



## ***RE-CIRCULATED INITIAL STUDY***

### ***BACKGROUND INFORMATION***

**Project Title:** Smith Richard C & Susan Boone Smith (Eco-Site)  
\_\_\_\_\_

**File No.:** PLN170647  
\_\_\_\_\_

**Project Location:** 8515 Coker Road, Salinas  
\_\_\_\_\_

**Name of Property Owner:** Smith Richard C & Susan Boone Smith  
\_\_\_\_\_

**Name of Applicant:** Refugio Cruz, Eco-Site on behalf of T-Mobile  
\_\_\_\_\_

**Assessor's Parcel Number(s):** 125-102-001-000  
\_\_\_\_\_

**Acreage of Property:** 3.14 acres  
\_\_\_\_\_

**General Plan Designation:** Residential – Low Density 5 – 1 Acres/Unit  
\_\_\_\_\_

**Zoning District:** LDR/B-6 (Low Density Residential Low Density 5 – 1  
Acres/Unit)  
\_\_\_\_\_

**Lead Agency:** Monterey County  
\_\_\_\_\_

**Prepared By:** Mary Israel and Yasmeeen Hussain  
\_\_\_\_\_

**Date Prepared:** 6/2/21 edits to December 17, 2018 document  
\_\_\_\_\_

**Contact Person:** Mary Israel  
\_\_\_\_\_

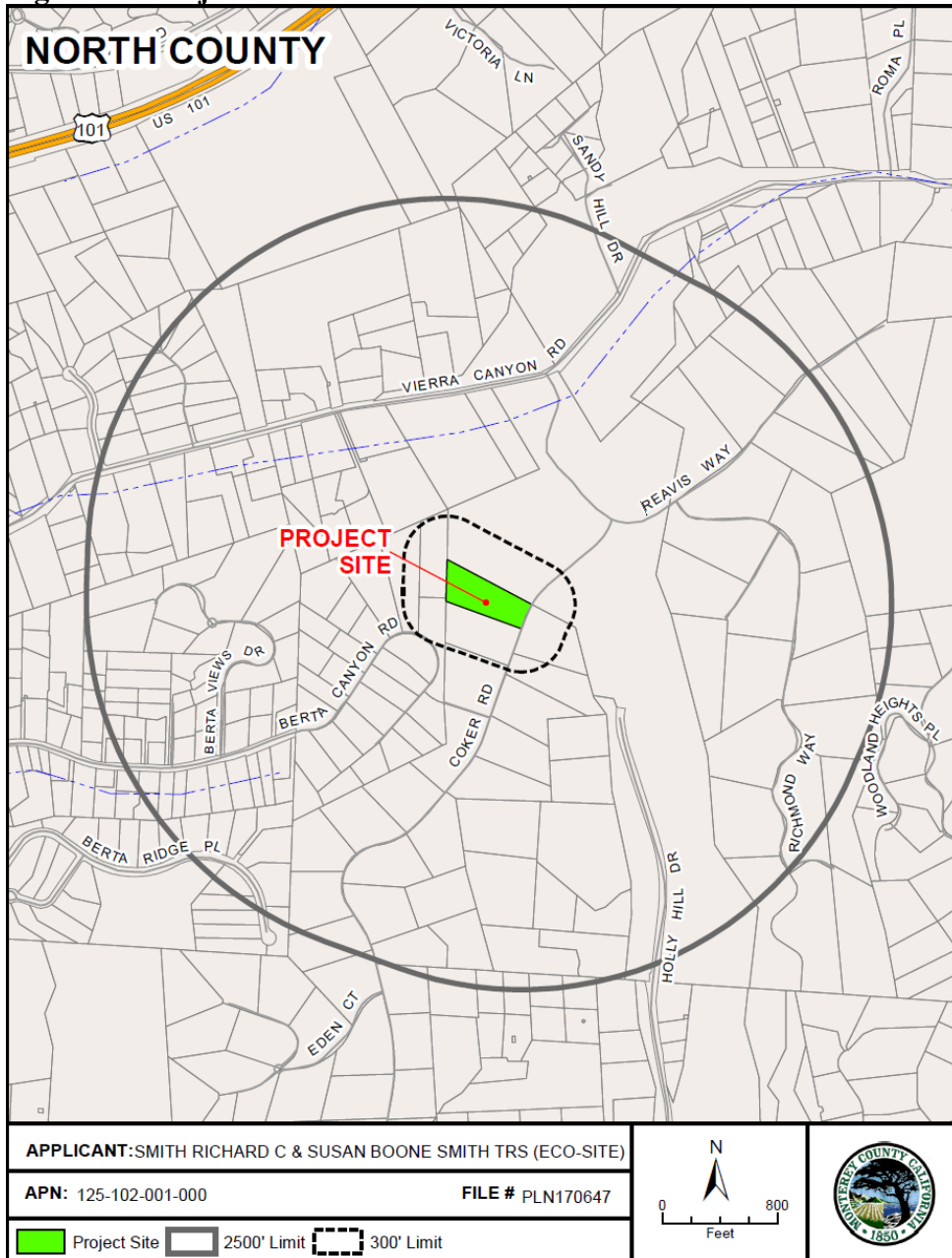
**Phone Number:** (831) 755-5183, israelm@co.monterey.ca.us  
\_\_\_\_\_

