

MONTEREY COUNTY ZONING ADMINSTRATOR

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| Meeting: November 18, 2010 Time: A.M./ P.M. /3:35 Agenda Item No.: 4 | |
| Project Description: A Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV and Boat storage. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) a Use Permit for a 6,000 square foot for body and mechanical shops (two units of 3,000 square feet each) and; 9) a Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill). | |
| Project Location: 70224 New Pleyto Road, Bradley | APN: 423-251-010-000 |
| Planning File Number: PLN050134 | Owner: Victor Vargas Agent: Andrew Perez |
| Planning Area: South County Area Plan | Flagged and staked: Yes |
| Zoning Designation: : HC- B-6 "Heavy Commercial, Building Site overlay" | |
| CEQA Action: Negative Declaration | |
| Department: RMA - Planning Department | |

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Adopt a Negative Declaration and;
- 2) Approve the Combined Development Permit and General Development Plan (PLN050134) based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

The applicant, own the "Quality Towing" operation, in Salinas, Ca. The subject application is for an additional location in southern Monterey County. The project includes a General Development Plan to be developed in two phases. The first phase will encompass total four separate buildings totaling approximately 12,592 square feet and Phase Two will approximately 9,000 square feet of structures with 5,000 square feet of open RV and boat storage space area.

Pursuant to the Guidelines of the California Environmental Quality Act (CEQA), the project did not qualify for an exemption. An Initial Study was prepared and found potential impacts to Air Quality, Cultural Resources, Geology/Soils, Noise and Transportation/Traffic. These issues were found to be less than significant with conditions of approval and a Negative Declaration was filed on **October 11, 2010**. See **Exhibit B** for further discussion.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau

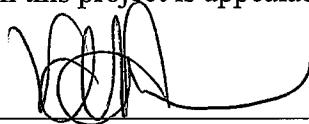
- √ Water Resources Agency
- √ Cal-Fire South County Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by South County Fire Protection District, the Environmental Health Bureau, the RMA - Public Works Department and the Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was not referred to a LUAC because no LUAC existed at the time the project was submitted in 2006.

Note: The decision on this project is appealable to the Planning Commission.

/S/ Valerie Negrete



Valerie Negrete, Assistant Planner
(831) 755-5227, negretev@co.monterey.ca.us
October 18, 2010

cc: Front Counter Copy; Zoning Administrator; South County Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Taven Kinison Brown, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Victor Vargas, Owner; Andrew Perez, Agent; Planning File PLN050134.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
1. Conditions of Approval and Reporting Program
2. Site Plan, Floor Plan and Elevations
Exhibit D Vicinity Map
Exhibit E General Development Plan
Exhibit F Negative Declaration filed October 11, 2010
Exhibit G Comments on Mitigated Negative Declaration

This report was reviewed by Taven Kinison Brown, Planning Services Manager



EXHIBIT B Project Discussion

The site is approximately 3.98 acres, the lot is currently vacant and the proposed improvements (Phase 1 and Phase 2) will cover approximately 14% of the entire parcel. The property is located at 70224 New Pleyto Road in Bradley, which is approximately 2.3 miles north of Lake San Antonio and approximately 6.6 miles southwest of Highway 101. The property is relatively flat and is zoned Heavy Commercial with a Building Site overlay.

Figure 1: Aerial of 70224 New Pleyto Road, Bradley



Historical Project Issues

In May 2005, the property was cited for grading and vegetation removal which covered the entire 3.98 acres of the site, CE050183. The property owner subsequently obtained a grading permit, GP050175 for the grading and the case was subsequently closed. In October 2005 the site was cited for additional grading, CE050391, for the construction of a driveway from Jolon Road to the property. However, the owner obtained and finalized GP050288 for 10 cubic yards of cut and fill to close CE050391. Lastly, on May 13, 2008 the property was cited, CE080075, for the construction of a single family dwelling, block walls, fence, water system and electrical gate. The property owner worked with county staff to attain and final BP081814, to demolish the single family dwelling, demolish the block walls, reduce the fence height to less than 6 feet and remove the electrical from the gate thereby closing the case.

Proposed Project

The subject application is for a General Development Plan to be developed in two separate phases. The first phase will total four separate buildings totaling approximately 12,592 square feet. Once Phase One is successfully established the applicant will begin construction on Phase Two. Phase Two will involve the construction of two buildings including a General Store. Once the project is complete the total site coverage will be 14%.

Phase One entitlements will include a Use Permit to construct a 1,176 square foot car repair garage and Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers (Building A), a Use Permit for an approximate 6,000 square foot indoor car storage (Building B),

an Administrative Permit for a 320 square foot office and bathroom (Building C), a Use Permit to construct a 2,957 square foot single family dwelling with attached garage (Building D), and a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's (Area E).

Phase Two will encompass a Use Permit for a 900 square foot general store (Building F) for traveling customers to Lake San Antonio and patrons of the towing operation, a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) (Building G), and a Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Phase 2 will total approximately 17,900 square feet of coverage. **Figure 1** below depicts the proposed uses and phases.

Signage

Signage on the site will be located on the entrance gate facing Jolon Road and on Building B, the Indoor Auto Storage building. The Building B sign will measure 18 feet and state "Quality Towing". The two gate signs will be approximately 8 feet each (total of 16 feet) and state "Quality RV and Boat Storage". In total the property will contain approximately 34 feet of signage. According to Monterey County Code, the property would be allowed at least 100 square feet of signage or one square foot for each one foot of structure frontage. If, in the future the applicant would like to add additional signage, the square footage must be in conformance with Monterey County Code Section 21.060.090, Regulations for Signs.

Figure 1: Proposed Signage on Building B

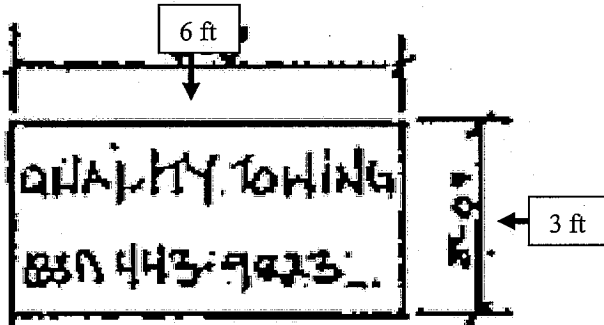
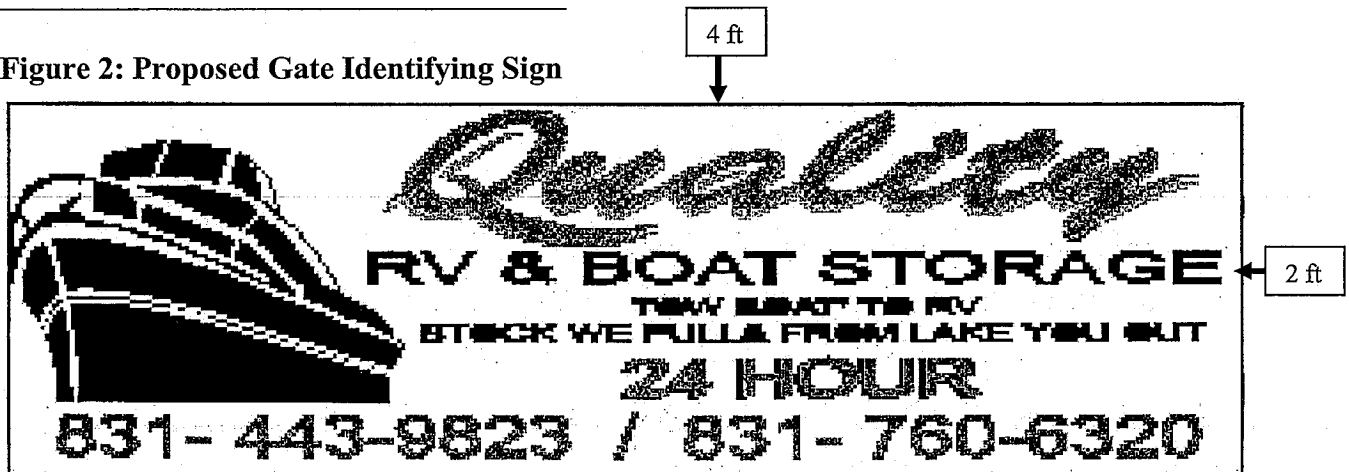


Figure 2: Proposed Gate Identifying Sign



Style and Design

Buildings will be designed to blend in with the natural setting using brown and beige colors. The home will be located away from Jolon Road and will be Spanish style with red tile roofing. The office and 6,000 square foot auto storage building will be the first buildings you will see from

