

MONTEREY COUNTY PLANNING COMMISSION

Meeting: December 10, 2014	Agenda Item No.: 7
Project Description: Use Permit for the development of a "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter, a 500-gallon propane gas tank, a propane gas power generator and fencing in an approximately 2,160 square foot area; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters and ancillary equipment including propane gas tanks and power generators located in an approximately 1,300 square foot area adjacent to the public safety facility.	
Project Location: 1010 Lewis Road, Royal Oaks	APN: 412-102-006-000
Planning File Number: PLN140633	Owner: Salinas Valley Solid Waste Authority Applicant: Monterey County Emergency Communications Department Agent: Bill Harry
Planning Area: North County Area Plan	Flagged and staked: Visual Simulations prepared
Zoning Designation: : "PQP" (Public/Quasi Public)	
CEQA Action: Negative Declaration	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Adopt a Negative Declaration; and
- 2) Approve the Use Permit (PLN140633), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

See **Exhibit B** for discussion and analysis of the project.

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

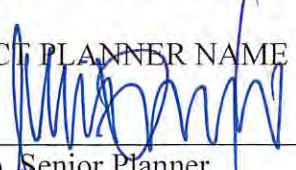
- RMA-Public Works Department
- RMA-Environmental Services
- √ Environmental Health Bureau
- Water Resources Agency
- North County Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Environmental Health Bureau have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The North County Non Coastal Land Use Advisory Committee (LUAC) considered the project on October 15, 2014. The LUAC recommended approval of the project by a 3-0 vote. No specific conditions were recommended by the LUAC.

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

/S/ PROJECT PLANNER NAME


Luis Osorio, Senior Planner
(831) 755-5177, osoriol@co.monterey.ca.us
November 21, 2015

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Luis Osorio, Project Planner; Salinas Valley Solid Waste Authority, c/o R. Patrick Mathews, Owner; Bill Harry, Monterey County Emergency Communications Department, Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN140633

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 D Vicinity Map
Exhibit E Advisory Committee Minutes
Exhibit F Negative Declaration

This report was reviewed by  Luke Connolly, Planning Services Manager.

EXHIBIT A

Project Information for PLN140633

Application Name: County Of Monterey Next Generation Emergency Telecommunications Network (Ngen) Lewis Road
Location: 1010 Lewis Rd, Royal Oaks
Applicable Plan: North County **Primary APN:** 412-102-006-000
Advisory Committee: North County Non-Coastal Advisory Committee **Coastal Zone:** No
Permit Type: Use Permit **Final Action Deadline (884):** 3/18/2015
Environmental Status: Negative Declaration
Zoning: PQP **Land Use Designation:** Public/Quasi-Public

Project Site Data:

Lot Size: 124 acres **Coverage Allowed:** 25%
Coverage Proposed: >5%
Existing Structures (sf): 0 **Height Allowed:** N/A
Proposed Structures (sf): 519 **Height Proposed:** 100'
Total Sq. Ft.: 519
Project Area sq.ft.: 2,160 **FAR Allowed:** N/A
Special Setbacks on Parcel: **FAR Proposed:** N/A

Resource Zones and Reports:

Seismic Hazard Zone: IV **Soils Report #:** N/A
Erosion Hazard Zone: High|Moderate **Biological Report #:** LIB140419
Fire Hazard Zone: High **Forest Management Rpt. #:** N/A
Flood Hazard Zone: X (unshaded) **Geologic Report #:** LIB140417
Archaeological Sensitivity: low **Archaeological Report #:** LIB140418
Visual Sensitivity: None **Traffic Report #:** N/A

Other Information:

Water Source: N/A **Grading (cubic yds.):** 50
Water Purveyor: N/A **Sewage Disposal (method):** N/A
Fire District: North County FPD **Sewer District Name:** N/A
Tree Removal: None

EXHIBIT B DISCUSSION

Background – The NGEN Project

The Monterey County Emergency Communications Department and other local public safety agencies are participating in a project to deploy the Next Generation Emergency Network (NGEN) radio system for emergency communications throughout the County. Participant agencies (users) include the County of Monterey, the cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Seaside, Sand City and Soledad, the Monterey County Regional Fire District, the North County Fire Protection District, the Spreckels Volunteer Fire Company, the Big Sur Volunteer Fire Brigade and as well as the respective city fire departments. Currently, these agencies operate a number of separate systems with redundant service areas. The NGEN project is therefore an upgrade and consolidation of radio communication systems presently used by its member agencies. The NGEN system will support mission critical communications of first responders and its successful implementation is a top priority for local law enforcement and fire prevention organizations.

Four project sites in the NGEN system required use permits; the remaining project sites require minor modifications/additions to existing telecommunication facilities and would only require ministerial permits or minor design review applications. Use permits have been approved by the Planning Commission for the four sites where use permits are required. The four sites are:

1. Laguna Seca Site: located at the Laguna Seca race track (Planning File No. PLN100502);
2. Penon Peak Site: located in Carmel Valley (Planning File No. PLN100515);
3. Huckleberry Hill Site: in Pebble Beach (Planning File PLN100516); and
4. Lewis Road Site: located at 1705 Covenant Lane in the Lewis Road area in the north county area (Planning File No. PLN100501).

The Laguna Seca and Penon Peak facilities have been built and are operational. An environmental impact report is being prepared for the Huckleberry Hill site, which was required by the Board of Supervisors; and the Lewis Road (Covenant Lane) site is no longer available because the property owner will not grant a lease for the project. Therefore, the Lewis Road Landfill (Subject Proposal) site was selected as an alternative to the no-longer-available site.

Project Description

The project site (Site) is located at the closed Lewis Road Landfill in North Monterey County (Exhibit D), which is owned by the Salinas Valley Solid Waste Authority. The Site is located in the northeast corner of the landfill (Figure 1) within 1,000 feet of the closed landfill footprint. Access to the project area will be through an existing paved access road.

The proposed project includes: 1) development of a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, an at-grade equipment shelter, a 500-gallon propane gas tank, a power generator and fencing in an approximately 2,160 square foot (28' x 77') area; and 2) the future development/collocation of two additional commercial wireless telecommunication facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters and ancillary equipment including propane gas tanks and power generators located in an approximately 1,300 square foot (22' x 60') area adjacent to the public safety facility. The public safety, non-commercial facility will be operated by the NGEN agency members. The two commercial wireless telecommunications

facilities that the project is designed to accommodate but that are not proposed at this time, will be operated by telecommunications service providers and their development in the future would not require additional discretionary review by the County. The surface area of the proposed facility would be covered with gravel to facilitate access, vehicle circulation and maintenance; minor grading and filling would be required to construct the facilities. The entire facility qualifies as a "Wireless Telecommunications Collocation Facility" under Section 65850.6 (d) (3) of the California Government Code. The project site plan is included in Figure No. 2 and the project elevations are in Figure 3, below.



Figure 1 – Project Site Location – Aerial View

Discussion

Staff reviewed the proposed Telecommunications Facility for potential visual impacts. The project is located on a closed landfill, which is visually secluded from public viewing areas and from the majority of residences in the vicinity. The landfill site is surrounded by significant tree stands to the north, northeast and south; and agricultural fields are located immediately to the west (See Figure 1 above). Low density residential areas are located north of the site, across Lewis Road, which is the only public viewing area that could be affected by the project. Two single family dwellings, those closest to the proposed facility, are located approximately 550 and 600 feet northwest of the project site; these residences are identified as Nos. 1 and 2 in Figure 4 below.

Visual Issues

Pursuant to Figure 15 (Scenic Highway Corridors & Visual Sensitivity – North County) of the North County Area Plan, the property is not located within a visually sensitive area. The

nearest visually sensitive area is approximately $\frac{3}{4}$ miles north and east of the project site. The nearest scenic route is a portion of San Miguel Canyon Road, east of the project site. However, the project site is not visible from San Miguel Canyon Road due to a combination of dense vegetation, topography and distance. Moreover, Figure 15 of the North County Area Plan does not identify any scenic vistas near the project site and County resource maps and the North County Area Plan do not identify specific visual resources, such as historic structures, rock outcroppings, or trees within or near the project area.

To conduct the visual impact analysis and illustrate the potential visibility of the project, staff identified three vantage points as follows: 1) a point on Lewis Road north of the project site; 2) a point near the residences north of the site; and 3) a point on Covenant Lane in a private residential subdivision north of the site across Lewis Road (The vantage points are shown in Figure 4 below). The visual simulations of the project from these locations are illustrated in Figures 5-7. As shown on the simulations, the tree stand along Lewis Road blocks any visibility of the site from that area; the proposed tower would be somewhat visible from the two residences northwest of the site, with a significant backdrop of tree stands to the south; and the tower would be visible at a distance from a small residential area located north of the project site. The project could also be visible from rural residential areas to the south of the project site; however, residential development in those areas is scattered, located at significant distances from the site and are not considered as public viewing areas.

Hazards/Hazardous Materials

This facility will store propane gas for a backup generator in quantities required to have a Business Response Plan Permit with the Environmental Health Bureau (EHB). As such the applicant has submitted to the EHB a Business Response Plan Memorandum of Understanding. The applicant and any future commercial wireless service providers on the site will be required to obtain Business Response Plan Permits (Hazmat Permit) prior to finalizing of construction permits. In addition, future permits that add additional fuel will require the permit quantities to be amended on the Hazmat Permit. A condition of project approval has been added accordingly to ensure this happens.

The proposed project is within 1,000 feet of the closed landfill footprint and is subject to conditions of Section 21190 of Title 27 of the California Code of Regulations (CCR). Review of the plans and specifications by the Solid Waste Management Services Section of the Environmental Health Bureau has found that the plans for the proposed project are in compliance with the closed landfill's post-closure land use conditions as prescribed in CCR Title 27, Section 21190 9 (g).

Recommendation

The proposed Telecommunications Facility would not be visible from public viewing areas in the vicinity. The proposed tower would, however, be visible from the two residential units located just north of the site, though such visibility is partially buffered by Pine trees located along the property boundary. Therefore, the project would not result in significant visual impacts and would be consistent with the visual protection policies of the General Plan and the provisions of the Zoning Ordinance. The North County Non Coastal Land Use Advisory Committee has recommended approval of the project. Accordingly, staff recommends approval of the project subject to the recommended conditions.