## II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

### A. Description of Project

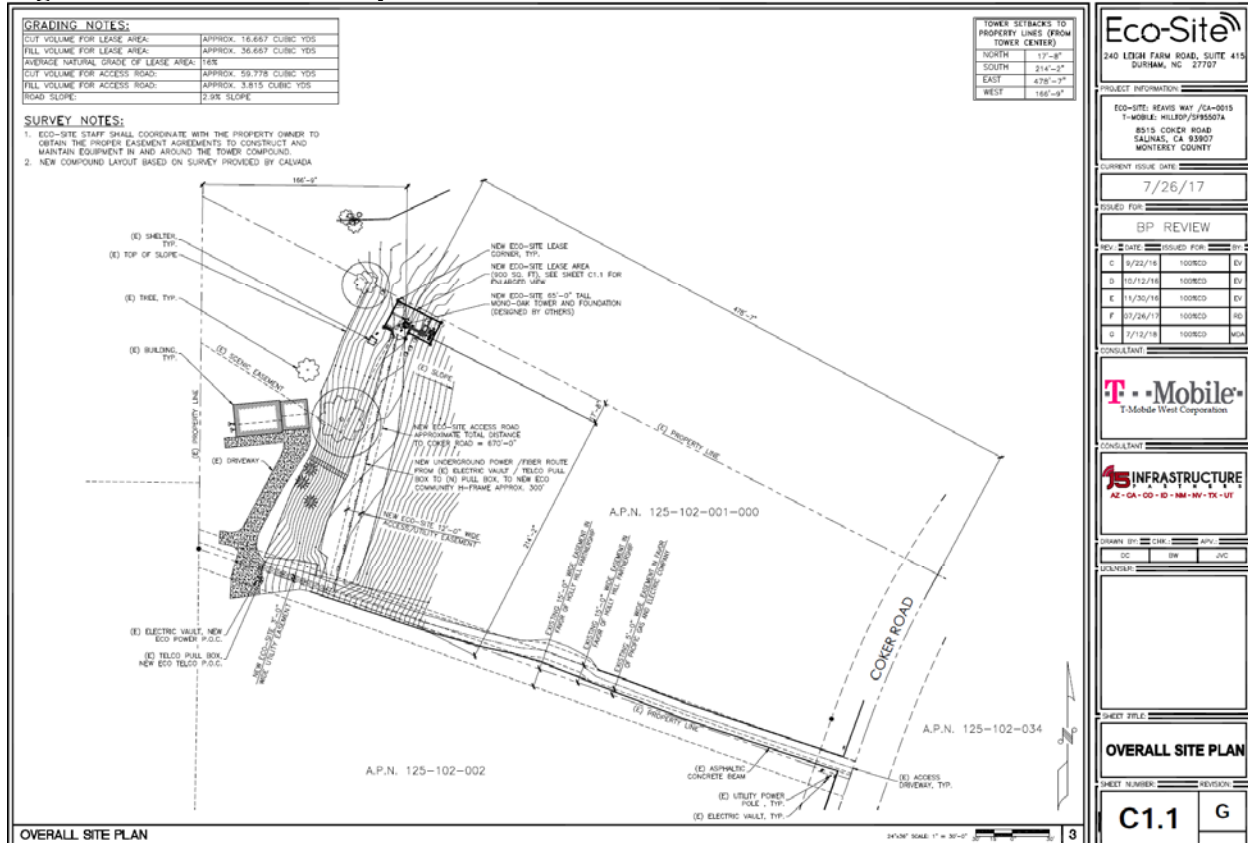
The proposed project consists of construction and operation of a wireless telecommunication facility including a 65-foot-tall oak tree-disguised monopole and equipment shelter at 8515 Coker Road, Salinas. The facility would be located within a 900 square foot lease area surrounded by a proposed wooden fence and accessed by a road and utility easement from Coker Road to the lease area. The project location is depicted in **Figure 1** below.

