteria requiring site visibility of the proposed facility to be minimized to the greatest extent feasible.

CONCLUSION:

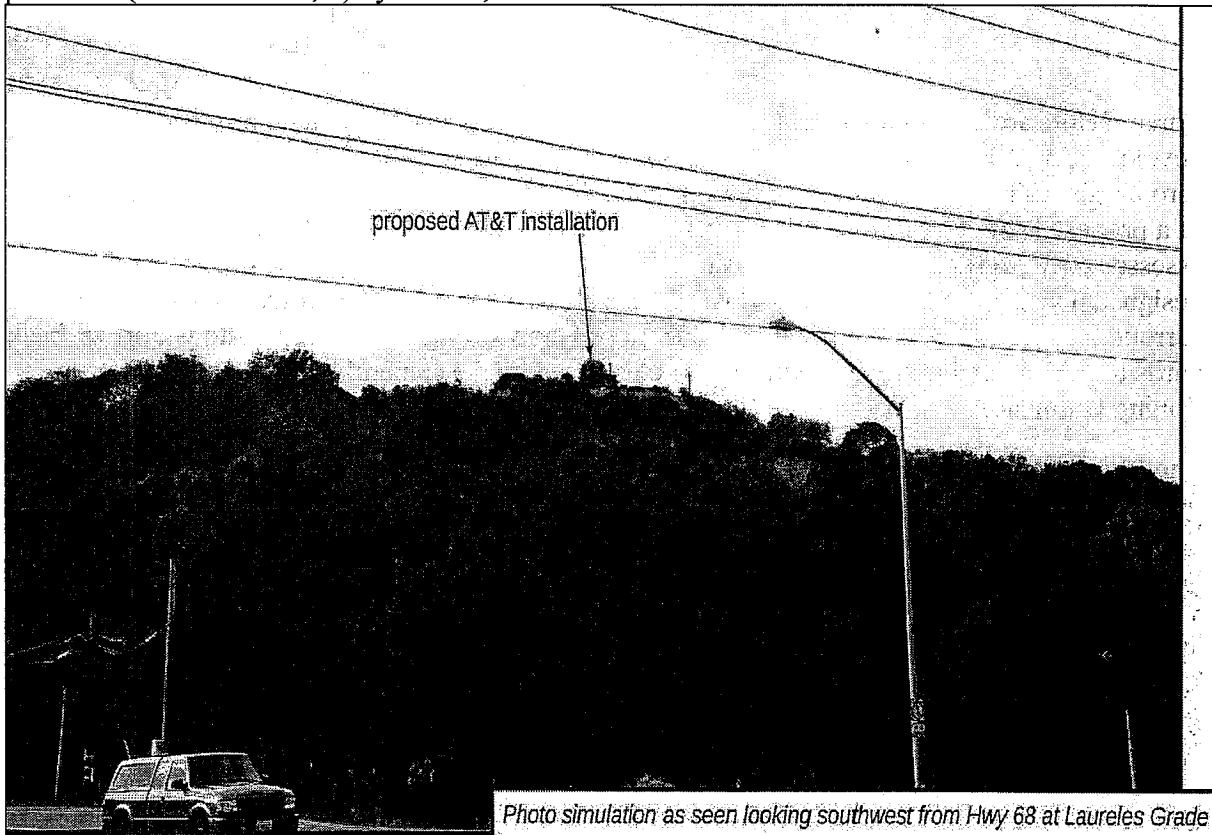
Less-Than-Significant (a, b, c):

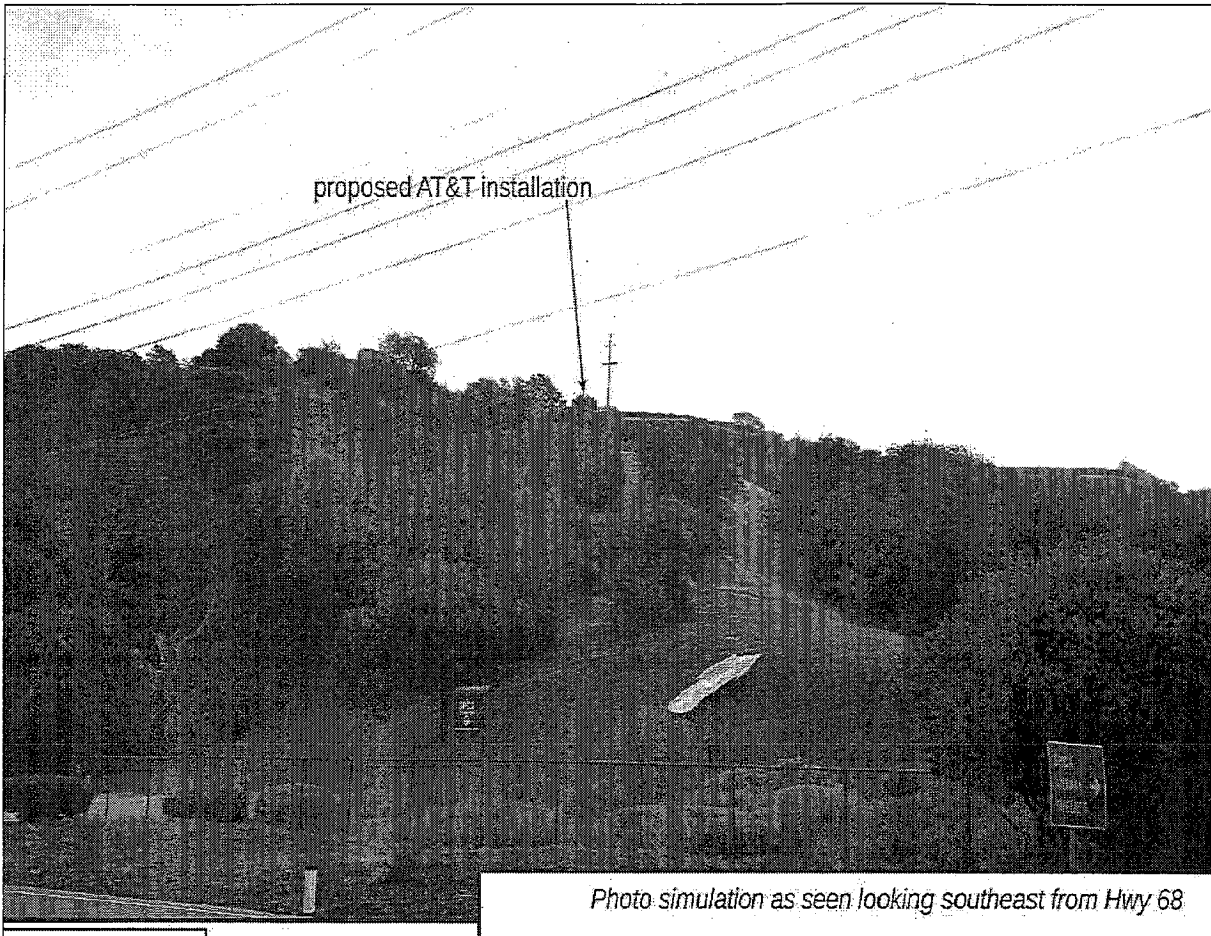
The project is a 20-foot high monopole with a tree-like appearance and a 144 square foot equipment shelter that will be painted to blend in with the landscape. Consistent with Section 21.64.310.C.4 of the Zoning Ordinance, alternative designs were submitted as part of the

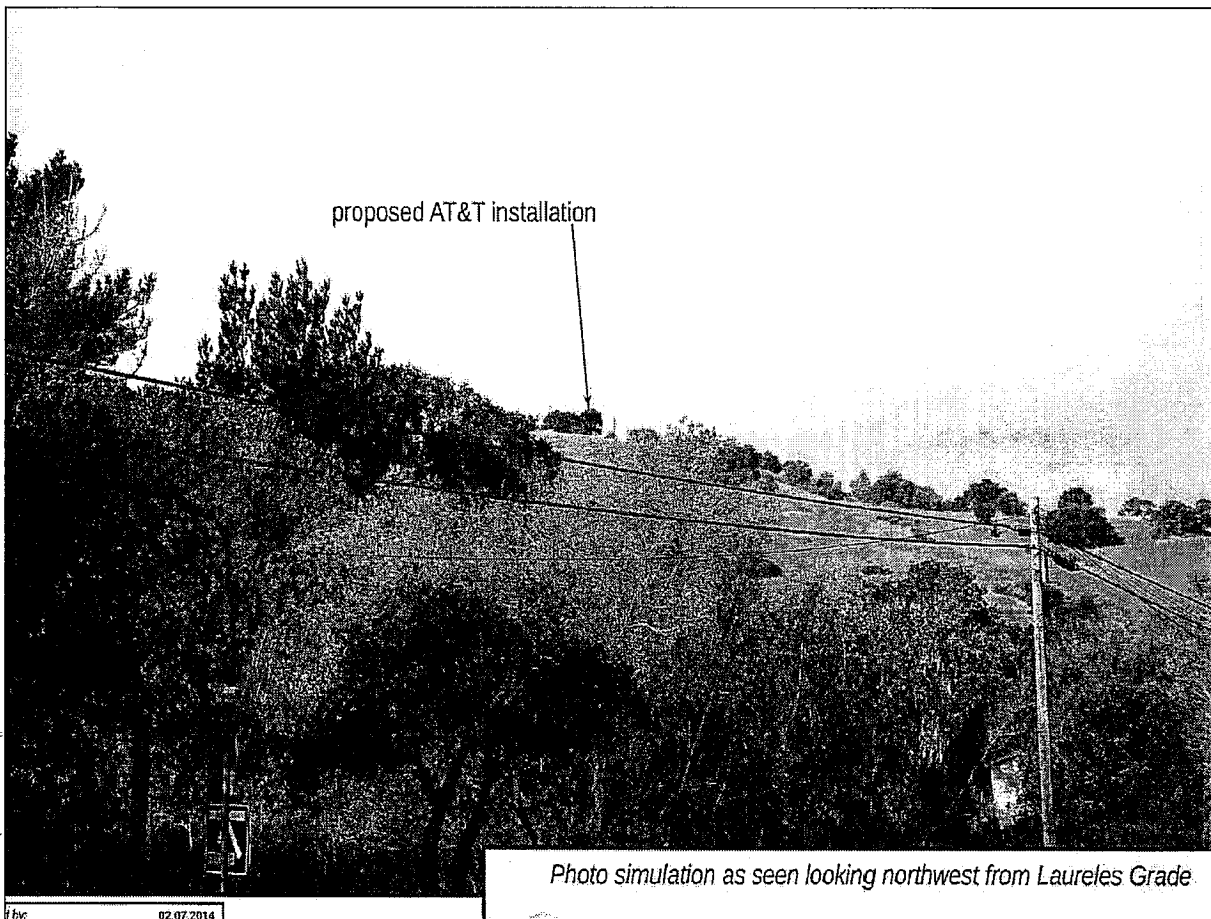
application. The alternative designs were: 1) standard monopole, 2) bay leaf tree façade (proposed), and 3) eucalyptus tree façade (see photos of each design below).



The bay leaf design is the proposed option since it is considered the most appropriate design. The bay leaf design will best shield the visibility of the mounted antennas and the color of the bay leaves complements that of the surrounding Coast Live Oaks. Visual simulations were provided (Attachment X; b) by AT&T, as shown below:







Consistent with Section 21.64.310.C.4 of the Zoning Ordinance, alternative sites with coverage maps were submitted as part of the application (Attachment X; c). The alternative sites are:

- 1) Laguna Seca (existing site): The existing monopole is located near the race-track in Laguna Seca. The County and AT&T are currently in negotiations to remove the facility and place AT&T on the new County 100-foot lattice tower.
- 2) Laguna Seca (new County tower): The 100-foot lattice tower is located north of the proposed project site. AT&T is in the process of relocating its existing facility near the race track to the 100-foot tower. However, the 100-foot tower will not provide adequate coverage for the Laureles Grade/HWY 68 intersection due to the surrounding terrain. The proposed project will provide coverage in the areas that the 100-foot Laguna Seca tower will not provide.
- 3) 990 HWY 68: An existing 20-foot monopole on the ridge adjacent to the ridge west of SPCA. Given this pole's limited height, it does not provide enough room to co-locate, and the property is located in a 20-foot height restriction area, so the existing tower cannot be replaced with a taller monopole.
- 4) 10805 Saddle Road: The existing 100-foot tower is located north-west of HWY 68 where AT&T facilities currently exist. This site will not meet the coverage goals needed for

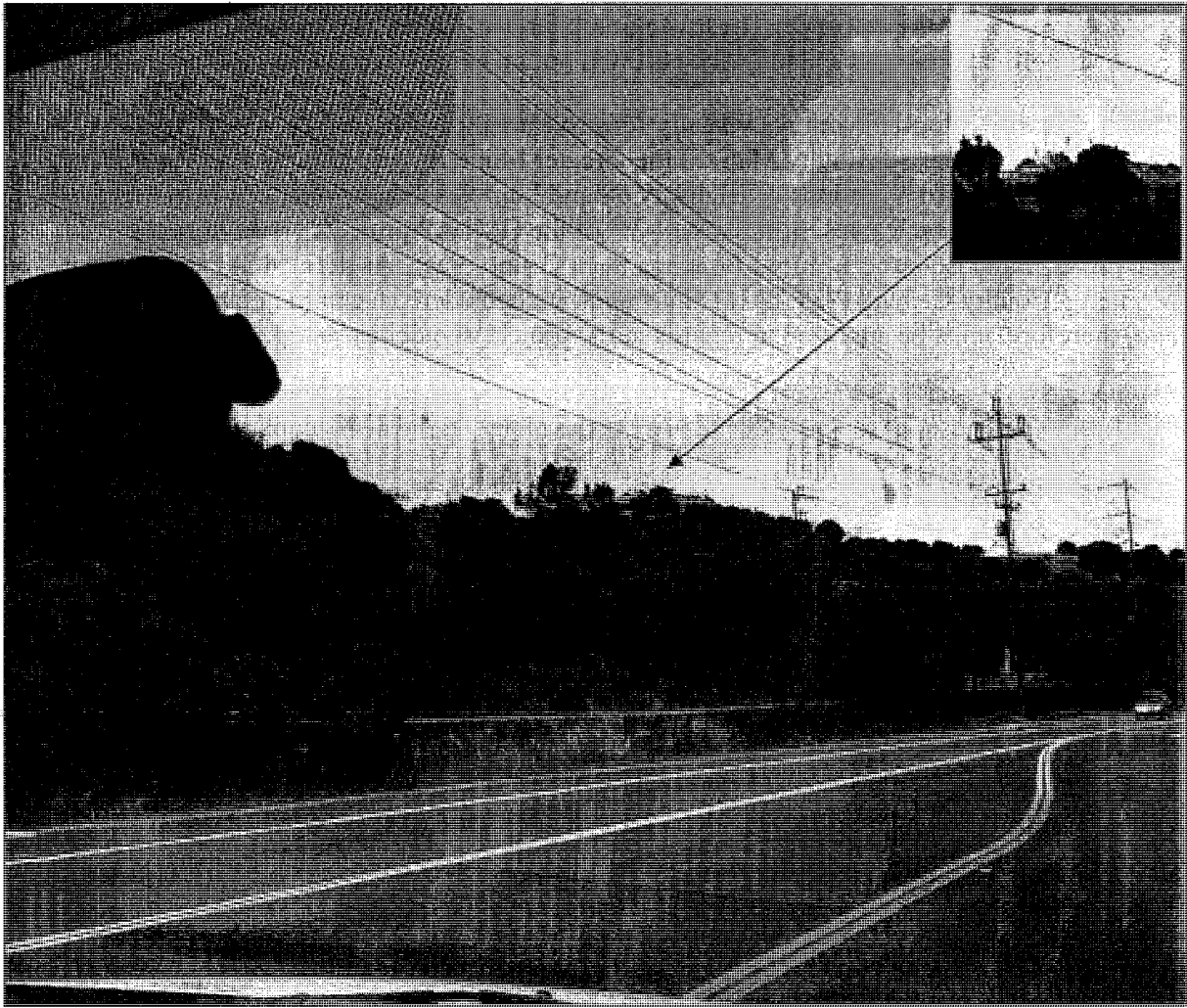
HWY 68/Laureles Grade. The tower is too far away from the coverage area, so modifications to the existing site still will not meet the coverage needs.

The project site is located within a visually sensitive area, per Figure 14 (Scenic Highway Corridors and Visual Sensitivity Map) of the Greater Monterey Peninsula Area Plan (GMPAP). The site is visible from portions of Highway 68 and Laureles Grade which are both designated as Scenic Highways and Routes. Policy GMP-3.3 of the GMPAP protects views from these roads. The project can also be seen from Laguna Seca County Park. As defined in the 2010 Monterey County General Plan, the park grounds are considered a common public viewing area and, therefore, must be analyzed in regards to the project's visibility and potential impacts.

Highway 68

The following photos of the project site were taken along Highway 68 coming from Salinas:



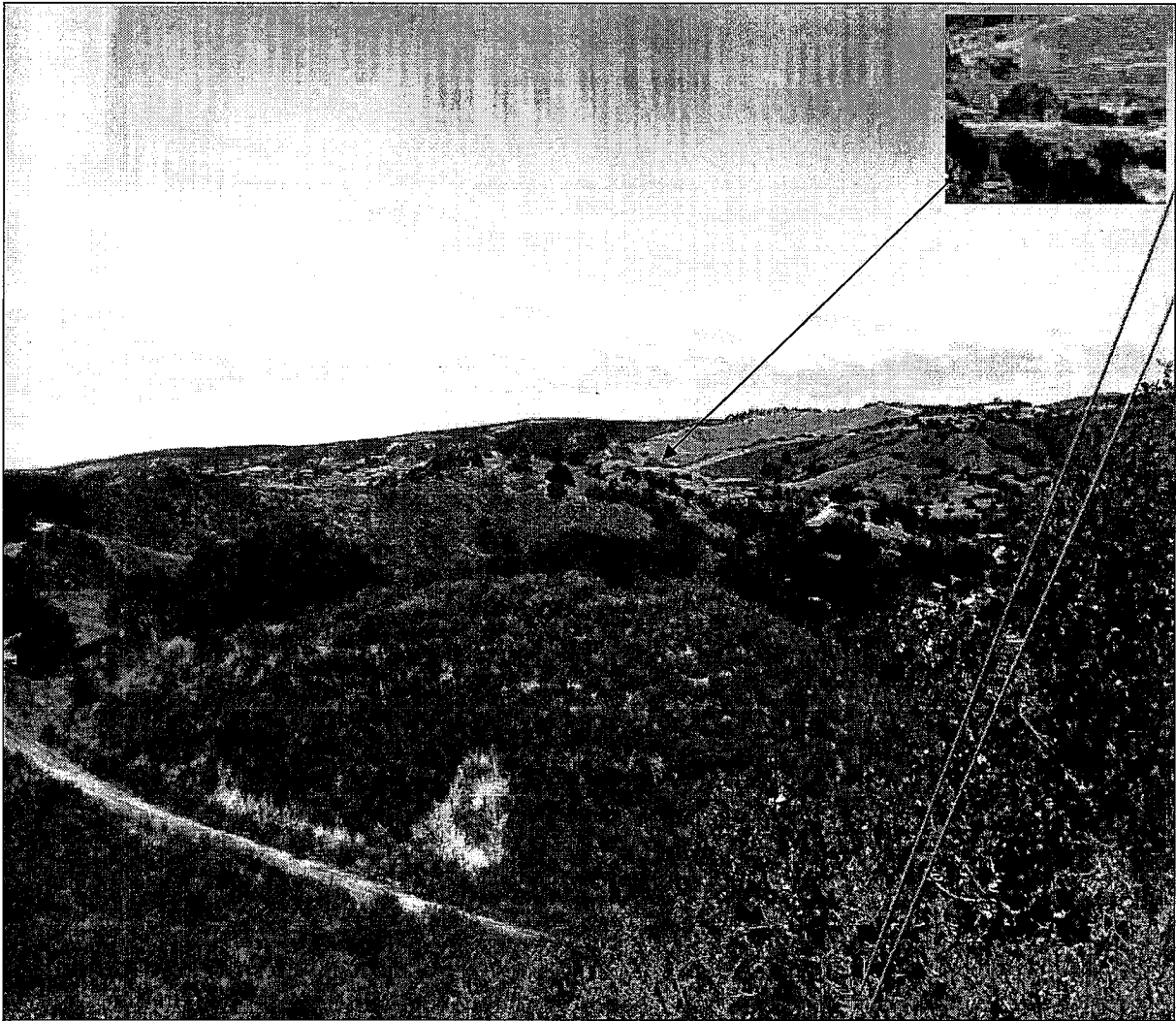




Photos were taken from areas on Highway 68 where the proposed tower would clearly be visible. Other areas along Highway 68, west of the project site, are covered by trees and vegetation, completely block the view of the project site from Highway 68. The photos above are taken from HWY 68, near the Fire Station at the intersection of Laureles Grade/HWY 68. As shown on the above photos, the staking and flagging are highly visible. However, given the distance and proposed tree design, the proposed facility will blend into the hillside. Based on the photo simulation, the distance to the project site and duration of visibility of the project site from Highway 68, the project impact on aesthetics is less-than-significant.

Laureles Grade

The following photos of the project site were taken along Laureles Grade coming from Carmel Valley, south of the project site:





Photos were taken from a turnout/shoulder located approximately 1 mile south of the site on Laureles Grade, from Highway 68, and shoulder of Laureles Grade, about 0.25 miles from the HWY 68 intersection. The project site, even with staking and flagging was not visible along Laureles Grade. The site becomes highly visible when approaching the HWY 68 intersection. Based on the photo simulation, distance of project site and the proposed tree-like design, the project impact on aesthetics is less-than-significant.

Laguna Seca/Monterey County Campgrounds

The following photos of the project site were taken from the Laguna Seca/County Campgrounds north of the project site:





Photos were taken from different areas within Laguna Seca/Monterey County Park: 1) the campgrounds and 2) A Road leaving the campgrounds. The staking and flagging of the project site is barely visible. Therefore, based on the photo simulations and project design, the project impact to the viewshed is less-than-significant.

No Impact (d):

The tower is not required to provide lighting pursuant to the FAA regulations for Obstruction Marking and Lighting for Radio and Television Towers and Similar Skeletal Structures (FAA AC 70/7460-1K). The project proposes one external lighting fixture located near the doorway of the proposed equipment shelter. The proposed lighting will be down-lit, and will have a built-in sensor so the light only turns on during the presence of persons on the property to perform regular maintenance to the facility. The lighting will only be used during an emergency, or if monthly maintenance occurs during the evening. Based on the location and the limit amount of use, the proposed exterior lighting will not create an impact.