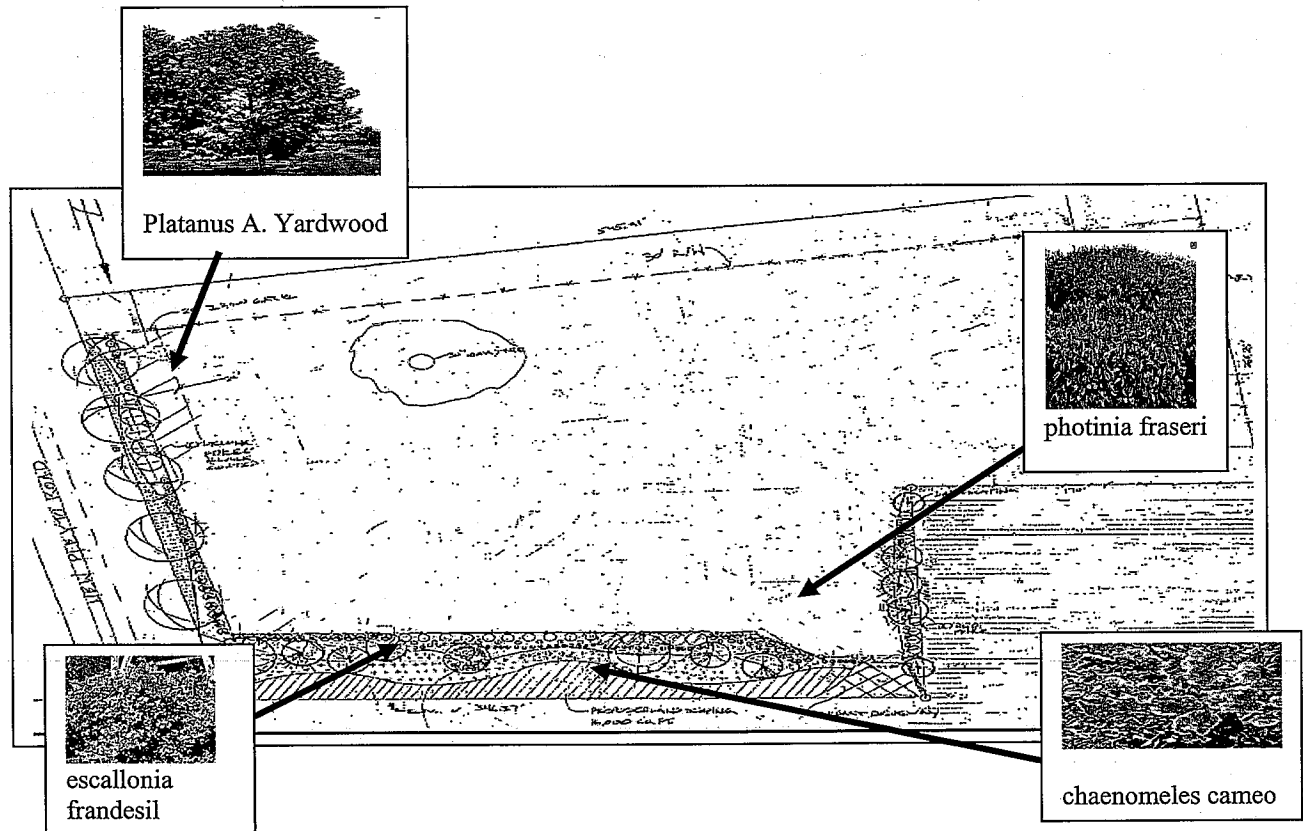
Jolon Road and will also have Spanish style tile for roofing to match the home to the rear of the lot.

Lighting

Exterior lighting will be minimal and set on the 6,000 square foot indoor car storage building facing Jolon Road but will be turned off at dusk. Additional 75 watt lighting will be located to the east of the building facing New Pleyto Road. The 320 square foot office building will also have a 75 watt wall lantern switched light facing Jolon Road but will be turned off at dusk. In total there will be 4 exterior lights which will be downlit and be either dimmed or shut off at dusk.

Landscaping

Landscaping will encompass 10% of the site. Landscaping will be located along the corridor of the property along Jolon Road and New Pleyto Road, in front of the existing black cyclone fence, shown below. Predominant plants along New Pleyto Road will include 5 Platanus A. Yardwood trees which will grow up to 6 feet high. Jolon Road will be landscaped with 77 chaenomeles cameo mixed with approximately 10 escauonia frandesil along the fence. The entrance of the site along Jolon Road will be landscaped with 35 photinia fraseri which grow up to six feet tall.



Parking

Monterey County Code requires a total of 31 spaces for both Phase One and Phase Two of the project. The project provide 15 spaces for Phase One which includes a 1,753 square foot car garage, a 498 sleeping unit, a 6,000 square foot car storage building, a 320 square office, and a 2,957 square foot single family dwelling. Phase Two will include 16 spaces for a 900 square foot general store, a 3,000 square foot boat shop and 3,000 square foot mechanic boat shop. The majority of parking will be provided in front of the office and indoor car storage building. In

total the property will provide 33 spaces, 12 spaces along the front of the 6,000 square foot car storage, 9 spaces in front of the general store and 12 spaces in front of the mechanic boat shop and body shop.

Vargas Parking for Phase 1 and Phase 2

| Phase 1 | | | Parking Required |
|---------------------|--------------------------------------|----------|---------------------|
| Building | Use of Building | Sq. Ft. | |
| Building A: | Car Repair Garage | 1,752.50 | 3 |
| | Sleeping Qtrs. | 497.5 | 1 |
| Total (Building A) | | | 4 |
| Building B: | Indoor Garage/Storage | 6,000 | |
| | Total (Building B) | | 1 |
| Building C: | Office with Restroom | 320 | 2 |
| Building D: | Single Family Dwelling | 2,957 | |
| | with Covered Breezeway and garage | | |
| Area E: | Outdoor RV & Boat Storage | 5,000 | 4 |
| Total Spaces | | | 15 |

| Phase 2 | | | Parking Required |
|---------------------|--------------------|---------|---------------------|
| Building | Use of Building | Sq. Ft. | |
| Building F: | General Store | 900 | 4 |
| Building G: | Mechanic Boat Shop | 3,000 | 6 |
| | Body Shop | 3,000 | 6 |
| Total Spaces | | | 16 |

Security

The property will be secured by monition sensor lighting and a security alarm system. The entrance to the site will be gated with a lock at night. Vehicles will not be left outside overnight and will be brought immediately into the indoor car storage building.

CEQA Analysis

The project was identified to have the potential to have a significant effect on the environment. Therefore, pursuant to Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064 .a.1, an environmental review was required. The Monterey County RMA-Planning Department prepared an Initial Study pursuant to CEQA (**Exhibit E**).

Less than significant impacts have been identified for Air Quality, Cultural Resources, Geology/Soils, Noise, Hazards/Hazardous Materials and Transportation/Traffic. Mitigations were not necessary for the project to have a less than significant impact on these resources. However, conditions of approval will assure compliance with County requirements.

Air Quality

Ongoing air quality impacts can be derived from the proposed 6,000 square foot automotive repair shop. Temporary air quality impacts will be generated during the construction process.

Although construction related impacts will be nominal, in order to minimize these impacts the applicant will be providing, as a condition of approval, a management plan utilizing the Best Available Control Practices per MBUAPCD district standards. This will be submitted prior to construction activities and be adhered to during the course of construction.

Cultural Resources

According to Monterey County GIS system, the site is listed as being high in probability that archeological resources may be found on the site. However, a report prepared by Clay Singer, dated July 15, 2010 found that no resources exist on the site. As a standard condition of approval, the applicant will be required to stop work if any cultural resources are discovered during the course of construction.

Geology/Soils

A Geologic and Soils Engineering Report, prepared by Soils Survey Inc. in November 2005, was submitted for the proposed project. Liquefaction and lateral spreading were determined to have a very low potential of occurrence. Soils at the site were found to be acceptable for foundation purposes provided the geotechnical report recommendations are followed.

Noise

Due to the nature of the project as an automotive repair and tow truck operation there will be some noise generated from the site. Ongoing operations will not contribute significantly to noise levels and construction related noise will be temporary. Noise derived from the property will be in accordance within the County Code, Chapter 10.60. The operation will be open from 8am to 5pm Monday through Sunday for the Car Repair Garage, Office, Outdoor RV and Boat Storage area, General Store, and Boat Mechanic and Body Shop. The project will provide a towing service, in Building B, and patrons will be able to drop off vehicles 24 hours a day, as needed.

Hazards/Hazardous Materials

A portion of the property will be used as an automotive repair shop. Solvents such as disinfectants and commercial cleaners may be used on site however they are materials which are commonly used in a household. The applicant will be required to submit a Hazardous Materials Business Response Plan which complies with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. The applicant will also submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. With the implementation of these conditions the potential for there to be a significant impact on hazards is less than significant.

Transportation/Traffic

Both Jolon Road and New Pleyto Road do not have high traffic volumes and operate at an exceptional level. Traffic will not increase as a result of the operation, because of the operating levels on the remote roads of Jolon and New Pleyto additional review was not warranted. To ensure that ingress and egress to and from the site are to County standards, the Department of Public Works has implemented a condition of approval that requires the applicant to attain an encroachment permit to construct a commercial driveway connecting to Jolon Road with acceleration and deceleration tapers.

Analysis of Entitlements

The project is located in a Heavy Commercial "HC" designation and the proposed storage and towing operation are considered compatible uses subject to a General Development Plan (See Exhibit E), Administrative Permit and Use Permits. The primary function of the project is a towing and repair operation, which will provide a service to patrons of San Antonio Lake and residents if and when they get stranded. The closest boat repair shop, "Fayters" is located 2.6 north of the proposed site at 69400 Jolon Road, Bradley. The closest auto repair shop is located approximately 13.6 miles south, "Pacific Automotive Specialty" and thereafter 21 miles to the north is a "South Valley Auto Plaza".

Phase One

1,176 Square Foot Car Repair Garage (Use Permit)

The car repair garage, referred to as Building A, will be approximately 1,753 square feet and will be attached to the 498 square foot sleeping room. The garage will be open from 8am to 5pm Monday through Sunday and will service travelers visiting Lake San Antonio Lake. Customers will be given the option to stay overnight while there vehicles are being serviced. For vehicles requiring service after hours, there will be a vehicle drop off option. The auto repair service is primarily targeted to serve travelers to Lake San Antonio however, service will not exclude any residents in the area needed auto repair.