**Figure 1 – Project location**



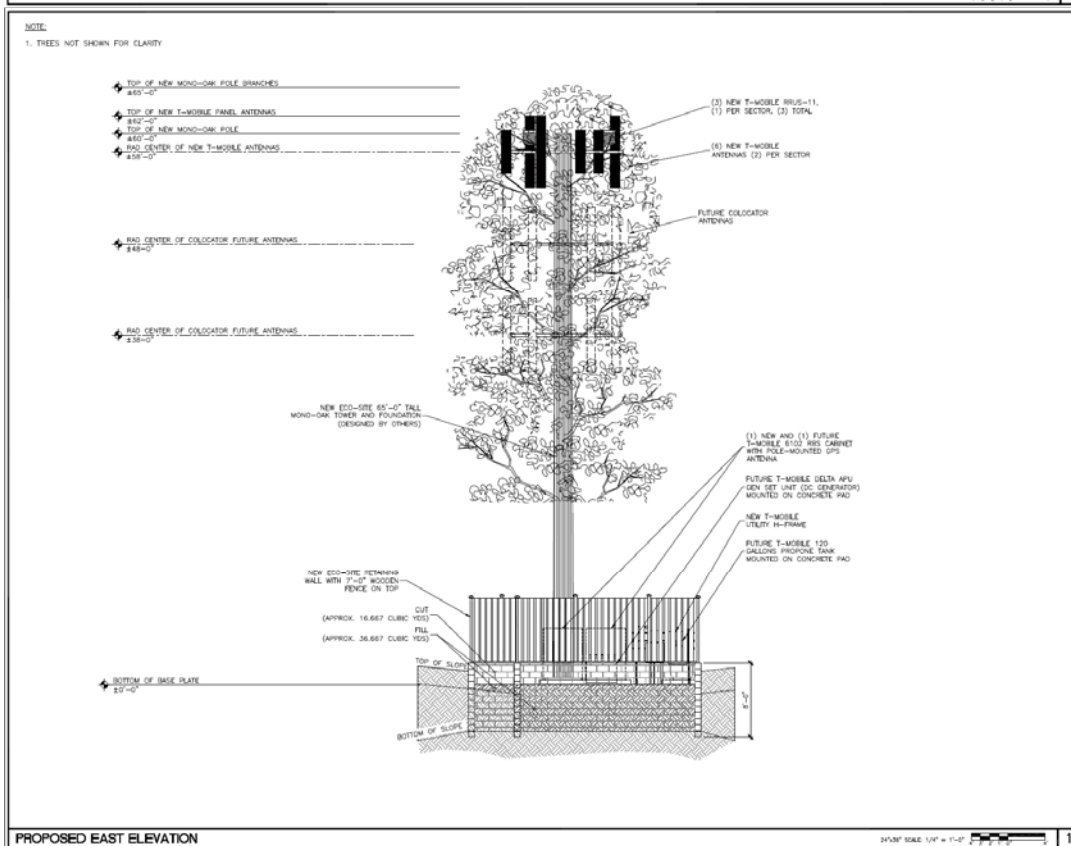
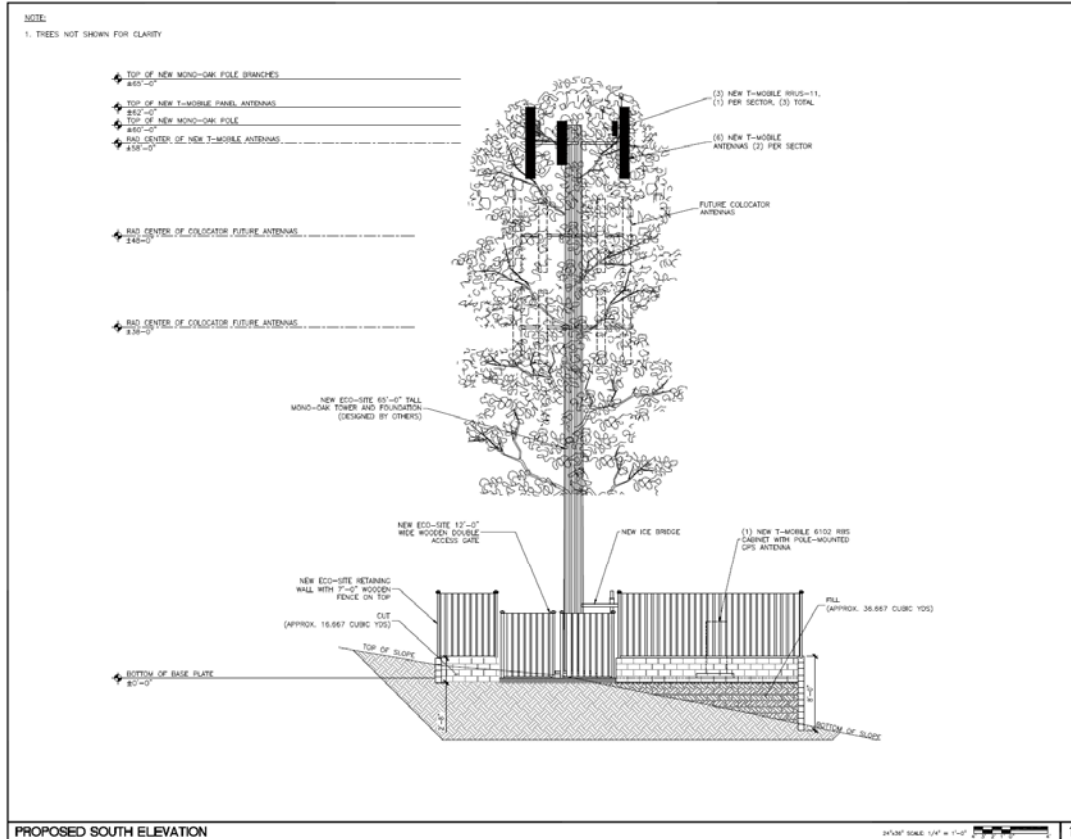
The proposed facility would be located behind an existing single family residence, within a 900-square foot leased area. An access and utility easement from the private driveway ~~Crocker Road~~ to the leased area is proposed ~~along the southern property line~~. The facility will include a 65-foot-tall mono-Oak with at ground equipment shelter and fence enclosure. The monopole is proposed to be designed to visually resemble an oak tree and the fence enclosure will include a wooden fence at the perimeter of the lease area. **Figures 2 and 3** below depict the location of the easements and lease area (Figure 2) and a typical elevation of the proposed 65 foot tall oak tree themed monopole (Figure 3).

**Figure 2. Location and Proposed Site Plan**



Due to the relatively flat area of the proposed development site, including the access road from the private driveway, 16 cubic yards of total grading is anticipated for the project. There is an established scenic and conservation easement on the property. The project site is not in the easement, but is within a foot of the easement.

**Figure 3. Elevations**



**Eco-Site**  
240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

**PROJECT INFORMATION**  
ECO-SITE: REAVIS WAY /CA-0015  
T-MOBILE: HILSDOY/SP80074  
8515 COKER ROAD  
SALINAS, CA 93907  
MONTEREY COUNTY

**CURRENT ISSUE DATE**  
7/26/17

**ISSUED FOR**  
BP REVIEW

REV.	DATE	ISSUED FOR	BY
D	8/22/18	100RCO	EV
C	10/12/18	100RCO	EV
E	11/30/18	100RCO	EV
F	07/26/17	100RCO	RD
G	7/12/18	100RCO	WGA

**CONSULTANT**  
**T-Mobile**  
T-Mobile West Corporation

**CONSULTANT**  
**IS INFRASTRUCTURE**  
AZ - CA - CO - ID - NM - NV - TX - UT

**DESIGNED BY:** CHM, APV  
**CHECKED BY:** BK, JVC

**SHEET TITLE**  
**PROPOSED SOUTH ELEVATION**

**SHEET NUMBER** C5 **REVISION** G

**Eco-Site**  
240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

**PROJECT INFORMATION**  
ECO-SITE: REAVIS WAY /CA-0015  
T-MOBILE: HILSDOY/SP80074  
8515 COKER ROAD  
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**CONSULTANT**  
**T-Mobile**  
T-Mobile West Corporation

**CONSULTANT**  
**IS INFRASTRUCTURE**  
AZ - CA - CO - ID - NM - NV - TX - UT

**DESIGNED BY:** CHM, APV  
**CHECKED BY:** BK, JVC

**SHEET TITLE**  
**PROPOSED EAST ELEVATION**

**SHEET NUMBER** C6 **REVISION** G

## B. Surrounding Land Uses and Environmental Setting

The project site is designated Low Density Residential by the 2010 Monterey County General Plan and it is zoned LDR/B-6 (Low Density Residential with Building Site Overlay Zoning). Surrounding land uses consist of low-density residential to the south, west, and northwest. Land to the north and east of the project site is designated Resource Conservation by the General Plan.