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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No Impact (See Section IV-2 for discussion).

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: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No Impact (See Section IV-3 for discussion).

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 4, 6, 7)	<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: 1, 2, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 4, 6, 7)	<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: 1, 2, 4, 6, 7)	<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: 1, 2, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No Impact (See Section IV-4 for discussion).

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 2, 4, 6, 7)	<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: 1, 2, 4, 6, 7)	<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: 1, 2, 4, 6, 7)	<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: 1, 2, 4, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No Impact (See Section IV-5 for discussion).

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: 1, 2, 4) 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: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 2, 4)	<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: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: 1, 2, 4)	<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: 1, 2, 4, 7)	<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: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
 No Impact (See Section IV-6 for discussion).

7. GREENHOUSE GAS EMISSIONS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 5)	<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: 1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
 No Impact (See Section IV-7 for discussion).

8. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 4, 6)	<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: 1, 2)	<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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 4, 6)	<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: 1, 2)	<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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No Impact (See Section IV-8 for discussion).

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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 2, 4)	<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: 1, 2, 4)	<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: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: 1, 2, 4)	<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: 1, 2, 4)	<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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
No Impact (See Section IV-9 for discussion).

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 4, 6)	<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: 1, 2, 3, 4, 6)	<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: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
No Impact (See Section IV-10 for discussion).

11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 4, 6)	<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: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
No Impact (See Section IV-11 for discussion).

12. NOISE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 4)	<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 expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No Impact (See Section IV-12 for discussion).

13. POPULATION AND HOUSING		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
No Impact (See Section IV-13 for discussion).

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
No Impact (See Section IV-14 for discussion).

15. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
 No Impact (See Section IV-15 for discussion).

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: 1, 2, 4, 6)	<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: 1, 2, 6)	<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: 1, 2, 6)	<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: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: 1, 2, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
No Impact (See Section IV-16 for discussion).

17. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2)	<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: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<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: 1, 2, 4, 6)	<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: 1, 2, 4)	<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: 1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

No Impact (See Section IV-17 for discussion).

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: 1, 2, 3, 4, 5, 6, 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: 1, 2, 4, 5) ("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: 1, 2, 4, 5)	<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: 1, 2, 4, 5, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

No Impact (a, c)

See Section II (Project Description/Environmental Setting), Section IV (Environmental Factors Potentially Affected and Determination) and Section VI (Environmental Checklist) for evidence.

No Impact (b)

The project will not result in cumulatively considerable impacts. Besides the SPCA Expansion project, there is other construction within the vicinity. The individual impacts of the project are considered minimal, and are highly unlikely to create cumulative impacts in conjunction with other permitted construction within the area. (See Section II (Project Description/Environmental Setting), Section IV (Environmental Factors Potentially Affected and Determination) for further evidence)

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151,

Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. 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.

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 PLN130543 and the attached Initial Study / Proposed Negative Declaration.

IX. REFERENCES

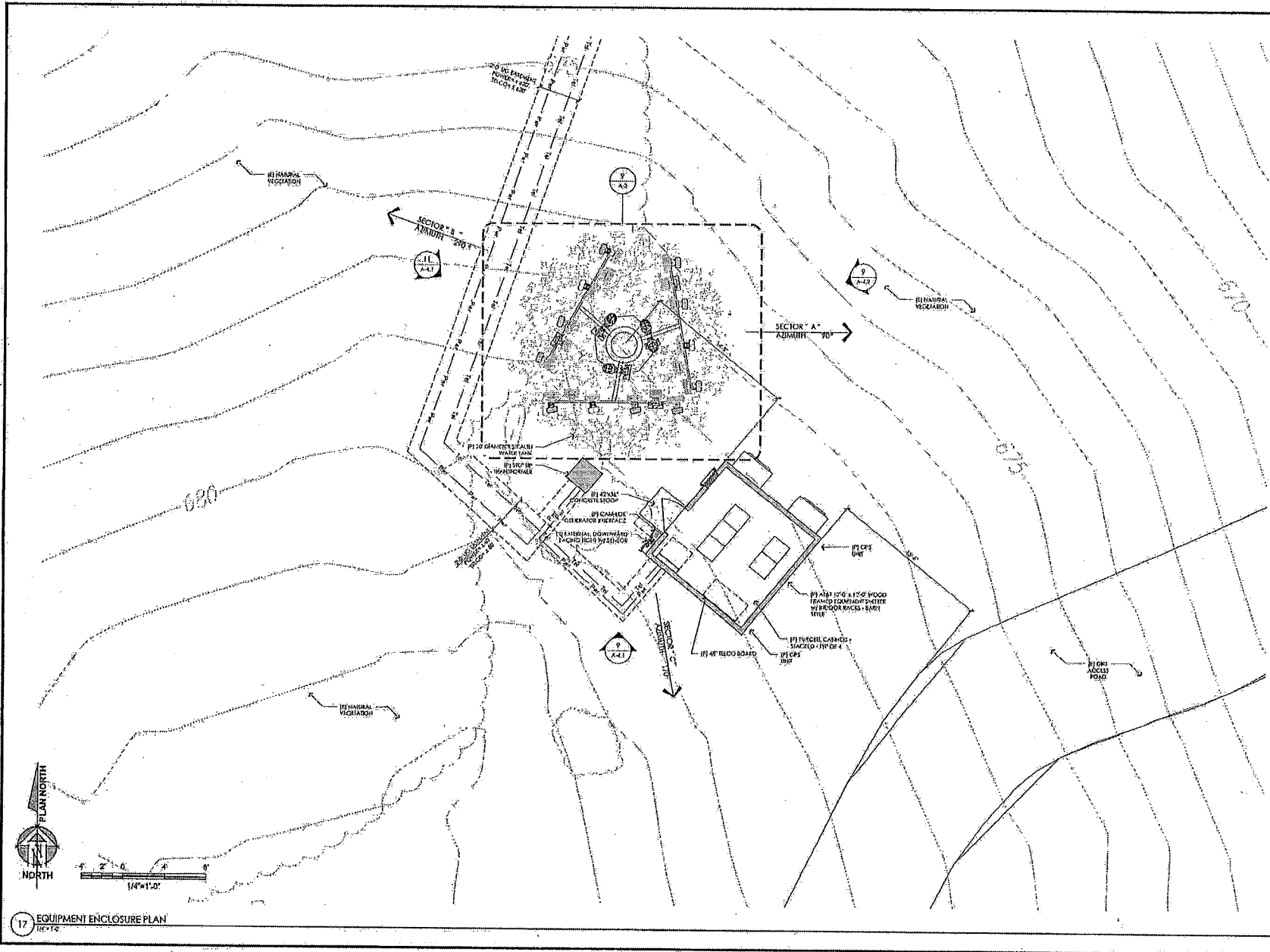
1. Application, plans, and supporting materials (Project File No. PLN130543);
2. 2010 Monterey County General Plan/Greater Monterey Peninsula Area Plan;
3. Title 21 of the Monterey County Code (Zoning Ordinance);
4. Monterey County GIS Database/Accela Permit Database
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008;
6. Site Visit conducted by the project planner on October 23, 2013;
7. SPCA Expansion project, including adopted Mitigated Negative Declaration, Resolution No. 07-058 (Project File No. PLN060658), approved December 12, 2007;

X. ATTACHMENTS

- a. Project Plans,
- b. Visual Simulations provided by AT&T
- c. Alternative Analysis, including coverage maps, provided by AT&T
- d. Mitigated Negative Declaration for SPCA Expansion project (Project File No. PLN060658)

Section X: Attachments

1. Project Plans



PREPARED FOR

 200 Camino Ramon, #1100
 San Ramon, California 94583

Vendor:

Consultant:

APPROVED:
 **Borges**
 PROJECT MANAGER

AT&T SITE NO: CHU3232
 PROJECT NO: 12091-62
 DRAWN BY: D.J.W.
 CHECKED BY: A.O.L.

C	01/16/14	100% ID REV 1
B	07/17/13	100% ID SUBMITTAL
A	07/05/13	90% ID SUBMITTAL
REV	DATE	DESCRIPTION

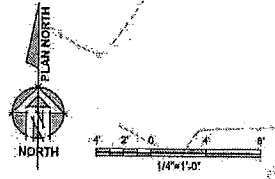
Licensee:

 JORGE A. BORGES
 LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 No. 61063
 EXPIRES 01/16/17

Issued For:
 01/16/14
 100% ID Rev 1

SHEET TITLE:
 EQUIPMENT SHELTER
 LAYOUT

SHEET NUMBER:
A-2



17 EQUIPMENT ENCLOSURE PLAN
 100% ID

Revision:

DESIGNED BY: **Borges**
 PROJECT NO.: 12001-02
 DRAWN BY: B.J.W.
 CHECKED BY: A.D.L.

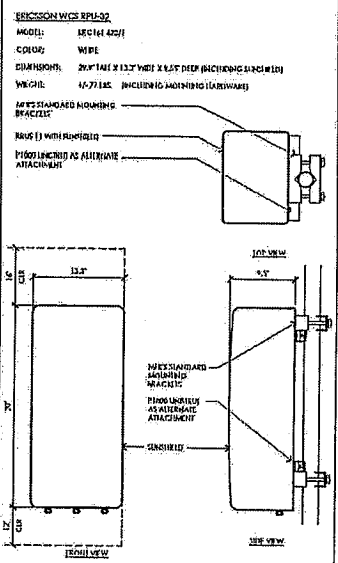
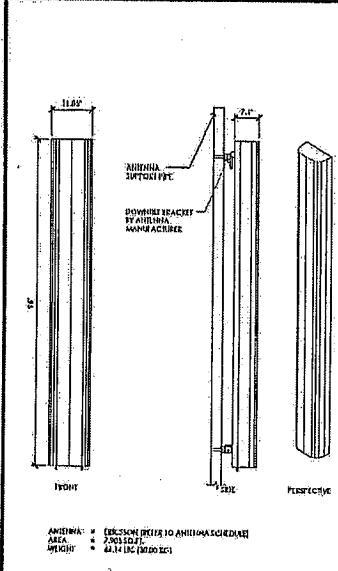
DATE	DESCRIPTION
C 01/14/14	ISSUE TO REV. 1
B 07/17/13	100% 2D SUBMITTAL
A 07/05/13	100% 2D SUBMITTAL

DATE SPECIFICALLY FOR THIS PROJECT: 01/16/14
 THESE PLANS AND DETAILS ARE THE PROPERTY OF AT&T AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AT&T.

Issued For:
01/16/14
 100% 2D Rev 1

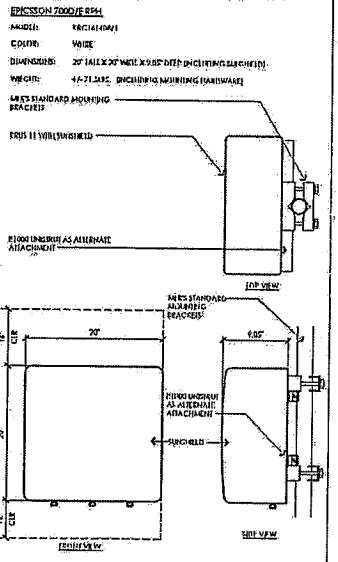
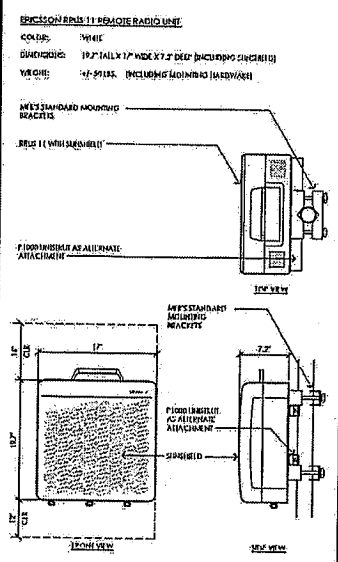
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ANTENNA PLANS & DETAILS

SHEET NUMBER:
A-3



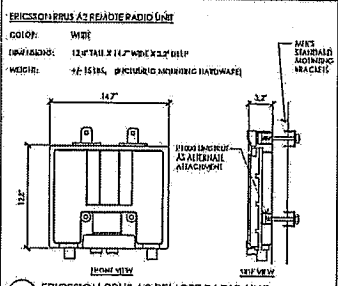
19 ANTENNA SPECS
 1/16" x 1/16"

15 RRU-32 WGS
 1/16" x 1/16"



17 ERICSSON RRU-11 REMOTE RADIO UNIT
 1/16" x 1/16"

13 700 D-ERRH
 1/16" x 1/16"



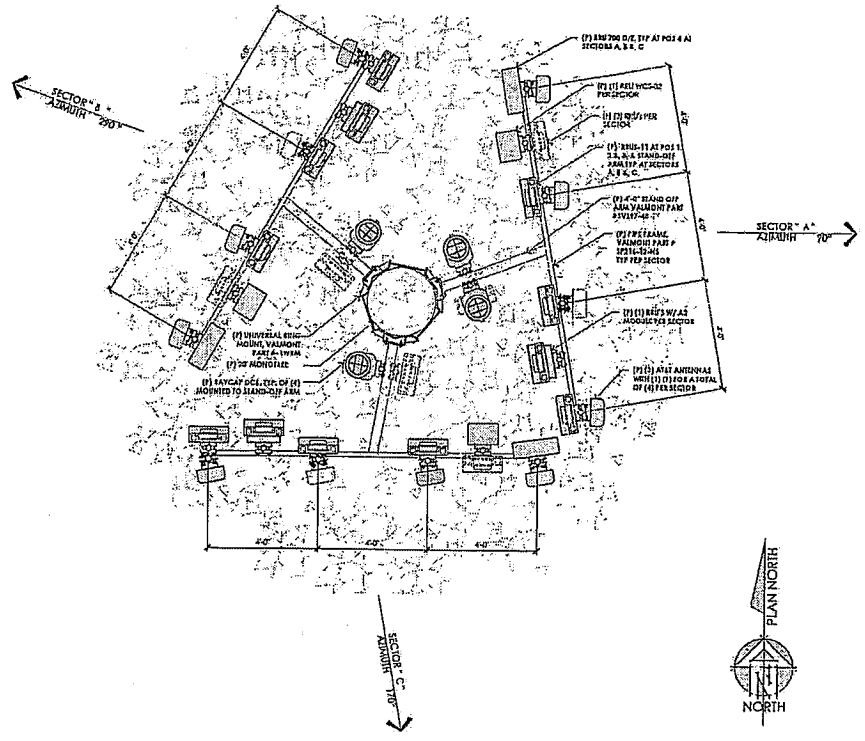
12 ERICSSON RRU A2 REMOTE RADIO UNIT
 1/16" x 1/16"

RF SCHEDULE

SECTOR	ANTENNA MODEL NO.	HEIGHT	RAN CENTER	TYPE	FREQ RANGE	COAX LENGTH	COAX DIA.	NO.
A1	ANDREW 2000S1000C	75'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
A2	ANDREW 2000S1000C	75'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
A3	ANDREW 2000S1000C	75'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
A4	ANDREW 2000S1000C	75'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
B1	ANDREW 2000S1000C	75'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
B2	ANDREW 2000S1000C	75'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
B3	ANDREW 2000S1000C	75'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
C1	ANDREW 2000S1000C	170'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
C2	ANDREW 2000S1000C	170'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
C3	ANDREW 2000S1000C	170'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R
C4	ANDREW 2000S1000C	170'	2.1640"	STANDARD MOUNTING BRACKET	2.3540"	2.3540"	1"	2781R

RF DATA SHEET V1.00000 F1410004501/13

8 RF SCHEDULE
 1/16" x 1/16"



9 ENLARGED ANTENNA PLAN
 1/16" x 1/16"



Vendor:

Condition:



AT&T SITE NO: CN103232
 PROJ. NO: 1201-42
 DRAWN BY: S.K.W.
 CHECKED BY: A.O.L.

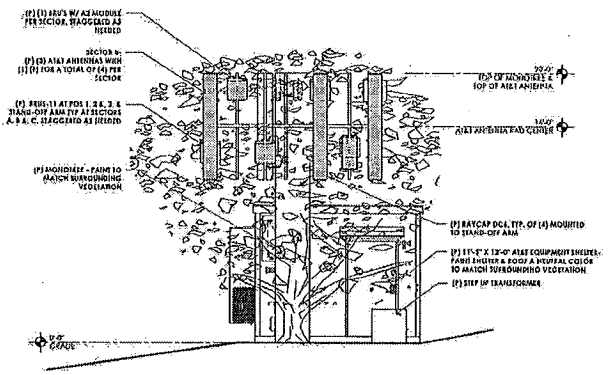
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B	07/17/13	100% ZD SUBMITTAL
A	07/05/13	100% ZD SUBMITTAL
REV	DATE	DESCRIPTION



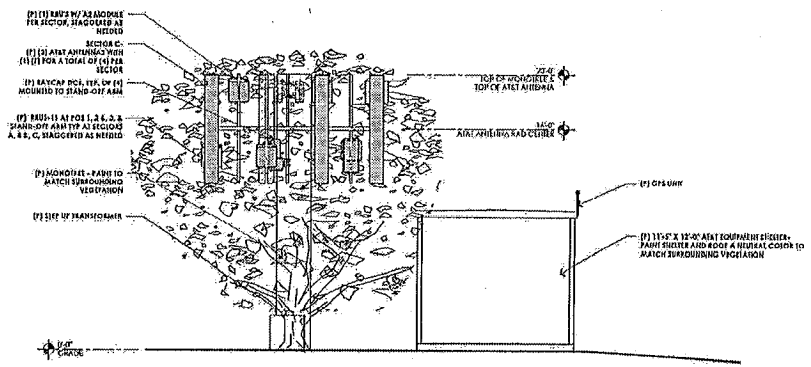
Issued For:
 01/16/14
 100% ZD Rev 1

SHEET TITLE:
 SITE ELEVATIONS

SHEET NUMBER:
A-4.1



11 PROPOSED WEST ELEVATION
 1/16/14



12 PROPOSED SOUTH ELEVATION
 1/16/14

PREPARED FOR

 2100 Camino Real, ON 91011
 San Ramon, California 94583

Vendor:


Contract:

ARCHITECT

 1000 14th Street, Suite 100
 San Ramon, CA 94583
 Tel: 925.376.1234
 Fax: 925.376.1235
 www.borgesarchitect.com

AT&T REF NO: CNU3202
 PROJECT NO: 12081-52
 DRAWN BY: B.K.W.
 CHECKED BY: A.O.L.

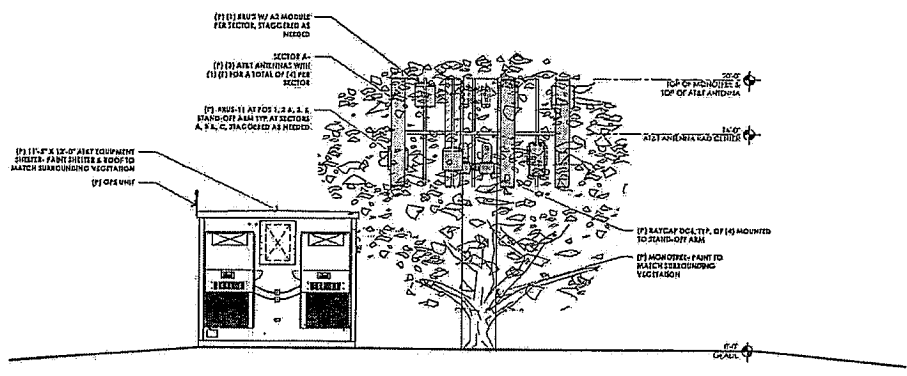
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B	07/17/13	100% TO SUBMITTAL
A	07/05/13	100% TO SUBMITTAL

ISSUED FOR:

 SEE ALSO: 01/16/14 100% ZD REV 1
 100% ZD REV 1
 100% ZD REV 1
 100% ZD REV 1

ISSUED FOR:
 01/16/14
 100% ZD Rev 1

SHEET TITLE:
 SITE ELEVATIONS

SHEET NUMBER:
A-4.2

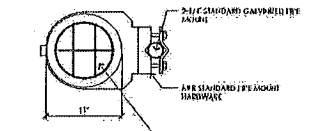


9 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"

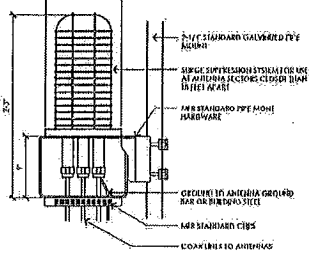
4' 2' 0' 4' 8'
 1/4" = 1'-0"

RAYCAR DC-6-40-18-8F SURGE SUPPRESSION SOLUTION

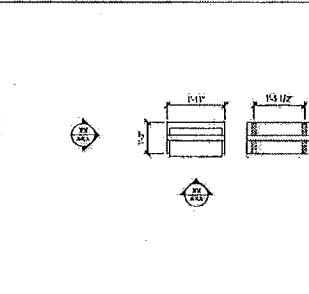
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 DIMENSIONS: 17 DIA X 27 H X 11.5 R4R
 WEIGHT: 14.50 LBS INCLUDING MOUNTING HARDWARE



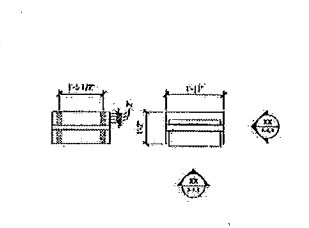
12 VERTICAL CONDUIT AT WALL
 11/27/12



15 DC SURGE SUPPRESSION (SQUD)
 11/27/12



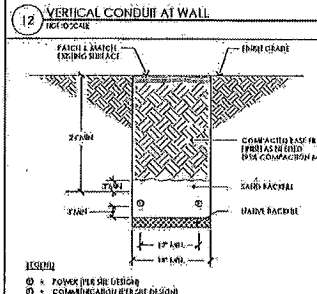
13 INTERIOR LTE - UMIS & TELCO RACKS
 11/14/13



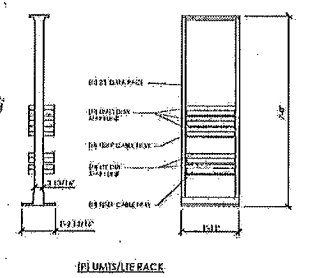
13 INTERIOR LTE - UMIS & TELCO RACKS
 11/14/13