498 square foot motel unit/sleeping unit for stranded customers (Use Permit)

The nearest lodging available to travelers is approximately 22 miles south east, "Rugged Point Inn and Resort" near the Los Padres National Forest. The proposed 498 square foot sleeping unit will provide an opportunity for a stranded customer to stay overnight while the vehicle is being worked on. As a condition of approval guests will not be allowed to stay in this unit for longer than 72 hours, which is the same duration of time a vehicle parts will be limited to be on the site.

6,000 square foot indoor car storage (Use Permit)

Part of the operation will include a towing service. For the security of towed vehicles at night and to avoid blight the applicant will store all towed vehicles in the 6,000 square foot car garage. The tow truck operation will be available 24 hours a day as needed. Due to the nature of the operation and limitation of similar services in the area this component of the operation will remain open 24 hours.

320 square foot office and bathroom (Administrative Permit)

To provide oversight and administrative support to the commercial operation, a 320 square foot office with restroom for employees will be built. The office will be open Monday through Friday from 8 am – 5pm. The office will provide administrative services to the commercial operation. If towing service is needed after hours, calls will be dispatched to a dispatcher at another site.

2,957 square foot single family dwelling with attached garage (Use Permit)

According to Monterey County Zoning regulations, residential use must not does not exceed the gross square footage of the commercial use of the property subject to a Use Permit. The residential use of the property is less than the square foot age of the commercial use. The single family dwelling will be located towards the rear of the property and will match the other structures on the property in colors and design.

5,000 square foot open space area for RV's and Boat's (Use Permit)

Located next to Lake San Antonio patrons of the lake will need a place to store their recreational vehicles and boats. The closest boat storage location, Lake Nacimiento Marina, is located 11

miles south of the Vargas property past Lake San Antonio. The applicant originally proposed to locate the RV and Boat storage fronting Jolon Road however this area was moved farther away from the road to lessen its visibility, closest to New Pleyto Road. Additional landscaping was added to the New Pleyto side of the property to screen this area however you will still see the boats and RV's from the road.

Phase One

900 square foot general store (Use Permit)

Phase Two of the project will include a small general store. The store will provide beverages and snacks to travelers and customers to Lake San Antonio and patrons of the towing operation. As a condition of approval, all improvements for the General Store shall comply with the California Retail Food Code as approved by the Director of Environmental Health. There is a store across New Pleyto Road from the property, called Waystation Saloon.

6,000 square foot body and mechanical shops (Use Permit)

Phase Two will include two separate buildings of 3,000 square feet each. The applicant will be providing mechanical repairs to stranded motorists on site. Prior to opening this phase repairs will not happen on site, instead vehicles will be sent to outside service stations for repair.

Conclusion

Staff has reviewed the South County Area Plan and the 1984 Monterey County General Plan and finds the commercial development to be compatible and consistent with each. Staff recommends the Zoning Administrator approve the Combined Development Permit Use Permit to allow the construction commercial development based on the findings and evidence set forth in the resolution (**Exhibit C**) and subject to the conditions attached as Exhibit 1 to the resolution.

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Vargas (PLN050134)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopt a Negative Declaration;
- 2) Approving a Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and; 9) Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill).
- 3) Adopt the Conditions of Approval.
(PLN050134, Victor Vargas, 70224 New Pleyto Road, Bradley, South County Area Plan (APN: 423-251-010-000))

The Combined Development Permit (PLN050134) came on for public hearing before the Monterey County Zoning Administrator on November 18, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Hearing Body finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- South County Area Plan,
- Monterey County Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 70224 New Pleyto Road, Bradley (Assessor's Parcel Number APN 423-251-010-000, South County Area Plan. The parcel is zoned HC (Heavy Commercial), which allows for the establishment of commercial uses. Therefore, the project is an allowed land use for this site.
- c) The proposed project is a Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Monterey County Code section 21.020.030.A requires a General Development Plan for the establishment of any development in the HC zoning district.
- d) The project will consist of two phases of development. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and; 9) a Use Permit for an approximate 5,000 square feet of open RV and boat storage space area.
- e) Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill).
- f) The applicants anticipate 1 or 2 visitors a day to the site and will service at least 1 to 2 vehicles a day.
- g) The 497 square foot sleeping unit will be conditioned to be used only as a temporary stay unit for use during the duration of time a vehicle is being serviced.
- h) The project was not referred to the South County Land Use Advisory Committee (LUAC) for review. The project was submitted in 2006 and at the time no LUAC existed for this area.
- i) The application, project plans, and related support materials submitted

by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN050134.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, South County Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Air Quality, Cultural Resources, Geology/Soils, Noise and Transportation/Traffic. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *“Archeological Inventory Survey of 4 Acres at the Southwest Corner of Jolon Road and New Pleyto Road near Lockwood” prepared by Nancy Farrell, Salinas, Ca dated May 27, 2005.*

- *“Cultural Resources Survey and Impact Assessment for a 3.98 acre property at 70224 New Pleyto Road, Information on Archeological Site CA-MNT-1255” prepared by Clay Singer, dated July 15, 2010.*

- *“Geotechnical and Percolation Investigation for 70224 New Pleyto Road” prepared by Soil Surveys Inc., dated November 14, 2005.*

- *“Geological Report for 70224 New Pleyto Road, Bradley” CapRock Geology Inc., dated December 20, 2005.*

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN050134.

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

EVIDENCE: a) The project was reviewed by RMA - Planning Department, South County Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on

the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available.
- c) Preceding findings and supporting evidence for PLN050134.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN050134.

5. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN050134).
 - c) The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a Negative Declaration.
 - d) Issues that were analyzed in the Negative Declaration include: aesthetic resources, agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazards/hazardous materials, hydrology/water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, traffic and transportation, utilities and service systems.
 - e) Air Quality - The project includes the construction of a 1,176 square foot car repair garage, a 498 square foot motel unit/sleeping unit for stranded customers, an approximate 6,000 square foot indoor car storage, a 320 square foot office and bathroom, a 2,957 square foot single family dwelling with attached garage, an approximate 5,000 square foot open space area for RV's and Boat's, a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation, a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and; an approximate 5,000 square

feet of open RV and boat storage space area. Ongoing air quality impacts could have been derived from the proposed 6,000 square foot automotive repair shop and the Monterey Bay Unified Air Pollution Control District requires certain commercial uses to attain a Permit to Operate, they include paint spray booths, emergency generators, gas holding tanks of over 250 gallons and the repair of state regulated trucks. The subject project does not involve any of the uses listed above and the auto repair shop will not be servicing any state regulated trucks. Vehicles will be repaired on site and larger vehicles (including state regulated trucks) will be towed to a dealership for service. Temporary air quality impacts will be generated during the construction process. In order to minimize these impacts the applicant will be providing, as a condition of approval, a management plan utilizing the Best Available Control Practices per MBUAPCD district standards will be submitted prior to construction activities. The management plan will be adhered to during the course of construction.

- f) Cultural Resources - According to Monterey County GIS system, the site is listed as being high in probability that archeological resources may be found on the site. However, a report prepared by Clay Singer, dated July 15, 2010 found that no resources exist on the site. As a standard condition of approval, the applicant will be required to stop work if any cultural resources are discovered during the course of construction. Incorporating this condition of approval and requiring notation on the plans to this effect, is standard practice of Monterey County Planning Department for negative archaeological reports and will reduce the potential for impacts to a less-than-significant level.
- g) Geology/Soils – The property is located in a relatively flat area. A Geologic and Soils Engineering Report, prepared by Soils Survey Inc. in November 2005, was submitted for the proposed project. The report concluded that the site is located .7 miles from the Rinconada Fault, 21 miles from the active Hosgri Fault and 22 miles southwest of the San Andreas Fault. Liquefaction and lateral spreading were determined to have a very low potential of occurrence, due to the soils on the site not having properties normally associated with these situations. Soils at the site were found to be acceptable for foundation purposes provided the geotechnical report recommendations are followed. Compliance with the Uniform Building Code's current edition, seismic zone IV, Soil Type S_c, for foundation design and construction will keep any impacts related to geological hazards at a less than significant level.
- h) Noise – Due to the nature of the project as an automotive repair and tow truck operation there will be some noise generated from the site. Currently the parcel is vacant and little to noise would be experienced at the site. Ongoing operations will not contribute significantly to noise levels and construction related noise will be temporary. Any noise derived from the property will be in accordance with the County's noise requirements, as required in the County Code, Chapter 10.60. The operation will be open from 8am to 5pm Monday through Sunday for the Car Repair Garage, Office, Outdoor RV and Boat Storage area, General Store, and Boat Mechanic and Body Shop. The project will provide a towing service, in Building B, and patrons will be able to

- drop off vehicles 24 hours a day, as needed.
- i) Hazards/Hazardous Materials – A portion of the property will be used as an automotive repair shop. No hazardous materials will be stored and used on the property. Solvents such as disinfectants and commercial cleaners may be used on site however they are materials which are commonly used in a household. To ensure that there is no potential for the site to omit hazards/hazardous materials the Environmental Health Department has applied standard conditions of approval. The applicant will be required to submit a Hazardous Materials Business Response Plan which complies with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. The applicant will also submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention). With the implementation of these conditions the potential for there to be a significant impact on hazards is less than significant.
 - j) Transportation/Traffic - Both Jolon Road and New Pleyto Road do not have high traffic volumes and operate at an exceptional level. Jolon Road is currently operating at a Level of Service (LOS) A. To ensure ingress and egress to and from the site are at County standards, the Department of Public Works has implemented a condition of approval that requires the applicant to attain an encroachment permit to construct a commercial driveway connecting to Jolon Road with acceleration and deceleration tapers.
 - k) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**.
 - l) The Draft Negative Declaration (MND) for PLN050134 was prepared in accordance with CEQA and circulated for public review from October 11, 2010 through October 31, 2010. Issues that were analyzed in the Draft Negative Declaration (MND) include aesthetic resources, agricultural resources, air quality, biological resources, geology and soils, hydrology and water quality, land use and planning, population and housing, public services, traffic and transportation and utilities and service systems.
 - m) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning

Department (PLN050134) and are hereby incorporated herein by reference.