The wireless facility would be located at 8515 Coker Road in Salinas in the northeastern portion of Monterey County, east of Highway 101. The property on which the facility would be located was created by the Holly Hills Subdivision. Existing development in the Holly Hills Subdivision consists primarily of low density residential structures and uses surrounded by vegetation, trees, and gently sloping hillsides. The proposed site for the monopole facility is on an undeveloped area on a private residential property adjacent to the residence. The site location is relatively flat compared to the rest of the property which exists on slopes greater than 25%. The site area is vegetated with oak trees and Pajaro manzanita, a major component of the local central maritime chaparral plant community. ~~Furthermore, the proposed oak monopole is expected to blend well with the surrounding vegetation and the gradual hills of the subdivision, and not expected to be visible from Coker Road.~~



**Photo 1. Project Location**



**Photo 2. Project Location**



**Photo 3. Pajaro Manzanita Plant**



**Photo 4. Oak**



**Photo 5. Pajaro Manzanita Road**



**Photo 6. View of Property from nearby on Coker Rd.**

**Figure 5. Site Photos**



**Photo 7. View of property from below on Coker Rd.**

### **C. Required Approval by Other Agencies**

In addition to HCDRMA-Planning, this project was reviewed by Monterey County's Environmental Health Bureau, Water Resources Agency, HCDRMA-Public Works, HCDRMA-Environmental Services, and the North County Fire Protection District. Ministerial approval of Building Permits from HCDRMA-Building Services will be required for the construction of the wireless facility. Building Permits are reviewed to ensure that all requirements of the California Building Code are met and that Monterey County grading and drainage requirements in Title 16 of the Monterey County Code are met.

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

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

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

General Plan/Area Plan: Wireless communication facilities are permitted in all zonings subject to a Use Permit in each case. A Use Permit will not be granted unless it is found to be consistent with the General Plan, North County Area Plan, and the Zoning Ordinance Title 21 (Inland Zoning Regulations). General Plan and North County Area Plan policies regarding scenic resources and native vegetation are considered herein. The site is located within a proposed scenic corridor as illustrated by Figure 15 (Scenic Highway Corridors and Visual Sensitivity Map) and is ridgeline development and native vegetation including Pajaro Manzanita will be affected by the project. Based on review of the proposed application, the project appears inconsistent with relevant policies (GP OS-1.3, MCC 21.14.050.K) without mitigation. The facility is not subject to Policy NC-1.5 of the North County Area Plan because the development will not require connection to a water source or generate new demands on services and facilities.

**Conclusion: Potentially Inconsistent without conditions or mitigations**

### **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 checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input checked="" type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Tribal Cultural Resources	<input type="checkbox"/> Utilities/Service Systems

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

**TOPICS WITH LITTLE OR NO IMPACTS:**

Section VI.2 – Agricultural and Forest Resources: The subject property is not designated as Prime or Unique Farmland or Farmland of Statewide Importance, under a Williamson Act contract, or zoned for agricultural use. It is not zoned for Timberland Projection or designated and/or identified as forestland. Neither the proposed project site nor the surrounding land is designated or identified as Farmland or Forestland. (Source: 1, 3, 4, and 9) **Conclusion: No Impact**

Section VI.5 – Cultural Resources: Based on data from the Monterey County Geographic Information System, the subject property has been identified to have a low archeological sensitivity, and ground disturbance would be limited to a 900 square-foot lease area. In the unlikely event archeological and paleontological resources and/or human remains may be discovered during site preparation, standard project conditions of approval will require the developer of the proposed to comply with local and state law regarding the identification and preservation of archeological and paleontological resources and human remains. (Source: 1, 3, 4, and 12) **Conclusion: No Impact**

Section VI.6 – Geology and Soils: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The proposed project involves construction and operation of an unmanned wireless telecommunications facility within a 900-square-foot lease area. Minor grading would be required to level the site for the facility, but due to the small size (900 square feet) and relatively flat topography at the project site, this would not result in substantial erosion or landslide hazard. The site would be subject to low seismic hazards, geologic and soils conditions on the site would not pose a substantial risk to the project, and the project would not cause or exacerbate any geological hazards or soil conditions. The proposed project would not generate wastewater. (Source: 1, 3, 4, and 5) **Conclusion: No Impact**

Section VI.8 – Hazards and Hazardous Materials:



There are no schools within one-quarter mile of the project site. There would be no impact related to hazardous emissions. The proposed project site is not listed on any state or federal list of hazardous waste sites. The proposed project is not within the vicinity of a private airstrip or Airport Land Use Plan. The closest Airport or private airstrip, Salinas Municipal Airport, 9.07 miles southwest of the project site. The proposed project includes the construction of an unmanned wireless telecommunication facility on private, leased property and would be accessed by an access and utility easement right-of-way from a private road. As such, the proposed project would not result in any impact on local emergency evacuation plans or fire protection plans. As an uninhabited facility, the proposed wireless telecommunications facility will not expose people to any existing wildland fire hazards. The facility itself, although containing electrical equipment, is not a source of ignition and does not pose a significant risk of wildland fire in this location. The wireless communication facility will not exceed Federal Communications Commission (FCC) recommended Maximum Permissible Exposure limits for field strength and power density. (Source: 1, 4, 5, 6) **Conclusion: No Impact.**

Section VI.9 – Hydrology and Water Quality: The proposed project includes the construction and operation of an unmanned wireless telecommunication facility and would not result in discharge waters that would violate water quality standards. Therefore, the proposed project would not result in changes surface runoff that would cause or exacerbate flooding, exceed storm drain capacity, or cause substantial erosion or siltation. The project requires minor grading and land disturbance that could result in temporary runoff or erosion of exposed soils, which could in turn result in minor impacts to runoff water quality. However, the County’s existing requirements for new construction include best management practices to control on-site sources of pollutants or turbidity. Implementation of existing requirements will adequately address this issue. The proposed project is the construction and operation of an unmanned wireless telecommunication facility, which would not result in the creation of housing that could be subject to flood hazards. The project site is not within a 100-year flood hazard area. The project site is not at risk of levee or dam failure, seiche, tsunami, or mudflow. (Source: 1, 3, 4, 8, and 9) **Conclusion: No Impact**