HARRIS

RF CONSULTANTS DIVISION
221 JEFFERSON ROAD PASADENA
LYNDENBURG, VA 24501-6982
(816) 434-4000



BLACK & VEATCH

5985 MIDWAY ROAD, SUITE 700
DALLAS, TEXAS 75241-4402
(214) 433-4400

PROJECT NO: 17388A
DRAWN BY: NMS
CHECKED BY: BN

REV	DATE	DESCRIPTION
2	07/27/14	ISSUED FOR REVIEW
1	07/27/14	ISSUED FOR REVIEW
1	07/27/14	ISSUED FOR REVIEW

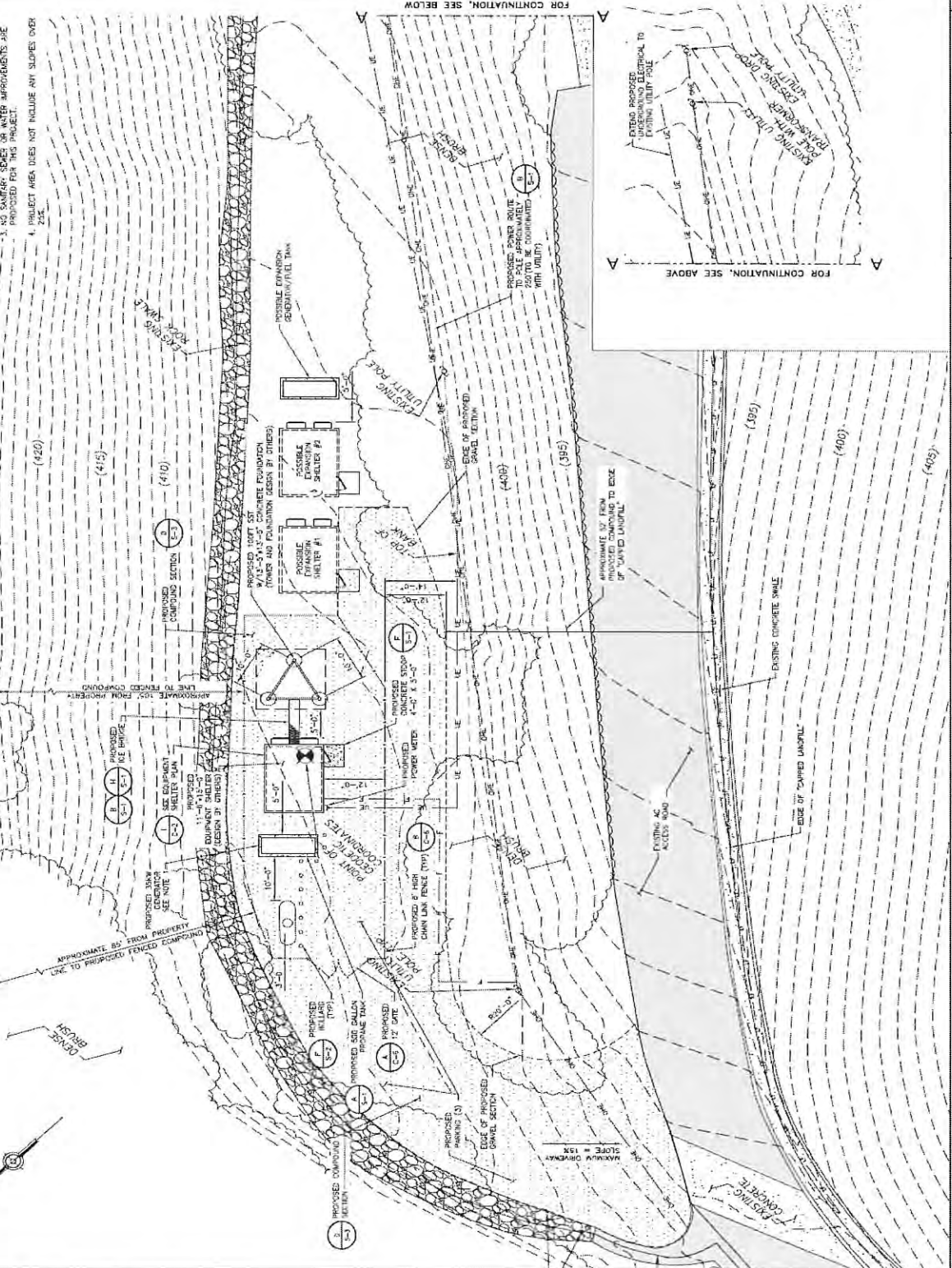
IT IS A VIOLATION OF LAW FOR ANY PERSON
OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER
TO SEAL THIS DOCUMENT.

LEWIS ROAD LANDFILL
MONTEREY COUNTY
1010 LEWIS RD
WATSONVILLE, CA 95076

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1

- NOTES:**
1. 35KW GENERATOR, GENERAL INDUSTRIAL GASEOUS FUEL, MATCH SET-FROM W/ TRAILER ENCLOSURE.
 2. SEE DETAILS C AND H ON SHEET S-3 FOR GENERATOR PAD AND APPROPRIATE DETAILS.
 3. NO SAMPLING SITES OR WATER IMPROVEMENTS ARE PROPOSED FOR THIS PROJECT.
 4. PROJECT AREA DOES NOT INCLUDE ANY SLOPES OVER 2%.



FOR CONTINUATION, SEE BELOW
FOR CONTINUATION, SEE ABOVE

11,817 SCALE: 1" = 20'
25,634 SCALE: 1" = 40'

SITE PLAN

Figure 2 – Site Plan

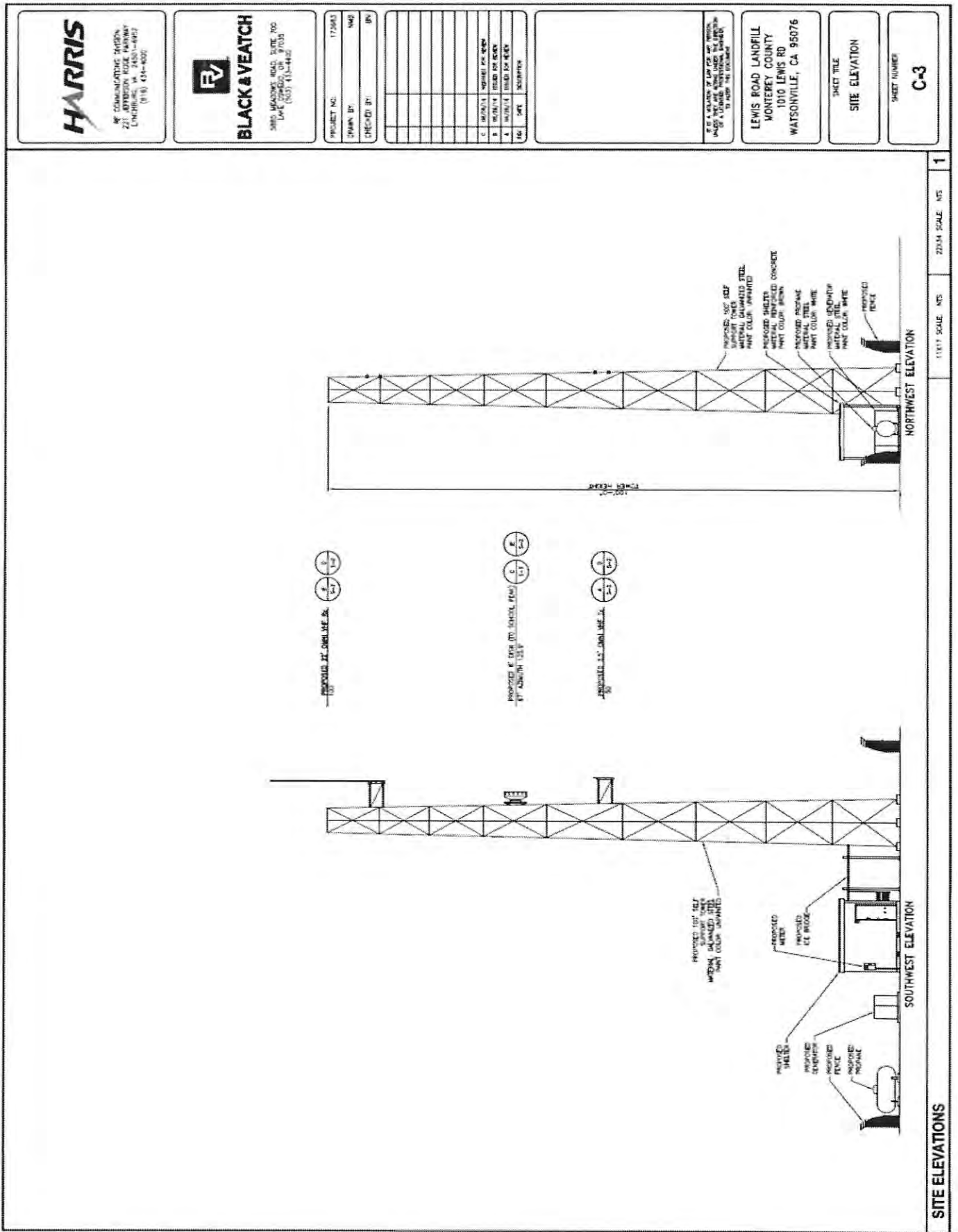


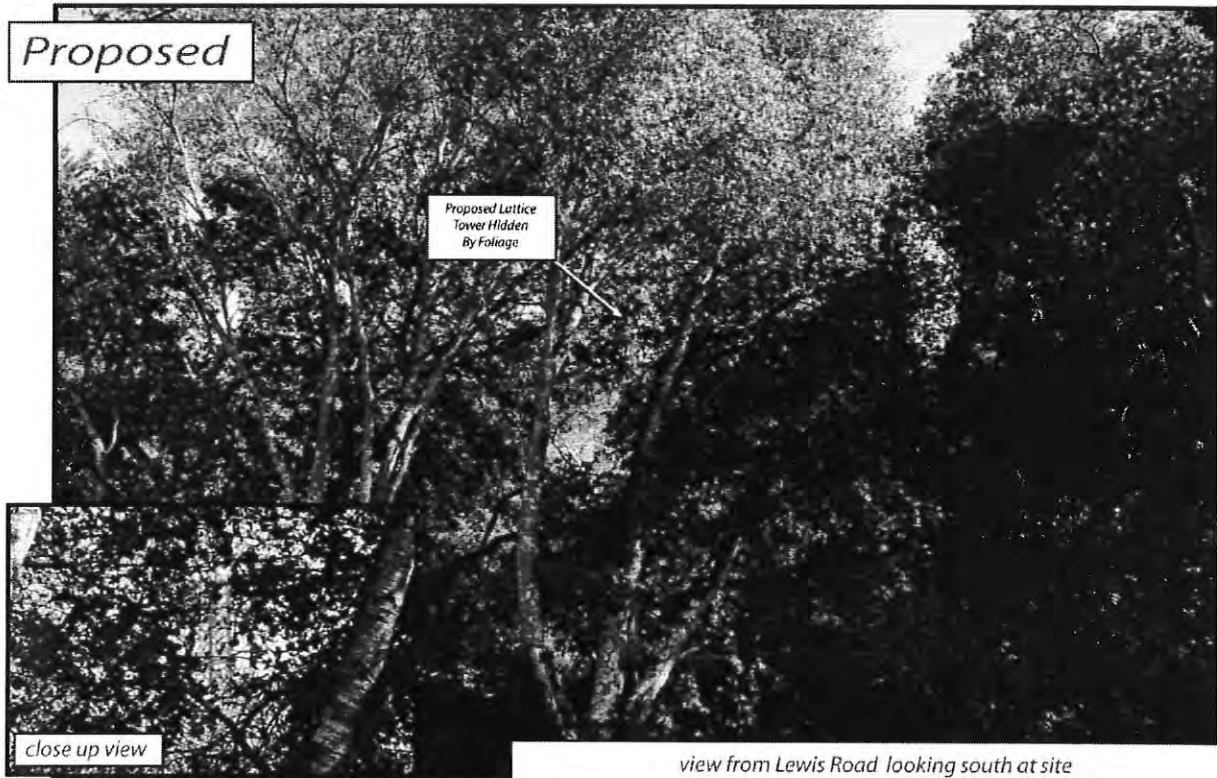
Figure 3 – Elevations



SVSWA SITE & RESIDENT VICINITY
 SCALED AS NOTED

LOCATION	NEAREST RESIDENTS TO PROPOSED SVSWA SITE ACCESSOR'S PARCEL NUMBER [APN]	DISTANCE FROM SITE "X" [FEET]
1	412102003000	550 ft.
2	412151011000	615 ft.
3	412131073000	685 ft.
4	412132012000	750 ft.
5	412151010000	870 ft.