- n) Staff analysis contained in the Initial Study and the record as a whole indicate the project could not result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
- o) During the public comment period the County received a comment from a neighbor who was not in support with the proposed operation. The County has considered the comments and has added condition 10 to address the concerns of blight to the area. No vehicles towed to the property or being serviced shall be left outside overnight. RV and boat storage shall be kept in the designated area behind the two 3,000 square foot mechanical and body shop buildings.
- p) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

5. **FINDING:** **GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) Zoning Ordinance, Section 21.20.030 in a Heavy Commercial zoning district. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
 - b) The project as described in the application and accompanying materials was reviewed by the Planning Department, South County Fire Protection District, Parks Department, Public Works Department, Environmental Health Bureau, Sheriff, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general.
 - c) A General Development Plan has been developed that specifies the development in two separate phases. The project will consist of two phases of development. Phase One entitlements will include: 1) a Use Permit to construct a 1,178 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing

- operation; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and; 9) a Use Permit for an approximate 5,000 square feet of open RV and boat storage space area.
- d) Monterey County Code requires the project to provide 31 spaces and maintain one accessible off-street parking for a development providing 1-40 spaces. The project will provide a total of 33 spaces for both Phase 1 and Phase 2 and an accessible space next to the office building.
 - e) According to Monterey County Code, the property would be allowed a Sign which shall not exceed one square foot for each one foot of structure frontage; provided, that any business establishment shall be allowed a sign of a minimum 50 square feet. In this case, the property would be allowed up to 100 square feet of signage. This project will contain one sign for the auto storage building and two identifying signs at the entrance gate. Building B, the Indoor Auto Storage building, will have a "Quality Towing" sign measuring 18 feet. The entrance will have two 8 foot signs which state ""Quality RV and Boat Storage" totaling 16 feet. In total the property will contain 34 feet of signage. The applicant does not anticipate additional signage however, if, in the future the applicant would like to add additional signage, the square footage must be in conformance with Monterey County Code Section 21.060.090, Regulations for Signs.
 - f) Development Standards in the "Heavy Commercial" zoning regulation is provided in the General Development Plan pursuant to Monterey County Code 21.20.070.A. There is a 30 foot right of way towards the rear of the property. The proposed single family dwelling, the structure closest to the rear property line, will be approximately 10 feet from the right of way. On the west side of the property, there will be a 30 foot setback from the property line to the 6,000 square foot auto body and mechanical shops. The 900 square foot General Store facing Jolon Road will sit approximately 78 feet from the front property line. On the east half of the property, the 498 square foot motel unit/sleeping unit for stranded customers will be 48 square feet from the side property line. All structures will be one story and the tallest structure, the 6,000 square foot indoor, will be approximately 16 feet high.
 - g) Materials in Planning File PLN050134.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040 Monterey County Zoning Ordinance.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Adopt a Negative Declaration;
- B. Approve a Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3)

Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and; 9) a Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill), in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 18th day of November, 2010 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

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

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

NOTES

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

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

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

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

RESOLUTION ### - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Victor Vargas
 File No: PLN050134 APNs: 423-251-010-000
 Approved by: Zoning Administrator Date: November 18, 2010

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|----------------------------------|---------------|---|---|--|---------------------------------|--|
| RMA – Planning Department | | | | | | |
| 1. | | PD001 - SPECIFIC USES ONLY This Combined Development Permit (PLN050134) allows Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include: 1) a Use Permit to construct a 1,176 square foot car repair garage and; 2) a Use Permit for a 498 square foot motel unit/sleeping unit for stranded customers; 3) a Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) a Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) a Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and; 9) a Use Permit for an approximate 5,000 square feet of open RV | Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. | Owner/ Applicant RMA - Planning WRA RMA - Planning | Ongoing unless otherwise stated | |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------|---------------|---|--|---|---|--|
| | | and boat storage space area. Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill). The property is located at 70224 New Pleyo Road, Bradley (Assessor's Parcel Number 423-251-010-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department) | | | | |
| 2. | | PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution) was approved by the Zoning Administrator for Assessor's Parcel Number APN: 423-251-010-000 on November 18, 2010. The permit was granted subject to 29 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department) | Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department. | Owner/ Applicant RMA- Planning | Prior to the issuance of grading and building permits or commencement of use. | |
| 3. | | PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 3 years, to expire on November 18, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department) | The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date. | Owner/ Applicant | As stated in the conditions of approval | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|----------------------------|----------------------|--|--|--|----------------|---|
| 4. | | <p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p> | <p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p> | <p>Owner/ Applicant/ Archaeologist</p> | <p>Ongoing</p> | |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------|---------------|--|---|----------------------------------|---|--|
| 5. | | <p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p> | <p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p> | Owner/ Applicant | Upon demand of County Counsel or concurrent with the issuance of building permits, or use of the property, whichever occurs first and as applicable | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|----------------------------|----------------------|---|---|---|--|---|
| 6. | | PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department) | The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department. | Owner/ Applicant | Within 5 working days of project approval. Prior to the issuance of building or grading permits | |
| 7. | | PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department) | Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report. | Owner/ Applicant/ Geotechnical Consultant | Prior to final inspection | |
| 8. | | PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department) | Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan. | Owner/ Applicant | Prior to the issuance of building permits. Prior to Occupancy / Ongoing | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|--------------------------------------|----------------------|--|--|---|--|---|
| 9. | | PD01 – NON STANDARD – SLEEPING UNIT The 498 square foot sleeping unit shall be used only for stranded customers who are allowed to stay for no longer than 72 hours. At the request of the RMA- Planning Department the applicant shall provide verification that no guest has stayed in this unit for longer than 72 hours. | Applicant shall keep a log of visitors and dates of use in this unit. Upon the request of the RMA-Planning Department or the Bureau of Environmental Health, the applicant shall provide said log verifying guests have NOT stayed longer than 72 hours. | Owner/ Applicant | Continuous | |
| 10. | | PD02 – NON STANDARD – VEHICLE STORAGE Vehicles shall not be stored outdoors. If vehicles are towed to the property they shall be brought directly to the 6,000 square foot storage garage and not left outside overnight. Vehicles requiring service shall not be left outside overnight and must be stored indoors. Storage of RV's and boats are only allowed to be left outside in the designated area behind the | Adhere to conditions and uses specified in the permit. Upon the request of the RMA-Planning Department otherwise the property will not be in compliance with said Permit. | Owner/ Applicant | Continuous | |
| RMA – Public Works Department | | | | | | |
| 11. | | PW0001 – ENCROACHMENT (COM) Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Jolon Road including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works) | Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupying or commencement of use. Applicant is responsible to obtain all permits and environmental clearances. | Owner/ Applicant | Prior to Building/ Grading Permit Issuance. | |
| 12. | | PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works) | Applicant's engineer or architect shall prepare a parking plan for review and approval. | Owner/ Applicant/ Engineer | Prior to Building/ Grading Permits Issuance | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|--|----------------------|---|--|---|---|---|
| Health Department Environmental Health Bureau | | | | | | |
| 13. | | EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health) | Submit necessary application, reports and testing results to EH for review and approval. | CA Licensed Engineer /Owner/ Applicant | Prior to issuance of grading/ building permits or prior to filing final map | |
| 14. | | EH28 - HAZ MAT BUSINESS RESPONSE PLAN Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health) | Contact the Hazardous Materials Program of the Division of Environmental Health. | Owner/ Applicant | Continuous | |
| 15. | | EH30 - HAZARDOUS WASTE CONTROL Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health) | Contact the Hazardous Materials Program of the Division of Environmental Health. | Owner/ Applicant | Continuous | |
| 16. | | EH33 - VEHICLES/PARTS IMPERVIOUS SURFACE All vehicles or parts stored for longer than 72 hours that contain gasoline, oils, lubricants, coolants, or any other hazardous materials/wastes shall be stored in impervious areas properly graded and bermed for surface drainage into an approved oil/water separator. (Environmental Health) | Submit plans to the Division of Environmental Health for review and approval. | Owner/ Applicant | Prior to issuance of building permits or commencement of operations. | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|----------------------------|----------------------|---|--|--|--|---|
| 17. | | EH34 - HAZ MAT SPCC Submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention). (Environmental Health) | Submit plan to the Hazardous Materials Program of the Division of Environmental Health for review and approval. | Owner/ Applicant | Prior to commencement of operation. | |
| 18. | | EHSP01 CALIFORNIA RETAIL FOOD CODE All improvements for the General Store shall comply with the California Retail Food Code as approved by the Director of Environmental Health. As necessary, submit all required plans and necessary fees for review and approval prior to obtaining a building permit/final inspection. (Environmental Health) | Submit all required plans and necessary review fees to the Division of Environmental Health for review and approval. | Owner/ Applicant | Prior to issuance of grading and building permits. | |
| 19. | | EHSP02 SINGLE FAMILY DWELLING AND GENERAL STORE UNITS - SEPTIC SYSTEM DESIGNS Submit plans for review and approval showing the locations and designs of the proposed septic systems meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. Restroom for office shall discharge to the SFD unit. Primary and secondary drainfields shall be installed at initial construction. Risers to grade shall be installed. (Environmental Health) | The Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system, to include the primary and secondary drainfields at initial construction. | CA Licensed Engineer /Owner/ Applicant | Prior to issuance of grading /building permits. | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|---|----------------------|--|---|---|---|---|
| 20. | | EHSP03 OVERNIGHT UNIT - EXISTING SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the leach field addition to the existing septic system that demonstrates it meets the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. A permit for the drainfield addition shall be obtained from the Monterey County Health Department. (Environmental Health) | The Division of Environmental Health must approve plans. Applicant shall obtain a permit from DEH to install the addition to the septic system drainfield. | CA Licensed Engineer /Owner/ Applicant | Prior to issuance of grading /building permits. | |
| 21. | | AIR QUALITY REVIEW Submit plans for review and approval to the Monterey Bay Unified Air Pollution Control District relative to the Body Shop Repair component of this General Development Plan. The MBUAPCD shall review the project for compliance with District standards. Provide written documentation from MBUAPCD to the Environmental Health Division that states the project is in compliance with District standards. (Environmental Health) | Provide written documentation to EHD from MBUAPCD for review and approval. Written documentation from MBUAPCD shall state the project is in compliance with District standards relative to the Body Shop Repair component of this General Development Plan. | CA Licensed Engineer /Owner/ Applicant | Prior to issuance of grading /building permits. | |
| Monterey County Water Resources Agency | | | | | | |
| 22. | | WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency) | Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan. | Owner/ Applicant/ Engineer/ Contractor | Prior to final inspection | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|----------------------------|----------------------|--|--|---|--|---|
| 23. | | <p>WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p> | Compliance to be verified by building inspector at final inspection. | Owner/ Applicant | Prior to final building inspection/occupancy | |
| 24. | | <p>STORMWATER DETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)</p> | Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval. | Owner/ Applicant | Prior to issuance of any grading or building permits | WRA |