Section VI.11 – Mineral Resources: The project site is not located in an area mapped by the California Geological Survey or Monterey County as containing significant mineral resources. No mineral resources have been identified, or would be affected by the project. Therefore, the proposed project would not have impacts on minimal resources. (Source: 1, 3, 4, and 7) **Conclusion: No Impact**

Section VI.13 – Population/Housing: The proposed project is the construction and operation of an unmanned wireless telecommunication facility, which would not result in population growth. No existing housing would be affected. The project would not require extension of infrastructure that would be growth inducing. Implementation of the proposed project would not result in an increase of housing units on the subject property nor would it cause an increase demand for additional housing. The proposed project would not substantially induce population growth in the area, either directly or indirectly, as no new infrastructure would be extended to the site. Therefore, the proposed project would have no significant impacts related to Population/Housing. (Source: 1, 2, 3, and 9) **Conclusion: No Impact**

Section VI.14 – Public Services: The proposed project would have no substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, where construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. (Source: 1 and 2) **Conclusion: No Impact**

Section VI.15 – Recreation: The proposed project would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project does not include or require construction or expansion of recreation facilities. It will have no impact on nearby equestrian facilities or other recreational opportunities. No impacts will occur. (Source: 1, 2, 3, and 9) **Conclusion: No Impact**

Section VI.16 – Transportation/Traffic: The proposed project would not result in additional vehicle trips outside of a limited duration construction period and periodic maintenance activities. Therefore, it would not conflict with applicable plans or service standards. The project would not result in changes in air traffic patterns. The proposed project is not within the vicinity of a private airstrip or Airport Land Use Plan as the closest airport is Salinas Municipal Airport, 9.07 miles southwest of the project site. The proposed tower would be 65 feet tall, which would not pose a safety hazard. Access to the project site would be provided through an existing easement from a private driveway (Smith parcel). The Smith parcel is located off of a private road (Coker Road), and would not impact vehicle, pedestrian, or bicycle transportation facilities or result in roadway design hazards or inadequate emergency access. (Source: 1, 2, 3, 4, and 9) **Conclusion: No Impact**

Section VI.17- Tribal Cultural Resources: The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074. The site is in a low archaeological sensitivity area with no oak tree removal and the site is in high terrain approximately 4.5 miles from the nearest body of water. On August 14, 2018, staff consulted with a Tribal Chairwoman of the Esselen Nation on this project in accordance with AB52 requirements. Given the facts of the project and project location, no mitigation measures were required. The Tribal Chairwoman did not believe the site had tribal cultural resources. The Tribal Chairwoman did request to be contacted if remains or artifacts are found (Source: 1, 9, and 12) **Conclusion: No Impact**

Section VI.18– Utilities: The proposed project would not require wastewater service. A small amount of water would be required to maintain landscaping (see Section VI.1 – Aesthetics of this Initial Study); however, this would have an immeasurable effect on water supply and treatment. It would not be a substantial source of stormwater runoff that would affect existing storm drainage system capacity. Operation of the proposed project would not generate solid waste, but construction of the proposed project may generate a limited amount of solid waste (e.g., concrete pad wooden forms, packaging materials, empty containers). The amount of solid waste generated during construction would be minimal and would have a negligible impact on material disposed of at landfill facilities in the county. (Source: 1, 3, 4, and 9) **Conclusion: No Impact**

**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.

Yasman Hussain  
Signature

December 17, 2018  
Date

*Revised by Mary Israel, Associate Planner*

June 2, 2021

**V. EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, & 9 & 13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1, 2, 3, 4 & 9)	<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: 1, 2, 3, 4, & 9 & 13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

The project site is within the North County Area Plan, and Figure 15 of the Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) identifies the area that includes the project site as “sensitive.” Policy NC-3.1 of the North County Area Plan indicates that new development may be permitted if the development is located and designed in such a manner that public views are not disrupted.

### 1(b) and (d). Conclusion: No Impact.

The proposed project site is currently undeveloped and does not contain rock outcroppings or historic buildings. No trees will be removed for the project and trees surrounding the project will help screen the new facility from view. The subject property is not within or adjacent to a state scenic highway. The nearest state Highway is Highway 101 which is not a scenic highway in this area. Therefore, the project would have no impact.

### 1(a) and (c), and (d). Conclusion: Less Than Significant Impact. with mitigation incorporated

The project is located at 8515 Coker Road in Salinas, in an area of rolling terrain, surrounded by hills and vegetation (see **Photos 1 through 67**). The project site is in a proposed scenic corridor (Figure 15 of the 2010 General Plan) and would include placement of a 65-foot tall wireless communication facility in a low density residential area surrounded by trees and vegetation. The project may have an impact if it would result in a substantial adverse impact when viewed from a scenic vista, would substantially degrade the character of the site or neighborhood, substantially disrupt views in a scenic road corridor, or create a new source of substantial light or glare in the area. The proposed scenic corridor relates to a roadway that was to be built by Caltrans and is being omitted from Caltrans roadway planning (Source 13). The subject parcel and other areas would no longer be considered within a scenic corridor at the next General Plan update.

Given the distance and surroundings, the project would briefly not be visually prominent from Coker Road. ~~It~~ It would not be visually prominent from other public roads and viewing areas in the vicinity. To minimize visual intrusion and aesthetic impacts at the site and its surroundings, the applicant proposes that the 65-foot-tall monopole be designed to resemble an oak tree. This design would help reduce the contrast in appearance of the facility within its surroundings. Based on field observations including topography and vegetation in the area and given the proposed design, the wireless facility would minimally detract from the scenic value of the visually sensitive area identified in the Area Plan. The monopole would ~~be a t-er-a~~ briefly be part of the skyline visible along a ridgeline. As illustrated in **Figure 3**, the monopole would include branches at the uppermost part of the pole that resemble those of an oak, which would partially obscure the three 6-foot-long panel antenna “sectors” mounted to the pole. A red balloon was raised to 65-foot height and a driving visibility test was made. The mono-oak would be visible from Coker Rd. for less than fifteen seconds when driving at normal speed for the road. This could be considered a visual impact and ridgeline development. Therefore, the project will be conditioned to include planting of native oak trees along Coker Road in the subject parcel. The fenced security enclosure containing the equipment shelter, standby generator, and related appurtenances would range from approximately 8 to 10 feet tall. However, given the topography and vegetation, the fence is not within the public viewshed and does not impact the visual integrity of the area. Lighting is not reflected on the site plans. The project, as proposed and conditioned, would have a less than significant impact to a scenic vista, the existing visual character of the area, and nighttime views or glare.