Figure 4 – Project Site and Surrounding Residential Areas



AdvanceSim
 Photo Simulation Solutions
 Contact: 925.320.5507

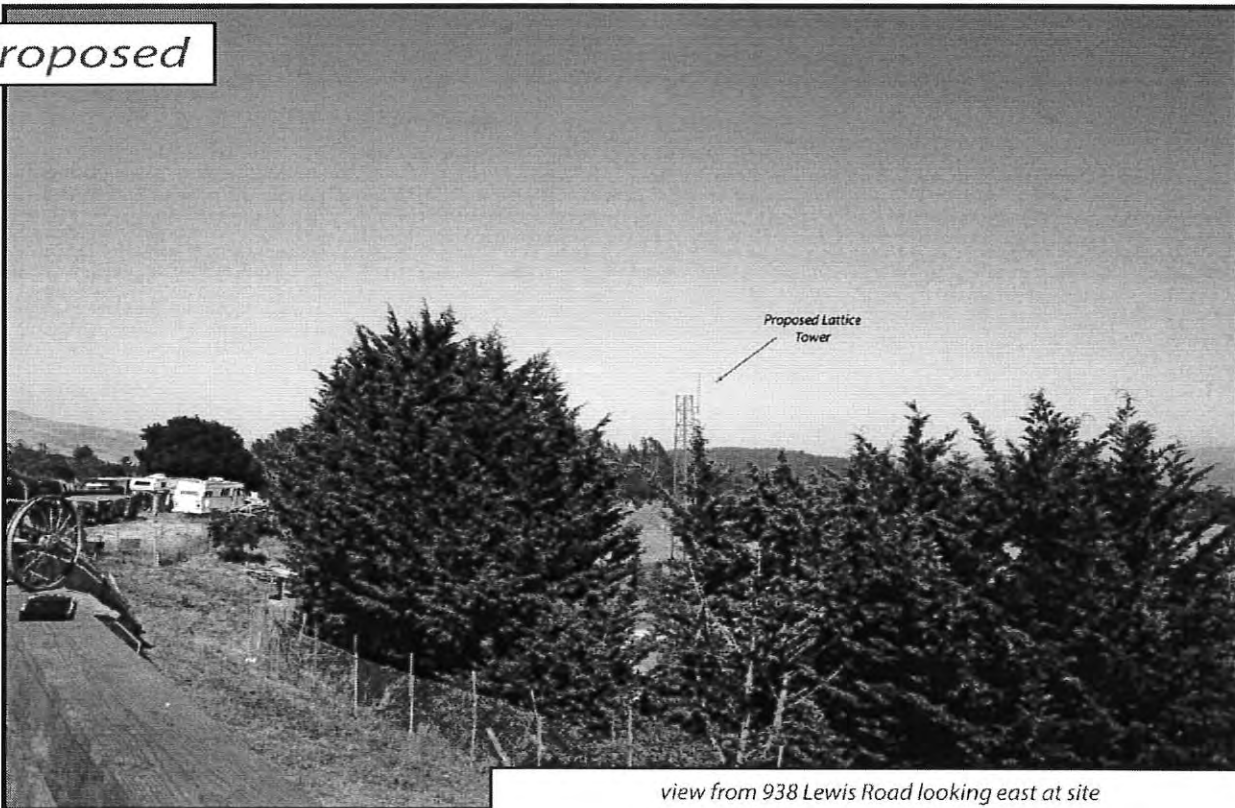
view from Lewis Road looking south at site
 Salinas Valley Solid Waste Authority

Figure 5 – Visibility from Lewis Road

Existing



Proposed



view from 938 Lewis Road looking east at site

Salinas Valley Solid Waste Authority

AdvanceSim
Photo Simulation Solutions
Contact: 925.1292.8597

Figure 6 – Visibility from Residential Units near the Site

Existing



Proposed



view from Covenant Lane looking southeast at site

AdvanceSim
Photo Simulation Solutions

Salinas Valley Solid Waste Authority

Figure 7 – Visibility from Covenant Lane, North of Lewis Road

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

SALINAS VALLEY SOLID WASTE AUTHORITY (PLN140633)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Adopting a Negative Declaration; and
- 2) Approving a Use Permit for the development of a "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, an at-grade equipment shelter, a 500-gallon propane gas tank, power generator and fencing in an approximately 2,160 square foot area owned and operated by the Monterey County Emergency Communications Department; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters and ancillary at-grade equipment located in an approximately 1,300 square foot area adjacent to the public safety facility.

[PLN140633, Salinas Valley Solid Waste Authority, 1010 Lewis Road, Royal Oaks, North County Area Plan (APN: 412-102-006-000)]

The NGEN Use Permit application (PLN140633) had a public hearing before the Monterey County Planning Commission on December 10, 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 "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, an at-grade equipment shelter, a 500-gallon propane gas tank, a power generator and fencing in an approximately 2,160 square foot area; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters and at-grade ancillary equipment located in an approximately 1,300 square foot area adjacent to the public safety facility.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140633.
- 2. FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan; and
 - Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 1010 Lewis Road, Royal Oaks (Assessor's Parcel Number 412-102-006-000), North County Area Plan. The parcel is zoned "PQP" (Public/Quasi Public), which allows wireless telecommunications facilities through the approval of a use permit.
 - c) The proposed project is consistent with the standards and provisions of Section 21.64.310 (Regulations for Siting, Design and Construction of Wireless Communication Facilities) of the Zoning Ordinance (See Finding 4 below)
 - d) The proposed project is consistent with the visual resource protection policies of the North County Area Plan. The proposed project site is not located in a sensitive or highly sensitive area in the "Scenic Corridors & Visual Sensitivity Map" (Figure #15) of the North County Area Plan and therefore would not affect any such areas. The project site is not visible from any public viewing areas.
 - e) The project planner conducted a site inspection on June 19, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
 - f) Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted review by the North County Non Coastal Land

Use Advisory Committee (LUAC) because the project necessitated CEQA Review (Negative Declaration) and had potential visibility impacts on neighboring properties. The LUAC reviewed the subject application on October 15, 2014 and recommended its approval (3-0 Vote).

- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140633.

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, Public Works, and Environmental Services, the North County Fire Protection District, the Environmental Health Bureau, and the Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Aesthetics and Hazards/Hazardous Materials. The following reports have been prepared:

- “Geotechnical Engineering Evaluation” (LIB140417) prepared by Adapt Engineering, Portland, Oregon, April 7, 2014.
- “Preliminary Archaeological Reconnaissance of the Lewis Road Landfill NGEN Facility Site” (LIB140418) prepared by Archaeological Consulting, Salinas, California, July 18, 2015.
- “NGEN-1010 Lewis Road Landfill Site Biological Letter” (LIB140419) prepared by Scott Hennessy, Salinas, California, July 7, 2015.

The above-mentioned technical reports indicated that there are no physical or environmental constraints that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on June 19, 2013 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN140633.

4. **FINDING:** **WIRELESS COMMUNICATION FACILITES** – The development of the proposed wireless communications facility will not significantly affect any designated public viewing area, scenic corridor or any identified environmentally sensitive area or resources. The site is adequate for development of the proposed facility and the applicant has demonstrated that it is the most adequate for the provision of the intended emergency communications system. The proposed facility complies with the applicable requirements of Section 21.64.310 of the Zoning Ordinance. The subject property on which the facility is proposed is in compliance with all rules and regulations pertaining to

zoning uses, subdivisions and any other provisions of Title 21. The proposed telecommunications facility will not create a hazard for aircraft in flight.

- EVIDENCE:**
- a) The project consists of the development of a Wireless Telecommunications Collocation Facility including: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter, a 500-gallon propane gas tank, a propane gas power generator and fencing in an approximately 2,160 square foot area; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters approximately 173 square feet in size each and ancillary equipment including propane gas tanks and power generators located in an approximately 1,300 square foot area adjacent to the public safety facility . The project is located at the site of the non-operational Lewis Road Landfill owned by the Salinas Valley Solid Waste Authority which is zoned for public and quasi-public use (PQP). The development of the facility at the proposed location would not affect the visual character of the site.
 - b) The proposed project site is not located in a designated sensitive or highly sensitive area in the “Scenic Corridors & Visual Sensitivity Map” (Figure #15) of the North County Area Plan. Therefore the project would not affect any such areas.
 - c) The project is designed to accommodate collocation of up to three wireless telecommunications facilities which would avoid the potential development of additional sites and potential visual impacts elsewhere in the vicinity of the project, consistent with the collocation provisions of Section 21.64.310 of the Zoning Ordinance.
 - d) The project is consistent with Section 21.86 (Airport Approaches Zoning) of the Zoning Ordinance and does not require review by the Monterey County Airport Land Use Commission. The project does not affect any aircraft zones identified in Section 21.86 of the Zoning Ordinance for the Monterey Peninsula Airport.
 - e) The project does not penetrate a FAR Part 77 imaginary Surface since it is not located within (5) miles of an airport (Monterey Peninsula, Salinas Municipal, Mesa del Rey/King City or Fritzsche/Fort Ord/Marina). If deemed necessary by the FCC, proper warning lights would be located on top of the structure (tower) to prevent conflict and warn aircraft when visibility is limited.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Public Works, and Environmental Services, the North County Fire Protection District, the Environmental Health Bureau, and the Water Resources Agency. The

respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. The project does not require additional water or sewer services. Vehicular access is available through an existing access road to the landfill site on the property.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140633.

6. **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 and Building Services Department records and is not aware of any violations existing on subject property. There are no known violations on the subject parcel.
 - b) Staff conducted a site inspection on June 19, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140633.

7. **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 and conditioned, will have a significant effect on the environment. The Negative Declaration prepared for the project reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.c and California Environmental Quality Act (CEQA) Guidelines Section 15063 (b) (2) require environmental review. The Lead Agency shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN140633).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
 - d) The Draft Negative Declaration ("ND") for PLN140633 was prepared in accordance with CEQA and circulated for public review from November 19, 2014 through December 8, 2014. No comments had been received at the time the staff report was prepared. An update regarding public comments was provided to the Planning Commission at their December 10, 2015 meeting.
 - e) Issues that were analyzed in the Negative Declaration include:

aesthetics/visual resources and hazards/hazardous materials. The Initial Study/Negative Declaration did not find any potential significant impacts on aesthetics/visual resources or hazards/hazardous materials.

- f) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN140633) and are hereby incorporated herein by reference.
- g) Staff analysis contained in the Initial Study and the record as a whole, including the Biological Letter Report, indicate the project would not result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. The project is required to pay the State fee. The fee is payable to the Monterey County Clerk/Recorder for posting the Notice of Determination (NOD).
- h) No comments from the public were received.
- i) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.80.040 D of the Monterey County Zoning Ordinance.

DECISION

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

1. Adopt the Negative Declaration prepared for the Use Permit (PLN140633); and
2. Approve a Use Permit for the development of a "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, an at-grade equipment shelter, a 500-gallon propane gas tank, a power generator and fencing in an approximately 2,160 square foot area owned and operated by the Monterey County Emergency Communications Department; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters and ancillary equipment located in an approximately 1,300 square foot area adjacent to the public safety facility, in general conformance with the attached sketch attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of December, 2014 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:

ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN140633

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

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Use Permit (PLN140633) allows 1) development of a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter, a 500-gallon propane gas tank, a propane gas power generator and fencing in an approximately 2,160 square foot (28' x 77') area; and 2) the future development/collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters approximately 173 square feet in size each and ancillary equipment including propane gas tanks and power generators located in an approximately 1,300 square foot (22' x 60') area adjacent to the public safety facility. The public safety non-commercial facility will be operated by the NGEN agency members. The two commercial wireless telecommunications facilities will be operated by wireless telecommunications service providers and their development in the future would not require additional discretionary review by the County. The property is located at 1010 Lewis Road (Assessor's Parcel Number 412-102-006-000), North County 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 Monterey County Emergency Communications Department 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. . (RMA - Planning)

**Compliance or
Monitoring
Action to be Performed:**

The Applicant (Applicant*) 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 (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 412-102-006-000 on December 10, 2014. The permit was granted subject to 9 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. 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 December 10, 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.

4. PD039(C) - WIRELESS CO-LOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant and/or successors assigns shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. Any expansion or additions of microwave dishes, antennas and/or similar appurtenances located on the monopole, which are not approved pursuant to this permit, are not allowed unless the appropriate authority approves additional permits or waivers. In any case, the overall height of the pole shall not exceed the specified height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall encourage co-location by other wireless carriers on this tower assuming appropriate permits are approved for co-location. The overall height of the pole shall not exceed ___ feet.

5. 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.

6. PD039(E) - WIRELESS EMISSION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The facility must comply with Federal Communications Commission (FCC) emission standards. If the facility is in violation of FCC emission standards, the Director of RMA - Planning shall set a public hearing before the Appropriate Authority whereupon the appropriate authority may, upon a finding based on substantial evidence that the facility is in violation of the then existing FCC emission standards, revoke the permit or modify the conditions of the permit. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall submit documentation demonstrating compliance with the FCC emission standards to the Director of RMA-Planning for review and approval.

On an on-going basis, if the facility is in violation of FCC emission standards, the Director of RMA-Planning shall set a public hearing before the Appropriate Authority to consider revocation or modification of the permit.

