County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

Project Title:	Dole Fresh Vegetables Inc (Foundation Windpower LLC) 5.4-MW Wind Energy Project
File Number:	PLN170257
Owner/Applicant:	Dole Fresh Vegetables Inc (Foundation Windpower LLC)
Project Location:	32655 Camphora Gloria Road, Soledad
Primary APN(s):	257-081-038-000
Project Planner:	Joseph Sidor, Associate Planner
Permit Type:	Use Permit
Project Description:	Proposed installation and operation of two (2), 2.7-megawatt (MW) commercial wind energy conversion systems ("wind turbines") to supply a total of 5.4 MW of renewable energy to power the onsite agricultural processing facility. Each of the proposed wind turbines would consist of a three-bladed turbine on a tubular steel tower with a hub height of approximately 291-feet (89 meters). The diameter of the proposed turbines is approximately 416 feet (127 meters) and the radius is half that amount (208 feet or 64 meters) resulting in a total height (hub height plus rotor radius) of 499 feet (153 meters) maximum to the rotor tip.

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:	Planning Commission
Lead Agency:	County of Monterey Resource Management Agency (RMA)
Review Period Begins:	December 5, 2019
Review Period Ends:	January 6, 2020

Further information, including a copy of the Initial Study, is available at Monterey County RMA-Planning, 1441 Schilling Place South, 2nd Floor, Salinas, CA 93901, (831) 755-5025.

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING
1441 SCHILLING PL SOUTH, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516

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

NOTICE IS HEREBY GIVEN that Monterey County Resource Management Agency (RMA)-Planning has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for a Use Permit (Dole Fresh Vegetables, Inc. [Foundation Windpower LLC]; RMA-Planning File No. PLN170257) located at 32655 Camphora Gloria Road, Soledad, Central Salinas Valley Area Plan (Assessor's Parcel Number 257-081-038-000) (see description below).

The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at Monterey County Resource Management Agency-Planning, 1441 Schilling Place South, 2nd Floor, Salinas, California, 93901. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format at the following link: http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency-rma-/planning/resources-documents/environmental-documents/pending.

The Monterey County Planning Commission will consider this proposal at a public hearing on February 12, 2020, in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from December 5, 2019, to January 6, 2020. Comments may also be made during the public hearing.

Project Description: Use Permit to allow the installation and operation of two (2), 2.7-megawatt (MW) commercial wind energy conversion systems ("wind turbines") to supply a total of 5.4 MW of renewable energy to power the onsite agricultural processing facility. Each of the proposed wind turbines would consist of a three-bladed turbine on a tubular steel tower with a hub height of approximately 291-feet (89 meters). The diameter of the proposed turbines is approximately 416 feet (127 meters) and the radius is half that amount (208 feet or 64 meters) resulting in a total height (hub height plus rotor radius) of 499 feet (153 meters) maximum to the rotor tip.

We welcome your comments during the 33-day public review period. You may submit your comments in hard copy to the name and address above. The RMA also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the RMA 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 RMA to ensure the RMA 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 address listed above. If you do not wish to send a follow-up hard copy, then please contact the RMA to confirm that the entire document was received.

For reviewing agencies: RMA-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 the RMA 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: Joseph Sidor, Associate Planner
1441 Schilling Place South, 2nd Floor
Salinas, CA 93901

Re: Dole Fresh Vegetables Inc (Foundation Windpower LLC); File Number PLN170257

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

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

COMMENTS: _____

_____

_____

_____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. Caltrans District 5 (San Luis Obispo office)
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife Region 4, Renee Robison
7. California Highway Patrol, Monterey Area Office (Salinas)
8. California American Water
9. Pacific Gas & Electric
10. AT&T
11. Soledad Unified School District
12. Mission Soledad Rural Fire Protection District
13. Monterey County Agricultural Commissioner
14. Monterey County Water Resources Agency
15. Monterey County RMA-Public Works
16. Monterey County RMA-Environmental Services
17. Monterey County Parks Department
18. Monterey County Environmental Health Bureau
19. Monterey County Sheriff's Office, Donna Galletti
20. Airport Manager, Salinas Municipal Airport
21. Airport Manager, Mesa Del Rey Airport (King City)
22. Airport Manager, Marina Municipal Airport
23. Airport Manager, Monterey Regional Airport
24. Bob Lewis, Foundation Windpower LLC, Applicant
25. Dole Fresh Vegetables Inc, Property Owner
26. Ventana Wildlife Society
27. The Open Monterey Project
28. LandWatch Monterey County
29. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

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

30. U.S. Army Corps of Engineers (San Francisco District Office: Katerina Galacatos: galacatos@usace.army.mil)
31. Emilio Hipolito (ehipolito@nccrc.org)
32. Molly Erickson (Erickson@stamplaw.us)
33. Margaret Robbins (MM_Robbins@comcast.net)
34. Michael Weaver (michaelrweaver@mac.com)
35. Monterey/Santa Cruz Building & Construction (Office@mscbctc.com)
36. Tim Miller (Tim.Miller@amwater.com)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING

1441 SCHILLING PLACE SOUTH, 2nd FLOOR, SALINAS, CA 93901

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

BACKGROUND INFORMATION

Project Title:	Dole Fresh Vegetables (Foundation Windpower LLC) 5.4-MW Wind Energy Project
File No.:	PLN170257
Project Location:	32655 Camphora Gloria Road, Soledad
Name of Property Owner:	Dole Fresh Vegetables Inc
Name of Applicant:	Foundation Windpower LLC
Assessor's Parcel Number(s):	257-081-038-000
Acreage of Property:	354.46 acres
General Plan Designation:	Farmlands, 40 acre minimum
Zoning District:	Farmlands, 40 acre minimum
Lead Agency:	County of Monterey Resource Management Agency (RMA)
Prepared By:	Joseph Sidor, Associate Planner, RMA-Planning
Date Prepared:	November 27, 2019
Contact Person:	Joseph Sidor, Associate Planner, RMA-Planning
Phone Number:	(831) 755-5262

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The proposed Project consists of a Use Permit to allow the installation and operation of two (2), 2.7-megawatt (MW) commercial wind energy conversion systems ("wind turbines") to supply a total of 5.4 MW of renewable energy to power the onsite agricultural processing facility. Each of the proposed wind turbines would consist of a three-bladed turbine on a tubular steel tower with a hub height of approximately 291-feet (89 meters). The diameter of the proposed turbines is approximately 416 feet (127 meters) and the radius is half that amount (208 feet or 64 meters) resulting in a total height (hub height plus rotor radius) of 499 feet (153 meters) maximum to the rotor tip. The anticipated foundations would consist of a 15-foot-diameter by 30-foot-deep pier-type foundation each comprising approximately 1,000 square feet of the Project site. Each wind turbine would be enclosed within a 7-foot tall fence. The Project site and locations of the proposed turbines are shown on **Figures 1, 2, and 3**.

As proposed, the project would include a step-up transformer located at the base of each turbine to convert the 690 volts (V) power from the generators to 12 kV. A proposed underground collection system would be installed within the access road corridors to gather the turbine's generation and deliver the power to a single step-down transformer, 12kV/480V, located at the Point of Interconnection (POI) near Camphora Gloria Road (see **Figure 4**). The POI is located at the facility's existing electrical meter inside a switchgear that houses the facility's current Pacific Gas and Electricity (PG&E) service. The 480V low side of the stepdown transformer would deliver energy to the PG&E-required protection switchgear panel also located near the POI. The PG&E-required protection switchgear would include a direct-current (DC) operated breaker, redundant relays to trip the breaker, DC battery system to operate the relays and a manually operated visible-lockable-disconnect switch. The PG&E interconnection review process may require additional protection equipment such as Ground Fault Sensing Bank, SCADA re-closers, and Telemetry.

Construction equipment needed to install the proposed wind turbines would include an excavator, cement truck and crane. In addition, a directional drill would be used to drill a horizontal tunnel for installation of the proposed underground collection system. During the construction phase, the Project's total lease area would be approximately 8.93 acres (388,991 square feet); however, the area of actual ground disturbance would be much less. During the operational phase, the Project's total area of coverage would be approximately 0.225 acres (9,800 square feet). For the purposes of this environmental analysis, potential impacts are based on the size of the total lease or construction area.

B. Surrounding Land Uses and Environmental Setting:

The Project site is within a 354.46-acre parcel (Assessor's Parcel Number 257-081-038-000) located at 32655 Camphora Gloria Road in unincorporated Monterey County, approximately 6,500 feet (1.23 miles) northwest of the City of Soledad, California (see **Figures 1, 2, and 3**). The Project site is located approximately 4,500 feet (0.87 mile) north of U.S. Highway 101, which provides regional access to the site. The parcel is relatively flat, and current uses include

row crop agriculture, detention basins, agricultural support buildings, and an agricultural processing facility.

The Project site is primarily surrounded by active farmland and associated outbuildings, equipment storage yards, and unimproved access roads. There are also two truck-related businesses and an agricultural packing facility located just west of Camphora Gloria Road. The Salinas Valley State Prison and Correctional Training Facility are located approximately 1.5 miles west of the Project site. The nearest school, Frank Ledesma Elementary School, is approximately 8,450 feet (1.6 miles) southeast of the Project site.

The Project site lies along two unpaved access roads that divide the property. The north/south-oriented access road runs the entire length of the parcel and contains a row of utility poles with overhead lines. The east/west-oriented access road spans about half the width of the parcel and is located immediately north of the onsite agricultural processing facility. The agricultural fields surrounding the access roads were planted with cauliflower at the time this report was prepared. The Project site has been heavily disturbed through previous agricultural activities, vehicle use, and landscaping.

The 2010 Monterey County General Plan designates the Project site as Farmlands, 40 Acre Minimum (Figure LU4 - Central Salinas Valley Land Use Plan Map). Pursuant to General Plan Policy LU-3.1a, the Farmlands land use designation allows for a range of agricultural uses including ancillary facilities to serve agricultural uses.