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## 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.

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 2. AGRICULTURAL AND FOREST RESOURCES

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Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

See previous Section II.A (Project Description) and B (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

## 3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1, 2, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 2, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1, 2, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 3. AIR QUALITY

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in significant construction-related air quality impacts? (Source: 1, 2, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, & 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion/Mitigation:

In order to provide protection and enhancement of Monterey County’s air quality, Monterey County 2010 General Plan Policy No. OS-10.1 requires development decisions to be consistent with the natural limitation of the County’s air basins. The California Air Resources Board (CARB) coordinates and oversees both state and federal air quality control programs in California. The CARB has established 14 air basins statewide and the project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The MBUAPCD is responsible for enforcing standards and regulating stationary sources through the *2008 Air Quality Management Plan for the Monterey Bay Region (AQMP)* and *2009-2001 Triennial Plan Revision* (“Revision”).

#### 3(a), (e), and (f). Conclusion: No Impact.

Population-generating projects that are within the AQMP population forecasts are considered consistent with the plan and implementation of the project would not result in generation of additional population in the area. Air pollutant emissions would be generated during construction activities, but they would be minimal due to the small size of the project. Air pollutant emissions would be generated during project operation by maintenance vehicles. The emissions would be negligible. There are no sensitive receptors in proximity of the proposed development area. Therefore, the proposed project would not result in a violation of an air quality standard or contribute to any projected violation of air quality standards, nor would it result in emissions that would be cumulatively considerable, or expose receptors to substantial pollutant concentrations.

#### 3(b), (c), and (d). Conclusion: Less Than Significant Impact.

Construction of the proposed project would involve heavy equipment use to grade the site for the facility, pouring the concrete pad, and installation of the tower, equipment shelter, and other features, along with construction worker trips. Operation of the project would require occasional vehicle trips to the facility for maintenance. CEQA Air Quality Guidelines identify threshold for



construction activities with potentially significant impacts for PM<sub>10</sub> to be 2.2 acres of disturbance a day. The proposed construction would be contained within less than 2,000 square feet of the subject property, resulting in a less than significant impact. Furthermore, construction-related air quality impacts would be controlled by implementing Monterey County standard conditions for erosion control that require watering, erosion control, and dust control. These impacts are considered less than significant based on the foregoing measures and best management practices incorporated into the project design and which reduce the air quality impacts below the threshold of significance. Although Monterey County is in attainment for all federal air quality standards and state standards for Carbon monoxide (CO), Nitrogen dioxide (NO<sub>2</sub>), Sulfur Dioxide (SO<sub>2</sub>), Lead, and fine particulate matter (PM<sub>2.5</sub>), it is designated as “non-attainment-transitional” for respirable particulates (PM<sub>10</sub>) for the state 2-hour ozone standard. The proposed project includes grading and construction activities (and similar projects occur within the vicinity of the subject property) the potential air emissions meet the standard for pollutants and the project would not create a situation where it adds a cumulatively considerable net increase of any criteria pollutant. Therefore, as noted by CEQA, air emissions would be less than significant for PM<sub>10</sub> due to the non-attainment designation.

<b>4. BIOLOGICAL RESOURCES</b>				
<b>Would the project:</b>	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: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

This project will impact the Pajaro manzanita (*Arctostaphylos pajaroensis* plant, which is on the List 1B of the California Native Plant Society and classified as 1B.1 for species that are very endangered. This plant is a major component of the local central maritime chaparral plant community, which is classified as sensitive habitat and most often found in this community. It is endemic to Monterey County and it only grows naturally in the Prunedale Hills and surrounding areas. Fifteen ~~ten~~ additional Pajaro manzanitas will be planted on the project site as mitigation for the two ~~one~~ Pajaro manzanitas that will require removal. One of the Pajaro manzanitas requiring removal is in poor condition (photograph in Figure 5).

**4(a), and (e). Conclusion: Less Than Significant with Mitigation Incorporated.**

Five Pajaro manzanitas were observed to be immediately around the Eco-Site tower lease site portion of the Eco-Site T-Mobile Cell Tower Construction Site. Two ~~One~~ will require removal to accommodate the development. The 900-square foot Eco-Site tower lease site is located at the northwestern end of the project area and this is the only suitable area for the location of the tower for the following reasons:

1. It has sufficient altitude and exposure for the tower to be able to adequately carry out its functions in this region. The dominant plant community on the higher ridge tops in the Prunedale Hills is central maritime chaparral which contains most of the Pajaro manzanitas. The rocky east facing hillside near the top of the ridge where the project site is located is where some central maritime chaparral would be expected to occur. In accordance to Open Space policy 5.4 in the Monterey County General Plan, development shall avoid, minimize, and mitigate impacts to listed species and critical habitat to the extent feasible. The proposed location is the least impactful to biologically sensitive habitat for this area of development.

2. Alternative locations will produce the least impact to Pajaro manzanitas. Although there are other locations on the property that would be suitable for the functions of the tower that would have fewer Pajaro manzanitas within the immediate vicinity of the proposed tower location, more impacts to Pajaro manzanitas and central maritime chaparral habitat would occur through construction of access to these alternative locations.

The configuration of the Eco-Site tower lease site has been modified to ensure that only two ~~one~~ Pajaro manzanitas will require removal. The path of the wooden fence surrounding the Eco-Site tower lease site has been configured to go around Pajaro manzanitas in this area and to leave the remaining three ~~four~~ Pajaro manzanitas on the south side of the fence to ensure that they receive maximum available sunlight. The second Pajaro manzanita to be removed is in poor condition.