South County Regional Fire Protection District

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------|---------------|---|--|----------------------------------|--|--|
| 25. | | <p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (South County Regional Fire District)</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p> | Applicant or owner | Prior to issuance of grading and/or building permit. | |

| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------|---------------|---|--|----------------------------------|---|--|
| 26. | | <p>FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (South County Regional Fire District)</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p> | Applicant or owner | <p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p> | |
| 27. | | <p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay</p> | <p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. rough sprinkler inspection</p> <p>Applicant shall schedule fire dept. final sprinkler inspection</p> | | <p>Prior to issuance of building permit.</p> <p>Prior to framing inspection</p> <p>Prior to</p> | |

| <i>Permit Cond. Number</i> | <i>Mitig. Number</i> | <i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i> | <i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i> | <i>Responsible Party for Compliance</i> | <i>Timing</i> | <i>Verification of Compliance (name/date)</i> |
|----------------------------|----------------------|---|---|---|--|---|
| | | issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (South County Regional Fire District) | | | final building inspection | |
| 28. | | FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (South County Regional Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection | | Prior to issuance of grading and/or building permit. Prior to final building inspection | |

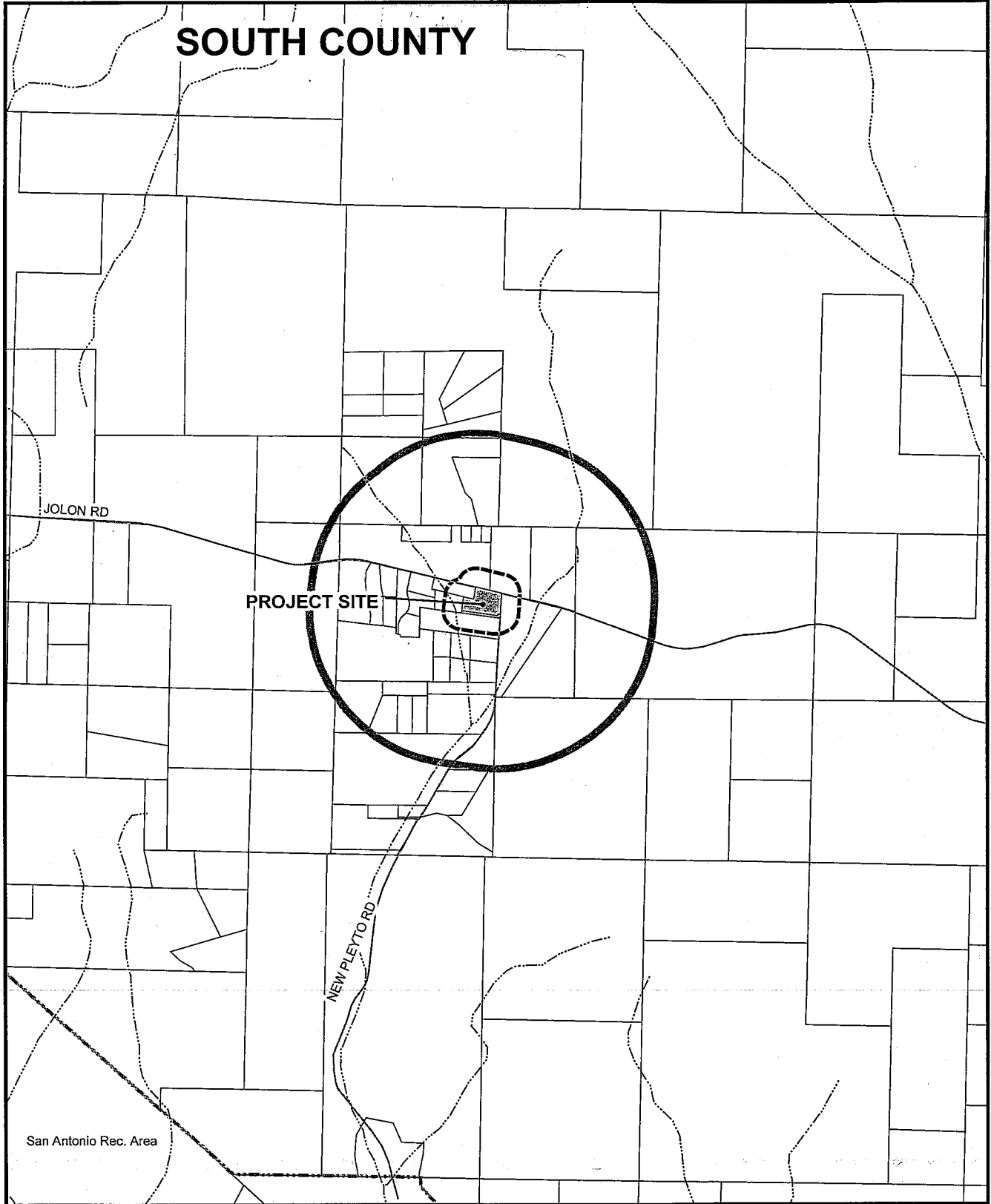
| Permit Cond. Number | Mitig. Number | Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department | Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted. | Responsible Party for Compliance | Timing | Verification of Compliance (name/date) |
|---------------------|---------------|--|--|----------------------------------|---|--|
| 29. | | <p>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (South County Regional Fire District)</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> <p>Applicant shall schedule fire dept. clearance inspection</p> | <p><i>Applicant or owner</i></p> | <p>Prior to issuance of grading and/or building permit.</p> <p>Prior to final building inspection</p> | |

END OF CONDITIONS

Rev. 07/14/2010

EXHIBIT D

SOUTH COUNTY



APPLICANT: VARGAS

APN: 423-251-010-000

FILE # PLN050134

 300' Limit  2500' Limit  City Limits

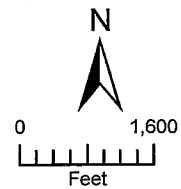


EXHIBIT E

Proposed General Development Plan
For the Victor Vargas property
Located at 70224 New Pleyto Rd.
Bradley, CA 93426

Requested Uses

Phase 1

Building A- 1175.50 sq. ft. Garage with 497.5 sq. ft. motel/sleeping unit for stranded customers in need for car repair.
Building B- 6000 sq. ft. indoor car storage for towing business.
Building C- 320 sq. ft. office and bathroom, used for towing business.
Building D- 989 sq. ft. single family dwelling with 1488 sq. ft. attached garage.
Area E- 5000 sq. ft. RV and boat storage.

Phase 2

Building F- 900 sq. ft. General Store.
Building G- 6000 sq. ft. Body shop and boat mechanic shop. 3000 sq. ft. each.

Uses not to be considered:

No outdoor storage of wrecked or abandoned cars on the property.

Description of Proposed Site Improvements

Formal Site Plan

See attached ^A General Development Plan.

Materials and Colors

See attached ^B color and material design sheet.

Parking Areas

Phase 1

Buildings B and C- 11 parking spaces, 1 handicap space ^{ATTACHMENT A-}

Phase 2

Building G- 11 Parking Spaces, 1 handicap space

Building F- 8 parking spaces, 1 handicap space

^{ATTACHMENT - A-}

Exterior Lighting

Phase 1

Building B- Front-1 Halo brand 70 watt dusk till dawn.

