

<b>Table 1</b>	
<b>Specific Local Policies Applicable to Each Issue Area for the San Ardo ILA Site</b>	
<b>Aesthetics</b>	There are no scenic highways near the project site. The site is not located within and is not visible from any other scenic resource area. Resource conservation areas are shown on the South County Planning Area Land Use Map (South County Area Plan, 1988).
<b>Agricultural Resources</b>	The site is not designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The site is not covered by a Williamson Act contract. Therefore, there are no applicable policies in the Monterey County planning and development documents.
<b>Air Quality</b>	For the City of Salinas, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) sets the local air quality policy. MBUAPCD recommends that significance be based on a consideration of the control measures to be implemented. MBUAPCD specifies requirements for owners of emergency generators. MBUAPCD recommends that significance for particulate matter for construction projects be based on a consideration of the control measures to be implemented. See Section III for a detailed discussion and presentation of these local policies
<b>Biological Resources</b>	The site is flat with compacted soil and nearly devoid of vegetation. There are no applicable local policies or ordinances protecting biological resources on the site. There are no Habitat Conservation Plans or Natural Community Conservation Plans applicable to the site
<b>Cultural Resources</b>	Monterey County has established criteria and guidelines for reviewing proposed development during the initial environmental review. There are no further local policies regarding cultural resources.
<b>Geology and Soils</b>	<p>The site is located in an area shown as “high seismic hazard/recent alluvium” (Figure 5, Potential Seismic and Geologic Hazards, Monterey County General Plan; Figure 5, Seismic Hazards, South County Planning Area, General Plan). This area is associated primarily with the San Andreas and King City-Mincie Canyon faults. The site is in a county-designated zone of severe groundshaking.</p> <p>Monterey County requires submittal of a Preliminary Seismic and Geologic Hazard Report prepared by a registered geologist for new development and land divisions in high hazard zones. The report must address the potential for surface ruptures, groundshaking, liquefaction and landsliding. Conditions to the project would reflect findings from this report. This report must be prepared before the Use Permit application and subdivision Tentative Tract Map will be deemed complete.</p> <p>The Monterey County Zoning Ordinance, Section 21.28.030, requires general development plan to be submitted for the project in the Heavy Industrial (HI) zone.</p>
<b>Hazards and Hazardous Materials</b>	There are no local policies related to storage of hazardous materials.

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<b>Hydrology and Water Quality</b>	The site is not within a 100-year flood plain or inundation zone. The project will comply with the County Erosion Control Ordinance. A grading and drainage plan is required by the Monterey County Building and Inspection Department if excavation will exceed 100 cubic yards (Knight, 1999).
<b>Land Use Planning</b>	The Monterey County General Plan designation for the site is Industrial. This designation allows Heavy Industrial zoning on the site. No additional policies regarding land use planning relevant to this project are presented in the South County Area Plan. The Monterey County Zoning Plan designates the site Heavy Industrial. This zoning permits utility and communication facilities through the Use Permit process. Therefore, the project is permitted as a public utility structure and is allowed with a Conditional Use Permit. The project will require submittal of a General Development Plan for review and approval prior to or concurrent with approval of the Use Permit. The Monterey County Subdivision Ordinance (Section 19.01.070) will require subdivision of the existing parcel into two parcels, to separate the vacant portion of the site (to be used for the ILA) from the occupied portion. This would be considered a "minor subdivision." The subdivision process would be concurrent with the Use Permit process and would include the submittal of a Tentative Tract Map.
<b>Mineral Resources</b>	The site is not located in an area designated by the state or Monterey County for mineral resources. Therefore, there are no applicable policies in the Monterey County planning and development documents.
<b>Noise</b>	Monterey County General Plan (Chapter 22, Table 6, 1995) states that the external noise level for office buildings, business and commercial and professional areas should be in the range of 50 to 67 dBA CNEL.
<b>Population and Housing</b>	The project would not affect existing housing or result in new housing. The project would neither displace people nor result in additional population to Monterey County. Therefore, there are no applicable policies in the Monterey County planning and development documents.
<b>Public Services</b>	The facility would not affect public services nor create demand for additional public services.. Therefore, there are no applicable policies in the Monterey County planning and development documents.
<b>Recreation</b>	No public parks or recreation facilities are located in the project vicinity. The project would not increase the use of existing recreational facilities and would not cause increased demand for existing recreational facilities within the project area. Therefore, there are no applicable policies in the Monterey County planning and development documents.

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<b>Transportation/ Traffic</b>	There are no alternative transportation policies, plans or programs applicable to the site area. Monterey County Building Department will provide specifications for location of the site access driveway from Godchaux Street.
<b>Utilities and Service Systems</b>	The project would not be occupied and would not require off-site drainage facilities, water hook-ups or wastewater treatment and would not generate solid waste during operation. The project will require electricity. Telephone service would be provided at the site by either hard-wired, cellular or satellite-link services. Therefore, there are no applicable policies in the Monterey County planning and development documents.
<b>Sources</b>	Knight, John. Building and Grading Inspector. Monterey County Building and Inspection Department, July 16, 1999.  Monterey, County of. <i>General Plan</i> . Adopted 1986; amended November 1996.  Monterey, County of. <i>South County Area Plan</i> . 1988.  Monterey, County of. <i>Subdivision Ordinance (Title 19)</i> . June 1995.  Monterey, County of. <i>Zoning Ordinance (Title 20)</i> . August 1997.