The project would directly impact one endangered plant species which is discouraged in the General Plan policies and ordinances in Monterey County protecting sensitive species. To mitigate this impact, the following mitigation measure will be applied:

Mitigation Measure 1: Five Pajaro manzanitas shall be planted on the project site as mitigation for removal of each one Pajaro manzanita, and five additional Pajaro manzanitas will be planted on the project site as mitigation for the area of development being closer than 100 feet from sensitive habitat growing on the property (in this case, Pajaro manzanitas and central maritime chaparral). Therefore, a total of fifteen ~~ten~~ manzanitas will be planted at the site location as mitigation. The Pajaro Manzanita shall be planted in close proximity to the wireless facility lease area without disrupting existing habitat and be sourced from nurseries with central coast native plants.

Monitoring Action 1: Prior to issuance of construction permits, the applicant shall submit a plan to the Chief of Planning for review and approval showing the location of the areas where the Pajaro Manzanita will be replanted. Said plan shall include monitoring for at least three ~~one~~ years to ensure survivability of the plants and follow-up corrective actions in the event of plant mortality.

Prior to final of construction permits, the applicant shall provide photographic evidence to the Chief of Planning that the manzanita have been planted in accordance with the approved plans.

No more than three months following completion of construction then once ~~one~~ per year from the date the manzanitas are planted, the applicant/owner shall provide a follow-up report from a qualified biologist in accordance with the approved plan.

With implementation of the above mitigation, potential impacts to Pajaro Manzanita plants and habitat will be less than significant.

**4(b), (c), (d) and (f). Conclusion: No Impact.**

This project does not involve any riparian habitat, interfere with the movement of migratory species, nor does it conflict with the provisions of an adopted conservation plan.

<b>5. CULTURAL RESOURCES</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3 & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

<b>6. GEOLOGY AND SOILS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1, 3, 4 & 5) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii)	Strong seismic ground shaking? (Source: 1, 3, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: 1, 3, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: 1, 3, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: 1, 3, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>6. GEOLOGY AND SOILS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 3, 4 & 5)	<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 2016 California Building Code, creating substantial risks to life or property? (Source: 1, 3, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1, 3, 4 & 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

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

**Discussion/Conclusion/Mitigation:**

Although the State of California has provided guidance to lead agencies, it has yet to develop specific Green House Gas (GHG) thresholds of significance for analysis of projects during environmental review. Furthermore, neither Monterey County or the Monterey Bay Unified Air Quality Management District (MBUAQMD) have adopted GHG thresholds to determine significance. Temporary construction activities of the proposed project would be the main contributor to GHG emissions. Due to the minor nature of this project, a qualitative approach is used to evaluate possible impacts from the proposed project.

**7(a) and (b). Conclusion: Less Than Significant Impact.**

Construction of the proposed project would involve temporary use of heavy equipment and construction worker vehicle trips. The applicant expects construction to last 40 days with four one-ton pickup vehicle trips a day. Operation of the project would require occasional vehicle trips to the facility for maintenance. Greenhouse gas emissions would be generated during construction activities, but they would be minimal due to the small size of the project, 900 square feet. GHG emissions would be generated during project operation by maintenance vehicle trips. The emissions would be negligible. Therefore, the proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>			Less Than Significant	
<b>Would the project:</b>	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: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8. HAZARDS AND HAZARDOUS MATERIALS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project includes establishment of a wireless communication facility within an open space parcel of the Holly Hill residential subdivision.

<b>9. HYDROLOGY AND WATER QUALITY</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**9. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Otherwise substantially degrade water quality? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 3, 4, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

**10. LAND USE AND PLANNING**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 5 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 4, 5, & 9 & 13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 4, 5 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**



The Eco-Site project is subject to the 2010 Monterey County General Plan, the North County Area Plan, and the Zoning Ordinance (Title 21 of the Monterey County Code). There are no habitat conservation plans or natural community plans applicable to the project.

**10(a) and (c). Conclusion: No Impact.**

The project site is a 900-square foot area situated on private residential land. The established Holly Hill community would not be divided or impacted by the proposal. Access to the site would be from a proposed access and utility easement right-of-way along a private roadway that leads to existing equestrian facilities east of the site. The proposed easement would not preclude or limit existing access to current land uses in the vicinity. The proposed project site is not located within a habitat conservation plan area or natural community conservation plan area.

**10 (b). Less Than Significant with mitigation incorporated**

The project is subject has been reviewed for consistency with the applicable land use policies and regulations. Potential inconsistencies with Visual resource policies and Biological policies were identified. Those items and relevant policies are addressed in the Aesthetics and Biology discussions in above. The development constitutes ridgeline development, per GP Policy OS-1.3. However, the development is in the Low Density Residential zoning district of Title 21, which allows ridgeline development with findings, conditions of approval, and a use permit (Monterey County Code [MCC] section 21.14.050.K). Mitigation and monitoring will be added to the project to plant actual oak trees of a size and number sufficient to block views from Coker Road. As designed and mitigated, the project will be consistent with these policies. In addition, the project is proposed and will be processed in accordance with Section 21.64.310 of the Monterey County Zoning Ordinance.

The project constitutes ridgeline development which is conditionally allowed with mitigation. To mitigate this impact, the following mitigation measure will be applied:

Mitigation Measure 2: At least ten native oak trees shall be planted close to the lot lines of the subject property to screen views of the development.

Monitoring Action 2: Prior to issuance of construction permits, the applicant shall include a supplement to the plan for MM-1 showing the locations, type and size of native oak saplings that will be planted of sufficient size and number to lessen visual impact for review and approval by the Chief of Planning. Prior to final, the applicant shall provide photographic evidence to the Chief of Planning that the trees have been planted. Follow-up reporting shall be provided in the same timing and by the same qualified biologist as Monitoring Action 1.