REV	DESCRIPTION	DATE
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2	REVISED TO ADD ANTENNA GROUND BAR	11/27/12
3	REVISED TO ADD SURGE SUPPRESSION ELEMENTS	11/27/12
4	REVISED TO ADD MOUNTING HARDWARE	11/27/12
5	REVISED TO ADD ANTENNA GROUND BAR	11/27/12
6	REVISED TO ADD SURGE SUPPRESSION ELEMENTS	11/27/12
7	REVISED TO ADD MOUNTING HARDWARE	11/27/12
8	REVISED TO ADD ANTENNA GROUND BAR	11/27/12
9	REVISED TO ADD SURGE SUPPRESSION ELEMENTS	11/27/12
10	REVISED TO ADD MOUNTING HARDWARE	11/27/12

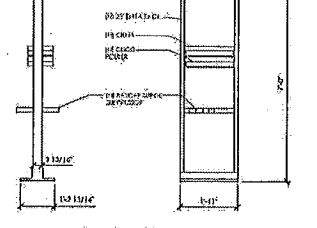
- 1. 1/2" STANDARD GALVANIZED PIPE
- 2. 1/2" STANDARD GALVANIZED PIPE HARDWARE
- 3. SURGE SUPPRESSION ELEMENTS FOR USE AT ANTENNA SECTIONS CLOSER THAN 6 FEET APART
- 4. 1/2" STANDARD GALVANIZED PIPE HARDWARE
- 5. GROUNDING IN ANTENNA GROUND BAR OR BUNTING STEEL
- 6. 1/2" STANDARD CHIPS
- 7. CONNECTS TO ANTENNAS



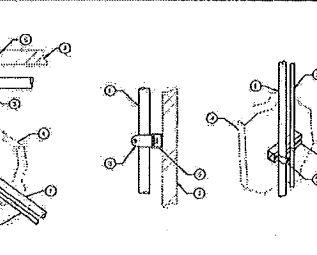
11 UTILITY TRENCH DETAIL
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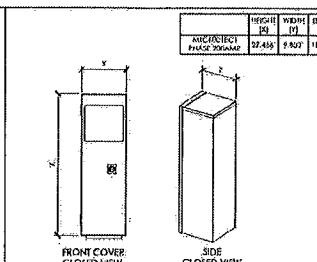
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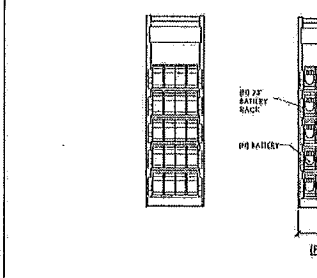
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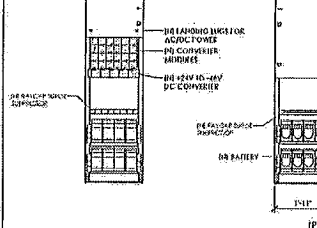
7 GENERATOR INTERFACE
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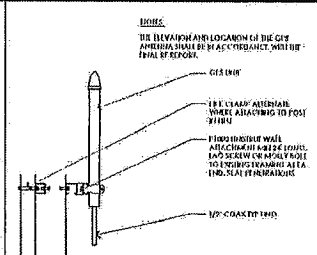
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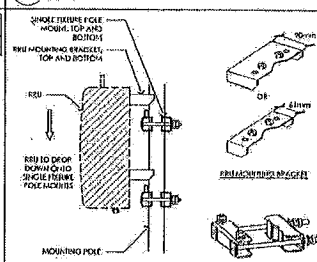
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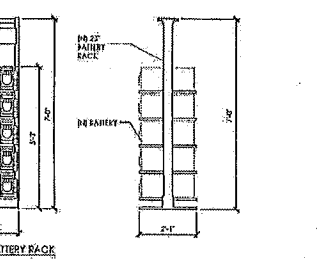
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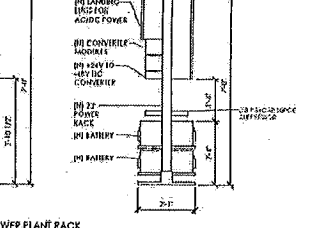
4 GPS MOUNT DETAIL
 11/14/12



3 RRU MOUNTING DETAIL - POLE
 11/14/12



13 INTERIOR LTE - UMIS & TELCO RACKS
 11/14/13



13 INTERIOR LTE - UMIS & TELCO RACKS
 11/14/13

PREPARED FOR

3400 Concho Parkway, DFW52111
 San Diego, California 92161

Vendor:

Consultant:

APPROVED BY

AT&T SHEET NO: CH03232
 PROJECT NO: 12061-02
 DRAWN BY: B.K.W.
 CHECKED BY: A.O.L.

REV	DATE	DESCRIPTION
C	01/16/14	100% 2D REV 1
B	07/17/13	100% TO SUBMITTAL
A	07/05/13	100% TO SUBMITTAL

Method:

Issued For:

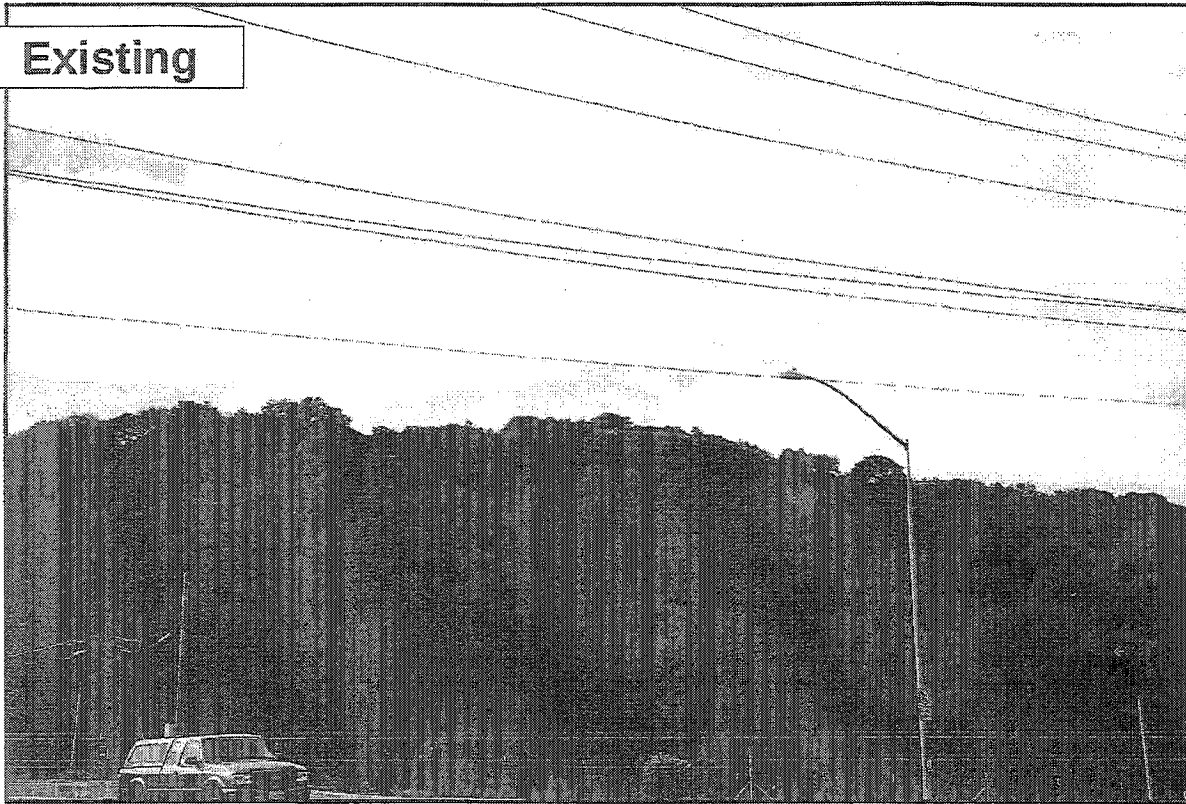
01/16/14
 100% 2D Rev 1

SHEET TITLE:
 CONSTRUCTION DETAILS - EQUIPMENT

SHEET NUMBER:
A-5

2. Visual Simulations provided by AT&T

Existing



Proposed

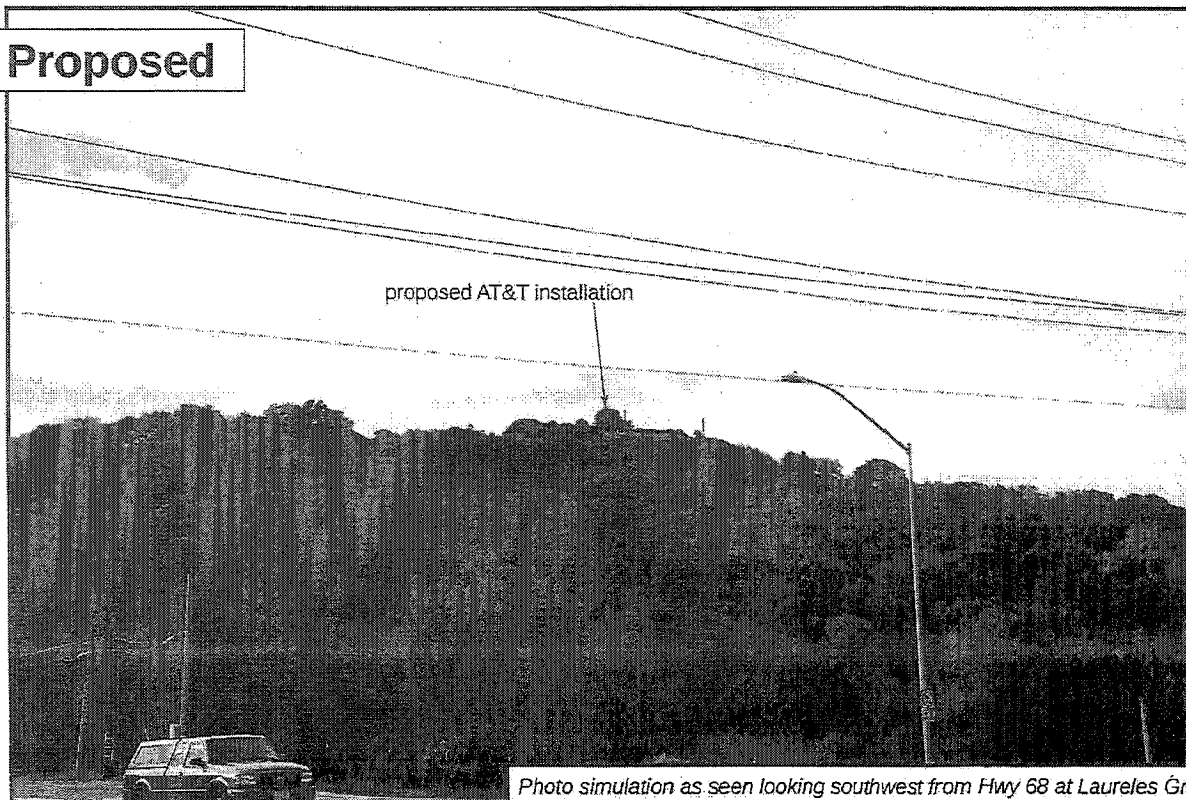


Photo simulation as seen looking southwest from Hwy 68 at Laureles Grade

Prepared by: **WW** 02.07.2018
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94596
info@photosims.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93908

Existing



Proposed

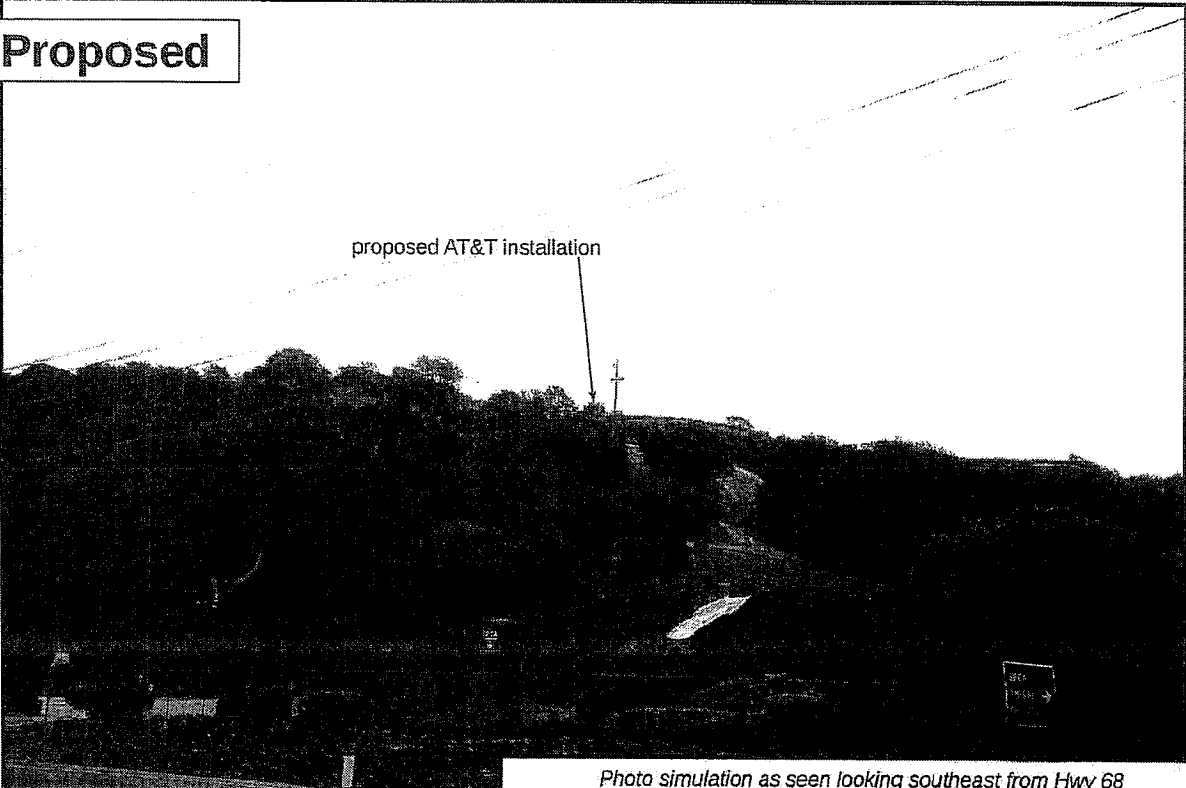


Photo simulation as seen looking southeast from Hwy 68

Prepared by: 02.07.2014
WW WW Design & Consulting, Inc.
1654 Candleria Court
Walnut Creek, CA 94598
info@photosims.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93908

Existing



Proposed

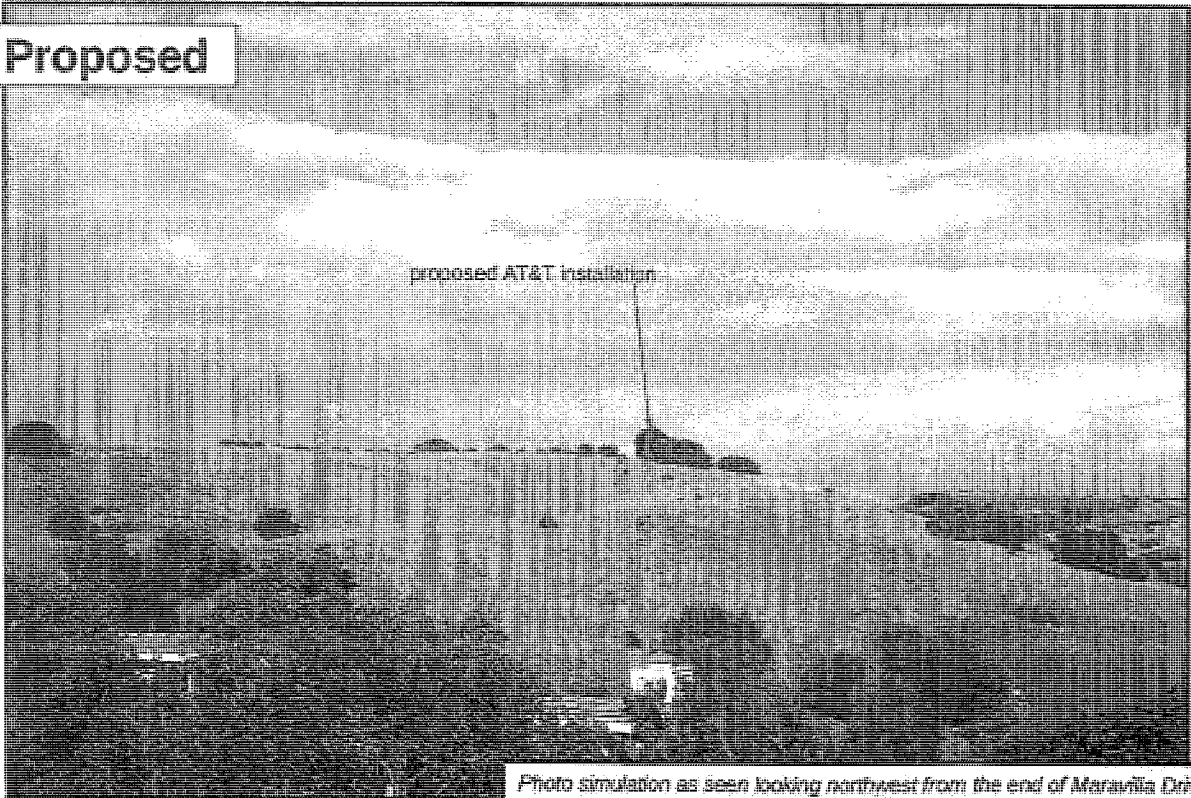


Photo simulation as seen looking northwest from the end of Maravilla Drive

Prepared by
WW 100-01-0000A
Worldwide Design & Consulting, Inc.
1024 Commodore Court
Marina del Rey, CA 90292
info@ww.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93906

Existing



Proposed

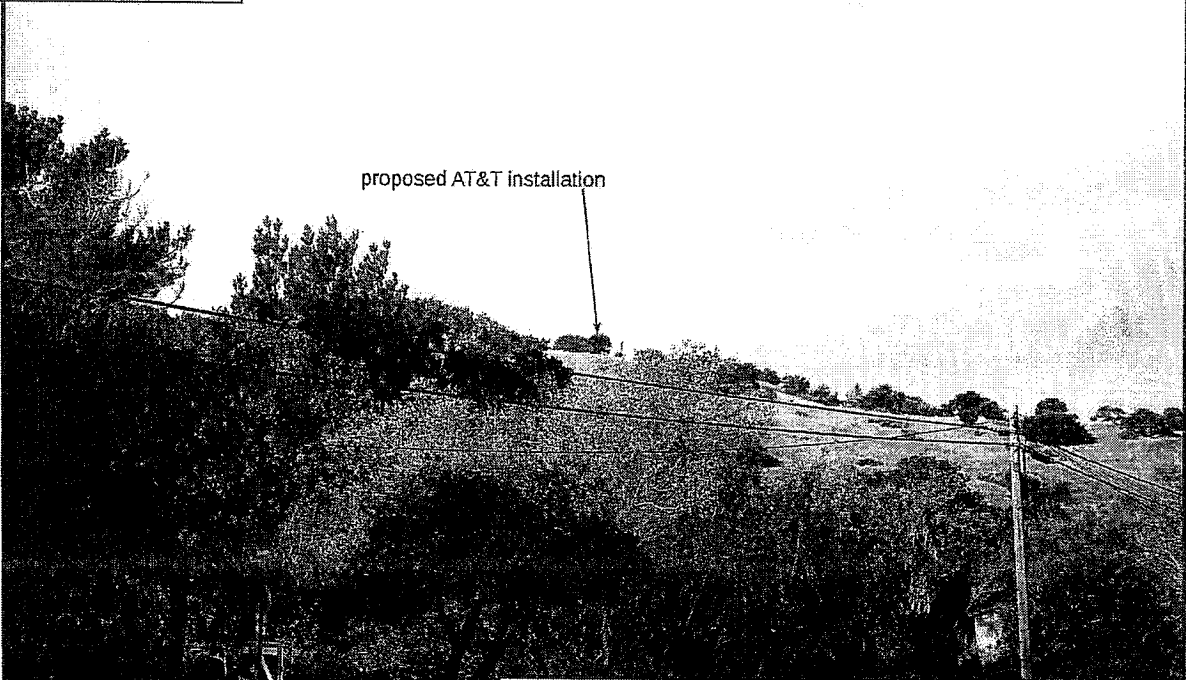


Photo simulation as seen looking northwest from Laureles Grade

Prepared by **WW** 02.07.2014
WW Design & Consulting, Inc.
1654 Candelero Court
Walnut Creek, CA 94590
info@photosims.com



CNU3232 SPCA
1002 Hwy 68, Salinas, CA 93908

3. Alternative Analysis, including coverage maps, provided by AT&T

Alternatives Analysis for AT&T Site CNU3232



AT&T Mobility

Wireless Telecommunications Facility

1002 Salinas Highway (HWY 68)

Salinas, CA 93908

AT&T Mobility has identified a significant gap in its service coverage along HWY 68 in Monterey County. AT&T Mobility proposes to install a wireless communications facility ("WCF") on raw land located at 1002 HWY 68 ("The Proposed Facility") as a means to fill this gap in coverage. The Proposed Facility consists of twelve panel antennas (four antennas for each of the three sectors) and six remote radio units mounted on a 20-foot monopole, which will be painted to match the surrounding vegetation. Equipment cabinets will be located inside a 11'5" x 12' shelter surrounded by a six-foot redwood fence. The Proposed Facility is the least intrusive means to fill the significant gap of the alternatives investigated by AT&T Mobility as explained below.

Objective

The proposed site, located at 1002 HWY 68, is intended to provide infill coverage at the intersection of HWY 68 and Laurels Grade Rd; approximately 0.7 miles west and approximately 0.5 miles east along the highway. And also, to offer coverage on Laurels Grade Road for about 0.5 miles from the HWY 68 intersection in Monterey County. Providing improved indoor service to residents will allow them to take advantage of AT&T's high-speed wireless network including the new 4G/LTE network. In-building service is critical as customers increasingly use their mobile phones as their primary communications device (landlines to residences have decreased significantly) and rely on their mobile phones for emergency 911 services, GPS, texting and web access.

4G LTE is capable of delivering speeds of up to ten times faster than industry-average 3G speeds. LTE technology also offers lower latency, the processing time it takes to move data through a network, such as how long it takes to start downloading a web page or file once you've sent the request. Lower latency helps improve the quality of personal wireless services. Additionally, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. AT&T designs and builds its wireless network to satisfy its customer service standards, which ensure customers receive reliable in-building service quality.