The project parcel is zoned F/40 (Farmlands, 40 acre minimum). Pursuant to the Monterey County Inland Zoning Ordinance (Title 21), Section 21.30.060 (Site Development Standards), the minimum building site size is 40 acres, and the maximum building coverage is 5 percent. Additionally, pursuant to Title 21 Section 21.30.050.E, commercial and non-commercial wind energy conversion systems are an allowed use within the F/40 zoning district with the issuance of a Use Permit.

C. Other public agencies whose approval is required:

As proposed, the project would require the granting of a Use Permit from the Monterey County Planning Commission, and the issuance of a grading/construction permit from Monterey County RMA-Building Services.

The Project will not require any approvals from the Federal Aviation Administration (FAA); however, it will be subject to FAA requirements (i.e., markings and beacons) to ensure aircraft safety. No other Project approvals would be required.

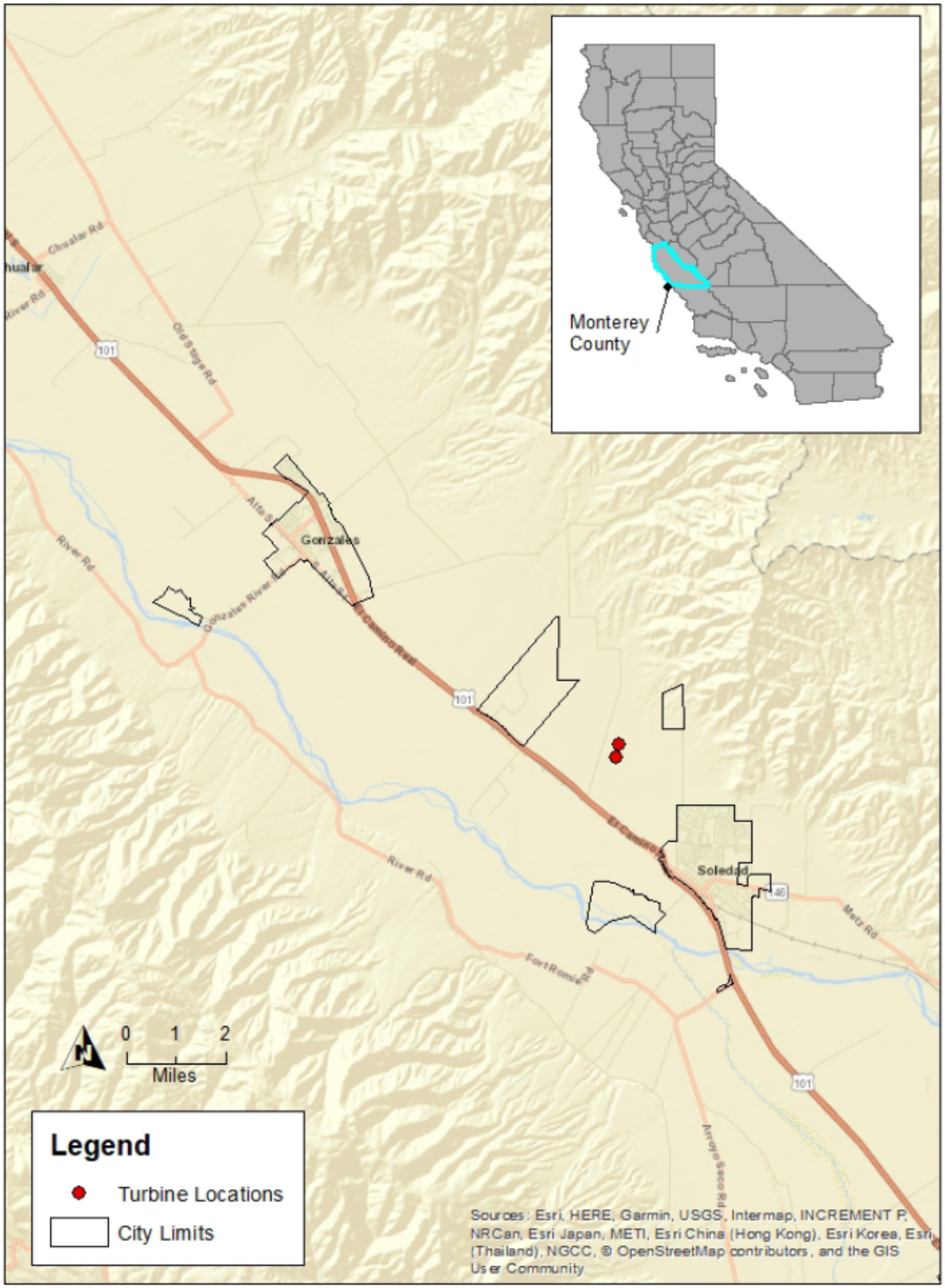

Figure 1 – Regional Location Map

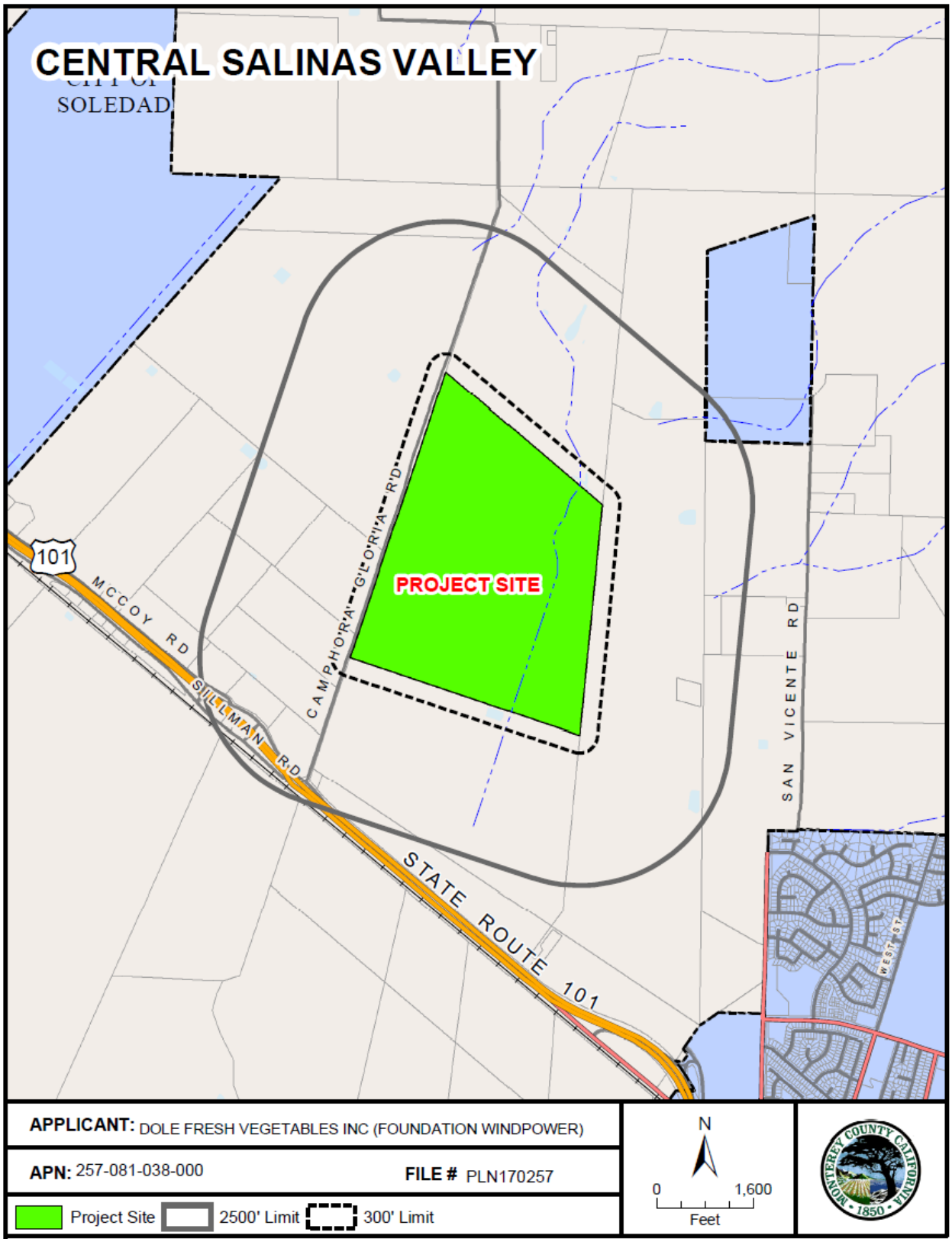

Figure 2 – Vicinity Map

Figure 3 – Turbine Locations

Figure 4 – Electrical Point of Interconnection

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

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

General Plan/Area Plan	☒	Air Quality Mgmt. Plan	☒
Specific Plan	☐	Airport Land Use Plans	☐
Water Quality Control Plan	☐	Local Coastal Program-LUP	☐

General Plan and Area Plan:
The Project site is located in unincorporated Monterey County, within the Central Salinas Valley Planning Area, and is subject to the policies of the 2010 Monterey County General Plan and the Central Salinas Valley Area Plan. This Initial Study incorporates by reference the 2010 Monterey County General Plan and the Central Salinas Valley Area Plan and uses these documents to establish the existing setting and thresholds of significance for potential environmental impacts in Monterey County. The 2010 Monterey County General Plan, which includes the Central Salinas Valley Area Plan, was adopted on October 26, 2010 and amended on March 11, 2013. The Final Environmental Impact Report for the 2010 Monterey County General Plan (State Clearinghouse No. 2007121001) was certified on October 26, 2010.

Central Salinas Valley Area Plan Policy CSV-3.2 encourages the development of renewable energy sources, including wind generation, in the Central Salinas Valley. In addition, Policy CSV-6.1 encourages energy-efficient business and agricultural practices. The proposed Project would implement these policies by developing a 5.4-MW wind energy facility, thereby increasing energy-efficiency in the adjacent agricultural processing facility.