Right- 2 Halo brand 75 watt switched lighting.

Building C- Front- 1 Hunter brand 75 watt wall lantern switched.

^{ATTACHMENT C}

^{ATTACHMENT - D}

Business Operations

OPEN: 8:00 am to 5:00 pm

Monday thru Friday

24 hr towing means 1 to 2 towed car drop off after hours

- Customer 1-2 per day for car pick up
- 2 Employees full time 8:00 am to 5:00 pm Monday thru Friday
- On call for 24 hours towing
- Building B: employee only. No customers allowed

Trash an Recycling Bin

Phase 1

Building B- 8' deep by 10' wide by 5' tall brick enclosure with wood gates. See site map.

Phase 2

Building G- 8' deep by 10' wide by 5' tall brick enclosure with wood gates.

Landscaping Plan

See landscaping plan. At full maturity plants and trees will not exceed 6' high.

For Industrial Site and Uses

Hazardous Materials Disclosure

Will comply with Environmental Health Department. No storage of Hazardous Materials.

Operational Emissions

N/A

Applicable Performance Standards

Will comply to local, regional or state requirements and permitting disclosure.

Address

Phase 1

Physical Expansion and new development due to years of business experience no need for expanding will be required.

Phase 2

If all goes well with phase 1 business, within 3-5 years would like to complete Phase 2 proposal.

Operational changes

No need of future operational changes.

Circulation of Transportation Improvements

N/A

Alternative Development Opp.

N/A

Environment

N/A

Potential

N/A

Conformance

To comply to policies of the local area plan.

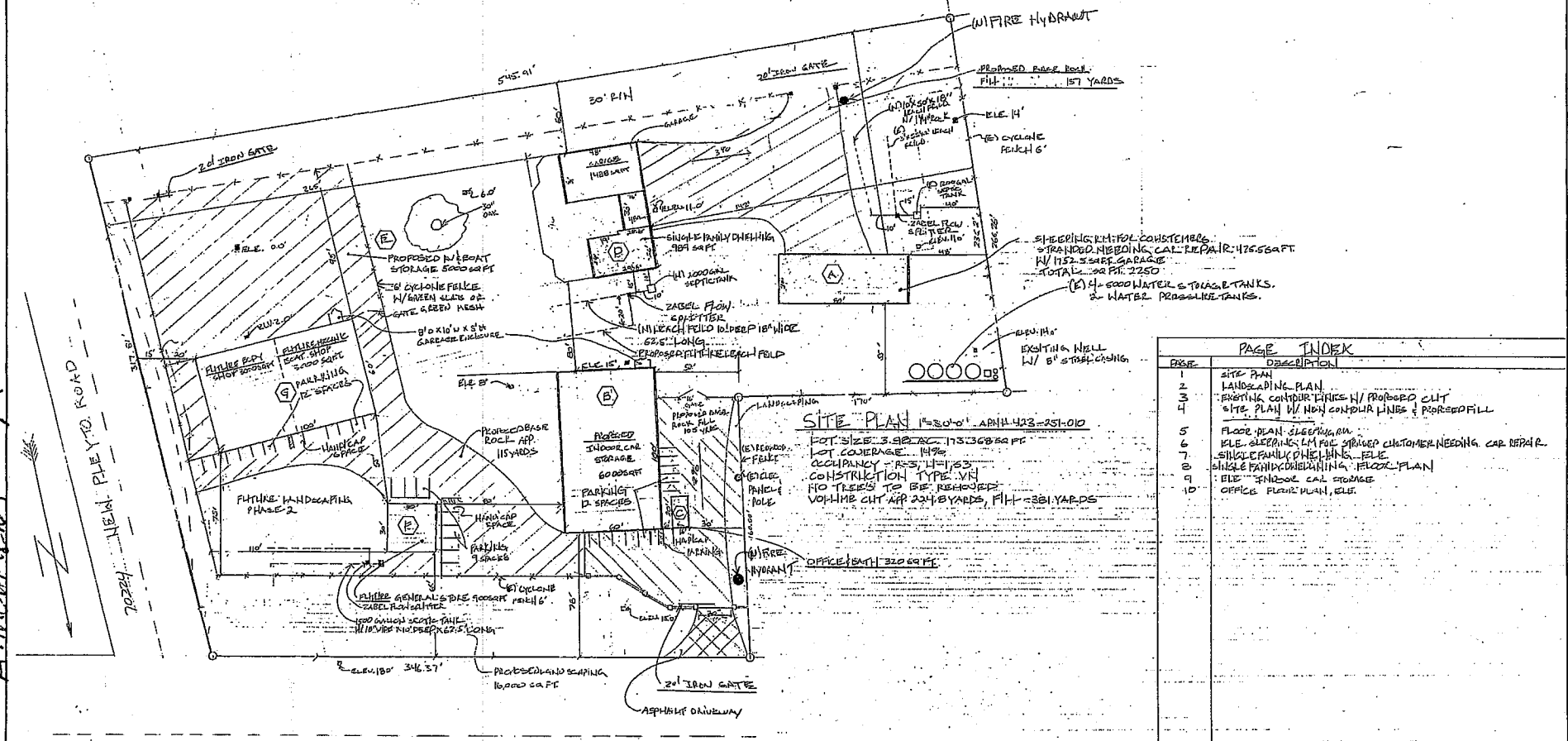
| PROPOSED USE/AGE BUILDING | PHASE 1 | sq. FT. | PROPOSED USE/AGE BUILDING | PHASE 2 | sq. FT. |
|---------------------------|---|---------|---------------------------|---------------|---------|
| BUILDING A: | SLEEPING RM FOR STRANDED CUSTOMER | 447.5 | BUILDING F: | GENERAL STORE | 900 |
| BUILDING B: | INDOOR CAR STORAGE FOR TOWING BUSINESS ONLY NOT FOR PUBLIC HEADGE | 152,500 | BUILDING G: | HANDICAP SHOP | 3000 |
| BUILDING C: | OFFICE / BATH | 320 | | BOYS SHOP | 3000 |
| BUILDING D: | SINGLE FAMILY DWELLING W/ COVERED BLEEZEWAY AND GARAGE | 2,747 | | TOTAL PHASE 2 | 6900 |
| BUILDING E: | OUTDOOR RV/BOAT STORAGE | 5000 | | | |
| | TOTAL PHASE 1: | 16571 | | | |

BUSINESS OPERATIONS
 OPEN: 8:00AM TO 5:00 PM
 MONDAY THUR FRIDAY
 24 HRS TOWING MEANS 24 HRS
 TOWING CAR DROP OFF AFTER HRS
 CUSTOMER: 1-2 PER DAY FOR CAR REPAIR
 2-3 EMPLOYEES FULL TIME 8:00AM TO 5:00 PM
 MONDAY TO FRIDAY
 ON CALL FOR 24 HRS TOWING
 BUILDING B: 15 EMPLOYEES ONLY
 NO CUSTOMERS ALLOWED

GENERAL DEVELOPMENT PLAN

| PARKING PHASE 1 | PHASE 2 |
|--|---|
| BUILDING B: C: 11 SPACES HANDICAP SPACE | BUILDING G: 11 SPACES 1 HANDICAP SPACE |
| BUILDING E: 8 SPACES 1 HANDICAP SPACE | |

| REVISIONS | BY |
|-----------|----|
| | |



SITE PLAN 1/2"=30'-0" APRIL 23-25-010

LOT SIZE 3.92 AC, 173,368 SQ FT
 LOT COVERAGE 14.7%
 OCCUPANCY - RES. 1-1.53
 CONSTRUCTION TYPE VARI
 NO TREES TO BE REMOVED
 VOLUME CUT 418 234 YARDS, FILL 381 YARDS

PAGE INDEX

| NO. | DESCRIPTION |
|-----|---|
| 1 | SITE PLAN |
| 2 | LANDSCAPING PLAN |
| 3 | EXISTING CONTOUR LINES W/ PROPOSED CUT |
| 4 | SITE PLAN W/ NON CONTOUR LINES & PROPOSED FILL |
| 5 | FLOOR PLAN - SLEEPING RM |
| 6 | ELE. SLEEPING RM FOR STRANDED CUSTOMER NEEDING CAR REPAIR |
| 7 | SINGLE FAMILY DWELLING - ELE. |
| 8 | SINGLE FAMILY DWELLING - FLOOR PLAN |
| 9 | ELE. INDOOR CAR STORAGE |
| 10 | OFFICE FLOOR PLAN, ELE. |