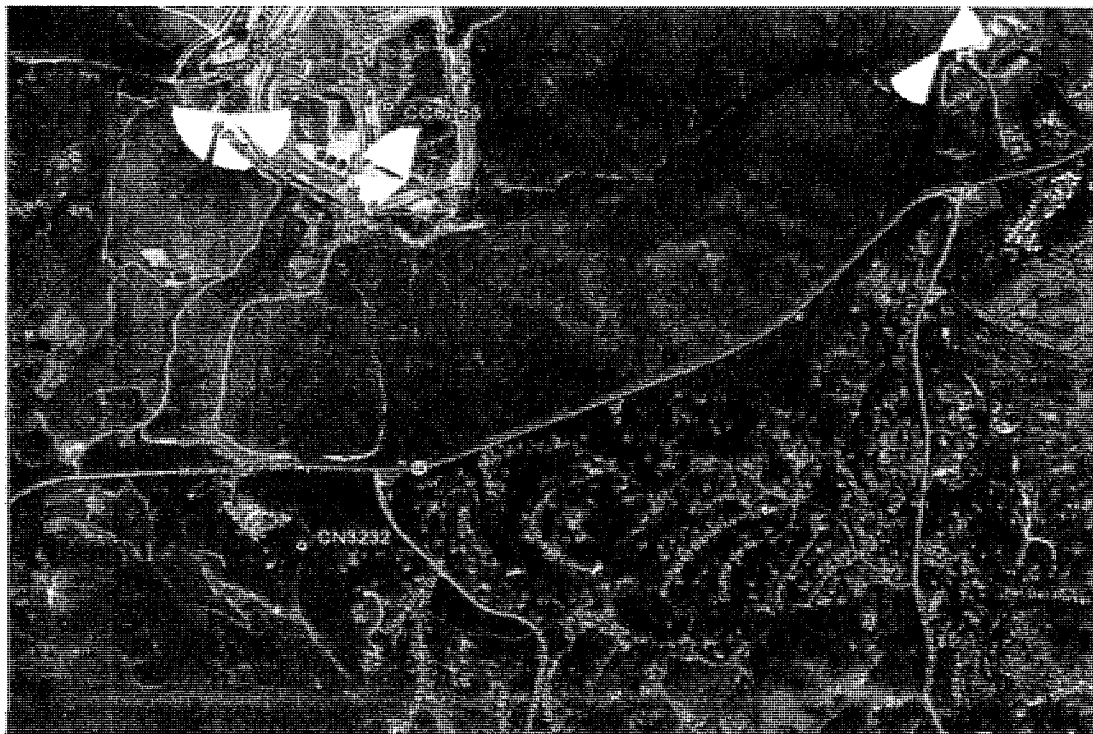
Methodology and Zoning Criteria

The location of a WCF to fill a significant gap in coverage is dependent upon topography, zoning, existing structures, collocation opportunities, available utilities, access and a willing landlord. Wireless communication is line-of-sight technology that requires WCFs to be in relatively close proximity to the wireless handsets to be served. Due to the topography of the area there were very few options for viable site locations.

AT&T Mobility seeks to fill a significant gap in coverage using the least intrusive means under the guidelines for wireless telecommunications facilities section of the Monterey County Municipal Code (Section 20.64.310: Regulations for the Siting, Design & Construction of Wireless Communications Facilities). The ordinance states that wireless communications facilities should be located in such that the visual character and aesthetic values of the parcel and surrounding lands are preserved (20.64.310H). Additionally, facilities must be designed to minimize the disturbance of existing topography and on-site vegetation (20.64.310H)

AT&T Search Ring Area

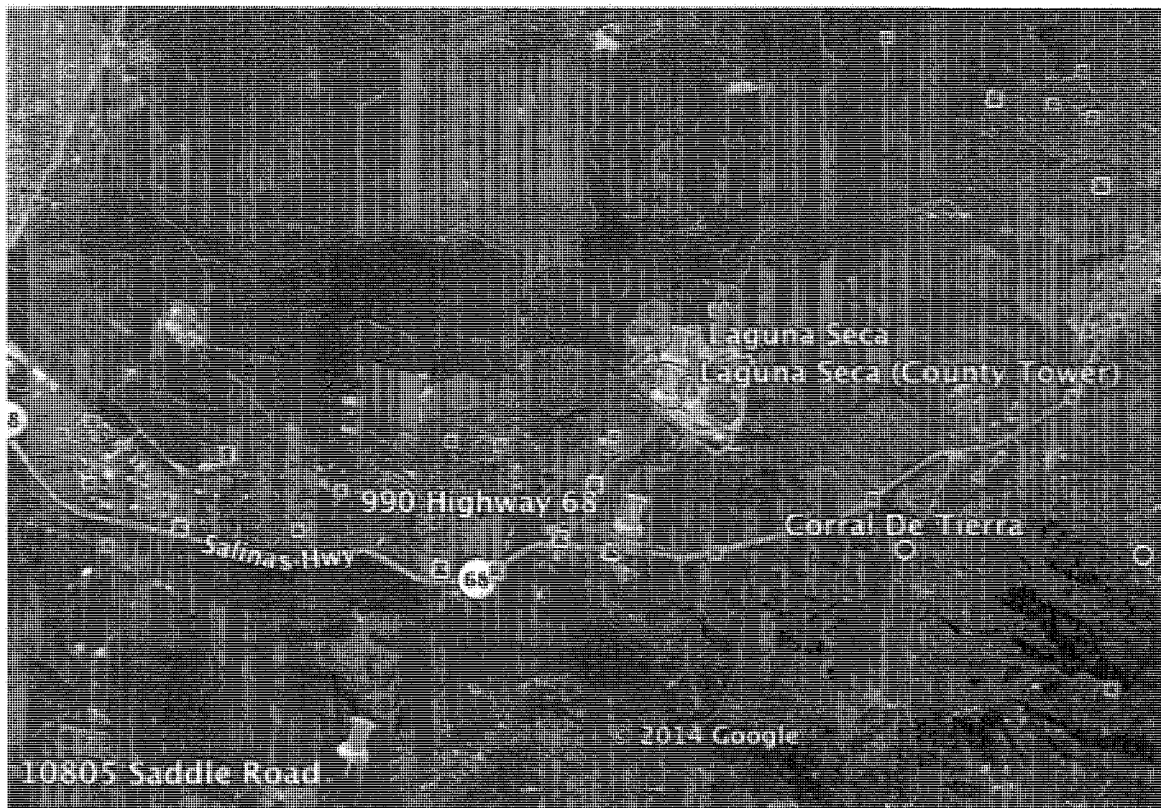
The following map was generated by the AT&T Radio Frequency Engineers and provides the area in which siting of a new WCF will provide potential to best serve the coverage objective area in question. The search ring provided focuses attention on the intersection of HWY 68 and Laurels Grade Road as well as the surrounding residential areas.



Analysis

AT&T Mobility investigated four potential alternatives for facilities to fill the identified coverage gap in Monterey County. Below is a map showing the locations of these alternative sites and explanations as to why they were not pursued by AT&T.

Location of Candidate Sites



Alternative Candidates

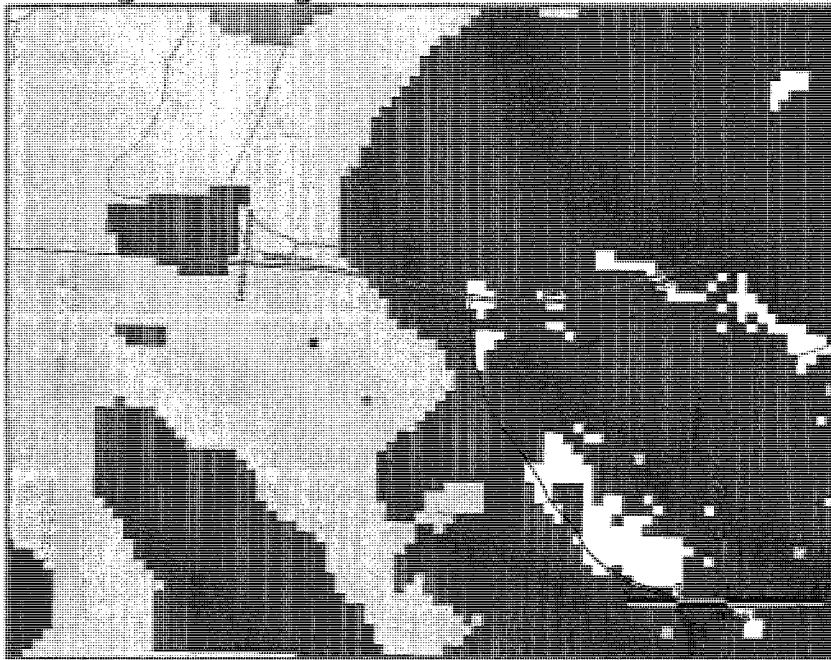
1. Laguna Seca: This location is an existing AT&T Mobility site at Mazda Raceway Laguna Seca. A modification of this site will not improve coverage along Highway 86 or Laureles Grade Road where there is currently a significant gap in coverage. Also, AT&T is currently working with the County to relocate this site over to the County's new tower at Mazda Raceway Laguna Seca. AT&T has a current site at this location. The map shows that another site is necessary to provide in-building coverage.
2. Laguna Seca (County Tower): This is the location of the newly proposed County-owned 100' lattice tower near the Southwest portion of the raceway property. AT&T has an existing site located approximately 260' to the North of this location. AT&T is in discussion with the County to relocate the site to this new County-owned tower in the near future. However, this location will not provide coverage to the area around the intersection of Highway 86 & Laureles Grade Road where there is currently a significant gap in coverage. Nor will it provide coverage to the Monterey County Regional Fire District Laureles Station.
3. 990 Highway 68: This location is an existing 20-foot monopole on the ridge immediately adjacent to the ridge, west of the SPCA's property. At its current height, the existing pole is not collocatable and the County will not allow for a tower extension due to a 20-foot height limit along the Scenic Highway.
4. 10805 Saddle Road: This location is an existing 100-ft tower located north west of Highway 68. AT&T ~~currently has a wireless facility operating at this location. Due to AT&T's new coverage objectives, this~~ particular location would not meet the coverage goals needed for the HWY 68/ Laureles Grade area. The current location of the tower is too great of a distance to provide ample coverage and a modification of the existing site would not provide coverage in this area.

EXISTING UMTS 850 COVERAGE



Coverage: Existing

August 16, 2013

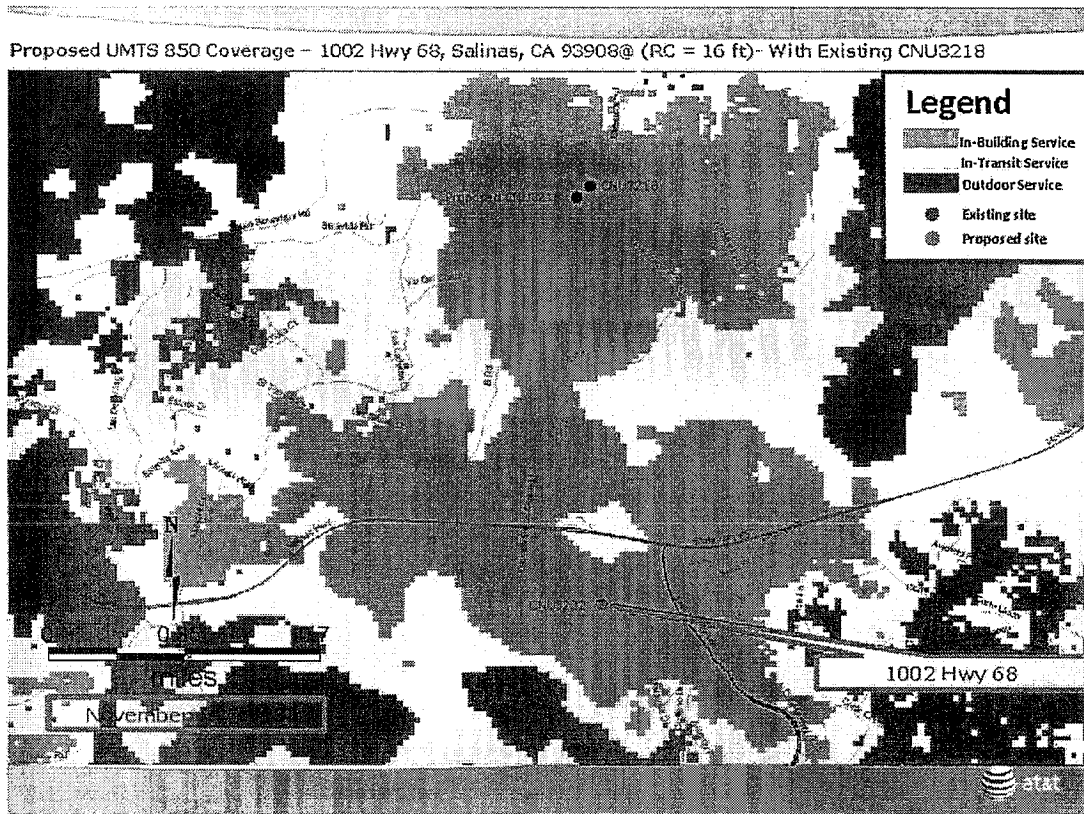


Legend

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site



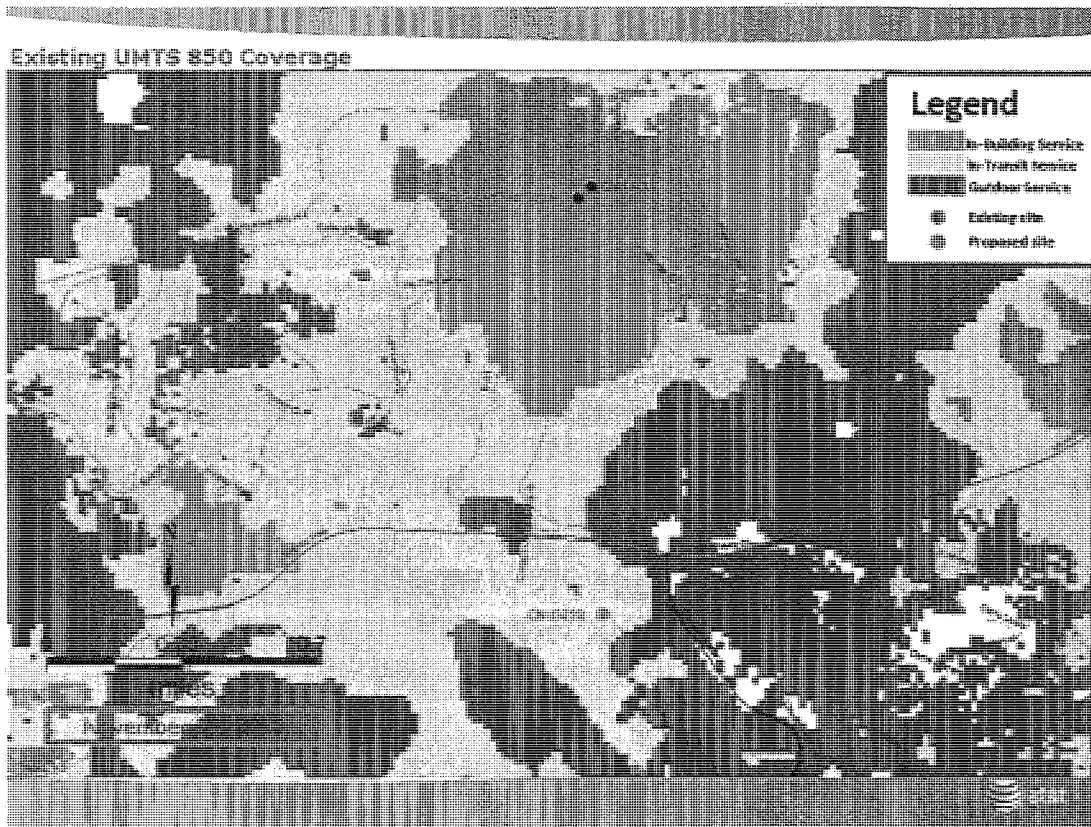
UMTS 850 COVERAGE OF SPCA CANDIDATE



SPCA: This location is the property that was submitted to the planning department. The property is located at 1002 Highway 68, Salinas. The facility will include a 20 ft monopole with twelve antennas. Based on the location and topography of the area this location will be most beneficial for AT&T's coverage objectives. The map shows this site meets the engineer's objective to provide in-building coverage.



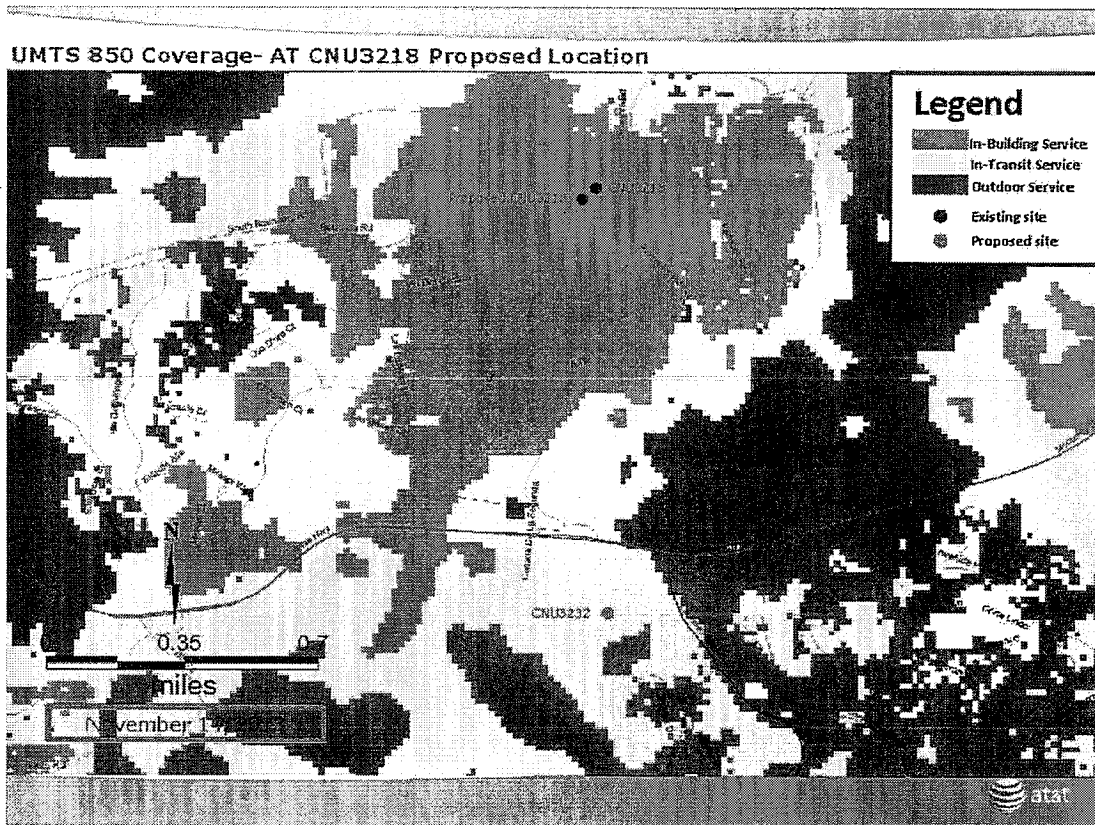
UMTS 850 COVERAGE OF REJECTED CANDIDATE #1



Laguna Seca: This location is an existing AT&T Mobility site at Mazda Raceway Laguna Seca. A modification of this site will not improve coverage along Highway 86 or Laureles Grade Road where there is currently a significant gap in coverage. Also, AT&T is currently working with the County to relocate this site over to the County's new tower at Mazda Raceway Laguna Seca. AT&T has a current site at this location. The map shows that another site is necessary to provide in-building coverage.



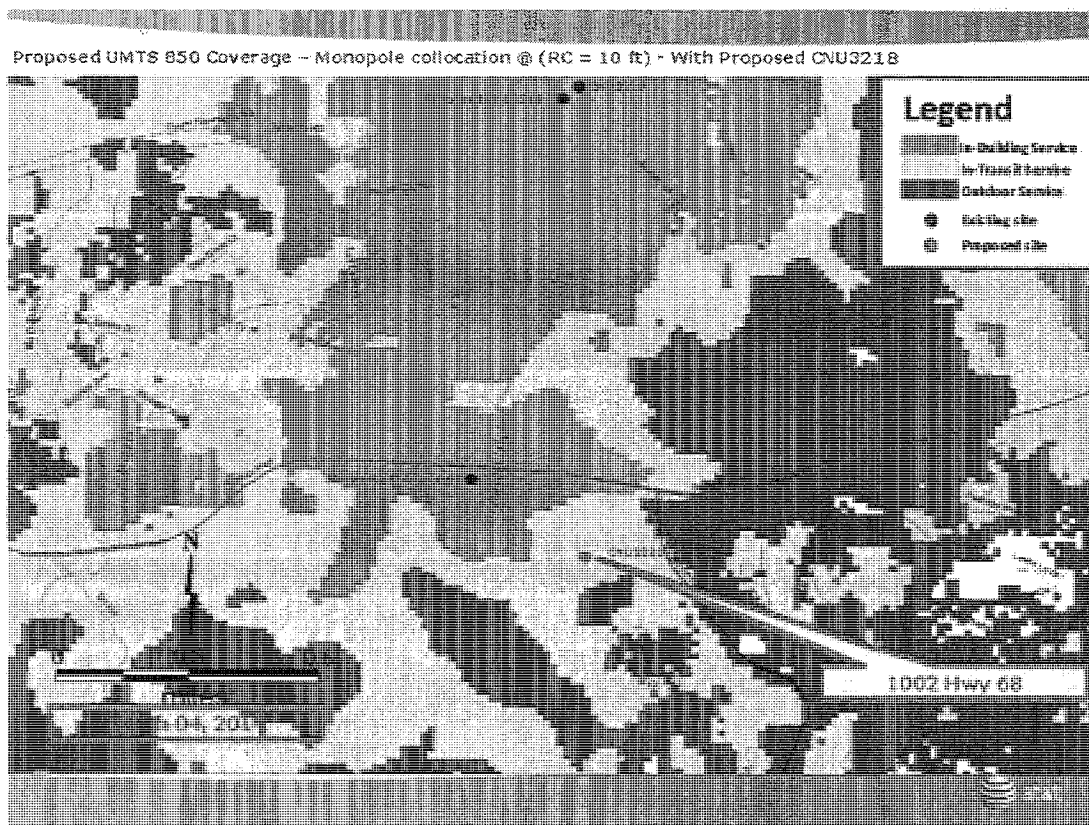
UMTS 850 COVERAGE OF REJECTED CANDIDATE #2



Laguna Seca (County Tower): This is the location of the newly proposed County-owned 100' lattice tower near the Southwest portion of the raceway property. AT&T has an existing site located approximately 260' to the North of this location. AT&T is in discussion with the County to relocate the site to this new County-owned tower in the near future. However, this location will not provide coverage to the area around the intersection of Highway 86 & Laureles Grade Road where there is currently a significant gap in coverage. Nor will it provide coverage to the Monterey County Regional Fire District Laureles Station.