Air Quality Management Plan:
The North Central Coast Air Basin (NCCAB) failed to meet the State Ambient Air Quality Standards (AAQS) for ozone (8-hour) and coarse particulate matter (PM10), and has been designated as non-attainment for these air pollutants. As a result, the Monterey Bay Air Quality Management District (MBARD) prepared and submitted the 2012-2015 Air Quality Management Plan (MBARD 2017) to the California Air Resources Board (CARB) in accordance with the California Clean Air Act. According to MBARD guidance (MBARD 2008), a project is inconsistent with the AQMP when the project's anticipated growth was not accounted for in the AQMP. The proposed Project does not include any uses that would induce population growth, either directly or indirectly. Furthermore, once operational, the Project would not generate air emissions and would offset the associated agricultural processing facility's demand for off-site electrical power, which may reduce overall emissions from the combustion of fossil fuels to generate electricity. Therefore, the Project would be consistent with the applicable air quality management plan. See also Section VI.3 below.

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.

☒ Aesthetics	☒ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☐ Cultural Resources	☒ Energy
☒ Geology/Soils	☒ Greenhouse Gas Emissions	☒ Hazards/Hazardous Materials
☒ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☒ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Aesthetics – See Section VI.1

Agriculture and Forest Resources – See Section VI.2

Air Quality – See Section VI.3

Biological Resources – See Section VI.4

Cultural Resources
No Impact. According to Monterey County General Plan (2010) Policy OS-6.4 and Monterey County Code Section 21.66.050, development proposed in low sensitivity zones not located within 250 feet of a known archaeological or tribal cultural resource site are not required to have an archaeological survey completed unless there is specific additional information that suggests archaeological resources are present. The County's Archaeological Sensitivity Zones mapping system indicates that the Project site and surrounding properties are designated as having low sensitivity for archaeological resources. The site is located among actively-farmed agricultural fields and has been heavily disturbed. There are no recorded historical or archaeological sites on or near the Project site. Therefore, the Project would have no potential to affect historical resources, and minimal potential to affect archaeological resources. Per Monterey County Municipal Code Section 21.66.050(G), should any unknown cultural resources be discovered during the proposed excavation, earth-disturbing activities would be stopped within the vicinity of the find, and a qualified archaeologist would be contacted to evaluate the site and develop an appropriate mitigation plan. This existing regulation would ensure that any resources discovered on the site are protected and properly managed. Due to the heavily-disturbed character of the Project site, it is unlikely that any human remains are present. Regardless, the Project would be subject to Section 7050.5 of California's Health and Safety Code, and, if necessary, the procedures outlined in CEQA Guidelines Section 15064.5(d) and (e). These existing regulations would require work to stop in the vicinity of any human remains and for a determination of their significance to be made by a qualified archaeologist and/or the County Coroner. These existing regulations would protect any Native American remains, should they be discovered on the site.

Energy – See Section VI.6

Geology and Soils – See Section VI.7

Greenhouse Gas Emissions – See Section VI.8

Hazards and Hazardous Materials – See Section VI.9

Hydrology and Water Quality – See Section VI.10

Land Use and Planning
No Impact. The Project site is located within agricultural fields, over a mile from the community of Soledad. The Project would have no potential to divide an established community. The Project site is subject to the policies of the 2010 Monterey County General Plan and Central Salinas Valley Area Plan. As proposed, and with the granting of a Use Permit, the Project is consistent with the site's land use designation and zoning. Furthermore, the General Plan and Area Plan encourage the development of renewable energy facilities, including wind energy conversion systems. The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation.

Mineral Resources

No Impact. According to the Monterey County General Plan, the county contains useful minerals, but the extent and location of these resources have not been defined (Monterey County 2010). The Project site is actively farmed and is not known to contain any mineral resources. There are no mineral resource recovery sites near the Project site, and development of the Project would not preclude the use of the site for future mineral extraction activities.

Noise – See Section VI.13

Population and Housing
No Impact. The Project is limited to a small wind energy facility and would not develop any housing or employment centers, or otherwise directly induce population growth in the area. Electricity generated at the facility would be used at the adjacent Dole processing plant and would not facilitate any other development. The Project would have no potential to directly or indirectly induce population growth, nor would the Project displace any people or housing.

Public Services
No Impact. The Project does not include housing or other uses which would generate new demand for fire protection, law enforcement, school, park, or other public facilities or otherwise result in the alteration or construction of public facilities.

Recreation
No Impact. The Project would not develop any housing, employment centers, or public facilities which could increase use of existing parks and recreational facilities in the area. Therefore, the Project would have no effect on any parks or recreational facilities. The Project also does not include any recreational facilities, and would not generate demand for or otherwise result in the construction of expansion of any recreational facilities.

Transportation – See Section VI.17

Tribal Cultural Resources – See Section VI.18

Utilities and Services Systems – See Section VI.19

Wildfire
No Impact. The Project site is located within a local responsibility area (LRA) and is classified as a non-very high fire hazard severity zone (NON-VHFHSZ). The hilly regions approximately one-mile northeast and five miles southwest of the Project site are within state responsibility areas (SRA). Some of the steeper portions of these SRAs are classified as very high fire hazard severity zones (VHFHSZ). The Project site is not designated as a Wildland-Urban Interface (WUI) Zone (CAL FIRE 2008).

The Project site is located among agricultural fields along an unimproved access road. This roadway is not used for emergency access or as an emergency evacuation route. Furthermore, once constructed, the Project would not obstruct traffic flow on any roadways or otherwise interfere with emergency response. The Project would also not introduce new residents, workers or visitors to the Project site beyond temporary construction workers, nor would the Project expose people to pollutant concentrations in the event of a wildfire.

The Project does not include the construction of any utilities or other features which could exacerbate wildfire risk or otherwise result in impacts to the environment associated with wildfire. According to Monterey County's Geologic Hazards Map, the site is in an area of the county which has low susceptibility to landslide. According to FEMA, the site is in an area of minimal flooding potential. Furthermore, the site and surrounding area feature essentially flat topography. There would be no potential for flooding or landslide to occur at the site as result of wildland fire.

Mandatory Findings of Significance – See Section VII

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.

J. Sidor

Signature

November 27, 2019

Date

Joseph Sidor, Associate Planner, RMA-Planning

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 **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 7, 10, 17)	☐	☐	☐	☒
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, 7, 17)	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. (Source: 1, 2, 3, 7, 17)	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 7)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) No Impact. The Project site is located on the flat lands of the Salinas Valley within the Central Salinas Valley Planning Area. The proposed wind turbines and associated facilities would not be constructed at a raised elevation, on a bluff, or along a ridgeline and would not be visible from any designated scenic vistas or public viewing points. The Project site is not in or near an area designated as a sensitive, highly sensitive, or critical viewshed by Monterey County (Monterey County 2010 General Plan, Figure 13, Central Salinas Valley (CSV) Scenic Highway Corridors and Visual Sensitivity Map). The Project site is not located within the vicinity of or adjacent to an existing or proposed scenic highway, road, or corridor and conforms to CSV Area Plan Policy CSV-3.1. Additionally, the project is not in direct line of sight from any designated scenic vista. Therefore, the Project would have no potential to affect a scenic vista.

b) No Impact. There are no state or local highways or routes designated, or eligible for designation, as scenic or visually sensitive near the Project site. The Project would have no potential to damage scenic resources within or near a scenic highway. See also the discussion in item 1a above.

c) Less Than Significant Impact. The Project site is located on property adjacent to an existing agricultural processing plant (Dole Fresh Vegetables, Inc.) north of the City of Soledad, and will provide renewable energy to the processing plant. The proposed Wind Energy Conversion System (WECS) will be constructed to a height taller than the surrounding structures. The Project sire is also in a non-urbanized area that is publicly viewable from the U.S. 101 highway

corridor about 4,500 feet (0.87 mile) to the south, as well as other rural roads in the surrounding area. The Project area is not considered to be a sensitive, highly sensitive, or critical viewshed by the County and the highway is not designated or eligible for designation as a state or local scenic highway. Existing views of the site from the highway corridor are characterized by utility poles and overhead lines, wire fencing, dirt roads and row crops in the foreground and low hills in the background. There are two other similar wind turbines or WECS visible from the U.S. 101 corridor in the immediate vicinity of the Project site: (1) approximately 8,640 feet (1.64 miles) northwest of the Project site, at the Correctional Training Facility; and, (2) approximately 13,000 feet (2.46 miles) southeast of the Project site, at the Soledad Wastewater Treatment Plant. Additionally, there are two other similar wind turbines or WECS visible from the U.S. 101 corridor approximately 34,400 feet (6.5 miles) to the northwest of the Project site and to the west of the City of Gonzales.

The proposed wind turbine towers would be constructed to a height of 291 feet (89 meters) with a total wind turbine height (to blade tip) of 499 feet (153 meters). The wind turbines would be significantly higher than the adjacent agricultural processing building and would be prominent features on the essentially flat Project site. However, given the distance of the Project site from the highway, and the presence of other similar wind turbines and overhead utilities in the area, the public viewshed would not be substantially changed. Furthermore, the overall visual character and quality of the public viewshed would not be degraded as it currently lacks scenic resources and offers generally low visual quality.

d) Less Than Significant Impact. The proposed wind turbines will be designed in accordance with Federal Aviation Administration (FAA) requirements for color (bright white) and markings (e.g., flashing red lights). Any security lighting proposed would be consistent with existing security lighting at the adjacent agricultural processing facility. These proposed new sources of exterior light would not be substantial, and would not affect the nearest residences, which are located over one-half mile from the Project site.

Photo simulations (Figures 5a – 5d) are provided on the following pages.