7. PD025 - ANTENNA TOWER HEIGHT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The tower of the approved facility shall not exceed the 100 feet in height. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The height of the tower shall be clearly indicated in the related construction permit.

Prior to final building inspection, the Applicant shall submit a statement from the project's engineer confirming that the height of the tower meets the height requirement.

8. EHSP01 – HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant and future wireless telecommunication service providers using the facility shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

Compliance or Monitoring Action to be Performed: Prior to inspection final of the construction permit, for each one of the collocated facilities, the operator of each facility shall submit registration paperwork to California Environmental Reporting System (CERS) for a Hazardous Material Business Response Plan permit and have approved by Hazardous Materials Management Services.

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

Responsible Department: RMA-Planning

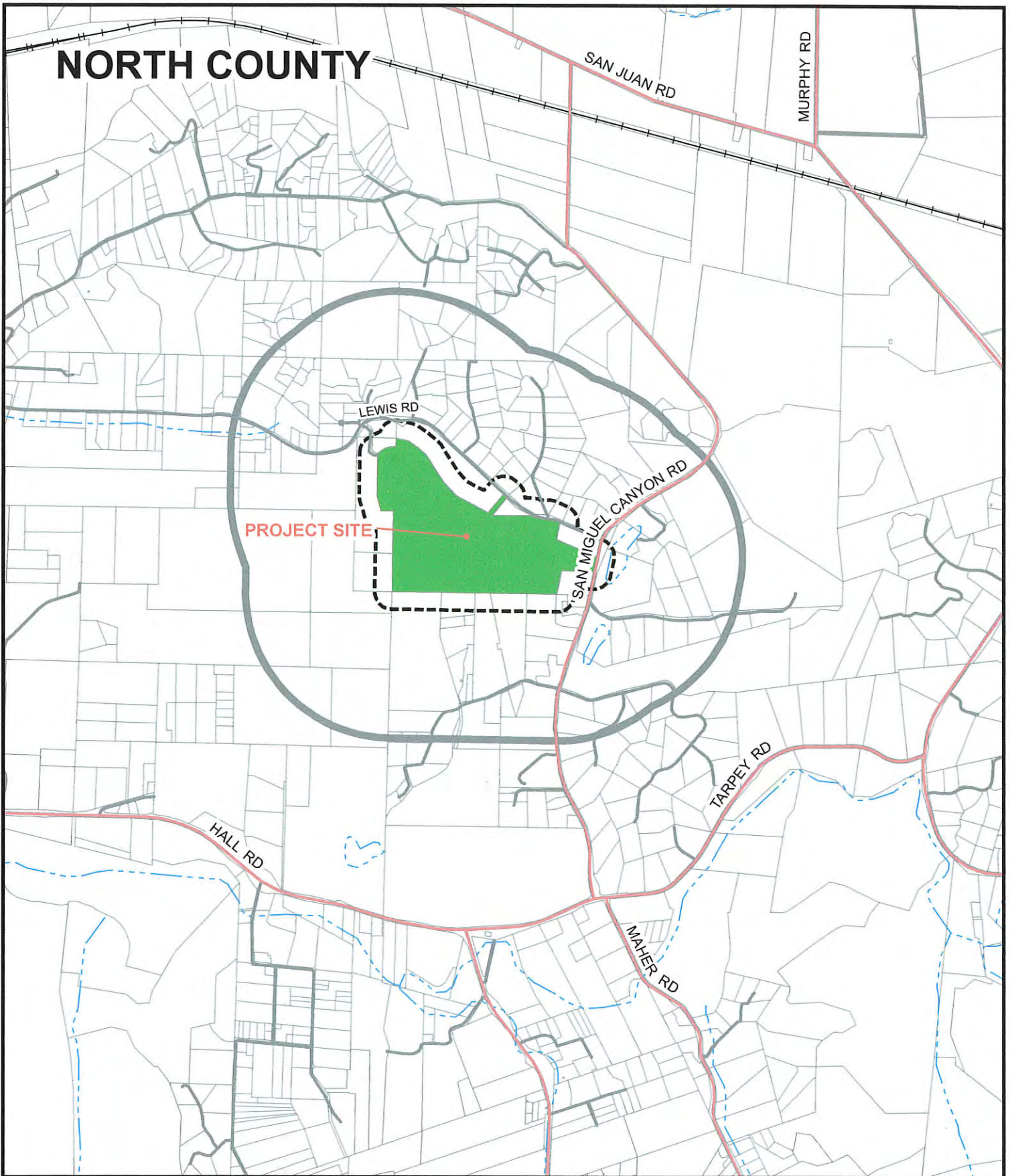
Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional 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 and/or prior to the recordation of the final/parcel map, whichever occurs first, 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.




NORTH COUNTY

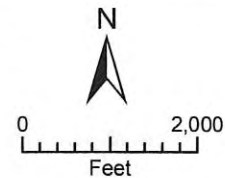


APPLICANT: COUNTY OF MONTEREY & NGEN

APN: 412-102-006-000

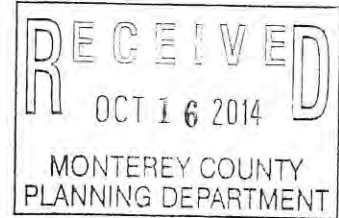
FILE # PLN140633

 2500' Limit  300' Limit  Water



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: **North County Non-Coastal**

Please submit your recommendations for this application by: October 15, 2014

Project Title: SALINAS VALLEY SOLID WASTE AUTHORITY
COUNTY OF MONTEREY NEXT GENERATION EMERGENCY TELECOMMUNICATIONS NETWORK (NGEN)

File Number: PLN140633

File Type: ZA or PC

Planner: OSORIO

Location: 1010 LEWIS RD ROYAL OAKS

Project Description:

Use Permit for the development of a "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code]. The facility would include the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter building, a 500-gallon propane gas tank, a propane gas power generator and fencing, to be owned and operated by the Monterey County Emergency Communications Department; 2) the future collocation of two additional commercial wireless telecommunications facilities to be operated by commercial wireless telecommunication providers, consisting of additional antennas and ancillary equipment to be installed on the 100-foot high lattice tower and in two additional equipment shelters approximately 173 square feet in size each. The future development of the two commercial wireless telecommunications facilities would not require additional discretionary review by the County. The site is located at the non-operational Lewis Road Landfill owned by the Salinas Valley Solid Waste Authority. The property is located at 1010 Lewis Road, Royal Oaks (Assessor's Parcel Number 412-102-006-000), near the parcel located at 1142 Lewis Road, North County Area Plan.

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

Bill Harry, Director of Emergency Communications of Monterey County AND Chuck Manrique, Sheriff's office of Mont. County

Was a County Staff/Representative present at meeting? Delinda Robinson (Name) County

PUBLIC COMMENT: NONE

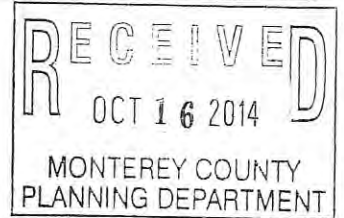
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

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)

ADDITIONAL LUAC COMMENTS

The committee regards this as a good plan and is needed by the community and it should go forward and does not seem to have any negative complaints from the community.



RECOMMENDATION :

Motion by: DL (LUAC Member's Name)

Second by: John (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 3 D.L. John Emily

NOES: 0

ABSENT: 0

ABSTAIN: 0

County of Monterey
 State of California
NEGATIVE DECLARATION

FILED
 NOV 18 2014
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	NGEN Wireless Telecommunications Facility – Lewis Road Landfill
File Number:	PLN140633
Owner:	Salinas Valley Solid Waste Authority
Project Location:	1010 Lewis Road, Royal Oaks, North Monterey County
Primary APN:	412-102-006-000
Project Planner:	Luis Osorio
Permit Type:	Use Permit
Project Description:	Use Permit for the development of a "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter, a 500-gallon propane gas tank, a propane gas power generator and fencing in an approximately 2,160 square foot (28' x 77') area; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters approximately 173 square feet in size each and ancillary equipment including propane gas tanks and power generators located in an approximately 1,300 square foot (22' x 60') area adjacent to the public safety facility.

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
Review Period Begins:	November 19, 2014
Review Period Ends:	December 8, 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
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 Monterey County Resource Management Agency – Planning has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Use Permit (NGEN, File Number PLN140633) at 1010 Lewis Road (APN 412-012-006-000) (see description below). The project involves the development "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code].

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency – Planning, 168 West Alisal St, 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 Planning Commission will consider this proposal at a meeting on December 10, 2014 at 1:30 PM in the Monterey County Board of Supervisors Chambers, 168 West Alisal St, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from November 19, 2014 to December 8, 2014. Comments can also be made during the public hearing.

Project Description:

Use Permit for the development of a "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter, a 500-gallon propane gas tank, a propane gas power generator and fencing in an approximately 2,160 square foot (28' x 77') area; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters approximately 173 square feet in size each and ancillary equipment including propane gas tanks and power generators located in an approximately 1,300 square foot (22' x 60') area adjacent to the public safety facility.

The project site is located at the non-operational Lewis Road Landfill owned by the Salinas Valley Solid Waste Authority in the Lewis Road area in North Monterey County. The site is located in the northeast corner of the landfill. Access to the project area will be through an existing paved access road to the landfill. The area of the proposed facility would be covered with gravel to facilitate access, vehicle circulation and maintenance; minor grading and filling would be required to facilitate the construction of the facilities. The public safety non-commercial facility will be operated by the NGEN agency members. The two commercial wireless telecommunications facilities will be operated by wireless telecommunications service providers and their development in the future would not require additional discretionary review by the County.

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 Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency 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 Agency to ensure the Agency 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 Agency to confirm that the entire document was received.

For reviewing agencies: Resource Management Agency – Planning 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 Agency 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
Attn: Mike Novo, Director of Planning
168 West Alisal St, 2nd Floor
Salinas, CA 93901

Re: NGEN Lewis Road Wireless Facility; File Number PLN140633

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

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

COMMENTS: _____

DISTRIBUTION

1. County Clerk's Office
2. Association of Monterey Bay Area Governments
3. Monterey Bay Unified Air Pollution Control District
4. Monterey County Regional Fire Protection District
5. Monterey County Water Resources Agency
6. Monterey County RMA-Public Works
7. Monterey County RMA-Environmental Services
8. Monterey County Environmental Health Bureau
9. Monterey County Sheriff's Office, Dave Crozier
10. Salinas Valley Solid Waste Authority, Owner
11. Bill Harry, Monterey County Emergency Communications Department, Agent
12. The Open Monterey Project
13. LandWatch
14. Property Owners within 300 feet (**Notice of Intent only**)

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

15. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
16. Emilio Hipolito (ehipolito@nccrc.org)
17. United Brotherhood of Carpenters & Joiners (nedv@nccrc.org)
18. Molly Erickson (Erickson@stamplaw.us)
19. Margaret Robbins (MM_Robbins@comcast.net)
20. Michael Weaver (michaelrweaver@mac.com)
21. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
22. 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: NEXT Generation Emergency Communications Network

File No.: PLN140633

Project Location: 1010 Lewis Road, Royal Oaks

Name of Property Owner: Salinas Valley Solid Waste Authority

Name of Applicant: Monterey County Emergency Communications Department

Assessor's Parcel Number(s): 412-102-006-000

Acreage of Property: 124.7 Acres

General Plan Designation: Public and Quasi Public

Zoning District: "PQP" (Public/Quasi Public)

Lead Agency: Monterey County Resource Management Agency

Prepared By: Luis A. Osorio, Senior Planner

Date Prepared: November 17, 2014

Contact Person: Luis A. Osorio

Phone Number: 831-755-5177

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

Background – The NGEN Project

The Monterey County Emergency Communications Department and other local public safety agencies are participating in a project to deploy the Next Generation Emergency Network (NGEN) radio system for emergency communications throughout the County. Participant agencies (users) include the County of Monterey, Cities of Carmel-by-the-Sea, Del Rey Oaks, Gonzales, Greenfield, King City, Marina, Monterey, Pacific Grove, Salinas, Seaside, Sand City and Soledad, Monterey County Regional Fire District, North County Fire Protection District, Spreckels Volunteer Fire Company, the Big Sur Volunteer Fire Brigade and City fire departments. Currently, these agencies operate a number of separate systems with redundant service areas. The overall project is proposed to upgrade the regional public safety wireless communication systems used by the member agencies; and to support critical communications of first responders to emergency calls.