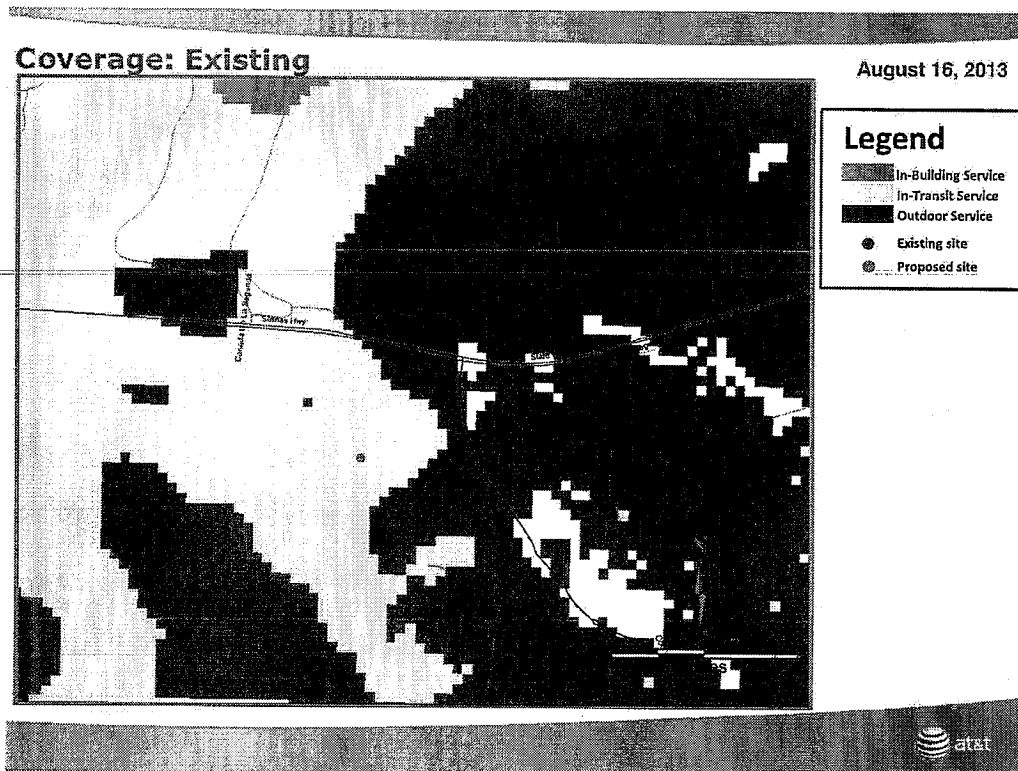
UMTS 850 COVERAGE OF REJECTED CANDIDATE #3



990 Highway 68: This location is an existing 20-foot monopole on the ridge immediately adjacent to the ridge, west of the SPCA's property. At its current height, the existing pole is not collocatable and the County will not allow for a tower extension due to a 20-foot height limit along the Scenic Highway.



UMTS 850 COVERAGE OF REJECTED CANDIDATE #4



10805 Saddle Road: This location is an existing 100-ft tower located north west of Highway 68. AT&T currently has a wireless facility operating at this location. Due to AT&T's new coverage objectives, this particular location would not meet the coverage goals needed for the HWY 68/ Laureles Grade area. The current location of the tower is too great of a distance to provide ample coverage and a modification of the existing site would not provide coverage in this area.



**4. Mitigated Negative Declaration for SPCA
Expansion project (Project File No. PLN060658)**

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 W. Alisal St., 2nd Floor, Salinas, CA 93901

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



Mitigated Negative Declaration

I. BACKGROUND INFORMATION

Project Title:	SPCA of Monterey County
File No.:	PLN060658
Lead Agency:	County of Monterey
Project Location(s):	1002 Highway 68, Monterey, California
Name of Property Owner:	SPCA of Monterey County
Name of Applicant:	Tyler Potter, Denise Duffy & Associates Inc.
Assessor's Parcel Number(s):	173-001-003, 017, 018, 019, 020
Project Description:	Combined Development Permit consisting of: (1) a Use Permit for the removal of 30 protected oak trees; (2) a Use Permit for development on slopes in excess of 30%; (3) an Administrative Permit for development in a visual sensitivity district; and (4) a Lot Line Adjustment to combine four substandard lots, on a 5.5 acre area of a total 219.43 acre property. The project is an upgrade, renovation and expansion of the SPCA existing facilities, an increase from 26,107 to 36,275 square feet, no additional services are proposed. Grading is proposed to require approximately 3,600 cubic yards cut and 5,040 cubic yards of fill. The properties are located at 1002 Highway 68, Monterey (Assessor's Parcel Numbers 173-011-003-000, 017, 018, 019, and 020), Greater Monterey Peninsula Area in Monterey County.
Public Review Period:	Begins Friday, November 9, 2007 ends Monday, December 10, 2007.
Address where copy of Initial Study is Available for Public Review:	Monterey County Resource Management Agency 168 W. Alisal St., 2 nd Floor, Salinas, CA 93901
Address Where Written Comments Should be Sent:	Paula Bradley, MCP, AICP, Associate Planner Monterey County Resource Management Agency 168 W. Alisal St., 2 nd Floor, Salinas, CA 93901

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

- a. That said project would not have the potential to significantly degrade 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 would not cause substantial adverse effects on human beings, either directly or indirectly.
-

Mitigation Measure #1: Prior to start of construction, pre-construction surveys shall be conducted for nesting birds within 300 feet of proposed construction activities if construction is to be initiated between February 15 and August 1. If nesting raptors (or any other nesting birds) are identified during the pre-construction surveys, CDFG shall be contacted for an appropriate buffer that will be imposed within which no construction activities or disturbance can take place (generally 300 feet in all directions for raptors; other avian species may have species specific requirements) until the young of the year have fledged, as determined by a qualified biologist. Alternatively, construction activities that may affect nesting raptors or other protected avian species can be timed to avoid the nesting season.

Mitigation Measure #2: Prior to start of construction, a qualified biologist shall conduct a worker training session for all construction personnel regarding habitat sensitivity, identification of special-status species, and required practices. The training will include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and the penalties for non-compliance, and the boundaries of the project area. A fact sheet or other supporting materials containing this information will be prepared and distributed to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures. Educational programs will be conducted for new personnel before they join construction activities. The crew foreman will be responsible for ensuring that all crew members comply with the guidelines.

Mitigation Measure #3: Prior to start of construction, a qualified biologist shall conduct surveys for black and silvery legless lizards within the project site. If either of these species is identified within the project site they shall be moved by a qualified biologist holding a valid Scientific Collecting Permit to appropriate habitat outside of the project site. Prior to handling these species, the California Department of Fish and Game shall be contacted as to the necessity for a Memorandum of Agreement.

Mitigation Measure #4: Prior to start of construction, the applicant shall obtain a letter from the Service documenting concurrence that the project is not likely to result in a take of California tiger salamander or California red-legged frog, or the applicant shall submit an application for take authorization to the Service. Consultation with the Service shall occur prior to construction regarding the necessity of presence/absence surveys for California red-legged frog and if required, surveys shall take place prior to construction.

Mitigation Measure #5: A qualified biologist will monitor all ground disturbing construction activity. After ground disturbing project activities are complete, the qualified biologist will train an individual to act as the on-site construction monitor. The on-site monitor will have attended the training described in Mitigation 3 above. Both the qualified biologist and the construction monitor will have the authority to stop and/or redirect project activities to ensure protection of resources and compliance with all

environmental permits and conditions of the project. The qualified biologist and construction monitor will complete a daily log summarizing activities and environmental compliance.

Mitigation Measure #6: During construction, heavy equipment and vehicle use shall be restricted to designated construction areas outside of wetland, riparian habitat, and identified sensitive habitat throughout the duration of construction activities by the use of orange cyclone fencing.

Mitigation Measure #7: Cleaning and refueling of equipment and vehicles will occur only within designated staging areas on previously paved or graded parking areas. No maintenance, cleaning or fueling of equipment will occur within wetland or riparian areas, or within 50 feet of such areas and, at a minimum, all equipment and vehicles will be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills. During construction, all project-related spills of hazardous materials within or adjacent to project sites will be cleaned up immediately. Spill prevention and clean-up materials will be onsite at all times during construction. Construction materials/debris will also be stored within the designated staging areas. No debris, soil, silt, sand, oil, petroleum products, cement, concrete, or washings thereof will be allowed to enter into, or be placed where they may be washed by rainfall or runoff, into wetland habitats.

Mitigation Measure #8: Ground disturbing construction activities shall be limited to the period from May 1 through October 1.

Mitigation Measure #9: Before ground disturbing work activities begin each day, a biological monitor will inspect under construction equipment and materials to look for California tiger salamanders and California red-legged frog. If a California tiger salamander or California red-legged frog is found during these checks or during construction, construction activities will cease until the Service is consulted and appropriate actions are taken to allow project activities to continue.

Mitigation Measure #10: To prevent inadvertent entrapment of California red-legged frogs or California tiger salamanders during the proposed project, all excavated, steep-walled holes or trenches more than 2 feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals.

Mitigation Measure #11: Only tightly woven fiber netting or similar material may be used for erosion control at the project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including California red-legged frogs and California tiger salamanders.

Mitigation Measure #12: Since dusk and dawn are often the times when California red-legged frogs and California tiger salamanders are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise. These timeframes cannot be altered due to timelines outlined in other conditions of approval for the project unless said timelines are more restrictive than are stated here.

Mitigation Measure #13: Prior to start of construction activities, presence/absence surveys for Congdon's tarplant, Eastwood's goldenbush and Jolon clarkia shall be conducted within the blooming period to identify if the species is present.

Mitigation Measure #14: The known occurrence of Carmel Valley bush mallow will be fenced off using orange cyclone fencing. The fencing will be installed under the supervision of a qualified biological monitor and checked weekly at a minimum to ensure its maintenance throughout the duration of construction activities.

Mitigation Measure #16: Prior to the initiation of construction activities a qualified biologist will provide an educational presentation to the contractor and landowner that identifies the location of the fenced special status plant species, provides information in regard to the type and status of the plant species, and instructs the contractor to keep all construction activities outside of the fencing.

Mitigation Measure #17: Prior to final inspection, 30 coast live oak trees shall be planted to replace at a 1:1 ratio the 30 coast live oaks to be removed by project construction. Replacement trees may come from native area stock (5 gallon size) or onsite volunteer seedlings onsite that can either be transplanted to appropriate locations or caged to protect them from foraging animals.

Mitigation Measure #18: Prior to start of demolition activities, Tree Protection Zones shall be established for all trees to remain as identified in the Staub *Forestry Management Plan* dated May 2007 to minimize root system impacts. Metal link fencing (minimum 6 feet high), supported by wood or metal stakes shall be placed around each tree or group of trees generally following the dripline of the trees. In the event protection fencing would encroach into the dripline of the tree, placement shall be done under direction of a qualified forester or certified arborist.

Mitigation Measure #19: Prior to and during construction, No storage of equipment or construction materials, parking of vehicles, or operation of equipment is permitted within the Tree Protection Zone unless specifically reviewed and authorized by a qualified forester or certified arborist and additional protective measures such as fabric overlain by 6" of wood chips, are used to protect the affected root zones.

Mitigation Measure #20: For the life of the project, no soil may be removed from the dripline of any tree and no additional fill soil shall exceed two inches within the dripline of oak trees unless it is a part of new construction and is reviewed by a qualified forester or certified arborist. Excavated material must either be removed from the site or retained at least one foot away from oak trunks.

Mitigation Measure #21: During construction, no significant tree as defined by Monterey County code may be removed or trimmed unless authorized by the *Forest Management Plan* for the project.

Mitigation Measure #22: Prior to start of excavation and construction (including demolition), any tree as identified in the *Forest Management Plan* that leans into the construction area shall be pruned under direction of a qualified forester or certified arborist to minimize potential for inadvertent damage.

Mitigation Measure #23: During excavation and trenching near Trees #15, 31, 34, 66, any roots exposed by excavation shall be properly cared for as follows: gently expose and cleanly sever roots one foot further from the tree than the final limit of grading and then handdig the final foot of width. Roots should then be cleanly pruned to the side wall of excavation with a sharp tool. Exposed roots shall be draped immediately with at least two layers of untreated burlap or carpet to cover the excavated surface to a depth of 3 feet. The covering shall be soaked nightly and kept in place until the excavated surface is backfilled and watered.

Mitigation Measure #24: During removal of Tree #3, located within 15 feet of retained trees, roots of the removed tree should be severed by grinding the stump at, or slightly below grade rather than excavating, or, if grinding cannot be done, by making sharp vertical cuts at limits of approved excavation before pushing over or excavating the rootwad and trunk.

Mitigation Measure #25: If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

Mitigation Measure #26: Prior to, during and following construction, the project is required to comply with all geologic recommendations (1-4) as stated in the May 2007 *Geologic and Soils Engineering Report* prepared by Landset Engineers.

Mitigation Measure #27: Prior to, during and following construction, the project is required to comply with all soil engineering, site preparation, grading, and foundation recommendations (1-38) as stated in the May 2007 *Geologic and Soils Engineering Report* prepared by Landset Engineers.

Mitigation Measure #28: Prior to, during and following construction, all measures identified in the Erosion Plan, Drainage Plan prepared for the project by Bestor Engineers, and all drainage measures (39-43) as stated in the May 2007 *Geologic and Soils Engineering* report prepared by Landset Engineers shall be implemented.

Mitigation Measure #29: Construction traffic shall be limited to off-peak hours (start before 7:00 a.m. and finish prior to 4:00 pm) to avoid impacting traffic operations during peak hours.

Mitigation Measure #30: Prior to issuance of a building permit, the applicant shall prove to Environmental Health that the well meets quantity and quality requirements of Chapter 15.04 of the Monterey County Code and Title 22 of California Code of Regulations.

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit consisting of: (1) a Use Permit for the removal of 30 protected oak trees; (2) a Use Permit for development on slopes in excess of 30%; (3) an Administrative Permit for development in a visual sensitivity district; and (4) a Lot Line Adjustment to combine four substandard lots, on a 5.5 acre area of a total 219.43 acre property. (SPCA, File Number PLN060658) at 1002 Highway 68, Monterey, California (APN 173-001-003, 017, 018, 019, 020) (see description below). The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Planning Commission will consider this proposal at a meeting on December 12, 2007 at 9:00 AM in the Monterey County Board of Supervisors Chambers, 168 West Alisal Street, Salinas, California. Written comments on this Negative Declaration will be accepted from November 9, 2007 to December 10, 2007. Comments can also be made during the public hearing.

Project Description: The proposed project is a Combined Development Permit consisting of: (1) a Use Permit for the removal of 30 protected oak trees; (2) a Use Permit for development on slopes in excess of 30%; (3) an Administrative Permit for development in a visual sensitivity district; and (4) a Lot Line Adjustment to combine four substandard lots, on a 5.5 acre area of a total 219.43 acre property. The project is an upgrade, renovation and expansion of the SPCA existing facilities, an increase from 26,107 to 36,275 square feet, no additional services are proposed. Grading is proposed to require approximately 3,600 cubic yards cut and 5,040 cubic yards of fill. The properties are located at 1002 Highway 68, Monterey (Assessor's Parcel Numbers 173-011-003-000; 017, 018, 019, and 020), Greater Monterey Peninsula Area in Monterey County.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at (831) 757-9516. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

For reviewing agencies: The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Resource Management Agency – Planning Department
Attn: Paula Bradley, MCP, AICP, Associate Planner
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: SPCA; File Number PLN060658

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- ___ No Comments provided
- ___ Comments noted below
- ___ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. CalTrans – District 5, San Luis Obispo office

3. Calif. Dept. of Fish and Game
4. US Dept of Interior Fish and Wildlife Service
5. County Clerk's Office
6. Association of Monterey Bay Area Governments
7. Monterey Bay Unified Air Pollution Control District
8. Salinas Rural Fire Protection District
9. Monterey County Water Resources Agency
10. Monterey County Public Works Department
11. Monterey County Division of Environmental Health
12. Monterey County Sheriff's Office
13. Libraries
14. SPCA of Monterey County, Owner
15. Tyler Potter, Denise Duffy & Associates, Agent
16. Property Owners within 300 feet (Notice of Intent only)

Revised 02-05-2007

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 755-9516



INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

I. BACKGROUND INFORMATION

Project Title: SPCA Renovation Project

File No.: PLN060658

Project Location: 1002 Highway 68, Monterey, California

Name of Property Owner: SPCA of Monterey County

Name of Applicant: Tyler Potter, Denise Duffy & Associates Inc.

Assessor's Parcel Number(s): 173-001-003, 017, 018, 019, 020

Acreage of Property: 219.43 acres

General Plan Designation: Rural Density Residential/Agricultural Conservation/Visually Sensitive (20')

Zoning District: Rural Density Residential/Visually Sensitive (20')

Lead Agency: Monterey County Resource Management Agency

Prepared By: PMC under contract to Monterey County

Date Prepared: November 7, 2007

Contact Person: Paula Bradley, MCP, AICP, Associate Planner

Phone Number/email: (831) 755-5158; Bradleyp@co.monterey.ca.us

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Background.

The Society for the Prevention of Cruelty to Animals of Monterey County (hereinafter SPCA) is an animal shelter organization that has historically placed emphasis on housing a large number of dogs and cats. Similar organizations have moved beyond this to a more active and intensive advocacy program for a wider range of animals. The SPCA also intends to work with the community towards a proactive, preventative approach in caring for at-risk animals. The existing facility has a total of 45 full-time personnel, 4 part-time personnel and approximately 275 volunteers. The reason for the proposed project is to upgrade existing facilities to provide a more modern facility that can be used to coordinate SPCA's activities. No intensification of use is proposed beyond what exists on the site today.

B. Project Description:

The proposed project is a Combined Development Permit consisting of: (1) a Use Permit for the removal of 30 protected oak trees; (2) a Use Permit for development on slopes in excess of 30%; (3) an Administrative Permit for development in a visual sensitivity district; and (4) a Lot Line Adjustment to combine four substandard lots, on a 5.5 acre area of a total 219.43 acre property. The project is an upgrade, renovation and expansion of the SPCA existing facilities, an increase from 26,107 to 36,275 square feet, no additional services are proposed. Grading is proposed to require approximately 3,600 cubic yards cut and 5,040 cubic yards of fill. The properties are located at 1002 Highway 68, Monterey (Assessor's Parcel Numbers 173-011-003-000, 017, 018, 019, and 020), Greater Monterey Peninsula Area in Monterey County.

Proposed improvements to, or replacement of, existing facilities include: expansion by approximately 773 square feet to the main shelter/administrative building, 1,411 square feet to the veterinary clinic, and expansion of the wildlife center resulting in a 2,888 square foot building. New structures include a 7,426 square foot adoption pavilion, a 2,000 square foot single family home for to serve as the caretaker's residence, a new 200,000 gallon water tank, a 1,008 square foot maintenance structure, and a 2,260 square foot horse barn to be constructed along the entrance road. In order to construct the new facilities, several buildings will need to be removed including the existing caretaker unit, maintenance building, and isolation facility. An 807 square foot portion of the existing barn will also be demolished, which will result in a reduction of 373 square feet from the original barn. The existing water tower will be demolished when the new tank is constructed. Overall, there will be an increase of built square footage on the property of 28% from the existing 26,107 square feet to the proposed 36,275 square feet, resulting in 0.38% coverage of the 219.43 acre site. Improvements to septic, water distribution and storage, roadway circulation, and parking facilities are also proposed.

The Lot Line Adjustment (LLA) is required by the Resource Management Agency (RMA) for Assessor's Parcel Numbers 173-011-003-000, 017, 018, 019, and 020 and in order to comply with County and State Health Code requirements. The LLA will require the recordation of a deed and a certificate of compliance. The LLA would result in a single parcel from these four, totaling 28.6 acres, in which the 5.5 acre portion of the site currently developed would be located. The LLA is being requested for the following reasons: to legalize buildings that have non-conforming

setbacks, to legalize non-conforming lots that are too small (less than 5 acres), and comply with State law requiring waste water systems be located on one lot. Figure 2 shows the lot lines that will be adjusted to create the single 28.6 acre parcel.