Figure 5a – Photo Simulation Locations

Figure 5b – Photo Simulation Location 1: Camphora-Gloria Road, adjacent to the Dole Fresh Vegetables agricultural processing facility

Figure 5c – Photo Simulation Location 2: Intersection of Camphora-Gloria Road and Highway 101

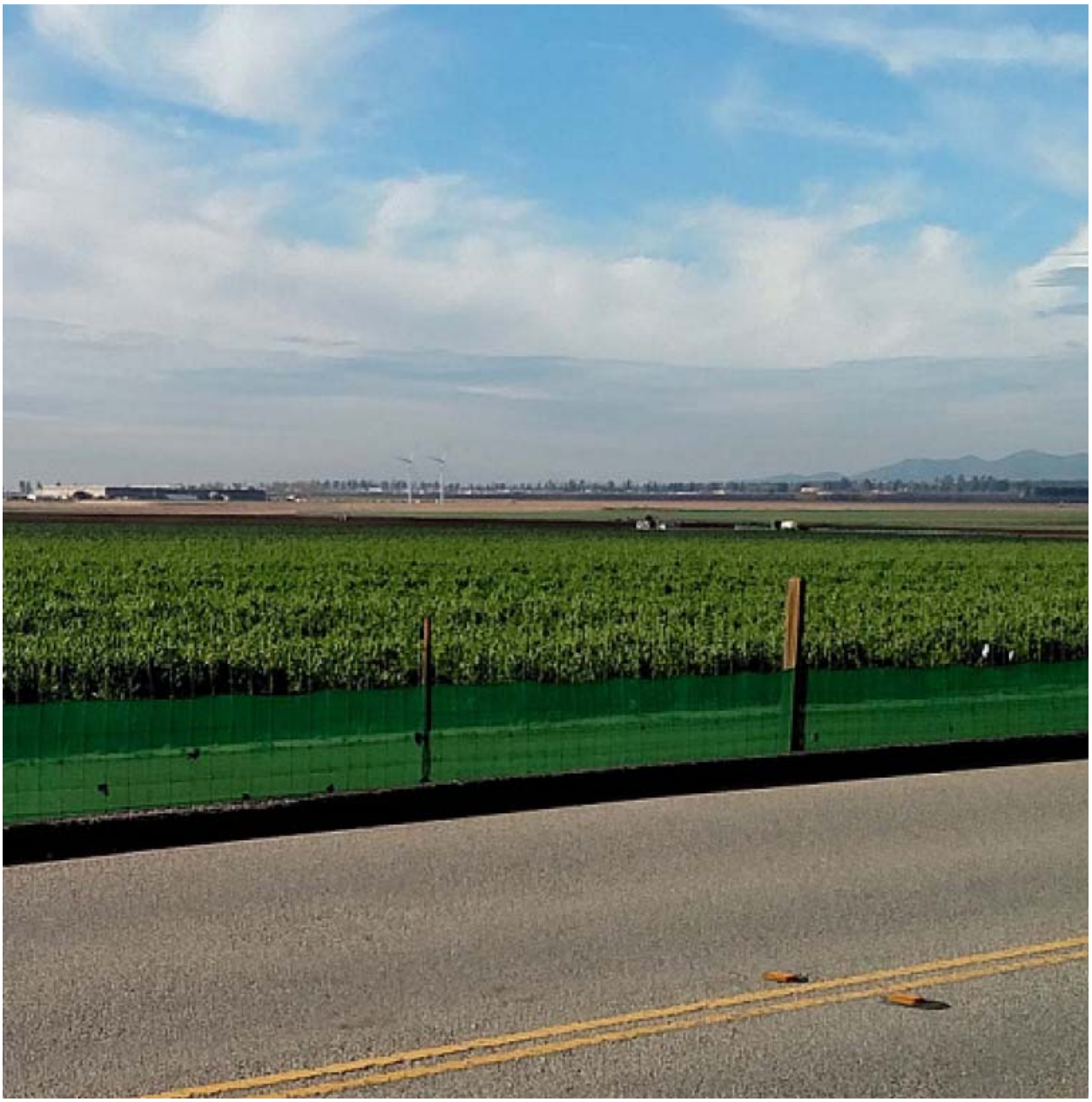

Figure 5d – Photo Simulation Location 3: Intersection of San Vicente Road and Gabilan Drive, City of Soledad

2. AGRICULTURAL AND FOREST RESOURCES

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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1, 2, 3, 7, 15)	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1, 2, 3, 4, 7)	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 2, 3, 7)	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 15)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. The Project site is actively farmed and is designated as Prime Farmland by the California Department of Conservation's Farmland Mapping and Monitoring Program. The proposed wind turbines and associated facilities would be constructed within an existing unimproved roadway and a small area of current prime farmland. During the operational phase, the turbine lease areas would occupy a total of 9,800 square feet (0.225-acre). The collection system would be installed underground using horizontal boring methods that would not permanently disturb the overlying farmland. The construction phase would temporarily disrupt approximately 8.93 acres of farmland and existing unimproved roadway. While construction may temporarily affect farming activities in the adjacent fields, the Project

would not permanently interfere with ongoing agricultural operations on the parcel and would only convert a small area of farmland to nonagricultural use. Therefore, the temporary and permanent impacts would be consistent with General Plan Policies AG-1.1, AG-1.4, and AG-2.1. Additionally, pursuant to General Plan Policy AG-1.8, the Project was referred to the Monterey County Agricultural Advisory Committee (AAC) for review. On June 27, 2019, the AAC voted 8 – 0 – 1 (i.e.; 8 ayes, 0 noes, and 1 recusal) to recommend approval of the Project as proposed.

b) Less Than Significant Impact. The Project site is zoned F/40 (Farmlands, 40-Acre Minimum), which allows for non-commercial wind energy development with issuance of a Use Permit. Project approval would include issuance of a Use Permit and ensure that the Project does not conflict with any applicable zoning regulations. The site is not subject to a Williamson Act contract.

c) No Impact. The Project site and surrounding area are zoned for agricultural use, which allows for commercial and non-commercial wind farm development. Additionally, there are no trees on or near the project site. Therefore, the Project would not disrupt forested area nor conflict with zoning for forestland.

d) No Impact. The site and surrounding area do not contain any trees. Therefore, implementation of the proposed Project would have no potential to result in the loss or conversion of any forestland.

e) No Impact. The Project would not facilitate further development or otherwise result in conversion of Farmland or forestland to another use.

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, 5, 6)	☐	☐	☐	☒
b) 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? (Source: 1, 5, 6)	☐	☐	☒	☐
c) Result in significant construction-related air quality impacts? (Source: 1, 5, 6, 8)	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 5, 6)	☐	☐	☒	☐
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Source: 1, 5, 6)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) No Impact. The North Central Coast Air Basin (NCCAB) failed to meet the State Ambient Air Quality Standards (AAQS) for ozone (8-hour) and coarse particulate matter (PM10), and has been designated as non-attainment for these air pollutants. As a result, the Monterey Bay Air Quality Management District (MBARD) prepared and submitted the 2012-2015 Air Quality Management Plan (MBARD 2017) to the California Air Resources Board (CARB) in accordance with the California Clean Air Act.

According to MBARD guidance (MBARD 2008), a project is inconsistent with the AQMP when the project's anticipated growth was not accounted for in the AQMP. The proposed Project does not include any uses that would induce population growth, either directly or indirectly. Furthermore, once operational, the Project would not generate air emissions and would offset the associated agricultural processing facility's demand for off-site electrical power, which may reduce overall emissions from the combustion of fossil fuels to generate electricity. Therefore, the Project would be consistent with the applicable air quality plan.

b) Less Than Significant Impact. NCCAB is designated non-attainment for the State 8-hour ozone AAQS as well as the State PM10 AAQS. As discussed in detail below, the Project would not result in a cumulatively considerable net increase of either pollutant.

Construction (Short-Term) Emissions
Ground-disturbing construction activities associated with wind turbine construction are typically limited to a minimal amount of grading and excavation for construction of the turbine foundations as well as trenching or directional boring for installation of the collection system.

Equipment pieces used during construction typically consist of an excavator, cement truck, crane and directional drill.

Ozone
According to MBARD guidance (MBARD 2008), construction projects using typical construction equipment that temporarily emit precursors of ozone [i.e., volatile organic compounds (VOC) or oxides of nitrogen (NOx)], are accounted for in the emission inventories of the District's AQMP and would not have a significant impact on the attainment and maintenance of the ozone AAQS. The proposed Project would not require any non-typical construction equipment such as a grinder. Therefore, the Project's construction equipment was accounted for in the AQMP and would not significantly impact the District's attainment of this AAQS.

Particulate Matter
According to MBARD guidance (MBARD 2008), construction activities in excess of 82 pounds per day or more of PM10 would have a significant impact on local air quality when located near sensitive receptors and would contribute substantially to the District's existing violation of the PM10 AAQS. Based on this threshold, the District established a screening level: Projects requiring earthmoving (i.e., excavation, grading) and disturbing greater than 2.2 acres per day. The Project's total area of disturbance is less than 2.2 acres; thus, the Project does not meet the District's screening level and would not exceed the established threshold for PM emissions.

Operational (Long-Term) Emissions
Once in operation, the Project would not generate any emissions beyond those associated with occasional worker trips to/from the site to carry out routine maintenance activities. These emissions would be negligible and would not result in a cumulatively considerable net increase of any criteria pollutant.

c) Less Than Significant Impact. Toxic air contaminants are air pollutants which are not specifically controlled through established federal or state AAQSs. Instead, these pollutants are regulated through statutes such as the National Emission Standards for Hazardous Air Pollutants (NESHAP) and the Tanner Air Toxics Act. Project construction activities will generate diesel exhaust, which is classified as a carcinogen. However, these emissions would be limited in nature, short in duration, and would dissipate quickly into the atmosphere. Furthermore, there are no sensitive receptors (i.e.; residences, schools, hospitals) within one-half mile of the Project site. No other TACs would be emitted by Project construction or operation.

d and e) No Impact. Pollutants typically associated with objectionable odors include sulfur compounds and methane. Typical sources of odors include landfills, rendering plants, chemical plants, agricultural uses, wastewater treatment plants, and refineries (MBARD 2008, page 3-5). Construction of the proposed Project could generate localized emissions of diesel exhaust during construction equipment operation. However, these emissions would be localized, short-term, and temporary and would have no effect on nearby residences, which are located over one-half mile or more away from the Project site. Operation of the Project would not generate any odor-causing emissions.