Existing NGEN Sites

The new system would consolidate 33 existing telecommunication equipment sites (shown below) into 18 sites. The existing sites are shown and described below.

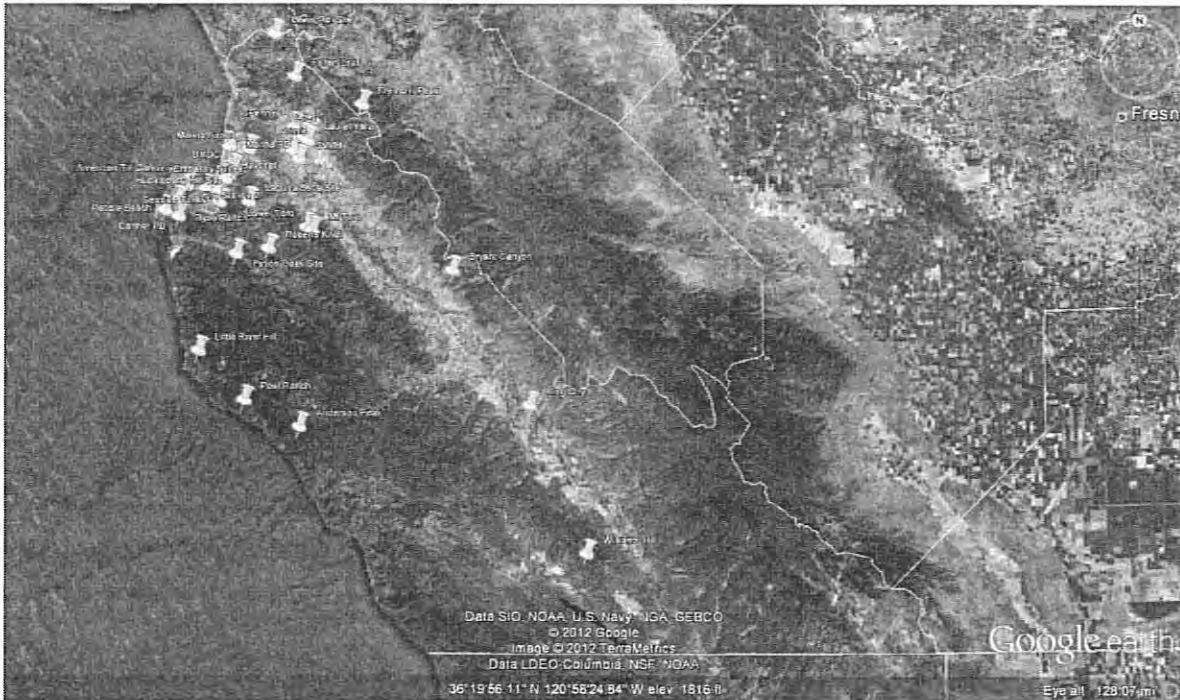


Figure 1. EXISTING NGEN SITES

911 Dispatch Center: The site is located at 1330 Natividad Road, Salinas (Assessor's Parcel Number 003-851-018-000), on County property located in the City of Salinas. The project entails six (6) new antennas and one (1) microwave dish on the existing telecommunication tower. Associated equipment will be stored within an existing equipment room. No grading proposed on site.

Salinas Administration Building: The site is located at 168 W. Alisal Street, Salinas (Assessor's Parcel Number 002-253-027-000), on County property located in the City of Salinas. The project entails one (1) antennas and one (1) microwave dish to be installed on the existing building. Associated equipment will be stored in the existing rooftop equipment room. No grading proposed on site. Use of site is still pending.

Bryant Canyon: The site is located five miles west of Bryant Canyon Road, north of King City (Assessor's Parcel Number 417-151-042-000), on BLM (State) property leased to the County of Monterey. The project entails two (2) antennas to be installed on an existing telecommunication tower. Associated equipment will be stored in an existing equipment shelter. No grading proposed on site.

Williams Hill: The site is located 1/2 mile south of Lockwood/San Ardo Road (5 miles from Jolon Road) in Lockwood (Assessor's Parcel Number 423-061-008-000), on State of California property leased to the County of Monterey. The project entails four (4) antennas to be installed on an existing telecommunication tower. Associated equipment will be stored in an existing equipment room. No grading proposed on site.

Point Sur: The site is located approximately one mile west of Highway 1 in Big Sur within the Point Sur Naval Facility (Assessor's Parcel Number 159-011-007-000), on State of California/Coast Guard property leased to the County of Monterey. The project entails five (5) antennas and one (1) microwave dish to be installed at existing site. Associated equipment will be stored in an existing equipment room. No grading proposed on site.

Anderson Peak: The site is located fronting on both sides of Coast Ridge Road, north of Julia Pfeiffer Burns State Park, Big Sur (Assessor's Parcel Number 420-021-028-000), on Federally-owned property leased to the County of Monterey. The project entails four (4) antennas to be installed on an existing pole. Associated equipment will be stored in the existing rooftop equipment room. No grading proposed on site.

Post Ranch: The site is located off Highway 1 in Big Sur (Assessor's Parcel Number 420-011-041-000). The property is owned and leased to the County of Monterey by Post Ranch LP. The project entails five (5) antennas and one (1) microwave dish to be installed on existing tower. Associated equipment will be stored in an existing equipment room. No grading proposed on site.

Table Mountain: The site is located approximate 2 miles from Parkfield/Coalinga Road in Parkfield (Assessor's Parcel Number 423-181-032-000), on BLM (State) property leased to the County of Monterey. The project entails two (2) antennas to be installed on the existing tower. A new equipment shelter is proposed. Approximately 5 cubic yards of grading required.

DMDC: The site is located at 400 Gigling Road (U.S. Defense Department building) in Seaside (Assessor's Parcel Number 031-151-004-000), on US Army property leased to the County of Monterey. The project entails four (4) antennas and one (1) microwave dish to be placed on the rooftop of the existing building. Associated equipment will be stored in the existing equipment room. No grading proposed on site.

Mt. Toro: The site is located at the top of Mount Toro, near Corral Del Cielo Road, Salinas (Assessor's Parcel Number 416-451-012-000). The property is owned and leased to the County of Monterey by Dorrance Ranches LLC. The project entails eight (8) antennas and three (3) microwave dishes to be installed on existing tower. Associated equipment will be stored in the existing equipment room. No grading proposed on site.

Roberts Knoll: The site is located off El Caminto Road in Carmel Valley (Assessor's Parcel Number 187-011-006-000). The property is owned and leased to the County of Monterey by David Ratliff. The project entails five (5) antennas and one (1) microwave dish to be installed on a proposed 40 foot tower replacing an existing 25 foot tower. A new equipment shelter is also proposed. Associated grading is approximately 25 cubic yards. Use of site is still pending and will require discretionary review.

Big Sur Campground: The site is located at 47000 Highway 1, Big Sur (Assessor's Parcel Number 419-201-023-000). The property is owned and leased to the County of Monterey by Big Sur Campground Inc. The project entails two (2) microwave dishes to be installed on existing tower. A new equipment shelter is proposed. No grading proposed on site.

Fremont Peak: The site is located at 11000 San Juan Canyon Road, Salinas (Assessor's Parcel Number 149-011-014-000), The property is owned and leased to the County of Monterey by Gabilan Ranch. The project entails one (1) panel antenna to be installed on the existing tower. Existing antennas will be shared with existing tenants. Associated equipment will be stored in the existing equipment room. No grading proposed on site.

ITD Moffett Street: The site is located on Moffett Street, Salinas (Assessor's Parcel Number 003-863-009-000), on County property located in the City of Salinas. The site is only hosting the server equipment. No antennas or wireless equipment. No grading proposed on site.



Figure 2. PROPOSED NGEN SITES

Proposed NGEN Facilities

The 18 new/consolidated sites within the jurisdiction of County of Monterey are shown above. Four of these sites require use permits; the other sites only require minor modifications/additions to existing telecommunication facilities and would only require ministerial permits or minor design review applications. Use permits were approved by the Planning Commission for the four sites needing such permits as follows:

Laguna Seca Site: located at the Laguna Seca race track (Planning File No. PLN100502);

Penon Peak Site: located in Carmel Valley (Planning File No. PLN100515);

Huckleberry Hill Site: in Pebble Beach (Planning File PLN100516); and

Lewis Road Site: located at 1705 Covenant Lane in the Lewis Road area in the north county area (Planning File No. PLN100501).

The Laguna Seca and Penon Peak facilities have been built and are operational. An environmental impact report is being prepared for the Huckleberry Hill site which was required by the Board of Supervisors;

and the Lewis Road site is not available anymore as the property owner has chosen to not grant a lease for the project at that site. The Lewis Road Landfill site was selected as an alternative to the no-longer-available site.

Proposed Project Description and Entitlements – File PLN140633

Use Permit for the development of a "Wireless Telecommunications Collocation Facility" [As defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, non-commercial Wireless Telecommunications Facility consisting of a 100-foot high lattice tower, a 173 square foot equipment shelter, a 500-gallon propane gas tank, a propane gas power generator and fencing in an approximately 2,160 square foot (28' x 77') area; and 2) the future collocation of two additional commercial wireless telecommunications facilities consisting of additional antennas on the 100-foot high lattice tower, two additional equipment shelters approximately 173 square feet in size each and ancillary equipment including propane gas tanks and power generators located in an approximately 1,300 square foot (22' x 60') area adjacent to the public safety facility. The project plans are identified as Figure Nos. 5 and 6 below.

The project site is located at the non-operational Lewis Road Landfill owned by the Salinas Valley Solid Waste Authority in the Lewis Road area in North Monterey County (See Location Map, Figure 3 below). The site is located in the northeast corner of the landfill (Figure 4). Access to the project area will be through an existing paved access road to the landfill. The area of the proposed facility would be covered with gravel to facilitate access, vehicle circulation and maintenance; minor grading and filling would be required to facilitate the construction of the facilities. The public safety non-commercial facility will be operated by the NGEN agency members. The two commercial wireless telecommunications facilities will be operated by wireless telecommunications service providers and their development in the future would not require additional discretionary review by the County.