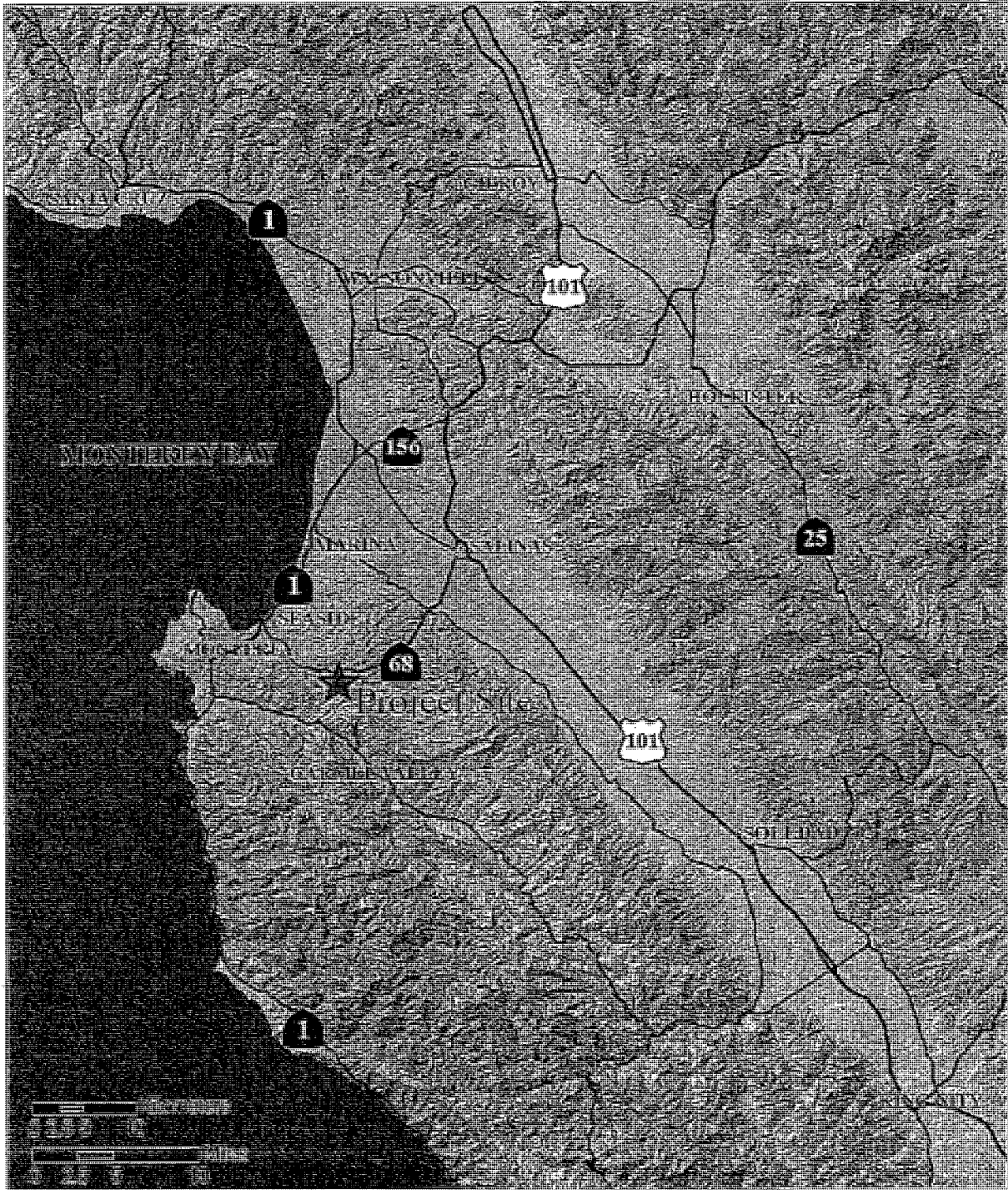
C. Environmental Setting and Surrounding Land Uses:

The parcel consists of approximately 219 acres located eight miles southwest of Salinas and eight miles east of Monterey on the south side of State Route 68 (Figure 1). Developed areas on the project site are within a 5.5 acre footprint and include the SPCA primary building and shelter, spay and neuter clinic, caretaker's house, maintenance building, a barn, an education building, wildlife center, and animal care clinic (Figure 2, 3, and 4). All project activities, excluding export of fill and construction/demolition waste, would occur within previously disturbed or developed areas onsite and outside of Oak Woodlands, with an overall building footprint increase of approximately 10,168 square feet.

A small portion of the development would occur on 30% slopes to accommodate additional parking, internal road realignment, administration building addition, the water tank, and a small portion of the Wildlife Center. Some of the 30% slope area is a result of man-made cuts. The proposed project includes removal of 30 coast live oak trees, including five Landmark oaks (oaks 24 inches in diameter or larger measured at two feet above ground) located within or adjacent to the existing developed area and outside of the area delineated as "Oak Woodlands."

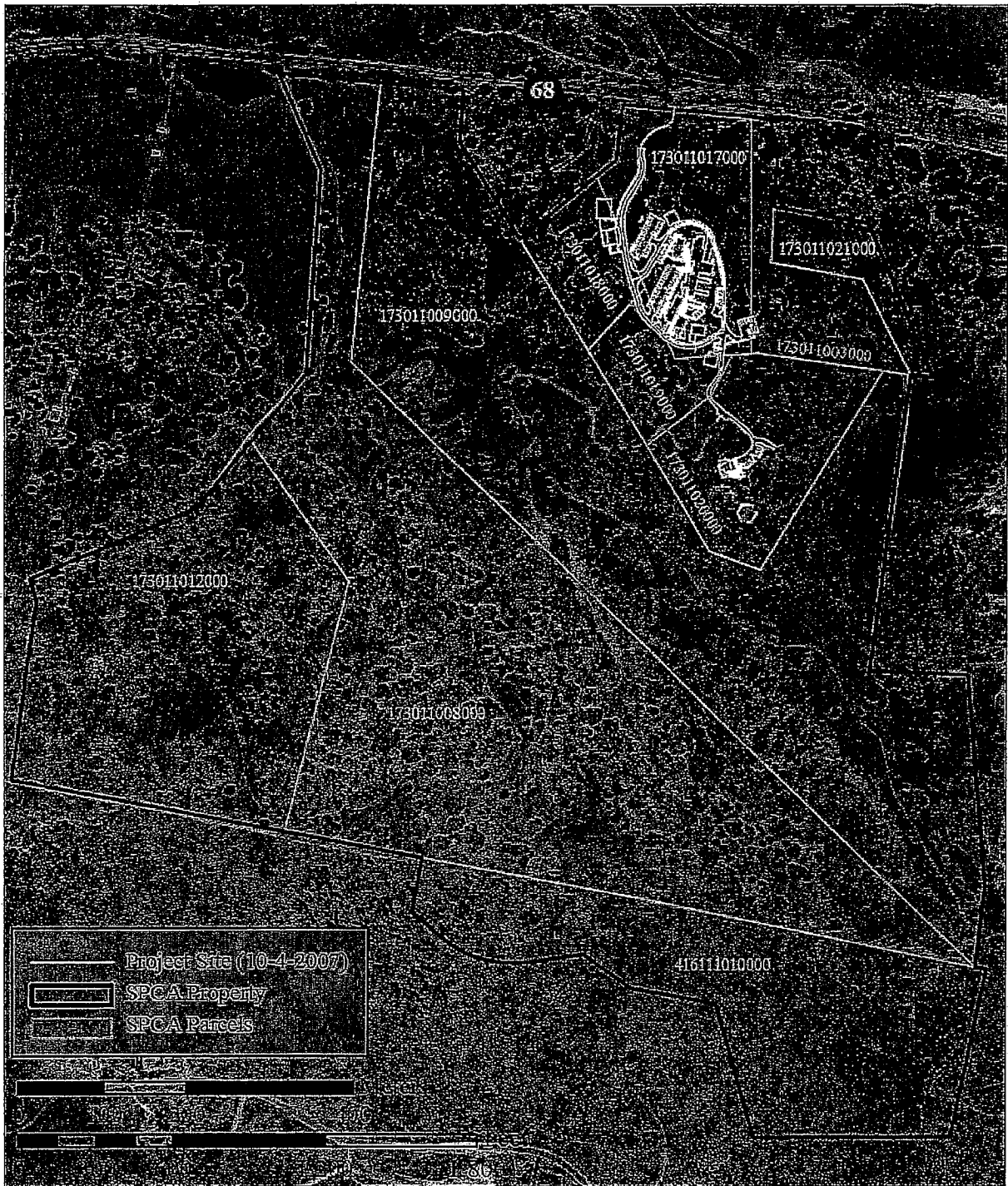
The property is characterized by rolling hills vegetated with coast live oak, chaparral, and grassland as shown in Figure 5. Numerous intermittent drainages flow north from higher elevations on the property, toward Toro Creek, with surface flows supported during the rainy season between November and April. One naturally-occurring pond and two drainage ponds are located on the property, as well as an artificially fed pond with a fountain. Habitat types on the property include oak woodland, coastal scrub, chaparral, coastal prairie, riparian/wetland and grassland. The proposed project is located within an approximately 5.5 acre developed portion of the property, and would not disturb sensitive habitat.

The site is designated Rural Density Residential/Agricultural Conservation/Visitor Serving under the Monterey County General Plan. Surrounding land uses consist of rural residential development to the west and east, State Route 68 and Laguna Seca Recreation Area to the north, and grazing and rangeland to the south.



Source: Denise Duffy and Associates, 2007

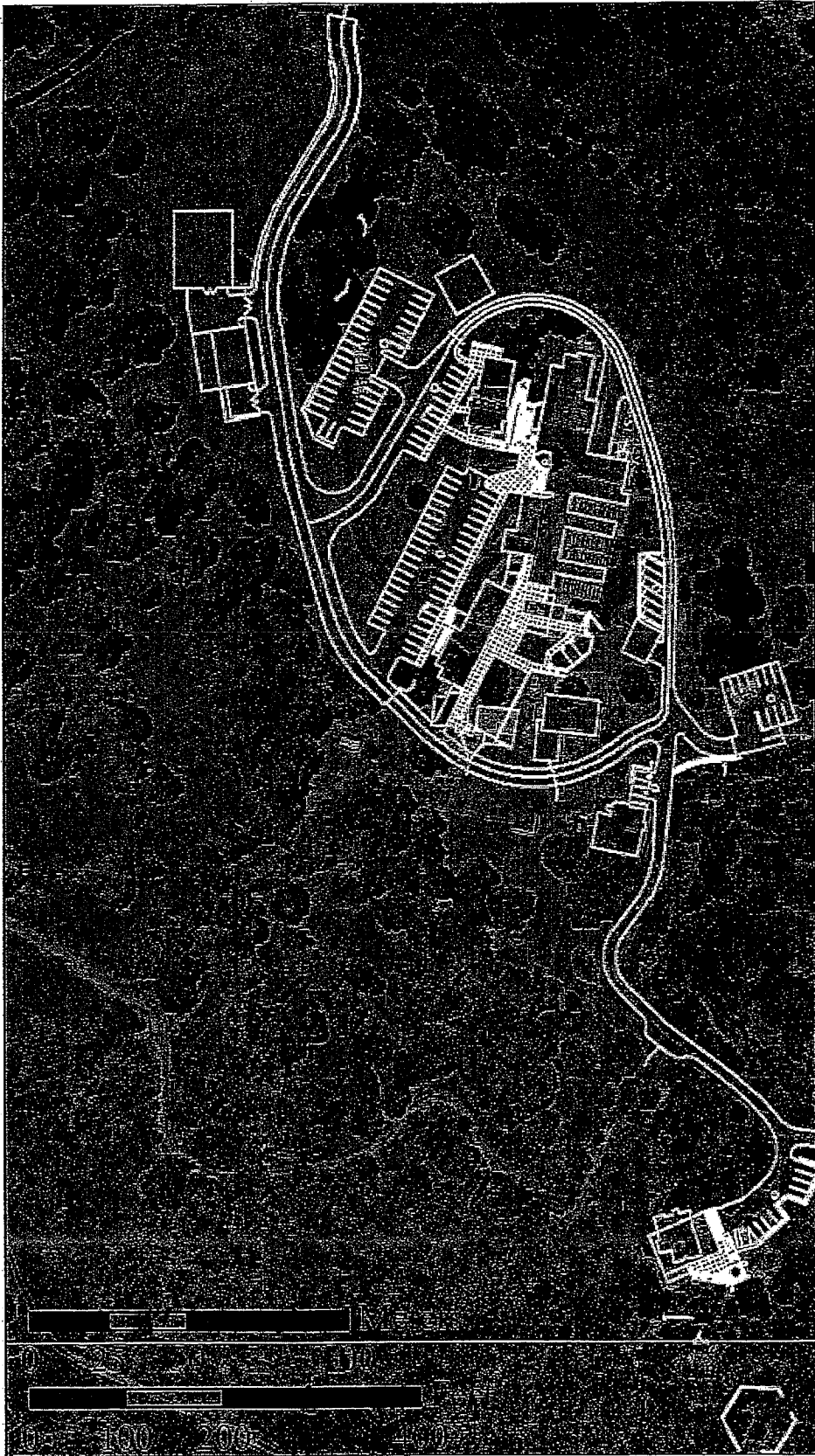
Figure 1
Vicinity Map



Source: Denise Duffy and Associates, 2007

Figure 2
Project Area

Figure 3
Proposed Project
and
Existing Site
Aerial

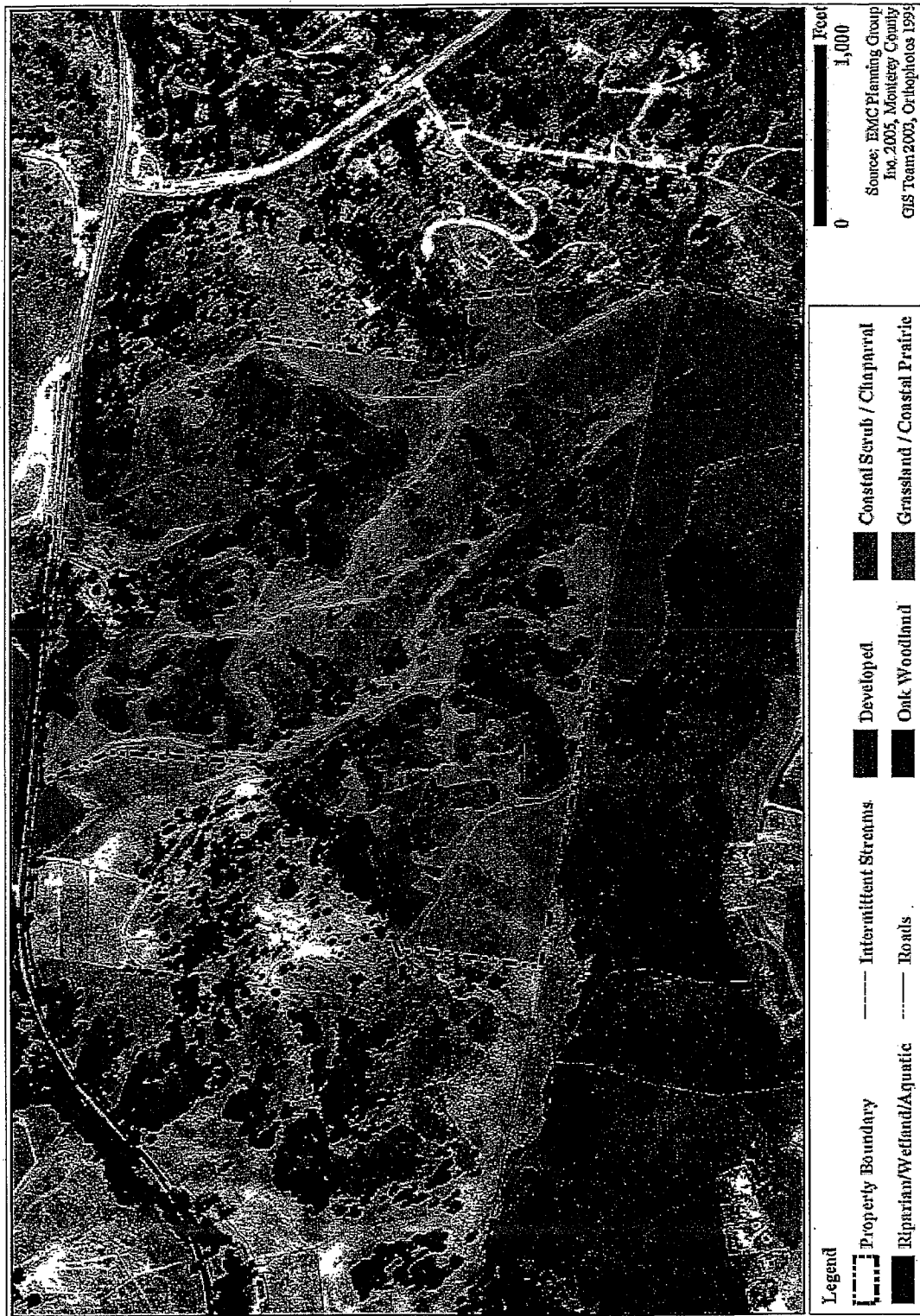


Source: Denise Duffy and Associates, 2007



Source: Denise Duffy and Associates, 2007

Figure 4
Site Plan/Erosion Control Plan

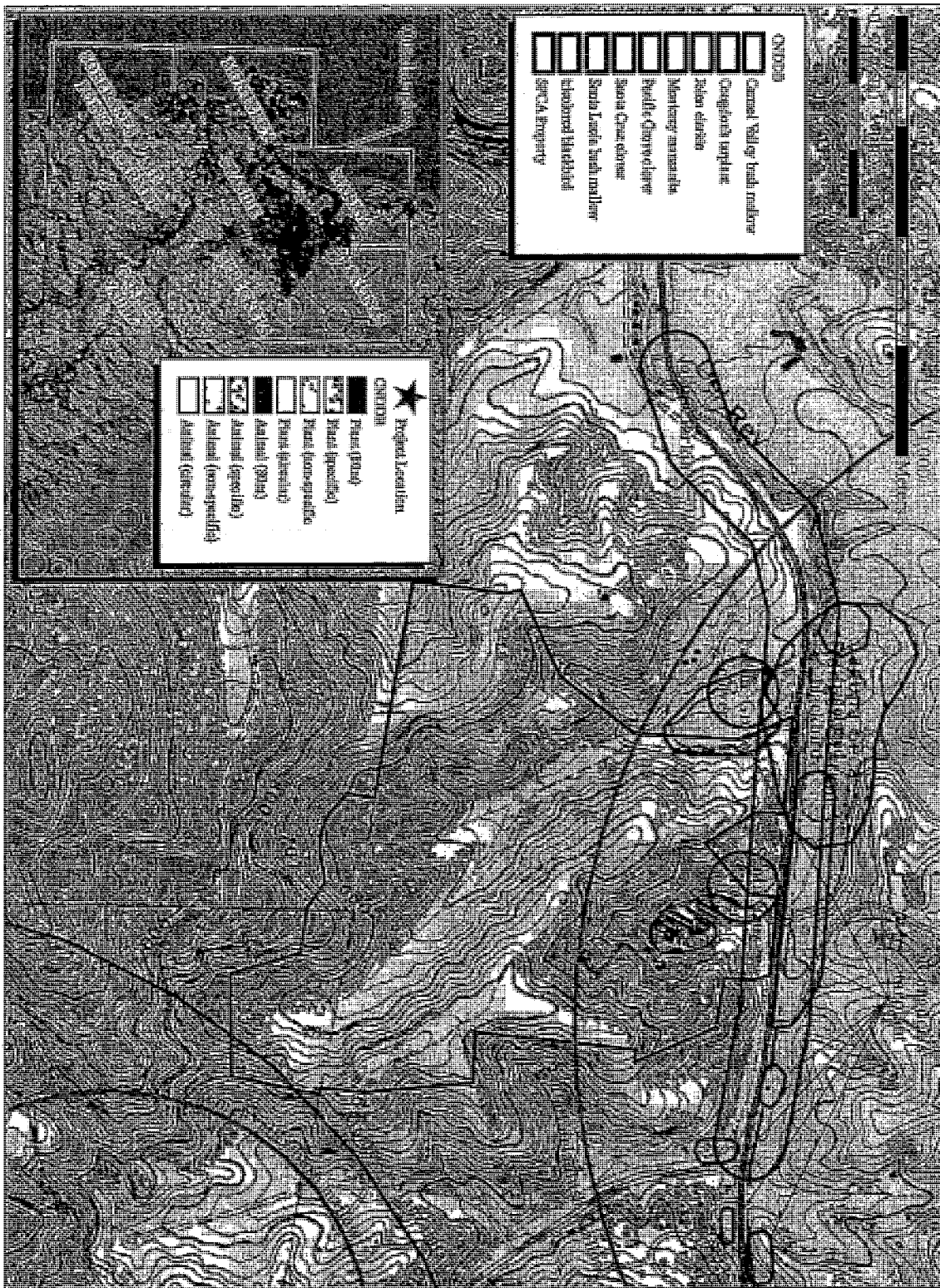


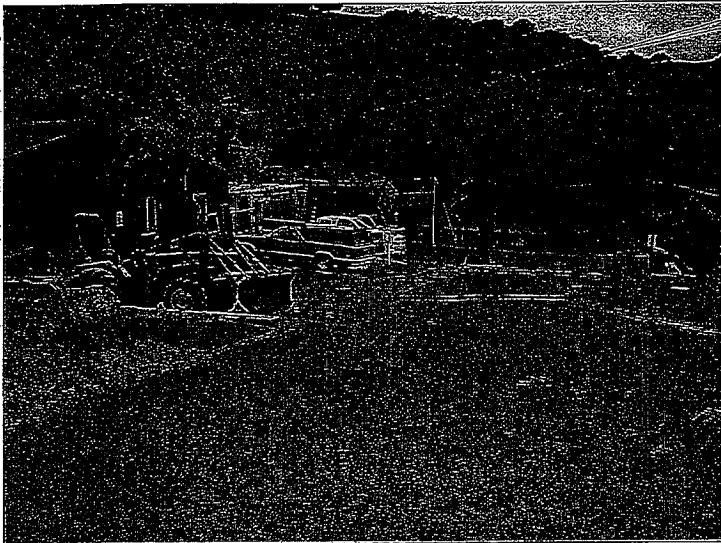
Source: Denise Duffy and Associates, 2007

Figure 5
Habitat Map

Figure 6
 CNDDB Occurrence Map

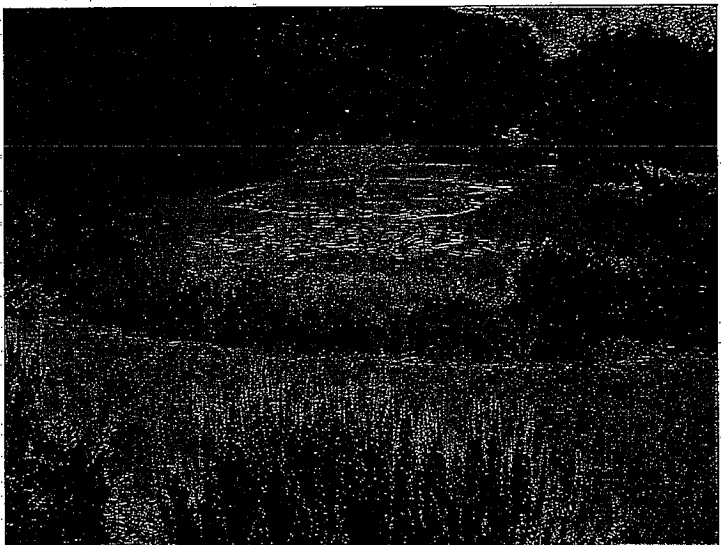
Source: Denise Duffy and Associates, 2007





Source: Denise Duffy and Associates, 2007

Photo 1 - Barn, equipment and flagged/staked improvements



Source: Denise Duffy and Associates, 2007

Photo 2 - Manmade pond at entrance to the project site



Photo 3 - View of facility as seen from State Route 68

Figure 7a - Site Photos



Source: Denise Duffy and Associates, 2007

Photo 4 - Administration Building with improvements flagged/staked



Photo 5- Adoption Pavilion with improvements flagged/staked



Photo 6- Expansion of administrative building requiring oak tree removal

Figure 7b - Site Photos

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	■	Air Quality Mgmt. Plan	■
Specific Plan	□	Airport Land Use Plans	■
Water Quality Control Plan	□	Local Coastal Program-LUP	□

General Plan/Area Plan.