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: 1, 9, 12, 13, 14)	☐	☐	☒	☐
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, 9)	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1, 9)	☐	☐	☐	☒
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, 9, 12, 13, 14)	☐	☐	☐	☒
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)	☐	☐	☐	☒
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, 9)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

To assess the potential for special status species (plants and animals) to occur within or adjacent to the Project site, a Biological Memorandum (BM) was prepared by Principal Scientist, Joyce Hunting. The BM was prepared using a two-step analysis. First, preliminary database searches were performed to identify special-status species with the potential to occur in the area. Second, a preliminary site survey was conducted on April 8, 2019, to collect site-specific data relative to habitat suitability for special-status species. Additionally, data and analyses developed for the Turbine Project at Soledad Corrections Facility was consulted. The latter facility is located approximately 8,640 feet (1.64 miles) northwest of the proposed site.

a) Less Than Significant Impact. The Project site consists of agriculture (cruciferous crops) and associated production facilities. The surrounding lands consist of irrigated field crops. There are several special-status species with known locations within 5-miles of the Project site (**Table 1**, **Figure 4**).

Table 1: Known Special-Status Species Occurrences within 5 Miles of the Project Site

Common Name	Scientific Name	Federal / State Listing	Rare Plant Rank	Other CDFW Status
Mammals				
big-eared kangaroo rat	*Dipodomys venustus elephantinus*	- / -		SSC
pallid bat	*Antrozous pallidus*	- / -		SSC
Salinas pocket mouse	*Perognathus inornatus psammophilus*	- / -		SSC
western mastiff bat	*Eumops perotis californicus*	- / -		SSC
Townsend's big-eared bat	*Corynorhinus townsendii*	-		SSC
American badger	*Taxidea taxus*	- / -		SSC
San Joaquin kit fox	*Vulpes macrotis mutica*	E / T		
Birds				
bank swallow	*Riparia riparia*	- / T		
burrowing owl	*Athene cunicularia*	- / -		SSC
California condor	*Gymnogyps californianus*	E / E		
tricolored blackbird	*Agelaius tricolor*	- / T		SSC
golden eagle	*Aquila chrysaetos*	- / -		FP
Amphibians				
California tiger salamander	*Ambystoma californiense*	T / T		WL
western spadefoot	*Spea hammondii*	- / -		SSC
Reptile				
coast horned lizard	Phrynosoma blainvillii	- / -		SSC
Plants				
Jolon clarkia	*Clarkia jolonensis*	- / -	1B.2	
Indian Valley bush-mallow	*Malacothamnus aboriginum*	- / -	1B.2	
Gabilan Mountains manzanita	*Arctostaphylos gabilanensis*	- / -	1B.2	
Pinnacles buckwheat	*Eriogonum nortonii*	- / -	1B.3	
Santa Lucia dwarf rush	*Juncus luciensis*	- / -	1B.2	

Key: (E) Endangered, (T) Threatened, (FP) Fully Protected, (SSC) State Species of Special Concern, (WL) Watch List, Rare Plant Rank (1B) Rare, threatened, or Endangered in California and Elsewhere; CDFW = California Department of Fish and Wildlife

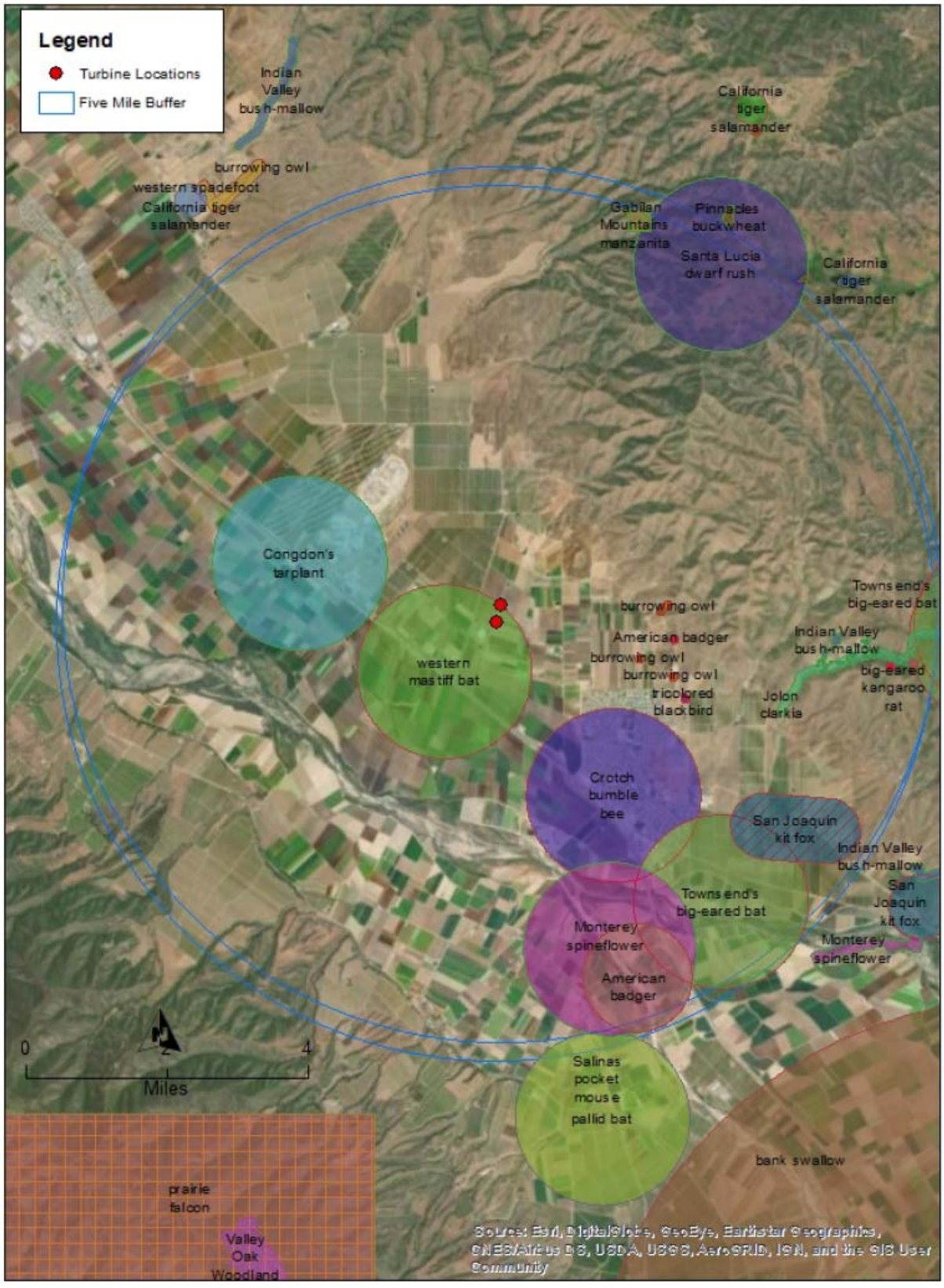

Figure 5 – Known Special-Status Species within 5 Miles of the Project Site

The sites of the proposed turbines are intensively cultivated for cruciferous crops (e.g., broccoli and cabbage). See the following photos:

Proposed Wind Turbine Site 1

Proposed Wind Turbine Site 2

As a direct result of intensive agricultural practices and agricultural production activities, special-status wildlife and plant species are not anticipated to occur in the Project vicinity. Therefore, construction of the proposed Project would not result in impacts. However, operation of the turbines could result in impacts to species using the airspace near the turbine blades. The following species are addressed in more detail: California condor, burrowing owl, bank swallow, tricolored blackbird and bats species.

California Condor

California condors (*Gymnogyps californianus*) are a state- and federally-listed Endangered species (and Fully Protected under state Fish and Game Code) which typically nest in mountainous areas along cliff and rock faces, giant Sequoia and coast redwood trees. California condors are opportunistic predators which often forage in open habitat such as grasslands, oak savannahs, and open scrublands in foothills and mountainous regions, and locally along the Big Sur coastline. Because of their large size, condors rely on updrafts and consistent winds for flight and foraging and are therefore most often found in mountainous areas rather than the open flat lands of the agricultural areas. Although the Salinas Valley does not contain optimal habitat, condors regularly fly back and forth across the valley to reach core areas in Big Sur and Pinnacles National Park (Sorenson et al. 2019).

Ventana Wildlife Society (VWS) uses satellite transmitters to track condors for management purposes. In 2009, VWS studied satellite GPS data in the Salinas Valley and identified a zone between Gonzales and an area north of King City with relatively few condor locations ≤200 m above ground (Sorenson et al. 2009). The proposed turbine locations are within this zone. VWS recently correlated locations data collected between 17 July 2003 through 30 April 2019 to the area around the turbines specifically. Looking at an area contained in a one-mile radius around the proposed turbine locations, VWS identified 18 condor locations (all condors were in flight) within one mile of the proposed wind turbines. VWS grouped the locations into nine different flights made by seven different birds. Each flight contained just a few (1-3) locations that were within one mile from the site, indicating that passage was relatively direct, and that birds did not remain near the site for more than a couple of minutes.

None of the condor locations near the site were below 500 feet (152 m) above-ground-level. VWS measured an average above-ground-level height for the nine flights of 1,235 m (4,051 feet); with a range of 529 m (1,736 feet) to 3,084 m (10,118 feet). All flights past the site lost altitude with each successive location fix, but above-ground-level for every location was considerably higher than the proposed 452-foot maximum rotor height of the turbines.