Figure 3 – Location Map

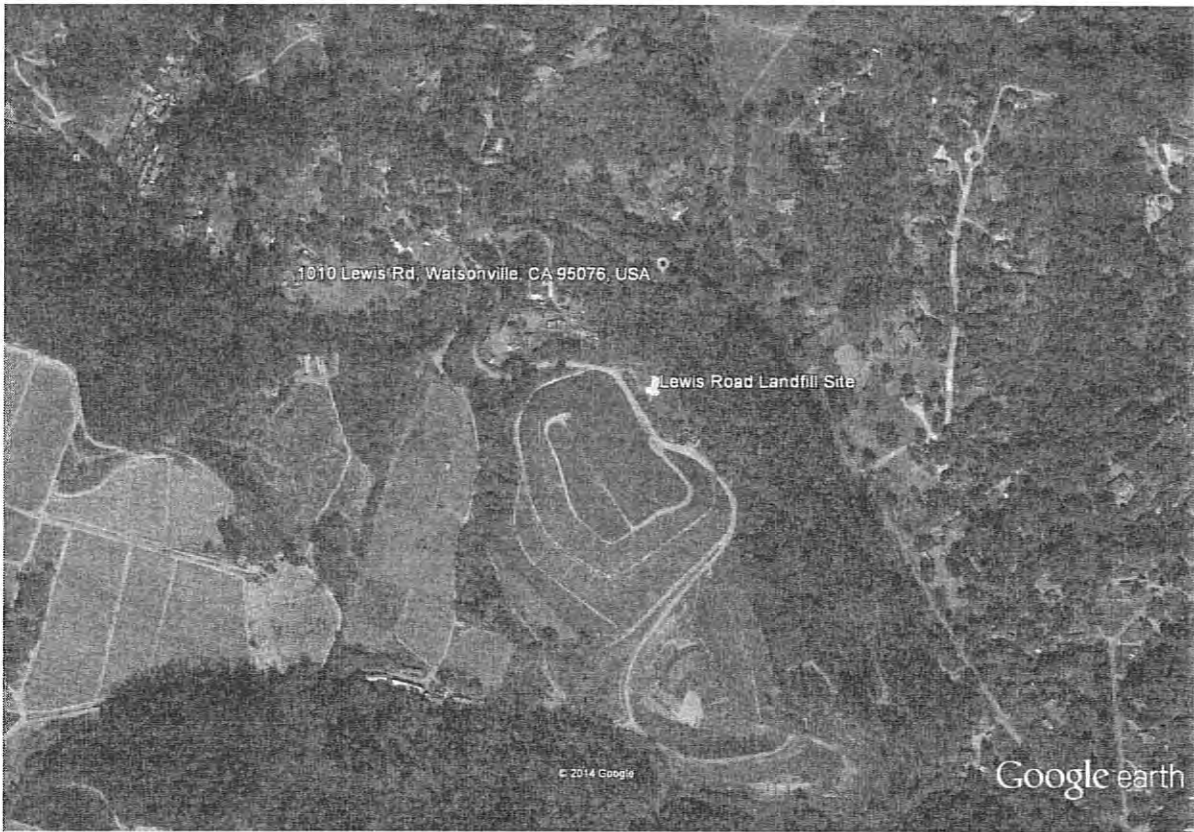


Figure 4 - Project Site Location – Aerial View

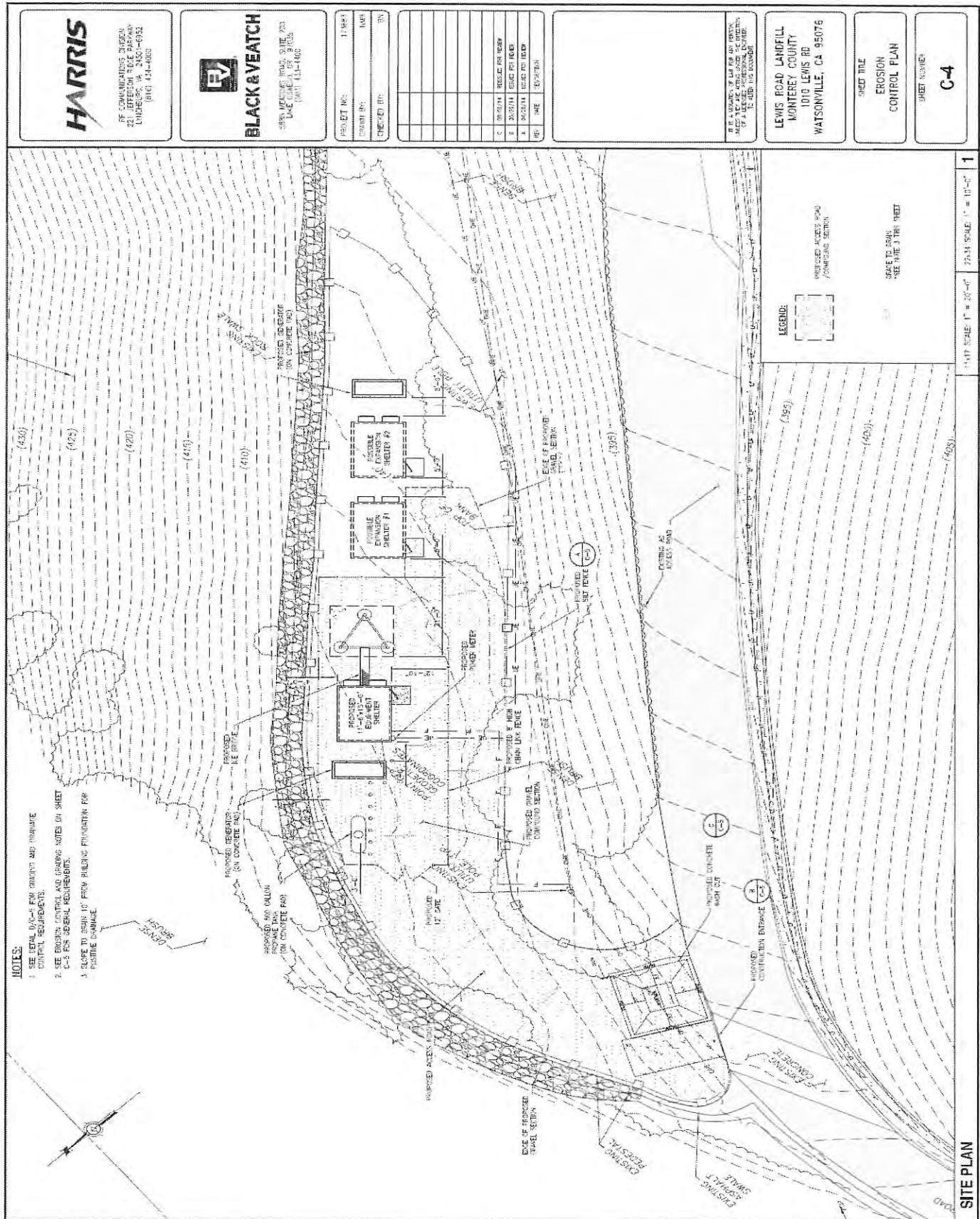


Figure 5 – Site Plan

HARRIS

50 COMMUNICATIONS AVENUE
237 ADRIANNA PECKE PARKWAY
LINDSEY, CA 94501-4992
(916) 434-1000



BLACK & VEATCH

3000 WASHINGTON BLVD., SUITE 200
LAKE OSBORN, CA 95024
(408) 433-4800

PROJECT NO.	17-000
DRAWN BY	RMS
CHECKED BY	RK

1	DRAWING	FIELD PLAN SHEET
2	DRAWING	FIELD PLAN SHEET
3	DRAWING	FIELD PLAN SHEET
4	DRAWING	FIELD PLAN SHEET
	REV.	DATE

IT IS A CONDITION OF CONTRACT AND FEDERAL REGULATION THAT ANY WORKMAN SHALL BE LICENSED, REGISTERED OR TRAINED TO DO HIS WORK.

LEWIS ROAD LANDFILL
MONTEREY COUNTY
1010 LEWIS RD
WATSONVILLE, CA 95076

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
C-3

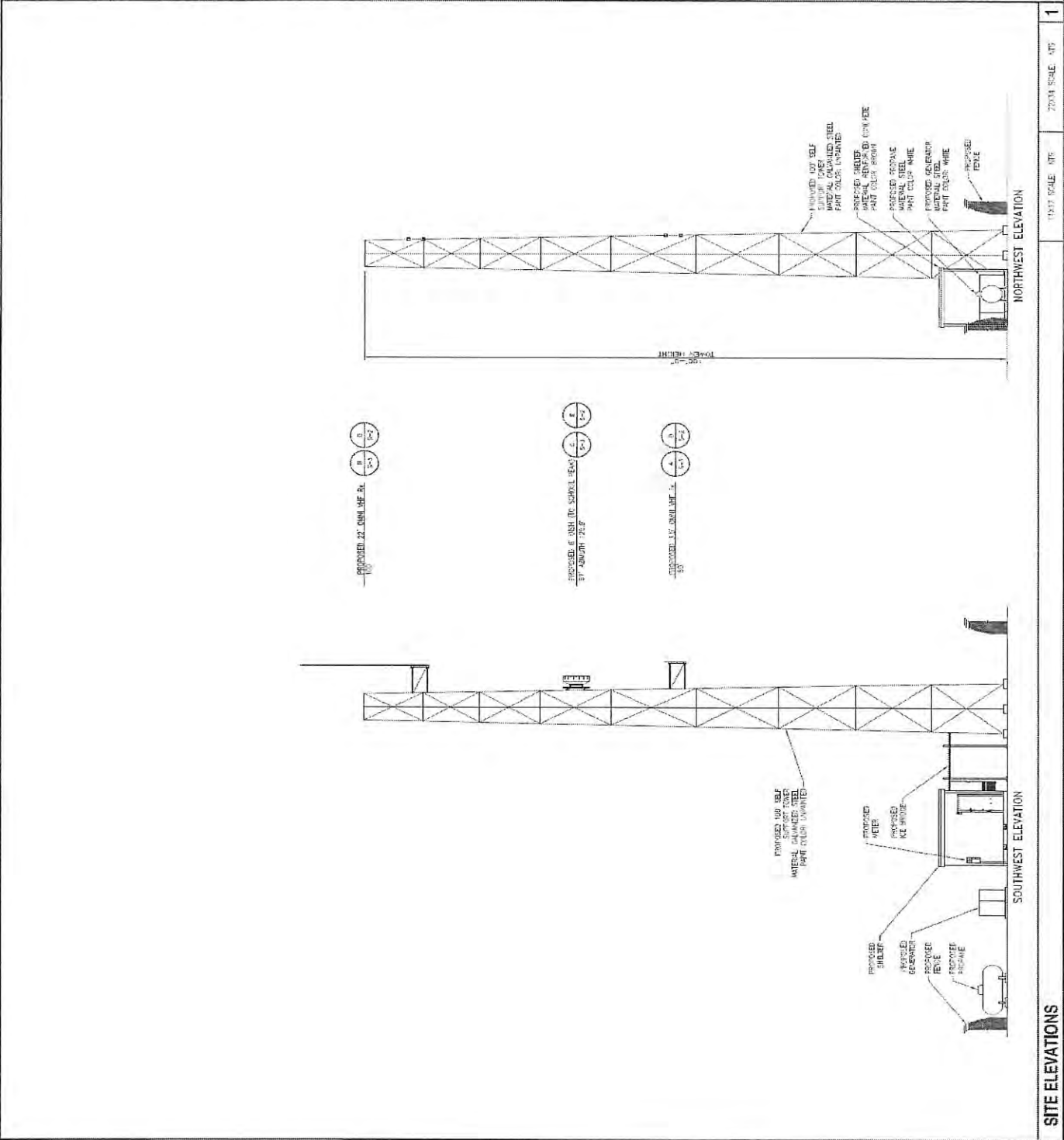


Figure 6 – Project Plans – Elevations

HARRIS

SE COMMUNICATIONS DIVISION
221 JEFFERSON ROAD PARKWAY
LONGMEADOW, MA 01461-4952
(516) 331-4000



BLACK & VEATCH

500 LEWIS ROAD, SUITE 201
WATSONVILLE, CA 95076
(408) 841-1160

PROJECT NO: 17468
SHEET NO: 11
CHECKED BY: [Signature]

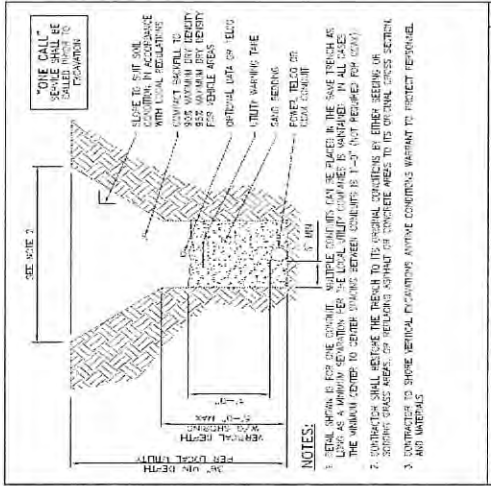
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2	11/11/14	ISSUED FOR PERMITS
3	11/11/14	ISSUED FOR PERMITS
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5	11/11/14	ISSUED FOR PERMITS
6	11/11/14	ISSUED FOR PERMITS
7	11/11/14	ISSUED FOR PERMITS
8	11/11/14	ISSUED FOR PERMITS
9	11/11/14	ISSUED FOR PERMITS
10	11/11/14	ISSUED FOR PERMITS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