*NOTE: ELEVATION SYMBOL
 CONTOUR MAP TO BE PROVIDED

GENERAL DEVELOPMENT PLAN
 SHEET 1

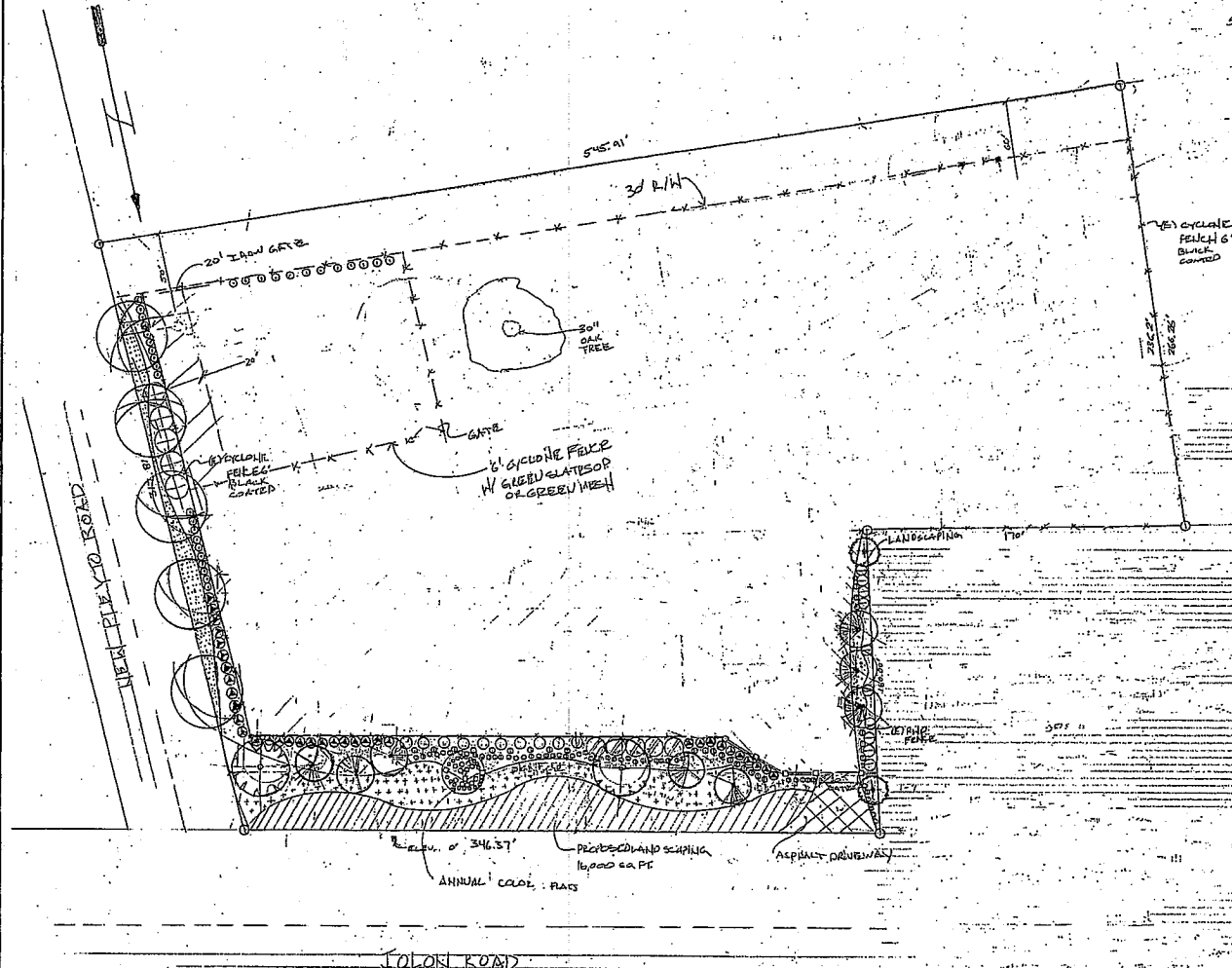
PROJECT ADDRESS: 70224 NEW PLAYOY ROAD, SALINAS, CA 95066
 PROJECT NUMBER: 433-251-010

QUALITY TOWING
 VICTOR MARGIS
 1225 HARRISON RD.
 SALINAS, CA 95066
 (831) 910-0443
 (831) 570-0443

DATE: / /
 SCALE: 1"=30'
 DRAWN BY:
 CHECKED BY:
 SHEET:
 OF 10 SHEETS

EROSION CONTROL NOTES

1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES. EROSION-PROOF SURFACING MAY BE REQUIRED IN AREAS OF HIGH EROSION HAZARD.
3. RUN OFF FROM SITE SHALL BE RETAINED OR FILTERED BY BARRIERS, VEGETATED FILTER STRIPS AND/OR CATCH BASIN TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE PERMITTEE AND/OR PROPERTY OWNER AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
5. THE CHIEF BUILDING OFFICIAL SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.



| SYM | LANDSCAPING DESCRIPTION | SIZE | QUANTITY |
|--|---------------------------------|--------------|----------|
| ALL LANDSCAPING TO BE WATERED WITH DRIP SYSTEM WITH ALTERNATING TYPERS | | | |
| TREES: | | | |
| (Symbol) | PLATANUS B. YARBROOK | 15 GAL | 5 |
| (Symbol) | KOELERUTERA PANOLBIA | 15 GAL | 2 |
| (Symbol) | LEUCOSTEMATA TUCARORA | 15 GAL | 8 |
| (Symbol) | ABUOTUS MARINA | 15 GAL | 2 |
| SHRUBS: | | | |
| (Symbol) | CALLISTEMO CITHIUS | 5 GAL | 5 |
| (Symbol) | PITTOCOBUN COINA UNDECATA | 5 GAL | 6 |
| (Symbol) | LIQUIDUM L. STERAMON | 1 GAL | 30 |
| (Symbol) | PHOTILLA FRASEBI | 5 GAL | 35 |
| (Symbol) | SALIDA GREGGII DES. RAY & NOLLE | 5 GAL | 10 |
| (Symbol) | CHAEVONILES CALLED | 1 GAL | 11 |
| (Symbol) | ES CALONIA FOR DESI | 5 GAL | 10 |
| (Symbol) | GRANDIS TENDILO GARDIA | PLANT 24" OC | 30 |
| (Symbol) | HEDERA N. VAN HULL | PLANT 24" OC | 20 |
| (Symbol) | WATERBURY T. TUCARORA | PLANT 24" OC | 10 |

REVISIONS BY

EROSION CONTROL NOTES

LANDSCAPING PLAN

QUALITY CONTROL

225 HARTLEY RD. ISLANDIA, CA 91702

APR 10 2006

BY: [Signature]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DESIGNER: [Designer Name]

DATE: [Date]

BY: [Signature]

DATE: [Date]

SCALE: [Scale]

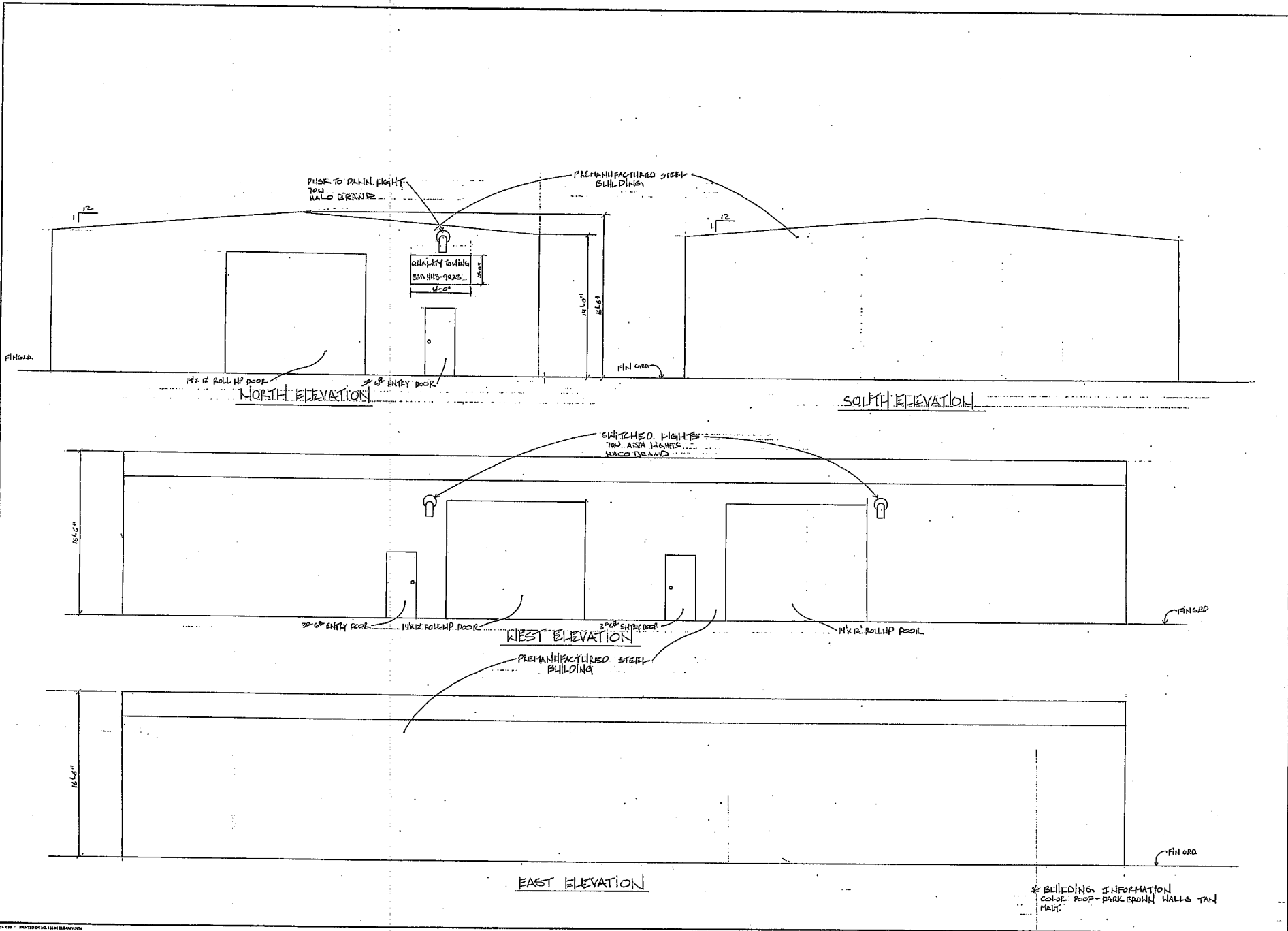
PROJECT: [Project Name]