The current information provided by Ventana Wildlife Society demonstrates that California Condor(s) will not be adversely impacted by the placement, construction and operation of the proposed turbines, and thus potential impacts to California condor would be less than significant.

Burrowing Owl

The Burrowing owl (*Athene cunicularia*) is a California Species of Concern (CSC) which nests and roosts in abandoned ground squirrel burrows. The California Natural Diversity Database (CNDDB) query returned one occurrence of burrowing owl within 5 miles of the Project site. However, due to the routine and ongoing agricultural uses on the Project site, suitable habitat for this species is not present. No potential impacts resulting from the Project construction and/or

operation are expected. Therefore, potential impacts to Burrowing owl would be less than significant.

Bank Swallow
The Bank swallow (*Riparia riparia*) has California state listing of "threatened." The CNDDB query returned one occurrence for bank swallow within 1 mile of the Project site; however, the Project site does not contain suitable habitat for this species and no potential impacts resulting from Project construction and/or operation are expected. Potential impacts to bank swallow would be less than significant.

Tricolored Blackbird
There is one occurrence of tricolored blackbird (*Agelaius tricolor*) approximately 3 miles from the Project site in the lower eastside foothills. Tricolored blackbird has a California state listing of "threatened". The project site does not contain suitable habitat for this species and no potential impacts resulting from Project construction and/or operation are expected. Potential impacts to tricolored blackbird would be less than significant.

Raptors
There are a few isolated trees within 1 mile of the Project site, and no trees within 0.5 miles of the Project site (excepting the ornamental trees at the on-site agricultural processing facility). It is not likely that construction of the proposed Project would disturb active nesting raptors. Raptor flight collision with turbines is possible. Fatality estimates expressed as the number of raptor fatalities per turbine per year have ranged from 0 to 0.04 for new-generation wind turbines. Estimates of annual raptor mortality at the Montezuma Hills wind facility in Solano County in central California and at the Altamont Pass Wind Resource Area (APWRA) have averaged 0.048 and 0.10 fatalities per turbine, respectively. Using the higher mortality rate from the APWRA (0.10), it is estimated that 0.70 raptor mortalities would occur each year in the Project area. Using the high end of the lower mortality rate (0.04) at newer generation plants, the mortality rate is expected to be at 0.28 raptor mortalities per year, or approximately one raptor every 3.5 years. A summary of impacts of wind energy facilities on wildlife indicate that fatality rates for raptors are substantially higher at a few California facilities that use older-generation turbines when compared to facilities in other locations that use newer-generation turbines (VWS 2007; PMC 2008). The turbine proposed for this Project is consistent with the newer-generation turbines that are producing low raptor fatality rates at other locations.

In 2014, a wind turbine was installed at the Soledad Wastewater Treatment Plant (SWTP), located approximately 13,000 feet (2.46 miles) southeast of the Project site. Pursuant to permit conditions of approval, a biological consultant (BioResources, Inc) was retained to monitor bird and bat mortality as a result of the wind turbine operation. After two years of monitoring wind turbine operations, there have been no special status bird or bat species killed. The SWTP is located southwest of Highway 101, and is surrounded by row crops and riparian habitat. By comparison, the proposed turbine locations are in an area of active and intensive agricultural operations. Due to the ideal foraging habitat and adjacent riparian habitat surrounding the SWTP, it is expected that there would be more impacts from the SWTP turbine than in the Dole agricultural field Project site. Given that the newer-generation turbines to be used at the Project site, and the low rate of documented raptor fatality and monitoring results for raptor strikes of a nearby comparable facility were zero, potential impacts to raptors would be less than significant.

Bats
There is no roosting habitat in the vicinity of the Project site, therefore construction impacts are not anticipated. Bats, though, may be injured or killed by the moving turbine blades during operation. Pallid bats fly at lower elevations, so it is not anticipated that pallid bats would be struck by the turbine blades. Western red bats, mastiff bats, and Townsend's big-eared bats could be killed or injured by the turbine, but such impacts are expected to occur infrequently and involve only low numbers of individuals. Due to the limited roosting habitat and prey base, it is not expected that there is a large population of bats present in or around the Project area. Additionally, as previously stated, monitoring results from a nearby similar facility did not include any bat mortality over a 2-year period. Therefore, potential impacts to bats are anticipated to be less than significant.

b) No Impact. The Project site is intensively farmed. The agricultural field where the turbine locations are proposed do not contain any riparian habitat or federally protected wetlands, as defined by Section 404 of the Clean Water Act.

c) No Impact. See section 4b above.

d) No Impact. The Project is proposed on existing active agricultural land. No wildlife corridor is established on the site and the Project would not restrict species movement of any kind.

e) No Impact. The proposed Project would not conflict with any local policies or ordinances protecting biological resources.

f) No Impact. There is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan recorded on the Project site.

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 pursuant to §15064.5? (Source: 1, 2, 3, 7)	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Source: 1, 2, 3, 7)	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 2, 3, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.

6. ENERGY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Source: 1, 7)	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Source: 1, 2, 3)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. Construction activities and duration would be limited and would not require significant energy resources. Once operational, the Project would generate renewable energy for onsite use. Therefore, the Project would not consume energy resources in a wasteful, inefficient, or unnecessary manner.

b) No Impact. The Project would be consistent with state and local plans by developing a new source of renewable energy on the site. Area Plan Policy CSV-6.1 encourages energy-efficient business and agricultural practices.

7. GEOLOGY AND SOILS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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: 7, 8, 19) Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking? (Source: 7, 8, 19)	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction? (Source: 7, 8, 19)	☐	☐	☒	☐
iv) Landslides? (Source: 7, 8, 19)	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil? (Source: 7, 8, 19)	☐	☐	☒	☐
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: 7, 8, 19)	☐	☐	☒	☐
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: 7, 8, 19)	☐	☐	☒	☐
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: 7, 8, 19)	☐	☐	☐	☒
f) Directly or indirectly destroy a paleontological resource or site or unique geologic feature? (Source: 7, 8, 19)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a)

i.) No Impact. According to the Alquist-Priolo Earthquake Fault Zoning maps prepared by the California Department of Conservation, there are no earthquake fault zones in the vicinity of the Project site.

ii.) Less Than Significant Impact. While there are no active faults on or near the Project site, there are many faults within the mountain areas west and east of the Project area.

Thus, the site could be subject to seismic ground shaking in the event of an earthquake along any of these faults. The proposed turbine foundations and associated facilities would be subject to the California Building Code (CBC) seismic design force standards for the Monterey area. Compliance with these standards would ensure that proposed improvements are designed and constructed to withstand expected seismic activity and associated potential hazards, including strong seismic ground shaking and seismic-induced ground failure (i.e., liquefaction, lateral spreading, landslide, subsidence, and collapse). Compliance with these existing regulations would minimize risk to the public and property associated with seismic activity.

iii.) Less Than Significant Impact. According to the Monterey County Geologic Hazards Map, the Project site is in an area of the county which has low susceptibility to liquefaction. As discussed previously, the Project would be subject to the CBC and would be designed and constructed to withstand expected seismic-induced ground failure, including liquefaction.

iv.) No Impact. The Project site and surrounding area feature essentially flat topography. Furthermore, according to Monterey County's Geologic Hazards Map, the site is in an area of the county which has low susceptibility to landslide.

b) Less Than Significant Impact. Project construction would require minimal grading and excavation for the proposed turbine foundations. These activities could expose site soils to wind and water erosion. However, according to available geologic hazard mapping of the county, the Project site and surrounding area have low erosion potential. In addition, standard erosion control practices (Best Management Practices or BMPs) would be required during Project construction in order to comply with the County's Grading and Erosion Control Ordinances (Chapters 16.08 and 16.12 of the Monterey County Code). Typical BMPs include hydroseeding and use of geotextiles to temporarily stabilize site soils, and use of silt fencing and fiber rolls to control sediment. Compliance with these existing regulations would minimize the potential for soil erosion and sedimentation during Project construction.

c) Less Than Significant Impact. According to available geologic hazard mapping for the county, the Project site and surrounding area are not underlain by an unstable geologic unit or unstable soils. Furthermore, Project construction would not require deep excavations, steep cuts/fills, or other ground disturbance which could result in ground failure.

d) Less Than Significant Impact. Project site soils have low to moderate expansion potential. The proposed turbine foundations would be designed and constructed in accordance with the CBC to address potential shrinking and swelling of the underlying soils.

e) No Impact. The proposed wind turbines and associated infrastructure would not generate any wastewater and would not require wastewater treatment of any kind.

f) No Impact. The Project site has undergone heavy soil disturbance through past agricultural activities. The proposed excavations would not exceed the depths of previous soil disturbance. Therefore, the risk of disturbing any previously undiscovered paleontological resources is minimal.

8. GREENHOUSE GAS EMISSIONS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 5, 6)	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 5, 6)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. As discussed in Section 4.3, Air Quality, the Project's air emissions would be negligible and would not contribute to an existing AAQS violation. The Project's greenhouse gas emissions would be limited to those attributed to occasional maintenance worker truck trips to/from the site. This negligible level of GHG emission would not have a significant impact on the environment.

b) No Impact. As a renewable energy facility, the proposed Project would further regional air quality and climate change efforts and would not conflict with any applicable GHG reduction plans, policies or regulations.