The proposal was reviewed for consistency with the Monterey County General Plan and the Greater Monterey Peninsula Area Plan. Section VI.9 (Land Use and Planning) discusses whether the project physically divides an established community, conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project or conflicts with any applicable habitat conservation plan or natural community conservation plan. The project consists of the renovation of an existing animal care facility with no increase in services. The proposed project is consistent with the Monterey County General Plan and Greater Monterey Peninsula Area Plan. **CONSISTENT**

Air Quality Management Plan

Grading for the project and the use of heavy machinery for construction and demolition have the potential to create minimal short-term air quality impacts. Ozone emissions from project construction are accommodated in the emission inventories of the Air Quality Management Plan and will not have a significant impact on the attainment or maintenance of ozone Ambient Air Quality Standards. **CONSISTENT**

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 type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <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 checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | | |

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:

2. Agriculture: The property is not within areas used for agricultural production or activities. Grazing activities in the project vicinity would not be impacted by the proposed expansion. The project would not convert prime farmland or otherwise conflict with agricultural zoning or uses. Therefore, there is no potential impact on agricultural resources. (Source: IX. 1, 2)

9. Land Use/Planning. The animal care facility and single family dwelling are permitted uses on the property and no changes in use or services are proposed as part of the

renovation project. Infrastructure improvements and zoning classification make the site suitable for the proposed use. No land use or planning impacts are anticipated. (Source IX.1, 2, 5).

10. Mineral Resources: No mineral resources are known to occur in the vicinity of the project site. For this reason, the proposed project is not anticipated to impact mineral resources. (Source IX.1, 2)
12. Population/Housing: The project would not impact the local or regional population or housing situation. The construction of a single family residence is proposed to replace the existing caretaker unit to be demolished. No other housing is proposed as a part of the project and no additional employees would be needed. For these reasons, it is anticipated there would be no impact on population/housing. (Source IX.1)
13. Public Services. The project would not result in increased demand for public services as it would not involve an increase in local population or intensity of use. The proposed project would expand and improve the existing animal shelter facility in the area and does not propose an expansion of services or employees. The project was referred to the County Sheriffs Department (Donna Malletti June 8, 2007) and no concerns were identified. The Department indicated recommendations for Crime Prevention/Safety would be provided including lighting, landscaping, alarms, lock hardware, etc. for both the interior and exterior perimeter areas. In addition, the upgrades to the existing facility, including a new 200,000 gallon water tank will result in substantially improved fire suppression capability. Included in the project is a septic system upgrade that will modernize the wastewater disposal for the site. For these reasons, no public services are anticipated to be impacted by the proposed project. (Source IX.1)
14. Recreation: No parks, trail easements, or other recreational opportunities would be impacted by the proposed project. Proposed improvements would enhance an existing public resource facility to house, care for, and present to the public, animals prior to adoption. The facility would also provide an education center and continue providing opportunities for local residents and visitors to learn about and experience regional wildlife through the construction of a wildlife center and clinic. The project would not create demands to justify construction of new facilities to serve the project. (Source IX.1, 2)

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.

Paula Bradley MCP, ACP

Signature

11/07/07

Date

Paula Bradley

Associate 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
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX.1, 2, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX.1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX.1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX.1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Aesthetics 1 (b) – No Impact. The proposed facility expansion is proposed within existing developed/disturbed areas and although 30 ordinance size trees would be removed, would not substantially damage scenic resources such as trees, rock outcroppings or historic buildings as seen from State Route 68. None of the trees proposed for removal would be visible from Highway 68, nor would the proposed 200,000 gallon water tank be visible from Highway 68. The site is in a designated Visual Sensitivity zoning district that restricts the height of structures to a maximum 20 feet. The proposed project would expand and refurbish the existing facility and paint the buildings to blend into the natural environment. For this reason, there would be no impact from the project on trees, outcroppings, and historic buildings.

Aesthetics 1 (a, c, d) - No Impact. The project site is located approximately 500 feet from State Route 68, which is considered a Visually Sensitive corridor. As required by code, the proposed project was flagged, staked, and inspected on site to evaluate potential visual impacts. Structures and other improvements have been located within previously disturbed areas to minimize tree removal, grading, and visibility from public roads. Although existing landscaping and access improvements are visible from the public roadway, topography and vegetation block views of the facility from the roadway. With the exception of the Wildlife Center proposed within an existing parking area, building improvements would be within the same layout as the existing facility. Except for the wildlife center and horse barn the buildings are clustered in an area behind a hill visually shielding the structures from State Route 68. A new 200,000 gallon water tank is proposed to replace an existing smaller one. The new tank would be placed at a higher elevation than the existing tank and although a very small portion of the staking and flagging is visible from a higher elevation on the hillside at Laguna Seca across Highway 68, it would not be visible from public roads (Exhibit 7). Ridgelines of all proposed improvements were flagged and staked and viewed in the field. The proposed improvements would not be visible from State Route 68

or other public roads. Lighting and exterior improvements to the facility would be shielded, downcast and muted to ensure no light or glare occurs onto State Route 68 through standard conditions of approval. Sheriff recommended safety lighting would be designed to reduce off-site light or glare. Improvements to the facility would not significantly change the site and the visual character of the area would not be degraded by renovation and expansion of the facility. For these reasons, no impacts are anticipated.

2. AGRICULTURAL RESOURCES

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.1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX.1, 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

3. AIR QUALITY

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.4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX.4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX.4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in significant construction-related air quality impacts? (Source: IX.1,4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Air Quality 3 (a-c, e, f) – No Impact. The project would not increase traffic trips to the area or cause an increase in services with the potential to adversely impact regional air quality. California Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 requires the state to address reduction of greenhouse gases in response to Global Climate Change concerns. Regulatory guidance on how to address potential impacts have not yet been identified by the California Air Resources Board and therefore quantified evaluation of potential Global Climate Change impacts could not be determined.

Air Quality 3 (e) – Less Than Significant Impact. Trips associated with construction activities would be short-term and would not expose sensitive receptors to significant pollutant concentrations. Grading for the project and the use of heavy machinery for construction and demolition have the potential to create minimal short-term air quality impacts. Ozone emissions from project construction are accommodated in the emission inventories of the Air Quality Management Plan and will not have a significant impact on the attainment or maintenance of ozone Ambient Air Quality Standards. For these reasons and with the inclusion of standard dust control and air quality district conditions of approval, there would be a less than significant impact on air quality.

4. BIOLOGICAL RESOURCES		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX.1, 7, 8, 14, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.1, 7, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX.1, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX.1, 7, 8, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX.1, 12, 13, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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.1, 2, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion, Analysis and Conclusions:

Biological Resources 4 (b, c) Less than Significant Impact. Although ponds exist on the project site and on adjacent properties, no disturbance to these areas would occur in association with the proposed project. Development would occur in previously disturbed and/or otherwise dry areas and adequate protection measures have been incorporated into the project to ensure construction activities and ongoing animal keeping do not cause erosion or sedimentation into existing aquatic resources.

Biological Resources 4 (a, d-f) Less than Significant with Mitigation Incorporated. The 219.43 acre property is vegetated primarily with annual grassland and oak woodland, with coastal scrub/chaparral and riparian habitat areas also present. The specific project area contains

annual grassland, oak woodland, coastal scrub and riparian habitats. Denise Duffy & Associates, Inc. conducted a *Biological Assessment* (April 2, 2007) for the project site and surrounding property. Several special-status species were found to occur or potentially utilize habitat areas on site.

California horned lark (*Eremophila alpestris*), a CDFG species of special concern and White-tailed kite (*Elanus leucurus*) is a CDFG fully protected species. These birds may utilize grasslands adjacent to the developed SPCA parcels for nesting and foraging, and are protected along with their nesting habitat under CDFG Code and the Migratory Bird Treaty Act. With inclusion of the following mitigation, potential impacts to these species would be considered a less than significant impact.

Mitigation Measure #1: Prior to start of construction, pre-construction surveys shall be conducted for nesting birds within 300 feet of proposed construction activities if construction is to be initiated between February 15 and August 1. If nesting raptors (or any other nesting birds) are identified during the pre-construction surveys, CDFG shall be contacted for an appropriate buffer that will be imposed within which no construction activities or disturbance can take place (generally 300 feet in all directions for raptors; other avian species may have species specific requirements) until the young of the year have fledged, as determined by a qualified biologist. Alternatively, construction activities that may affect nesting raptors or other protected avian species can be timed to avoid the nesting season.

Black legless lizard (*Anniella pulchra ssp. nigra*) and silvery legless lizard (*Anniella pulchra pulchra*) are CDFG Species of Special Concern known to occur approximately 8.5 miles from the project site, and suitable habitat occurs on the site. California coast horned lizard (*Phrynosoma coronatum*) is known to occur approximately 6.5 miles from the project site, and suitable habitat is located on site. Southwestern pond turtle (*Clemmys marmorata pallida*) a CDFG Species of Special Concern is found on the property, and may utilize the project site for migration between aquatic resources. California red-legged frog (*Rana aurora draytonii*), a federally Threatened and California species of Special Concern is known to occur within approximately 5.5 miles of the project site and suitable habitat exists for the species on the property.

California tiger salamander (*Ambystoma californiense*) is a Federally Threatened and California Species of Special Concern. This species is documented as occurring within one mile of the site, and is known to occur directly across Highway 68 in the Highway 68 pond and ponds within the Laguna Seca Recreation Area. A *Habitat Assessment* (Denise Duffy & Associates Inc., January 22, 2007) was conducted for California tiger salamander and protocol presence/absence surveys under direction of the US Fish and Wildlife Service (Service). The US Fish & Wildlife Service determined that the proposed grading and construction activities are unlikely to result in take of the California tiger salamander and California red-legged frog (Letter from United States Department of the Interior, Fish and Wildlife Service, dated October 18, 2007). The proposed project would not fill, grade or otherwise impact the aquatic resources on the site. Mitigation to reduce potential impacts to less than significant are provided below.

Mitigation Measure #2: Prior to start of construction, a qualified biologist shall conduct a worker training session for all construction personnel regarding habitat sensitivity, identification of special-status species, and required practices. The training will include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, and the penalties for non-compliance, and the boundaries of the project area. A fact sheet or other supporting materials containing this information will be prepared and distributed to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures. Educational programs will be conducted for new personnel before they join construction activities. The crew foreman will be responsible for ensuring that all crew members comply with the guidelines.

Mitigation Measure #3: Prior to start of construction, a qualified biologist shall conduct surveys for black and silvery legless lizards within the project site. If either of these species is identified within the project site they shall be moved by a qualified biologist holding a valid Scientific Collecting Permit to appropriate habitat outside of the project site. Prior to handling these species, the California Department of Fish and Game shall be contacted as to the necessity for a Memorandum of Agreement.

Mitigation Measure #4: Prior to start of construction, the applicant shall obtain a letter from the Service documenting concurrence that the project is not likely to result in a take of California tiger salamander or California red-legged frog, or the applicant shall submit an application for take authorization to the Service. Consultation with the Service shall occur prior to construction regarding the necessity of presence/absence surveys for California red-legged frog and if required, surveys shall take place prior to construction.

Mitigation Measure #5: A qualified biologist will monitor all ground disturbing construction activity. After ground disturbing project activities are complete, the qualified biologist will train an individual to act as the on-site construction monitor. The on-site monitor will have attended the training described in Mitigation 3 above. Both the qualified biologist and the construction monitor will have the authority to stop and/or redirect project activities to ensure protection of resources and compliance with all environmental permits and conditions of the project. The qualified biologist and construction monitor will complete a daily log summarizing activities and environmental compliance.

Mitigation Measure #6: During construction, heavy equipment and vehicle use shall be restricted to designated construction areas outside of wetland, riparian habitat, and identified sensitive habitat throughout the duration of construction activities by the use of orange cyclone fencing.

Mitigation Measure #7: Cleaning and refueling of equipment and vehicles will occur only within designated staging areas on previously paved or graded parking

areas. No maintenance, cleaning or fueling of equipment will occur within wetland or riparian areas, or within 50 feet of such areas and, at a minimum, all equipment and vehicles will be checked and maintained on a daily basis to ensure proper operation and avoid potential leaks or spills. During construction, all project-related spills of hazardous materials within or adjacent to project sites will be cleaned up immediately. Spill prevention and clean-up materials will be onsite at all times during construction. Construction materials/debris will also be stored within the designated staging areas. No debris, soil, silt, sand, oil, petroleum products, cement, concrete, or washings thereof will be allowed to enter into, or be placed where they may be washed by rainfall or runoff, into wetland habitats.

Mitigation Measure #8: Ground disturbing construction activities shall be limited to the period from May 1 through October 1.

Mitigation Measure #9: Before ground disturbing work activities begin each day, a biological monitor will inspect under construction equipment and materials to look for California tiger salamanders and California red-legged frog. If a California tiger salamander or California red-legged frog is found during these checks or during construction, construction activities will cease until the Service is consulted and appropriate actions are taken to allow project activities to continue.

Mitigation Measure #10: To prevent inadvertent entrapment of California red-legged frogs or California tiger salamanders during the proposed project, all excavated, steep-walled holes or trenches more than 2 feet deep will be covered at the close of each working day with plywood or similar materials. Before such holes or trenches are filled, they will be thoroughly inspected for trapped animals.

Mitigation Measure #11: Only tightly woven fiber netting or similar material may be used for erosion control at the project site. Coconut coir matting is an acceptable erosion control material. No plastic mono-filament matting will be used for erosion control, as this material may ensnare wildlife, including California red-legged frogs and California tiger salamanders.

Mitigation Measure #12: Since dusk and dawn are often the times when California red-legged frogs and California tiger salamanders are most actively foraging and dispersing, all construction activities shall cease one half hour before sunset and shall not begin prior to one half hour after sunrise. These timeframes cannot be altered due to timelines outlined in other conditions of approval for the project unless said timelines are more restrictive than are stated here.

Special-status plants not observed on the site but with historic occurrences within or adjacent to the parcel include Santa Cruz clover (*Trifolium buckwestiorum*), Monterey manzanita (*Arctostaphylos montereyensis*), and Pacific Grove clover (*Trifolium polyodon*). Plants not identifiable due to late blooming seasons include Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*), Eastwood's goldenbush (*Ericameria fasciculata*) and Jolon clarkia (*Clarkia jolonensis*). A separate presence/absence survey of these plants is necessary, and protection measures are provided in the event any of the species are located on the project site.

Implementation of this mitigation would reduce potential impacts to these special status plants to a less than significant level.

Mitigation Measure #13: Prior to start of construction activities, presence/absence surveys for Congdon's tarplant, Eastwood's goldenbush and Jolon clarkia shall be conducted within the blooming period to identify if the species is present.

Carmel Valley bush mallow (*Malacothymus palmeri* var. *involutus*) is a CNPS List 1B plant species and was found to occur adjacent to the project site. Protection and avoidance measures are necessary to protect this special status species. Implementation of the mitigations outlined below would result in a less than significant impact to Carmel Valley bush mallow.

Mitigation Measure #14: The known occurrence of Carmel Valley bush mallow will be fenced off using orange cyclone fencing. The fencing will be installed under the supervision of a qualified biological monitor and checked weekly at a minimum to ensure its maintenance throughout the duration of construction activities.

Mitigation Measure #16: Prior to the initiation of construction activities a qualified biologist will provide an educational presentation to the contractor and landowner that identifies the location of the fenced special status plant species, provides information in regard to the type and status of the plant species, and instructs the contractor to keep all construction activities outside of the fencing.

In accordance with the Monterey County Zoning Ordinance, Staub Forestry and Environmental Consulting prepared a *Forest Management Plan* (May 2007) and a letter dated 6/27/07 addressing oak woodlands for the proposed project and associated tree removals. The majority of the parcel is vegetated with coast live oak (*Quercus agrifolia*) woodland and is considered overall to be in good health. Approximately 87 acres of mature oak woodland includes the largest areas of contiguous oak cover on the parcel and would remain undisturbed. Thirty trees within existing developed areas are proposed to be removed to accommodate for the proposed expansion, with protection measures to be implemented prior to, during, and following construction to ensure that the thirty trees to remain near the project site are adequately protected.

The tree replacement ratio for removed trees greater than six inches in diameter is 1:1, to be replaced in-kind with the same species tree, which in this case is coast live oak. The following table shows the trees to be removed with their respective sizes. Five trees proposed to be removed are considered "Landmark" oaks, 24 inches in diameter or larger measured at two feet above ground.

Species	Diameter			Total
	6-11"	12-23"	24"+	
Coast Live Oak	8	17	5	30

Implementation of the following mitigations will reduce potential impacts to trees and forest resources to a less than significant level.

Mitigation Measure #17: Prior to final inspection, 30 coast live oak trees shall be planted to replace at a 1:1 ratio the 30 coast live oaks to be removed by project construction. Replacement trees may come from native area stock (5 gallon size) or onsite volunteer seedlings onsite that can either be transplanted to appropriate locations or caged to protect them from foraging animals.

Mitigation Measure #18: Prior to start of demolition activities, Tree Protection Zones shall be established for all trees to remain as identified in the *Staub Forestry Management Plan* dated May 2007 to minimize root system impacts. Metal link fencing (minimum 6 feet high), supported by wood or metal stakes shall be placed around each tree or group of trees generally following the dripline of the trees. In the event protection fencing would encroach into the dripline of the tree, placement shall be done under direction of a qualified forester or certified arborist.

Mitigation Measure #19: Prior to and during construction, No storage of equipment or construction materials, parking of vehicles, or operation of equipment is permitted within the Tree Protection Zone unless specifically reviewed and authorized by a qualified forester or certified arborist and additional protective measures such as fabric overlain by 6" of wood chips, are used to protect the affected root zones.

Mitigation Measure #20: For the life of the project, no soil may be removed from the dripline of any tree and no additional fill soil shall exceed two inches within the dripline of oak trees unless it is a part of new construction and is reviewed by a qualified forester or certified arborist. Excavated material must either be removed from the site or retained at least one foot away from oak trunks.

Mitigation Measure #21: During construction, no significant tree as defined by Monterey County code may be removed or trimmed unless authorized by the *Forest Management Plan* for the project.

Mitigation Measure #22: Prior to start of excavation and construction (including demolition), any tree as identified in the *Forest Management Plan* that leans into the construction area shall be pruned under direction of a qualified forester or certified arborist to minimize potential for inadvertent damage.

Mitigation Measure #23: During excavation and trenching near Trees #15, 31, 34, 66, any roots exposed by excavation shall be properly cared for as follows: gently expose and cleanly sever roots one foot further from the tree than the final limit of grading and then handdig the final foot of width. Roots should then be cleanly pruned to the side wall of excavation with a sharp tool. Exposed roots shall be draped immediately with at least two layers of untreated burlap or carpet to cover the excavated surface to a depth of 3 feet. The covering shall be soaked nightly and kept in place until the excavated surface is backfilled and watered.

Mitigation Measure #24: During removal of Tree #3, located within 15 feet of retained trees, roots of the removed tree should be severed by grinding the stump at, or slightly below grade rather than excavating, or, if grinding cannot be done, by making sharp vertical cuts at limits of approved excavation before pushing over or excavating the rootwad and trunk.

5. CULTURAL RESOURCES	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: IX.1, 6)	<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.1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX.1)	<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.1, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Cultural Resources 5 (a, c, d) – No Impact. A *Preliminary Archaeological Reconnaissance* (Archaeological Consulting, January 16, 2007) was completed for the proposed project. Although one recorded cultural resource has been recorded in the vicinity of the project site, field reconnaissance by Archaeological Consulting did not reveal any materials typically associated with prehistoric cultural resources in the project area (dark midden soil, marine shell fragments, broken or fire-altered rocks, bones or fragments, bedrock mortar outcrops). Existing structures to be demolished/ replaced are not on or considered candidate for listing on historic resource databases. The proposed building renovation is not anticipated to significantly impact cultural resources.

Cultural Resources 5 (b) – Less Than Significant Impact with Mitigation Incorporated. Standard protection measures for grading activities would be required through the project's standard conditions of approval. Implementation of the following mitigation would reduce any potentially significant impacts to a less than significant level

Mitigation Measure #25: If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX.2, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX.2, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX.2, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Source: IX.2, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX.1, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX.2, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: IX.2, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 2, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion, Analysis and Conclusions:

Geology and Soils 6 (c) No Impact. The project site is not located on an unstable geologic unit nor would the site become unstable as a result of the project.

Geology and Soils 6 (e) Less Than Significant Impact. The existing development is served via individual septic tanks. The administrative portion of the main shelter building is accommodated via a 1,000 gallon septic tank (to be replaced with a 2,500 gallon tank), the kennel area by a 4,500 gallon tank (to be replaced with a 4,000 gallon tank), the maintenance and caretaker buildings by a 1,500 gallon tank, the veterinary clinic by a 3,000 gallon tank (to be replaced with

a 2,750 gallon tank) and the Wildlife Center by three septic tanks (one 2,000 gallon and two 1,250 gallon). The new adoption area would be served by a new 2,500 gallon tank. The project was referred to County Environmental Health (Janna Faulk, June 27, 2007) and standard septic system design conditions would adequately serve the proposed project. No specific measures are necessary.

Geology and Soils 6 (a, b, d) Less Than Significant With Mitigation Incorporated.

A *Geologic and Soil Engineering Report* (May 2007) was prepared for the project by Landset Engineers, Inc which included historical research and on site investigation of the proposed project impacts. The site is located in the northeastern terminus of the Santa Lucia Range with active faults potentially affecting the project site including the San Andreas, Reliz-Rinaconada and Monterey Bay-Tularcitos faults. No mapped landslides or evidence of landslides is located on the site. The potential for landsliding is anticipated to be low. No groundwater, spring activity or seepage was encountered in exploratory boring activities. The potential for surface fault rupture and soil expansion to occur on the site is determined to be low. Liquefaction and lateral spreading potential on the site is anticipated to be very low. The site soils are highly erodible and stringent erosion control measures are necessary to provide stability of existing and proposed graded cut/fill slopes. Implementation of measures listed in the Landset Engineers report would adequately mitigate project geologic and soils impacts.