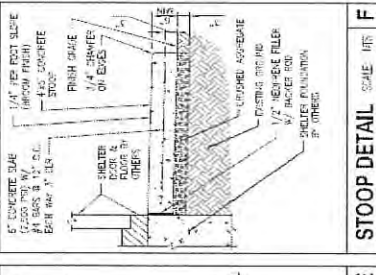
LEWIS ROAD LANDFILL
MONTEREY COUNTY
1010 LEWIS RD
WATSONVILLE, CA 95076

SHEET TITLE
SITE DETAILS

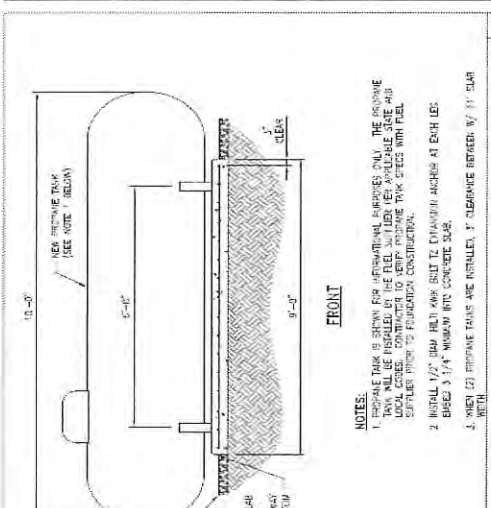
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S-1



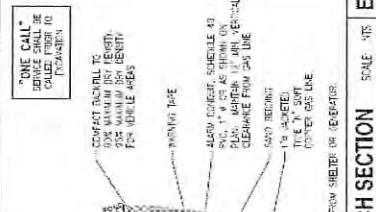
TYPICAL UTILITY TRENCH DETAIL SCALE: NTS



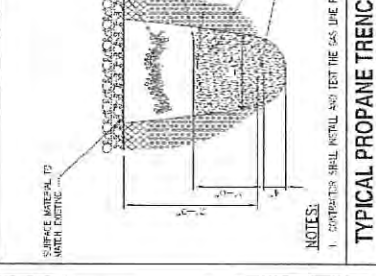
TYPICAL PROPANE TRENCH SECTION SCALE: NTS



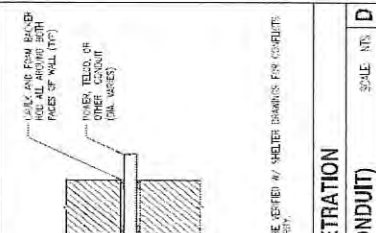
500 GALLON PROPANE TANK DETAIL SCALE: NTS



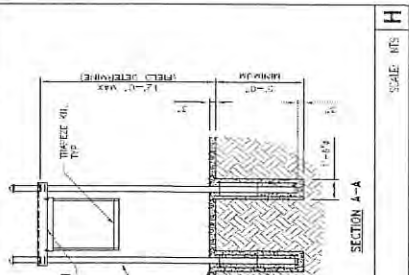
TYPICAL ICE BRIDGE LAYOUT SCALE: NTS



WALL PENETRATION DETAIL (CONDUIT) SCALE: NTS



WALL SUPPORTED CONDUIT SCALE: NTS



DETAIL NOT USED SCALE: NTS

Figure 8 – Project Plans – Propane Tank

B. Surrounding Land Uses and Environmental Setting:

The project site is located at the non-operational Lewis Road Landfill owned by the Salinas Valley Solid Waste Authority. The landfill is located to the south of Lewis road approximately two miles west of San Miguel Canyon Road (Figure 3); the landfill is 124 acres in size and is located in a rural area. The landfill has been non-operational for years. The site is surrounded by wooded areas to the northeast and south and by small agricultural areas to the west (See Figure 4 above). The areas north of Lewis Road are designated for low density residential uses and are developed with a number of private subdivisions. Older residential units and parcels are scattered throughout the area.

C. Other public agencies whose approval is required:

The proposed facility is within 1,000 feet of the closed landfill footprint and is subject to conditions of Title 27 Section 21190 of the California Code of Regulations. The applicant will be required to submit a CERS registration paperwork for a Hazardous Material Business Response Plan Permit prior to final of the construction permit. Operation of the facility once constructed would be subject to permitting requirements from the Federal Communications Commission.

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

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

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

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 checked="" 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: Agricultural and Forest Resources: The proposed project site is not designated as any as the agricultural land use designations in the General Plan. The site is not located adjacent to land designated for agricultural use nor land under a Williamson Act Contract. The site is not designated as forest land, timberland or zoned for timberland production. The project will not result in loss or conversion of forest land to non-forest use. Therefore development of the proposed facility would not result in any impact to agricultural or forest resources. (Section IX, Reference Nos. 1, 2, 3)

EVIDENCE: Air Quality: Construction of the proposed facility would involve transport of construction materials, workers; minimal grading of the site (less than 100 cubic yards) would be required. Vehicles and construction equipment will generate short-term emissions associated with their operation; such emissions do not exceed applicable thresholds for criteria pollutants (Tables 5-1, 5-2, 5-3 within the 2008 CEQA Air Quality Guidelines). Operation of the facility would include minimal vehicle trip required for equipment inspection and maintenance; these trips would be rare and applicable thresholds for criteria pollutants would not be exceeded. The propane-based back-up generators would only be operated during power outages and therefore would not significantly affect air quality. The proposed project would not expose sensitive receptors to substantial pollutant concentrations nor create objectionable odors. (Section IX, Reference Nos. 1, 2, 5)

EVIDENCE: Biological Resources: A Biological Letter Report was prepared for the project. The report included review of the California Natural Diversity Data Base Quad Map Species List for the area of the project site. The report concludes that there are no sensitive geological resources on the project site. Therefore the project would not have any impacts on biological resources. (Section IX, Reference No. 9)

EVIDENCE: Cultural Resources: The project site is located in a closed, non-operational landfill. The area of the landfill including the project site has been disturbed through the prior operation of the landfill. In addition, the site is designated with a low archaeological sensitivity in the County's GIS Database. There are no historical resources on the project site as it is the site of a closed, non-operation landfill. A "Preliminary Archaeological Reconnaissance" (Report) of the site was prepared for the project (Reference No. 8); the Report concludes that "None of the materials frequently associated with prehistoric resources in this area were observed in the project area during the field assessment;" that "The surface soil in and around the project area was highly disturbed light brown silt;" and that "There was no surface evidence of potentially significant historic period cultural resources found during the survey." The report recommends halting of construction work if archaeological resources or human remains are unexpectedly found during construction until they can be evaluated by a professional archaeologist. Such condition will be applied to the approval of the project. Therefore the project would not result in potential significant impacts on cultural resources. (Section IV; Reference No. 1, 2 and 8)

EVIDENCE: Geology and Soils: The project site is not located in an Alquist-Priolo Earthquake Fault Zone. The site may be subject to strong seismic ground shaking. The Geotechnical Engineering Evaluation concludes that "based on the consistency of the site soils and lack of groundwater, the potential for liquefaction during a design

level earthquake is negligible.” The site is nearly flat with no landslide hazard and is not located in unstable geologic units or soils. Development of the project subject to all the recommendations of the Geotechnical Engineering Evaluation would assure that the project does not result in significant impacts on geology and soils. (Section IX, Reference Nos. 1, 2, 7)

EVIDENCE: Greenhouse Emissions: Construction of the proposed facility would involve transport of construction materials and workers as well as minor grading and use of moveable cranes. Vehicles and equipment used would generate greenhouse gas (GHG) emissions primarily in the form of carbon dioxide. However, these emissions would be minor and short term and would not have a significant impact on the environment. Consistent with State and County regulations, best management practices would be employed to minimize these emissions, further reducing this less-than-significant impact. Operation of the facility would consume electricity for powering on-site equipment, which would indirectly generate GHG emissions to the extent that power generation sources for the grid involve combustion of fossil fuels. However, electricity consumption would be relatively minor, and operation of the proposed facility would not make a cumulatively considerable contribution of GHG emissions on the environment. The propane-based back-up generators 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. (Section IX, Reference No. 1, 2, 3)

EVIDENCE: Hydrology and Water Quality: Development and operation of the proposed facility would not involve wastewater discharges or affect/deplete groundwater. Grading would be minimal involving mostly excavation for foundation construction, and would not significantly alter drainage patterns of the project site. Best management practices would be required during construction as part of the issuance of construction permits to prevent degradation of the site from potential stormwater runoff. Impervious surfaces, tower foundations, and concrete pads for equipment shelters, would total approximately 3,500 square feet, and stormwater runoff would be retained on-site. Therefore, the project would not result in impacts on hydrology and water quality. (Section IX, Reference 1, 3)

EVIDENCE: Land Use: The proposed facility qualifies as “Wireless Telecommunications Facilities” as defined in Section 21.64.310.F.18 of the Monterey County Zoning Ordinance. Development of such facilities is allowed under the zoning designation of the project site with a Use Permit. Development of the facility, if approved, would be subject to specific conditions of approval required under Chapters 21.64.310 of the Zoning Ordinance. The proposed facility qualifies as a “Wireless Telecommunications Collocation Facility” per Section 65850.6 (d) (3) of the California Government Code; this definition allows for consideration of several wireless telecommunications facilities, including environmental review, under one permit and their construction at different times without separate review. This type of facility is consistent with the regulations for wireless telecommunications facilities of the Monterey County Zoning Ordinance which encourage collocation of these facilities when appropriate. Development of the facility is consistent with

the land use and zoning designations of the site and all applicable regulations. The project site is located in a non-functional landfill site and would not conflict with other land uses in the vicinity. Therefore the project would not result in impacts on land use. (Section IX, References 1, 2, 3)

EVIDENCE: Mineral Resources: The project site is not located in an area where mineral resources of State or regional values have been identified. The site is not located on a locally important mineral recovery site. (Section IX, Reference Nos. 2, 3)

EVIDENCE: Noise: Operation of the proposed communications facility would not generate noise that would be audible outside the confines of the facilities, and noise exposure. The only noise-generating component of the project is a propane-based back-up generator which would only operate during power outages; in general this type of generator does not exceed the noise standards of the Monterey County Noise Ordinance (85 decibels measured at 50 feet from the source). The nearest sensitive receptors are the residential units located on the parcels immediately adjacent to the north project site. The residential units are further than 50 feet from the location of the generator. Construction of the proposed facility would involve transport of construction materials and workers as well as minor excavation and use of moveable equipment and cranes.

In compliance with the Noise Ordinance, noise-generating construction activities would be limited to the hours between 8 a.m. and 4:30 p.m., Monday through Friday. Most of the elements of the operation of the facility would not generate noise. The temporary and sporadic nature of the operation of the back-up generator and the restriction of construction hours would assure that the project is consistent with noise standards. Therefore, the project would not result in potential significant impacts on noise. (Section IX, Reference Nos. 1, 2, 3)

EVIDENCE: Population /Housing: The proposed wireless telecommunications facility would support regional public safety communication systems and critical communications of first responders to emergency calls. The proposed facility will not induce population growth nor displace existing housing or people. (Section IX, Reference 1, 2, 3)

EVIDENCE: Public Services: The proposed facility would be unmanned and would not require of additional police or fire protection services nor would it result in the need for added school or park services. (Section IV; References 1, 3)

EVIDENCE: Recreation: The proposed project consists of a wireless communications facility and would not involve either the use or construction of recreational facilities or result in the need for additional such facilities in the area of the project site. (Section IV; Reference Nos. 1, 2)

EVIDENCE: Transportation/Traffic: Potential Impacts from vehicular traffic related to the proposed facility would be related only to temporary traffic generated during construction activities and traffic generated by the maintenance of the facilities. These impacts are not considered significant given their temporary nature and have generally been addressed through implementation of measures identified in a

Construction Management Plan. These measures generally include identification and limitation of construction activity hours and number of employees, identification of access routes for construction-related vehicles, location of staging areas and employee parking areas; and requirement for the repair of damage to roads damaged by the circulation of construction vehicles and equipment. Conditioning the development of the projects to the submittal and approval of a Construction Management Plan for each site would assure development of the projects would remain below the thresholds that would require mitigation measures as defined in CEQA. (Section IV; Reference No. 1)

EVIDENCE: Utilities and Service Systems: The proposed facility would not require wastewater treatment or additional water supply. Small amounts of stormwater runoff generated by the project would be contained on-site. (Section IV; Reference No. 1)

B. DETERMINATION

On the basis of this initial evaluation:

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



Signature

Luis A. Osorio

November 17, 2014

Date

Senior Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: Reference No. 1, 3, 4)	<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: Reference No. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: Reference No. 1, 3, 4)	<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: Reference No. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Three factors are generally 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. In general visibility impacts are assessed only from "Common Public Viewing Areas" which include public streets, roads, designated vista points, or public parks 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 proposed site is located southerly of Lewis Road, approximately two miles west of San Miguel Canyon Road in the North County (Royal Oaks) area. No scenic highways are designated in the vicinity. Figures 1.1 and 1.2 below show the project site from two different vantage points, with the top photos showing existing views and the bottom photos superimposing a simulation of the tower in the same views. As shown on Figure 1.1, the tower would be visible from a small residential area located just to the north of the project site; two single family dwellings are located in this area. As shown on Figure 1.3, the proposed tower would generally not be visible from Lewis Road (a common public viewing area) because the view would be blocked by a sizable tree stand. While the proposed tower would be visible from these residences and from other distant rural residential areas to the south of the project site, it would not be visible from public viewing areas in the vicinity.