9. 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: 1)	☐	☐	☒	☐
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, 7)	☐	☐	☒	☐
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, 7)	☐	☐	☐	☒
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)	☐	☐	☐	☒

9. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Source: 1, 2, 3, 11)	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1, 2, 3)	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (Source: 1, 16)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. Project construction would involve the transport, storage, use, and disposal of small quantities of various hazardous materials commonly used at construction sites such as gasoline and diesel fuels and oil. These materials would be handled according to product labeling and all applicable state and local regulations. The temporary presence of these materials on the Project site would not create a significant hazard to the public or the environment.

b) Less Than Significant Impact. As described above, small amounts of some common hazardous materials would be present on the Project site during construction. However, these materials would be used in accordance with all applicable regulations and would not create a significant hazard to the public or environment through upset or accident conditions.

c) No Impact. The Project would not emit hazardous emissions or handle hazardous materials. Furthermore, there are no schools located within one-quarter mile of the site.

d) No Impact. According to databases maintained by the U.S. EPA, State Water Resources Control Board, and Department of Toxic Substances Control, there are no hazardous contamination sites on the Project site or within a one-mile radius.

e) No Impact. The Project is not located within the coverage area of either the Salinas Municipal Airport or the Mesa Del Rey Municipal Airport (King City) and will not be located within two miles of any other public use airport or any private airstrips. The subject parcel is located approximately 103,600 feet (19.6 miles) from the Salinas Municipal Airport, and approximately 104,500 feet (19.8 miles) from Mesa Del Rey (King City) Municipal Airport, and is not located within the Airport Influence Area for either airport. Furthermore, the project site is not located within any applicable Community Noise Equivalent Level (CNEL) contour, and the proposed industrial use would have no restrictions with regard to noise. The project will also be conditioned to comply with all Federal Aviation Administration (FAA) requirements, including

markings, color and lighting beacons and will not result in a safety hazard for people residing or working in the project area. The Monterey County Airport Land Use Commission considered an advisory review of the proposed project on July 29, 2019, and recommended notification of local airport managers.

f) No Impact. The Project site is located among agricultural fields along an unimproved access road. This roadway is not used for emergency access or as an emergency evacuation route. Furthermore, once constructed, the Project would not obstruct traffic flow on any roadways or otherwise interfere with emergency response. Therefore, the project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g) No Impact. Construction and operation of the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, as the project is located on routinely used agricultural lands which are classified as a non-very high fire hazard severity zone (NON-VHFHSZ).

10. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? (Source: 1)	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Source: 1)	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site? (Source: 1, 7, 8, 19)	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (Source: 1, 7, 8, 19)	☐	☐	☒	☐
iii) 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, 7, 8, 19); or	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Source: 1, 7, 8)	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Source: 1, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. Construction of the proposed Project would require minor ground disturbance through grading, excavation and use of worker trucks, which may result in soil erosion and sedimentation in downstream waterways. As described in Section 4.7, Geology and Soils, standard erosion control practices (Best Management Practices or BMPs) would be implemented to comply with the requirements of the County's Grading and Erosion Control Ordinances (Chapters 16.08 and 16.12 of the Monterey County Code). Implementation of these BMPs would protect downstream water quality during Project construction. Once operational, the Project would not generate any wastewater or otherwise affect water quality. Thus, the Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality.

b) No Impact. Project construction and operation would not require the use of any groundwater supplies. The Project would also not interfere with groundwater recharge capabilities on the site. Consistent with Central Salinas Valley Area Plan Policy CSV-5.1, the Project would not affect riparian habitat or flood flow capacity and would not encroach on any river or stream channels.

c) The existing drainage pattern on the site generally consist of on-site percolation and overland flow to drainage ditches and some improved drainage facilities around the adjacent agricultural processing facility. The Project would have no effect on the course of a stream or river.

> i. Less Than Significant Impact. As discussed previously, the Project applicant would be required to implement BMPs to minimize soil erosion and sedimentation during construction per the County's Grading and Erosion Control Ordinances (Chapters 16.08 and 16.12 of the Monterey County Code).
>
> ii. Less Than Significant Impact. Construction of the proposed wind turbine foundations would add a negligible amount of new impervious surface to the Project site, and would not substantially increase the rate or amount of surface runoff or otherwise result in flooding on- or off-site.
>
> iii. Less Than Significant Impact. As discussed previously, the Project would not create significant new impervious surface area which could increase the rate or amount of surface runoff on the site. The Project would not exceed the capacity of existing drainage facilities and would not generate additional polluted runoff leaving the site.

d) No Impact. According to FEMA flood hazard mapping, the Project site is in an area of low flood risk, is not protected by a levee or dam, and is not in a coastal area. Furthermore, the Project would not involve the use, storage or disposal of any hazardous materials which could be released in the event of flood inundation. The Project site is not within the 100-year flood zone and is not subject to flood flows. Furthermore, the proposed improvements would not impede or redirect surface drainage on the site.

e) No Impact. As discussed throughout this section, the Project would have minimal effect on water quality and no effect on groundwater recharge. The Project would not conflict with any regional water quality or groundwater management plans.

11. LAND USE AND PLANNING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 7)	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1, 2, 3, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.

12. MINERAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1, 7, 19)	☐	☐	☐	☒
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, 19)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.

13. NOISE **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1, 2, 3, 11, 18)	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 11, 18)	☐	☐	☒	☐

13. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or 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, 11)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

Regulatory Setting

Monterey County Noise Control Ordinance

The County of Monterey Noise Control Ordinance is included in Chapter 10.60 of the Monterey County Code. The County's noise ordinance establishes a maximum noise-level standard of 85 decibels (dB) at 50 feet for non-transportation noise sources. However, this restriction does not apply to any mechanism or device which is operated in excess of 2,500 feet from any occupied dwelling unit. The County's noise ordinance was updated in 2014 to also include nighttime noise limitations for non-transportation noise sources. During the nighttime hours between 10:00 p.m. and 7:00 a.m., noise levels shall not exceed 45 dBA Leq or 65 dBA Lmax, measured at the property line of the noise source. Noise generated by some activities, including but not limited to, devices associated with religious services, emergency vehicles, commercial agricultural operations, and outdoor gatherings, are exempt.

Monterey County General Plan Safety Element

The County's noise-related policies are contained in the Safety Element under Goal S-7, Noise Hazards: Maintain a healthy and quiet environment free from annoying and harmful sounds.

Policy S-7.8: All discretionary projects that propose to use heavy construction equipment that has the potential to create vibrations that could cause structural damage to adjacent structures within 100 feet shall be required to submit a pre-construction vibration study prior to the approval of a building permit. Projects shall be required to incorporate specified measures and monitoring identified to reduce impacts. Pile driving or blasting are illustrative of the type of equipment that could be subject to this policy.

Policy S-7.9: No construction activities pursuant to a County permit that exceed "acceptable" levels listed in Policy S-7.1 shall be allowed within 500 feet of a noise sensitive land use during the evening hours of Monday through Saturday, or anytime on Sunday or holidays, prior to completion of a noise mitigation study. Noise protection measures, in the event of any identified impact, may include but not be limited to:

- Constructing temporary barriers, or
- Using quieter equipment than normal.

Policy S-7.10: Construction projects shall include the following standard noise protection measures:

- Construction shall occur only during times allowed by ordinance/code unless such limits are waived for public convenience;
- All equipment shall have properly operating mufflers; and
- Lay-down yards and semi-stationary equipment such as pumps or generators shall be located as far from noise-sensitive land uses as practical.

Discussion of Impacts

a) Less Than Significant Impact. The Project would generate a temporary increase in ambient noise during the construction phase as well as a permanent increase in ambient noise once in operation. Increases in noise that do not result in exceedance of applicable County noise standards are not considered to be substantial.

Construction Noise

Temporary construction noise would be generated through the use of an excavator, crane, drill, and cement mixer as well as delivery truck and worker trips. According to the Federal Highway Administration (FHWA) Roadway Noise Construction Model User's Guide (2006), at a distance of approximately 50 feet, the maximum noise generation level would be 80 dBA. Noise from a point source such as construction equipment typically decreases at a rate of 6 dB per doubling of distance over hard surfaces and 7.5 dB per doubling of distance over acoustically soft surfaces such as grass, vegetation, or plowed ground. The Project site is located within an actively farmed field and the nearest occupied residence is over 3,000 feet to the east. Project construction noise levels would remain below the threshold of 85 dBA and the Project would comply with Noise Control Ordinance 10.60.030.

Operational Noise

As described in the regulatory setting above, the County Noise Ordinance maximum noise-level standard of 85 dB at 50 feet for non-transportation noise sources does not apply to mechanisms or devices operated in excess of 2,500 feet from any occupied dwelling unit. The Project site is over 3,000 feet from the nearest occupied residence. In addition, devices associated with commercial agricultural operations are exempt from the nighttime noise limitations of the County Noise Ordinance. The Project would comply with all applicable noise standards.

b) Less Than Significant Impact. Excessive groundborne vibration is typically generated by heavy construction activities and equipment such as blasting, pile-driving, and heavy earth-moving equipment. Proposed construction activities would be limited to minor grading, excavations for foundations, and drilling for the underground collection system. Construction equipment would be limited to an excavator, cement truck, drill, and crane. As the Project would not require heavy construction activities or equipment and the nearest sensitive receptor (residence) is over one mile from the site. The Project would not generate excessive groundborne vibration or noise levels.

c) No Impact. The Project site is not within an airport land use plan area (Monterey County 2019), or within two miles of a private airstrip, public airport or public use airport. The Project site parcel is located approximately 103,600 feet (19.6 miles) from the Salinas Municipal Airport, and approximately 104,500 feet (19.8 miles) from Mesa Del Rey (King City)

Municipal Airport, and is not located within the Airport Influence Area for either airport. There is a heliport at the Correctional Training Facility (i.e., non-public use), located approximately 1.75 miles northwest of the Project site. The Project would not introduce permanent residents or workers to the Project site or otherwise expose people to excessive noise levels. The Monterey County Airport Land Use Commission considered an advisory review of the proposed project on July 29, 2019, and recommended notification of local airport managers.

14. POPULATION AND HOUSING **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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, 7)	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Source: 1, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.

15. 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: 1, 2, 3, 7, 16)	☐	☐	☐	☒
b) Police protection? (Source: 1, 2, 3, 7)	☐	☐	☐	☒
c) Schools? (Source: 1, 2, 3, 7)	☐	☐	☐	☒
d) Parks? (Source: 1, 2, 3, 7)	☐	☐	☐	☒
e) Other public facilities? (Source: 1, 2, 3, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.

16. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 7)	☐	☐	☐	☒
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, 7)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.

17. TRANSPORTATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (Source: 1, 2, 3, 4, 7)	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Source: 1, 2, 3, 4, 7)	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1, 2, 3, 4, 7)	☐	☐	☐	☒
d) Result in inadequate emergency access? (Source: 1, 2, 3, 4, 7)	☐	☐	☒	☐

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. The Project would not generate vehicles trips or increase vehicle miles traveled (VMT) in the County, beyond a small number of worker trips during construction and for periodic/routine maintenance. There are no transit services or bicycle or pedestrian facilities in the area. The Project would not conflict with any circulation-related programs, plans, ordinances, or policies.

b) Less Than Significant Impact. Project construction and operation would generate a limited number of VMT to and from the site. The construction worker trips would be temporary during the construction phase. Operational trips would be limited to occasional maintenance trips. Thus, the Project would not substantially increase VMT in the region and would not conflict with

CEQA Guidelines §15064.3, subdivision (b). The Project site is in a rural area with no access to transit.

c) No Impact. The adjacent unimproved road is used by farm workers to access the surrounding fields and is not open to the public. The Project does not propose any changes to this road and would not create any traffic-related hazards. Once constructed, the Project would not interfere with use of the road and would be compatible with ongoing farm work.

d) Less Than Significant Impact. The proposed location of the wind turbines and associated facilities is within and adjacent to an existing access roadway. This roadway is not used for emergency access to the adjacent agricultural processing facility and temporary changes in access during construction would not result in inadequate emergency access. Once constructed, the Project would not obstruct the roadway.

18. TRIBAL CULTURAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: 1, 2, 3, 7)	☐	☒	☐	☐
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: 1, 2, 3, 7)	☐	☒	☐	☐

Discussion:

Less Than Significant Impact with Mitigation Incorporated. Pursuant to Public Resources Code Section 21080.3.1, on October 8, 2019, RMA-Planning consulted with Mr. Fred Segobia, tribal representative of the Salinan Tribe, regarding the proposed project. The Salinan Tribe is concerned about land disturbance that has the potential to impact cultural resources. In this case, the project has the potential to unearth artifacts or human remains belonging to their tribal ancestors. To mitigate potential impacts to these cultural resources, the Salinan Tribe requests a tribal monitor be present during all earth disturbing activities.

Implementation of the following mitigation measure would ensure that, if artifacts or human remains are discovered, these cultural resources are treated with appropriate dignity and respect. This mitigation measure would reduce impacts to Tribal Cultural Resources to a less than significant level, and shall apply in addition to any conditions of approval described previously.

Mitigation Measure No. 1:
A tribal monitor from a Native American group local to Monterey County listed by the Native American Heritage Commission shall be present during the excavation of the foundation area for each proposed wind turbine, drilling for the horizontal tunnel for installation of the proposed underground collection system, and any project-related archaeological excavation that may become necessary in the event of unanticipated discoveries. If ground disturbance requiring a tribal monitor is occurring at two or more locations simultaneously, a tribal monitor shall be present at each location. The tribal monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the County and/or applicant shall provide an area for reburial of resources on-site or provide an adequate off-site location for reburial. The tribal monitor shall be given the authority to determine the ultimate disposition of any artifacts or remains on site. This mitigation is not intended to alleviate the County and/or applicant from contacting the coroner and complying with state law if human remains are discovered.

Conclusion:
As designed and mitigated, the project would have a less than significant impacts on Tribal Cultural Resources.

19. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Source: 1, 7)	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Source: 1)	☐	☐	☐	☒
c) 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)	☐	☐	☐	☒

19. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Source: 1, 2)	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Source: 1, 2)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation:

a) Less Than Significant Impact. The Project does not include and would not require the construction or expansion of any water, wastewater treatment, storm drainage, natural gas, or telecommunications facilities. As a Wind Energy Conversion System, the Project will include the construction of electric power facilities including turbines, generators, transformers, underground collection system and other facilities. The potential environmental impacts that could result from construction of these facilities are identified throughout this section.

b) No Impact. The Project would have no demand for water once operational and would have no effect on area water supplies. Any water needed during construction (i.e., dust control) would be limited and would be trucked in to the site.

c) No Impact. The Project would not generate any wastewater and would have no effect on area treatment plants.

d) Less Than Significant Impact. The Project would generate a limited volume of construction waste as no demolition is required. As part of the construction permit process, the Project applicant would be required to demonstrate how the Project has complied with state law requiring the diversion of 65 percent of its non-hazardous construction waste for recycling. Once operational, the Project would not generate any solid waste. Therefore, the Project would generate minimal solid waste that could be accommodated by existing local solid waste services and infrastructure.

e) No Impact. As discussed previously, the Project would comply with state law requiring diversion of 65 percent of construction waste for recycling.

20. WILDFIRE **If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Source: 1, 16)	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Source: 1, 16)	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Source: 1, 7, 16)	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Source: 1, 7, 8)	☐	☐	☐	☒

Discussion/Conclusion/Mitigation: See Section IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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, 5, 6, 7, 9, 12, 13, 14)	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? (Source: 1, 2, 3, 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)?	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1, 7, 8, 10, 11, 16, 17, 18)	☐	☐	☒	☐

Discussion of Impacts:

a) Less Than Significant Impact with Mitigation Incorporated. As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Regarding biological resources, less than significant impacts to habitat or biological communities are anticipated to occur as a result of the proposed project, as described in section VI.4 above. All elements of the proposed project, including construction staging, would occur within an existing area disturbed by many years of agricultural operations and would not alter any habitat area. Regarding tribal cultural resources, potential impacts to known prehistoric archeological sites and/or human remains within the project area would be reduced to a less than significant level by implementing the mitigation measure to require the presence of a tribal monitor during all excavation activities, as discussed in section VI.18 above.

b) Less Than Significant Impact. As discussed in this Initial Study, the project would not result in substantial long-term environmental impacts and, therefore, would not contribute to

cumulative environmental changes that may occur due to planned and pending development. When considering the proposed Project in combination with other past, present, and reasonably foreseeable future projects in the vicinity of the Project site, the proposed Project does not have the potential to cause impacts that are cumulatively considerable. As discussed throughout this Initial Study, the proposed Project would not result in any significant and unmitigable impacts in any environmental issue area. In all cases, the impacts associated with the Project are limited to the Project site or are of such negligible degree that they would not result in a significant contribution to any cumulative impacts.

c) Less Than Significant Impact. Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, transportation, public services, and hazards. As discussed in this Initial Study, the project would have no impact or result in less than significant impacts in each of these resource areas. As discussed in Section IV.A, the project would have less than significant impacts on air quality, geology and soils, and hazards. As discussed in Section VI.13, *Noise*, the construction activities associated with the project would be required to comply with the Monterey County Noise Ordinance; therefore, noise related impacts would be less than significant. As discussed in Section VI.17, *Transportation*, the project would not alter existing transportation infrastructure and potential impacts to traffic and emergency access would be less than significant. The project would not cause substantial adverse effects on human beings, either directly or indirectly, and impacts would be less than significant.

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. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE 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 California Department of Fish and Wildlife. 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 California Department of Fish and Wildlife 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 California Department of Fish and Wildlife. A No Effect Determination form may be obtained by contacting the Department by telephone at (916) 653-4875 or through the Department's website at www.wildlife.ca.gov.

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

Evidence: Based on the record as a whole as embodied in the RMA-Planning files pertaining to RMA-Planning File No. PLN170257 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. SOURCES

1. Project Application and Plans for RMA-Planning File No. PLN170257
2. Monterey County 2010 General Plan
3. Central Salinas Valley Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance - Inland)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008
6. Monterey Bay Air Resources District (MBARD), 2017, *Monterey Bay Air Resources District 2012 - 2015 Air Quality Management Plan*
7. Site review conducted by the project planner via Monterey County GIS and Google Earth
8. Geotechnical Engineering Report, dated April 22, 2019 (Monterey County Document No. LIB190133), prepared by Terracon Consultants, Inc., Lodi, California
9. Biological Memorandum, dated May 10, 2019 (Monterey County Document No. LIB190134), prepared by Hunting Environmental, Cameron Park, California
10. Shadow/Flicker Analysis, dated April 12, 2019 (Monterey County Document No. LIB190131), prepared by Foundation Windpower, San Francisco, California
11. Acoustic Analysis, dated April 12, 2019 (Monterey County Document No. LIB190132), prepared by Foundation Windpower, San Francisco, California
12. Presence and Movements of California Condors near Proposed Wind Turbines, dated 2007, prepared by Ventana Wildlife Society (VWS). Final report prepared for HT Harvey and Associates, Salinas, California
13. GPS Data on Condor Flights and Elevations Regarding Proposed Wind Turbine Project, dated 2008, prepared by VWS. Letter report prepared for City of Soledad, California
14. California Condor Locations and Flight Patterns Near Proposed Wind Turbines At Dole Food Company In Soledad, California, dated 2019, prepared by VWS, Salinas, California
15. California Department of Conservation (DOC), 2019, California Important Farmland Finder (https://maps.conservation.ca.gov/DLRP/CIFF/)
16. California Department of Forestry and Fire Protection (CAL FIRE), Fire and Resource Assessment Program, 2008, *Monterey County Very High Fire Hazard Severity Zones in LRA as Recommended by CAL FIRE*
17. California Department of Transportation (Caltrans), 2019, California Scenic Highway Mapping System: Monterey County (http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)
18. Federal Highway Administration (FHWA), 2006, *Roadway Construction Noise Model User's Guide*
19. California Geological Survey (CGS), 2019, *Information Warehouse: Regulatory Maps* (https://maps.conservation.ca.gov/cgs/informationwarehouse/regulatorymaps/)