Mitigation Measure #26: Prior to, during and following construction, the project is required to comply with all geologic recommendations (1-4) as stated in the May 2007 *Geologic and Soils Engineering Report* prepared by Landset Engineers.

Mitigation Measure #27: Prior to, during and following construction, the project is required to comply with all soil engineering, site preparation, grading, and foundation recommendations (1-38) as stated in the May 2007 *Geologic and Soils Engineering Report* prepared by Landset Engineers.

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX.1, 15)	<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.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX.1, 2, 15)	<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.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX.2)	<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.2)	<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.2, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Hazards and Hazardous Materials 8(a, c-g) No Impact. No hazardous materials are used at the facility and no transport of materials would occur. The site is not listed as hazardous, is not located within an airport land use plan, or near a private airstrip. The renovation would not interfere with any emergency response plans.

Hazards and Hazardous Materials 8(h) – Less than Significant. The project was reviewed by the Salinas Rural Fire District (Dorothy Priolo, June 20, 2007) and several standard conditions are required to ensure safety of existing and proposed fire safety devices and measures including: appropriate site access, fire sprinkler systems, fire alarms, hydrants, emergency access keybox for any locked gates, and portable fire extinguishers located strategically throughout the facility. Incorporation of a 200,000 gallon water tank is a part of the project description and is also a requirement of the Fire District, which will allow for the availability of a water source in case of a fire emergency. Standard conditions of approval related to these items will be incorporated into the project resulting in a less than significant impact related to wildland fires.

8. 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.1, 3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: IX.1)	<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.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.3, 2)	<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.2)	<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.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: IX.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Hydrology and Water Quality 8 (b, d e-j) No Impact. The project would not increase water usage above what is currently utilized by the facility. Additional storage will be provided for fire prevention, but no additional usage is proposed. Stormwater runoff created by the renovated improvements would be adequately managed by existing and proposed stormwater systems. No housing would be placed within a flood hazard zone or expose people or structures to risk of loss due to flooding, seiche, tsunami, or mudflow.

Hydrology and Water Quality 8(a, c) – Less than Significant With Mitigation Incorporated. The project site contains a barn currently used to house horses and other livestock. As the proposed equine area is located above and approximately 450 feet south of an existing pond, a *Manure Management Plan* was prepared to address runoff concerns. The management plan includes plans for rock-filled trenches for urine in each stall, daily removal of soiled bedding, spreading manure for pasture renovation, and making manure available to local nurseries, mushroom farms, as well as organic gardeners and farmers.

The site soils are highly erodible and a drainage and erosion control plan is necessary to ensure minimal construction-related impacts as well as long-term sustainability of the project. An Erosion Plan and Drainage Plan have been prepared for the project and measures identified on these plans shall be implemented in the field.

The project was reviewed by the Water Resources Agency (June 11, 2007) and as required by code, standard conditions include proof that the water supply meets quantity standards, certification of final stormwater measures, and water conservation regulations.

Additionally, a preliminary drainage and erosion control plan has been prepared by Bestor Engineers, Inc., as requested by Water Resources Agency. The plan includes stormwater management measures including drainage diversion swales, concrete and dirt lined swales, subsurface drains, percolation trenches and energy dissipaters. Installation of these improvements in accordance with approved plans would be verified upon final inspection.

Mitigation Measure #28: Prior to, during and following construction, all measures identified in the Erosion Plan, Drainage Plan prepared for the project by Bestor Engineers, and all drainage measures (39-43) as stated in the May 2007 *Geologic and Soils Engineering* report prepared by Landset Engineers shall be implemented.

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

Discussion, Analysis and Conclusions: See Sections II and IV.

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

Discussion, Analysis and Conclusions: See Sections II and IV.

11. NOISE		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:					
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX.1, 2, , 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. NOISE		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:					
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX.1, 2, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX.2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Noise 11 (a-c, e, f) – No Impact. No change to existing operations at the facility would occur in association with the renovation project. No sensitive receptors are located nearby. For these reasons, there will be no impact to the existing noise characteristics of the site.

Noise 11 (d) – Less Than Significant Impact. Short-term construction noise could result in an temporary or periodic increase in noise sources, however these potential impacts from noise would be regulated by standard County ordinances and conditions of approval for hours of operation and required noise mitigation technologies. For these reasons, any impacts associated with noise would be less than significant. (Source IX.1, 2, 5)

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

12. POPULATION AND HOUSING		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:					
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

13. PUBLIC SERVICES		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

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

Discussion, Analysis and Conclusions: See Sections II and IV.

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX.1, 10, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX.1, 10, 15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX.1, 10, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX.1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Transportation/Traffic 15 (a, c, d, g) No Impact. The proposed project is not anticipated to increase regional traffic to the area as no additional services or employees are included beyond what is existing. The facility expansion will not require additional employees nor is anticipated to increase existing visitor numbers. Site construction would not affect air traffic patterns. No hazardous design features are proposed and no incompatible uses are anticipated.

Transportation/Traffic 15 (e, f) Less Than Significant. Adequate emergency access exists for the facility and adequate emergency vehicle access for all proposed improvements is included in project plans. The project would increase the amount of parking onsite, to provide both employee and visitor parking.

Transportation/Traffic 15 (b) Less Than Significant With Mitigation Incorporated
 No increase in traffic is anticipated as a result of the proposed renovation. No new employees will be hired on site and no increase in patrons as a result of the wildlife center remodel is anticipated. In order to avoid additional congestion on the highly traveled Highway 68 corridor, the traffic consultant for the project (Higgins Associates, May 16, 2007) identified the following measure for implementation during construction.

Mitigation Measure #29: Construction traffic shall be limited to off-peak hours (start before 7:00 a.m. and finish prior to 4:00 pm) to avoid impacting traffic operations during peak hours.

16. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. UTILITIES AND SERVICE SYSTEMS	Potentially	Less than	Less than	No
	Significant	Significant	Significant	Impact
Would the project:	Impact	with Mitigation Incorporated	Impact	Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX.1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Utilities and Service Systems 16 (e, f, g) No Impact. The project is served by individual septic systems and does not utilize local wastewater treatment facilities. Although the project is proposing to reconfigure and update the wastewater system for the site, no expansion in services or employees is proposed that would increase the project site's solid waste disposal needs. The project site complies with local statutes and regulations related to solid waste.

Utilities and Service Systems 16 (a, b, c) Less than Significant Impact. The project site is served by individual septic systems and would not exceed applicable wastewater requirements. The project has developed a *Manure Management Plan*, as discussed in Section 8, Hydrology, which outlines maintenance procedures for the management of horse waste created by the improved equine facility. Water system improvements on the site include a new well and water tank to replace an existing well and a water tank. Proposed storm drainage improvements include the implementation of a Sedimentation and Erosion Control Plan and would adequately protect surrounding resources from significant environmental effects.

Utilities and Service Systems 16 (d) Less than Significant with Mitigation Incorporated. The SPCA is a water system under the regulatory jurisdiction of the Division of Environmental Health and has a current operating permit. The existing well that supplies the SPCA produces an adequate quantity of water. As a result of bacteriological testing failures, a video log of this well was conducted. This video identified that there was a hole in the casing subsurface. It was presumed that this hole was the source of the contamination resulting in the bacteriologic failures. Consequently, the SPCA has decided to drill a new well. Based on knowledge of the area hydrogeology, the Environmental Health Division is confident that the new well will have adequate quantity as it is being constructed similarly to the existing well. The new well will also meet bacteriological quality as it will be sealed properly to prevent contaminants from entering the casing (Mary Anne Dennis, October 8, 2007).

Water for the facility is provided by one well and one tank located on the SPCA property. The existing well has an estimated 500 gallon capacity and also serves the adjacent residential

property to the east. The existing tank is located west of the Wildlife Center is has a storage capacity of 25,000 gallons. In order to provide long-term water for the facility and adequate fire flows for fire protection purposes, additional water supply on the site is necessary. As identified in the Water Distribution Plan prepared for the project by Bestor Engineers, Inc., an increase in onsite storage could occur to adequately provide fire protection services via a new 200,000 gallon tank replacing the existing 25,000 gallon tank on the site.

Mitigation Measure #30: Prior to issuance of a building permit, the applicant shall prove to Environmental Health that the well meets quantity and quality requirements of Chapter 15.04 of the Monterey County Code and Title 22 of California Code of Regulations.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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.1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: IX.1, 2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX.1, 2, 6, 10)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion, Analysis and Conclusions:

(a) Less than Significant Impact. Based upon the analysis throughout this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Potential impacts to biological resources would be adequately mitigated through implementation of resource measures intended to protect sensitive species and their habitat.

(b) Less than Significant Impact. The project would involve the construction of improvements to an existing animal care facility with no increase in employees or services. The cumulative impact of the improvements to this facility is not considered to be significant.

(c) Less than Significant Impact. Conditions of approval would ensure consistency with relevant General Plan policies and development standards concerning aesthetics, biological resources, and geology, and hydrology. All potential impact areas are deemed less than significant with County imposed conditions of approval and mitigation measures set forth within this initial study.

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.

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

Evidence: Based on the record as a whole as embodied in the Planning and Building Inspection files pertaining to PLN060658 and the attached Initial Study / Proposed Mitigated Negative Declaration, implementation of the project described herein will potentially affect changes to the above named resources in Section VII.

IX. REFERENCES

1. Project File including Application and Plans, and planner site visits
2. Monterey County General Plan, adopted September 30, 1982 and the Greater Monterey Peninsula Area Plan, adopted December 1984.
3. Central Coast Regional Water Quality Control Board Basin Plan, 1994.
4. Monterey Bay Unified Air Pollution Control District.
 - a. June 2004. *CEQA Air Quality Guidelines*.
 - b. September 2004. *2004 Air Quality Management Plan for the Monterey Bay Region*.
5. Monterey County Zoning Code Title 21 and Zoning Map, adopted February 2000.
6. Archaeological Consulting. January 16, 2007. *Preliminary Archaeological Reconnaissance for the SPCA Facilities Renovation Project on Assessor's Parcels 173-011-003, -017, -018, -019, -020, -021) near Monterey, Monterey County, California*.
7. Denise Duffy & Associates, Inc. April 2, 2007. *Biological Assessment for the Monterey County SPCA Renovation and Rehabilitation Project*.
8. Denise Duffy & Associates, Inc. January 22, 2007. *California Tiger Salamander Habitat Assessment Report, SPCA of Monterey County, Monterey, California*.
9. Denise Duffy & Associates, Inc. May 9, 2007. *Manure Management Plan for SPCA Renovation and Rehabilitation Project. 1002 Highway 68 Monterey, California*.
10. Higgins Associates Civil and Traffic Engineers. May 16, 2007. *SPCA of Monterey County Renovation Project, Monterey County, California*.
11. Landset Engineers, Inc. May 2007. *Geologic & Soil Engineering Feasibility Report for the SPCA of Monterey County 1002 Highway 68 Monterey County, California*.
12. Staub Forestry and Environmental Consulting. May 2007. *Forest Management Plan for SPCA of Monterey County*.
13. Staub Forestry and Environmental Consulting. Letter dated 6/27/07, RE: PLN060658 *Oak Woodlands Analysis*.
14. Denise Duffy & Associates, Inc. October, 2007. *Biological Assessment for the Monterey County SPCA Renovation and Rehabilitation Project*.
15. Interdepartmental review comments (IDR) and conditions for the project by County and State departments and agencies.
16. Letter from United States Department of the Interior, Fish and Wildlife Service, dated October 18, 2007.

Lister, Daniel M. x6617

From: Michael Weaver [michaelrweaver@mac.com]
Sent: Sunday, July 27, 2014 5:24 PM
To: Novo, Mike x5192; Lister, Daniel M. x6617
Subject: re: PLN130543 AT&T (Monterey County SPCA Inc)

Monterey County Planning
c/o Mike Novo and Dan Lister

Dear Mike Novo and Dan Lister,

I have the following concerns and questions regarding this proposed project:

1) The Neg. Dec. report states there are unmet mitigations and project conditions at SPCA from their year 2007 expansion project. What are these unmet mitigations and project conditions?

2) As we learned at the Cypress Community Church wireless communications facility on Hwy. 68, once one wireless purveyor goes in, others follow to the same spot. How many others, like Verizon, Sprint, etc. are likely to want to also put antennas here at Laureles Grade?

3) A couple of years ago, another wireless antenna was installed at the large water storage tanks above Las Palmas on property controlled by California Water Service.

At the time I asked why landscaping couldn't be planted around those tanks and wireless antenna, to screen them, after all the water is there. The CalWater rep said he liked it, and said that he had no idea it was sensitive property. To date, nothing has happened. No screening is visible..

The issue here is that out of town reps, in this case from AT&T, come and go. Where's the assurance the County will follow up with mitigations and conditions of compliance?

4) Why a fake Bay Tree? Why not consider a fake vibrant (and native) Coastal Live Oak tree?

5) Why isn't the 144 sq. ft. equipment shelter to be heavily screened? Painting it a native color means a plywood shed will get painted beige and still look like an equipment shed. Is it also allowed a 20-ft height?

Can it be under grounded or partly so like the electrical wiring?

6) It's not clear to me why an already disturbed area like nearby Laguna Seca County Park couldn't host this 20' tower.

Specifically, why won't Public Works allow it?

7) An offsite mitigation for the removal of dozens of oak trees with the widening of the Laureles Grade intersection was to be the planting of oak trees at the entrance area of Laguna Seca County park. This was done but the maintenance of these trees has not been so good, and some trees are dead or dying. Where's the follow up? Can more oak trees be planted at Laureles Grade as another mitigation for this project?

Thank you. I look forward to your responses.

Mike Weaver
831-484-6659

County of Monterey
Resource Management Agency - Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: AT&T (SPCA); File Number PLN130543

Dear Mike Novo,

In preparation for CEQA comments due August 5, 2014 I earlier submitted a letter of some initial concerns and questions.

On Sunday, July 27, 2014 I emailed a list of some concerns and questions regarding this project to project planner Dan Lister and Mike Novo. To date I have not received a response from Planning on these. On Friday, August 1, I received a phone message from a Betty Saxon at AT&T. In this message she stated she had been forwarded a letter I sent to Planning. She asked that I contact her for purposes of discussing the project, perhaps over lunch. I received this message on Friday night, August 1, so called back and left a message August 2nd, for Ms. Saxon to please contact me on issues relevant to AT&T. I do not need lunch thank you. I did not hear back. I left another message for Ms. Saxon the morning of August 5.

Ms. Saxon phoned about 12:15 p.m., August 5th. She does not have answers to any of my questions but stated when a staff report become available it may address some. She plans on having a presentation for the Planning Commission, and said some of the questions may get answered then.

I responded that at public hearings, project proponents get a lot of time, half hour or more sometimes. However, public speakers get three minutes. New information presented at a public hearing or questions not answered, cannot be adequately covered in three minutes of individual public comment.

The purpose of CEQA is transparency and disclosure about a proposed project before a public meeting. The public and decision makers shouldn't have to go through new discovery at a hearing.

During the phone call to me from Ms. Saxon on August 5th, I asked about the Bay Tree selection? Ms. Saxon said it was a decision made between the AT&T team from San Ramon, California, Monterey County Planner Dan Lister, and his Supervisor Luis Osrio. Ms. Saxon was not at this meeting, she just sets them up. She stated an oak tree wasn't dense enough to hide all the equipment.

She asked if I didn't know that oak leaves were rather scattered?

I responded that I'm very familiar with Coastal Live Oak trees. They have dense

foliage. Her response was, then this density might not be good for transmission purposes, but she wasn't a technical person, so she'd have to check.

Ms. Saxon of AT&T was also unaware that both Laureles Grade Roads and Highway 68 are designated State Scenic Roads. This was new information for her. A Bay Tree is non-native to the immediate area seemed to also be new information for her.

I asked about an alternative location, placing an AT&T pole across the way at Laguna Seca County Park, near the entrance, as the spot has already been disturbed and there is a pole nearby now? I understand changes to this are being considered by Public Works.

Her response was that is a different project. A pole at the Laureles intersection is not so much for cell service on Highway 68 but for those folks up Laureles Grade.

Unanswered is a new question, in that if the purpose is for cell service for those folks further up Laureles Grade, why is the pole antennae being proposed at the intersection?

Another question is, what is this other project? Is there another AT&T cell tower project in the immediate vicinity? Isn't this piece-mealing? Can we get full disclosure of cell tower projects in the area?

Because today, August 5, 2014, is the listed deadline day for CEQA comments to Planning, I am submitting the following, **with a formal request to extend the 20-day public review period. Please do extend the comment period.**

The public needs additional time to get answers to some pretty basic questions. Also, I cannot find where CalTrans-District 5, or CalTrans, Scenic Highway Division was copied on this Mitigated Negative Declaration. Did they get copies? State Highway 68 is their highway.

From my perspective there seems to be a trend with new cell tower applications, in Monterey County. That trend is, an application is filed with Planning, then the application languishes as the applicant is non-responsive. This is frustrating for the Planner, in this case Mr. Dan Lister.

From this perspective, suggested alternatives for placement are ignored or rather spurious reasons are given as to why they are not workable. Time elapses with little communication. Then, finally, the applicant pushes to get their application processed and approved ASAP. Corporate middle persons do not know answers. Experts are out of the area and remain unnamed. The public does not know answers.

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Please know that Laureles Grade is the first County Road, designated scenic,

that was incorporated into the State of California's Scenic Highway System. State Highway 68 is also a designated State Scenic Highway. This project lies atop an otherwise empty hill at this crossroad. Cell tower intrusion is cumulative. Where one cell pole goes others follow. This particular intersection has previously been damaged from a scenic perspective with the cutting down of dozens of oak trees and the widening of the turn lanes at this intersection. Now, adding both a cell phone tower and an adjacent storage utility shed would cumulatively decrease scenic values.

I have the additional following questions, to date, unanswered:

1) The Neg. Dec. report states there are unmet mitigations and project conditions at SPCA from their year 2007 expansion project. What are these unmet mitigations and project conditions? Why were they not completed? On Page 3 of the Initial Study it says, "According to County records, the SPCA is still working on complying with all mitigation measures and conditions." SPCA is the property owner. What is the SPCA's response to this?

2) As we learned at the Cypress Community Church wireless communications facility on Hwy. 68, once one wireless purveyor goes in, others follow to the same spot. How many others, like Verizon, Sprint, etc. are likely to want to also put antennas here at Laureles Grade? Shouldn't a cumulative total be considered?

3) A couple of years ago, another wireless antenna was installed at the large water storage tanks above Las Palmas on property controlled by California Water Service. At the time I asked why landscaping couldn't be planted around those tanks and wireless antenna, to screen the tanks and cell towers, after all the water is there. The CalWater representative, from San Jose, said he liked it, and said that he had no idea it was sensitive property. To date, I can't see where anything has yet been done here. The issue here is that out of town reps, in this case from AT&T, come and go. Where's the assurance the County will follow up with mitigations and conditions of compliance?

4) Why is a fake Bay Tree being proposed to camouflage cell towers? Why not consider a fake vibrant (and native) Coastal Live Oak tree? The Bay Tree design is referred to as "stealth tree-like design with twelve towers"

Page 4

5) Why isn't the 144-sq. ft. equipment shelter to be heavily screened? Painting it a native color means a plywood shed will get painted beige and still look like an equipment shed. Is it also allowed a 20-ft height?

Can it be under grounded or partly so like the electrical wiring?

6) It's not clear to me why an already disturbed area like nearby Laguna Seca County Park couldn't host this 20' tower.

Monterey County Public Works was pointed to as not allowing it. Specifically, why won't Public Works allow it? What are the reasons? I learn today it is a different AT&T project. Why?

7) An offsite mitigation for the removal of dozens of oak trees with the widening of the Laureles Grade intersection was to be the planting of oak trees at the entrance area of Laguna Seca County Park. This was done but the maintenance of these trees has not been so good, and some trees are dead or dying.

The follow-through on this mitigation measure has not been good.

Where's the follow up? Can replacement trees be planted at the County Park?

Can more oak trees be planted at Laureles Grade as substitute mitigation?

Both the Monterey Peninsula and Toro Area General Plan Visually Scenic Maps designate this proposed AT&T project spot as being Highly Sensitive. This spot lies at the crossover point from the Toro Area Plan to the Greater Monterey Peninsula Area Plan. The dividing line is Laureles Grade. This spot is visible from both Planning Areas. Apparently the Greater Monterey Peninsula LUAC was consulted but not the Toro LUAC.

Thank you. Please continue the comment period until further information is provided by both AT&T, SPCA, and County Planning has an opportunity to analyze it. The public, effected departments, and the Planning Commission deserve more information.

The Mitigated Negative Declaration is inadequate at this time.

Sincerely,

Mike Weaver
831-484-6659



MBUAPCD

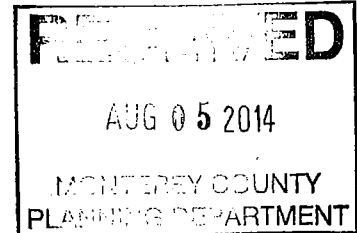
Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

24580 Silver Cloud Court
Monterey, CA 93940

PHONE: (831) 647-9411 • FAX: (831) 647-8501

August 5, 2014

County of Monterey
Resources Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



Subject: AT&T (SPCA); File Number PLN130543; Negative Declaration

Dear Mr. Novo:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. The Air District has reviewed the document and has no comment:

Sincerely,

Amy Clymo
Supervising Air Quality Planner

cc: David Craft, MBUAPCD Air Quality Engineer



COUNTY OF MONTEREY
HEALTH DEPARTMENT

MEMORANDUM

ENVIRONMENTAL HEALTH BUREAU

August 5, 2014

To: Dan Lister, Project Planner

From: Bronwyn Nielson
Environmental Health Review

Subject: Initial Study -PLN130543 AT&T Wireless Communication Facility at Monterey
County SPCA Inc.

Thank you for providing the Environmental Health Bureau (EHB) an opportunity to comment on the referenced Initial Study /Mitigated Negative Declaration. The document adequately addresses EHB concerns.

Specifically, the Initial Study addresses that the new wireless site will not store hazardous materials over thresholds required to register for a Hazardous Material Business Response plan permit. SPCA has a Hazardous Material Business Response Plan permit for a backup generator located near the proposed wireless location. The initial study indicated AT&T will utilize this generator for backup power. AT&T will not require a separate permit for Hazardous Materials for the backup generator operated by SPCA.

The Hazardous Materials Management Service of EHB would not have any other issues or concerns with this project, beyond the assurance that construction activities, if requiring storage and handling of hazardous materials, would be required to be properly permitted.

EHB has no further comment to make at this time.