No Impact (a, b):

Pursuant to Figure 15 (Scenic Highway Corridors & Visual Sensitivity – North County) of the North County Area Plan, the property is not located within a visually sensitive area. The nearest visually sensitive area is approximately ¼ mile north and east of the project site. The nearest scenic route is a portion of San Miguel Canyon Road, east of the project site. The project site is not visible from San Miguel Canyon Road due to vegetation, topography and distance. Figure 15 of the North County Area Plan does not identify any scenic vistas near the project site. County resources maps and North County Area Plan do not identify specific visual resources, such as historic structures, rock outcroppings, or trees within or near the project area. Therefore, there is no impact to scenic vista or scenic resources.

Less-Than-Significant (c):

Visual analysis is based on views from common public viewing areas, which the 2010 Monterey County General Plan defines as, “a public area, such as a public street, public road, designated vista point, or commonly utilized areas of public parks from which the general public ordinarily views the surrounding viewshed.” Based on field review of the site and area, the most impacted views will be from the residential units to the north of the project site (Figure A). These residences do not constitute a common public viewing area and the view of the project from them is not protected by County policies. Based on the vegetation along Lewis Road, impacts are negligible. Additionally, the project site is a non-operational landfill with no public access where visibility of the project to the general public would be negligible. Therefore, potential degradation to existing visual character or quality of the site and its surroundings is less-than-significant.

No Impact (d):

The tower may be 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). If required such lighting would consist of a blinking red light beacon which would not be a significant lighting source. Light source on the proposed equipment shelter will use a “full cutoff” design” (shielded and downward pointing) consistent with Policy LU-1.13 within the 2010 General Plan for Exterior Lighting and therefore would not adversely affect nighttime views in the area. Therefore, there will be no impacts due to exterior lighting.

Existing



Proposed



view from 938 Lewis Road looking east at site

Salinas Valley Solid Waste Authority

AdvanceSim
Energy Simulation Solutions
Contact: (975) 320-9407

Figure 1.1 – Visibility from Residential Units to the north

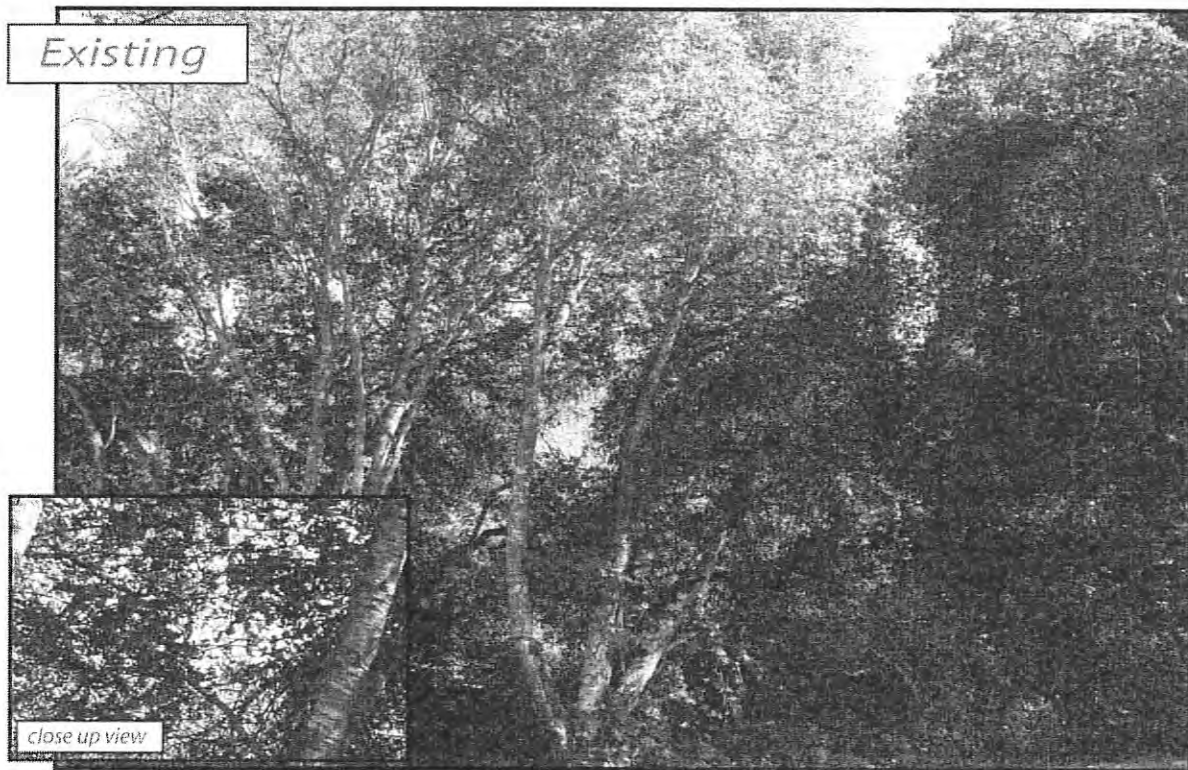


view from Covenant Lane looking southeast at site

AdvanceSine
PHOTOGRAPHY CONSULTING

Salinas Valley Solid Waste Authority

Figure 1.2 – Visibility from Covenant Road across Lewis Road to the north of the Project Site



view from Lewis Road looking south at site
 Salinas Valley Solid Waste Authority

AdvanceSim
 Planning & Simulation
 9251 Lindero Street
 San Diego, CA 92121

Figure 1.3 – Visibility from Lewis Road

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:)	<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:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See discussion under Section IV; Agricultural and Forest Resources)

3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See discussion under Section IV; Air Quality)

4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See discussion in Section IV; Biological Resources.

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:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See discussion in Section IV; Cultural Resources)

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:) 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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
iii) Seismic-related ground failure, including liquefaction? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
iv) Landslides? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation:

(See discussion under Section IV; Geology and Soils)

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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion/Conclusion/Mitigation: (See discussion under Section IV; Greenhouse Emissions)				

8. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: Reference Nos. 1, 2, 3)	<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: Reference Nos. 1, 2, 3)	<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: Reference Nos. 1, 2, 3)	<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: Reference Nos. 1, 2, 3)	<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: Reference Nos. 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: Reference Nos. 1, 2, 3)	<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: Reference Nos. 1, 2, 3)	<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: Reference Nos. 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Operation of the proposed facility would not involve the routine transport, use or disposal of hazardous materials or create a significant hazard through the alteration of the conditions of the site. The site is not located within a quarter mile of any existing or proposed school or within a mile of any public airport or private airstrip. The proposed project would enhance emergency communications and therefore would aid in response to emergencies and implementation of emergency response plans. The proposed project site is located in a high fire hazard zone. However, the project does not include the construction of any residences or habitable structures, and power sources and equipment for the proposed facility would be housed in equipment shelters away from combustible vegetation, not increasing the risk for wild land fire.

Propane-based back-up generators are proposed which would only operate during power outages. This facility will store propane for a backup generator over quantities required to have a Hazardous Material Business Response Plan Permit with EHB. The project plans also indicated that a future fuel generator may be added. A Business Response Plan Memorandum of Understanding was submitted by the Monterey County Emergency Communications Department (Applicant). The applicant will be required to submit a CERS registration paperwork for a Hazardous Material Business Response Plan Permit prior to final of the construction permit. In addition, future permits that add additional fuel will require the permit quantities to be amended on the Hazmat Permit. A condition of approval will be required added to this effect.

The proposed facility is within 1,000 feet of the closed landfill footprint and is subject to conditions of Title 27 Section 21190 of the California Code of Regulations. The Environmental Health Bureau is the certified Local Enforcement Agency for CalRecycle for the compliance with regulations set forth in Titles 14 and 27 of the California Code of Regulations. Review of the project plans and specifications by the Solid Waste Management Services Section of the Environmental Health Bureau, has found that the following elements have been included in *Section J of Sheet S3* and the *Gas Mitigation Prevention* specifications on *GN-1* for the enclosed structure:

- Subgrade construction comprised of geotextile, > 12” aggregate layer, vent piping and 30 mil geomembrane under slab;
- The subgrade piping is passively vented by a riser topped with a turbine above the ridgeline. The system is designed for adaptation to active methane removal if necessary;
- Methane sensors are to be installed in the riser and inside the building with audible alarms. A sampling port is available for required periodic testing.

Therefore, the Environmental Health Bureau acting as the Local Enforcement Agency for CalRecycle, has determined that the proposed project to be in compliance with post-closure land use conditions as prescribed in CCR Title 27§21190 (g). In addition, also per the review of the project by the Bureau of Environmental Health, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the project would not it create a significant hazard to the public or the environment.

Radio Frequency Emissions

The proposed facility would emit radio frequency emissions associated with wireless telecommunications equipment. The facility is subject to the Federal Communications Commission’s (FCC) established limits for human exposure to radiofrequency (RF) radiation as defined in the United States Code of Federal Regulations, Title 47, Sections 1.1307(b) and 1.1310. Under the established limits, the facility must “have a Maximum Permissible Exposure (MPE) evaluation performed after installation to ensure compliance with applicable FCC rules.” As a condition of approval, evidence of FCC emission standard compliance shall be submitted to the County of Monterey Planning Department prior to commencement of use.

Therefore, per the discussion above and through implementation of the mentioned project requirements, the project would not result in significant impacts from hazards or hazardous materials. (Section IX, Reference 1, 3)

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source:)	<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:)	<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
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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See discussion in Section IV; Hydrology and Water Quality)

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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See discussion in Section IV; Land Use)

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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See discussion in Section IV; Mineral Resources)

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:)	<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:)	<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:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See discussion in Section IV; Noise)

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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. POPULATION AND HOUSING

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

Discussion/Conclusion/Mitigation:

(See discussion in Section IV; Population and Housing)

14. PUBLIC SERVICES

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

Discussion/Conclusion/Mitigation:

(See discussion in Section IV; Public Services)

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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion/Conclusion/Mitigation: (See discussion in Section IV; Recreation)					

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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source:)	<input type="checkbox"/>	<input 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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Result in inadequate emergency access? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:
See discussion in Section IV; Transportation)

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:)	<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:)	<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:)	<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:)	<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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See discussion in Section IV; Utilities and Service Systems)

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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Per the discussion elsewhere in the Initial Study, there are no environmental resources on the site that would be affected by the project.

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 not be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN140633 and the attached Initial Study / Proposed Negative Declaration.

IX. REFERENCES

1. Project Application/Plans
2. Monterey County General Plan including the County's GIS Database.
3. North County Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008.
6. Site Visit conducted by the project planner.
7. SVSWA Lewis Road Landfill, 1010 Lewis Road, Watsonville, California: Geotechnical Engineering Evaluation. Adapt Engineering, April 7, 2014
8. Lewis Road Landfill NGEN Facility Site in Northern Monterey County, California: Preliminary Archaeological Reconnaissance. Archaeological Consulting, July 18, 2014.
9. NGEN - 1010 Lewis Road Landfill Site: Biological Letter Report. Scott Hennessy, July 7, 2013.412-102-