<b>11. MINERAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1, 2, 3 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 5, & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 5, & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 5, & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 5, & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 5, & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 5, & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The proposed project would introduce a new use on the subject property. However, there are no foreseen noise impacts caused by the operational elements of project implementation

**12(c), (e), and (f). Conclusion: No Impact.**

Operation of the wireless telecommunication facility would not discernible generate noise or groundborne vibration. The proposed project site is not located within two miles of an airport or airstrip, and it is not within an airport land use plan. The closest airport, Salinas Municipal, is 9.07 miles southwest of the project site.

**12(a), (b), and (d). Conclusion: Less Than Significant Impact.**

Construction of the proposed project would involve the use of heavy equipment such as a grader, crane, concrete truck, and other vehicles and equipment, which would result in temporary increases above ambient noise levels. The closest noise-sensitive receptors are residential uses approximately 165 to 210 feet to the northwest, west, and south. The project applicant will be

required through conditions of approval to adhere to the noise standards regarding acceptable noise levels and Best Practices for noise control listed in General Plan Policy S-7.10 and Chapter 10.60 of the Monterey County Code. This would ensure the proposed project would not exceed the county's noise standards or generate substantial increases in noise levels above existing conditions without the project, and the would be less than significant.

<b>13. POPULATION AND HOUSING</b>		Less Than Significant	Less Than Significant	No Impact
<b>Would the project:</b>	Potentially Significant Impact	With Mitigation Incorporated	Impact	
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1, 2, 3 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

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

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

<b>15. RECREATION</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1, 2, 3 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.A (Project Description) and B (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

<b>17. TRIBAL CULTURAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (Source: IX.1,2,3,4,5,6,7,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (Source: IX.1,2,3,4,5,6,7,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

<b>18. UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**18. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 3, 4 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

See previous Section II.B (Project Description) and C (Environmental Setting) and Section IV (Environmental Factor Potentially Affected), as well as the sources listed.

## VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: 1, 2, 3, 4, 5, 6, 7, 8 & 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 2, 3, 4, 5, 6, 7, 8 & 9) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: 1, 2, 3, 4, 5, 6, 7, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 2, 3, 4, 5, 6, 7, 8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion/Conclusion/Mitigation:

- a) Potential impacts from proposed project would be limited to the 900-square-foot lease area of the project site will be mitigated by planting five additional Pajaro manzanitas on the project site as mitigation for the one Pajaro manzanita that will require removal and another five additional Pajaro manzanitas will be planted on the project site as mitigation for the area of development being closer than 100 feet from Pajaro manzanitas and central maritime chaparral sensitive habitat growing on the property. The Pajaro manzanita is on List 1B of the California Native Plant Society and classified as 1B.1 for species very endangered. Given the size of project site, limited ground disturbance that would be required by the proposed project, and lack known or identified cultural or paleontological resources at the site, the proposed project would not eliminate any example of the major periods of California history or prehistory. **Conclusion: Less Than Significant Impact with Mitigation Incorporated.**



- b) The County regulates cumulative impacts of wireless communication facilities through implementation of applicable plans and policies including Section 21.64.310 of the Monterey County Code. Co-location of facilities is required where feasible to minimize visual clutter and cumulative effects of the proliferation of wireless facilities. In this case, the applicant has demonstrated that co-location is not feasible to provide the coverage desired. The new facility has been reviewed to ensure that all other standards are met and the facility will be required to entertain co-location from other providers. The proposed project's contribution to cumulative impacts would be less than cumulatively considerable due to the limited ground disturbance area and measures to reduce impact to viewshed. It does not include any growth-inducing attributes that would combine with future potential impacts of similar or nearby projects. There are no other wireless communication facilities (WCF) in the area or applications pending for WCF that disturb protected species of plants and impact ridgeline views that might create a cumulative impact scenario. Every project is reviewed case-by-case applying regulations adopted to protect resources.

**Conclusion: Less Than Significant Impact**

- c) Following the completion of construction and aside from periodic maintenance, the proposed project will not require personnel to be at the project site. In addition, the proposed project will not be next or immediately adjacent to any existing residences or any other inhabited structure. **Conclusion: No Impact**

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](http://www.dfg.ca.gov).

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

**Evidence:** Based on the record as a whole as embodied in the Planning Department files pertaining to PLN170647 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

## ***IX. REFERENCES***

1. Project Application/Plans
2. Monterey County 2010 General Plan,  
<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/2010-general-plan>
3. North County Area Plan, <http://www.co.monterey.ca.us/home/showdocument?id=45830>
4. Monterey County Geographic Information System (GIS)
5. Title 21 of the Monterey County Code (Zoning Ordinance),  
[https://library.municode.com/ca/monterey\\_county/codes/code\\_of\\_ordinances?nodeId=TI\\_T21ZO](https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TI_T21ZO)
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
7. California Geological Survey, CGS Information Warehouse: Mineral Land Classification Maps Special Report 146
8. Federal Emergency Management Agency Flood Rate Insurance Map Panel 06053C0360G, effective April 2, 2009.
9. Site Visit conducted by the project planner on October 15, 2018 and February 26, 2021.
10. Revised Biological Survey for the Eco-Site T-Mobile Cell Tower Site on the Smith Property, 8515 Coker Road, Salinas, California 93907, APN 125-102-001-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, (831) 206-0737, [ed\\_mercurio@yahoo.com](mailto:ed_mercurio@yahoo.com), October 25, 2019 ~~March 18, 2018~~
11. Addendum to March 2018 Biological Survey for the Eco-Site T-Mobile Cell Tower Site, 8515 Coker Road, Salinas, California 93907, APN 125-102-001-000, Ed Mercurio, Biological Consultant, 647 Wilson Street, Salinas, CA 93901, (831) 206-0737, [ed\\_mercurio@yahoo.com](mailto:ed_mercurio@yahoo.com), July 30, 2018
12. Tribal Consultation Meeting on August 10, 2018, Consultation with Esselen Nation (Louise Ramirez-Miranda), County of Monterey, RMA Office, 1441 Schilling Place, Salinas, CA 93901
13. California State Transportation Agency December 4-5, 2019 Memorandum to the California Transportation Commission, Item 2.3a Action Item