CLIENT: [Client Name]

DESIGNER: [Designer Name]

DATE: [Date]

| REVISIONS | BY |
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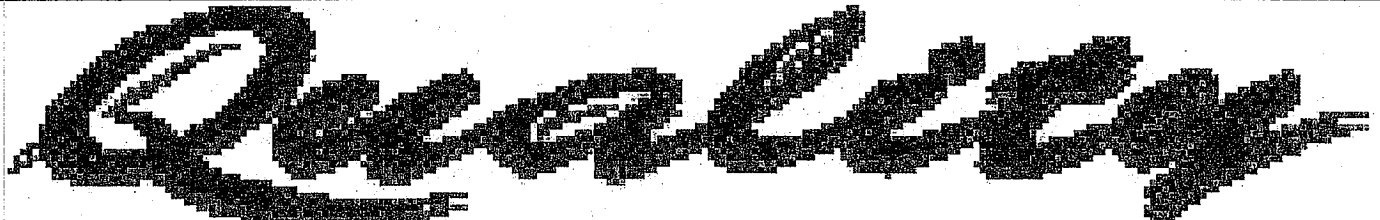
17' 0" x 14' 0" x 16' 0"

INDOOR CAR STORAGE BUILDING ELEVATIONS
PREMANUFACTURED BUILDINGS

* BUILDING INFORMATION
COLOR ROOF - PARK BROWN WALLS TAN
MATT

| | |
|-------|--------------|
| Date | |
| Scale | 1/4" = 1'-0" |
| Drawn | DEAN DRAFTER |
| Job | LAKE |
| Sheet | 9 |
| Of 10 | Sheets |

ATTACHMENT - G -
TO BE MOUNTED ON GATES



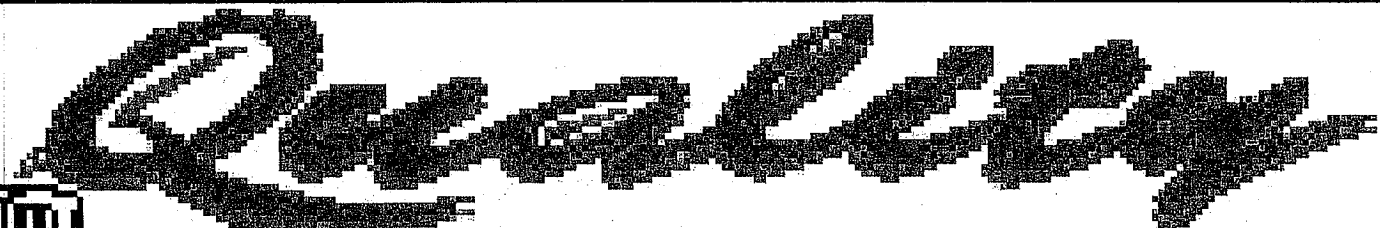
RV & BOAT STORAGE

TOW BOAT TO RV

STOCK WE PULL & FROM LAKE YOU OUT

24 HOUR

831-443-9823 / 831-760-6320



RV & BOAT STORAGE

TOW BOAT TO RV

STOCK WE PULL & FROM LAKE YOU OUT

24 HOUR

831-443-9823 / 831-760-6320

ATTACHMENT - H

Quality Towing Inc. Job:
Victor Vargas
225 Harrison Rd
Salinas, Ca 93907
RE: PLN 050134

70224 New Pleyto Rd
Bradley, Ca 93426

Color and Material Design

Phase 1

Building A- 6000 sq. ft. indoor car storage for towing business

- Roof: Red clay tiles
- Walls: Stucco/ color- Expedition Khaki
- Doors and Trim: Florence Brown

Building B- 1175.50 sq. ft. garage with 497.5 sq. ft. motel/sleeping room for stranded customers in need or car repair.

- Steel butler building
- Walls: Birch White
- Doors and Roof: Terra Brown

Building C- 320 sq. ft. office for towing business

- Roof: Red clay tiles
- Walls: Stucco/color- Expedition Khaki
- Doors and Trim: Florence Brown

Building D- 989 sq. ft. single family dwelling with 1488 sq. ft. garage

- Roof: Red clay tiles
- Walls: Stucco/color-Expedition Khaki
- Doors and Trim: Florence Brown

Phase 2

Building F- 900 sq. ft. General Store

- Roof: Red clay tiles
- Stucco/color-Expedition Khaki
- Doors and Trim: Florence Brown

Building G- 6000 sq. ft. Body shop and boat mechanic shop

- Steel-Butler building
- Walls: Birch White
- Doors and Roof: terra Brown

EXHIBIT F

County of Monterey
State of California
NEGATIVE
DECLARATION

FILED
OCT 11 2010
STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title: VARGAS VICTOR
File Number: PLN050134
Owner: VARGAS VICTOR
225 HARRISON RD
SALINAS CA 93907

Project Location: 70224 NEW PLEYTO RD BRADLEY
Primary APN: 423-251-010-000
Project Planner: NEGRETE
Permit Type: Combined Development Permit,

Project Description: A COMBINED DEVELOPMENT PERMIT CONSISTING OF GENERAL DEVELOPMENT PLAN FOR THE ESTABLISHMENT OF A TOWING OPERATION, AUTOMOTIVE SHOPS AND RV/ BOAT STORAGE DEVELOPED IN TWO PHASES AND A SINGLE FAMILY DWELLING. PHASE ONE ENTITLEMENTS WILL INCLUDE: 1.) A USE PERMIT TO CONSTRUCT A 1,175.50 SQUARE FOOT CAR REPAIR GARAGE AND; 2.) USE PERMIT FOR A 497.5 SQUARE FOOT MOTEL / SLEEPING UNIT FOR STANDARD CUSTOMERS; 3.) USE PERMIT FOR AN APPROXIMATE 6,000 SQUARE INDOOR INDOOR CAR STORAGE; 4.) AN ADMINISTRATIVE PERMIT FOR A 230 SQUARE OFFICE AND BATHROOM; 5.) USE PERMIT TO CONSTRUCT A 2,957 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED GARAGE; 6.) USE PERMIT FOR AN APPROXIMATE 5,000 SQUARE FOOT OPEN SPACE FOR RV'S AND BOAT'S. PHASE TWO WILL ENCOMPASS; 7.) USE PERMIT FOR A 900 SQUARE FOOT GENERAL STORE FOR TRAVELING CUSTOMERS TO LAKE SAN ANTONIO AND PATRONS OF THE TOWING OPERATION; 8.) USE PERMIT FOR A 6,000 SQUARE BODY MECHANICAL SHOPS (TWO UNITS OF 3,000 SQUARE FEET EACH) AND; 9.) USE PERMIT FOR AN APPROXIMATE 5,000 SQUARE FEET OF OPEN RV AND BOAT STORAGE SPACE AREA. GRADING FOR DEVELOPMENT WILL CONSIST OF APPROXIMATELY 750 CUBIC YARDS OF GRADING (APPROXIMATELY 300 CUBIC YARDS OF CUT AND APPROXIMATELY 450 YARDS OF FILL). THE PROJECT IS LOCATED AT 70224 NEW PLEYTO ROAD, BRADLEY (ASSESSOR'S PARCEL NUMBER 423-251-010-000) SOUTH COUNTY AREA.

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 (check one):

- Planning Commission
- Zoning Administrator
- Board of Supervisors
- Subdivision Committee
- Chief of Planning Services
- Other: _____

Responsible Agency: County of Monterey
Review Period Begins: October 11, 2010
Review Period Ends: October 31, 2010

MONTEREY COUNTY

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



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION MONTEREY COUNTY

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Vargas, File Number PLN050134) at 70224 New Pleyto Road, Bradley (APN 423-251-010-000) (see description below). The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2nd Floor, Salinas, California. The Zoning Administrator will consider this proposal at publicly noticed meeting in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from October 11, 2010 to October 31, 2010. Comments can also be made during the public hearing.

Project Description: A Combined Development Permit consisting of a General Development Plan for the establishment of a towing operation, automotive shops and RV/Boat Storage developed in two phases and a single family dwelling. Phase One entitlements will include; 1) a Use Permit to construct a 1,175.50 square foot repair garage and; 2) Use Permit for a 497.5 square foot motel unit/sleeping unit for stranded customers; 3) Use Permit for an approximate 6,000 square foot indoor car storage; 4) an Administrative Permit for a 320 square foot office and bathroom; 5) Use Permit to construct a 2,957 square foot single family dwelling with attached garage; 6) Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's. Phase two will encompass; 7) Use Permit for a 900 square foot general store for traveling customers to Lake San Antonio and patrons of the towing operation; 8) Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) and; 9) Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Grading for development will consist of approximately 750 cubic yards of grading (approximately 300 cubic yards of cut and approximately 450 yards of fill). The project is located at 70224 New Pleyto Road, Bradley (Assessors Parcel Number 423-251-010-000) South County Area.

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

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

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

_____ No Comments provided

- ___ Comments noted below
- ___ Comments provided in separate letter

COMMENTS: _____

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

CEQAcomments@co.monterey.ca.us.

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

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

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

DISTRIBUTION

1. County Clerk's Office
 2. Association of Monterey Bay Area Governments
 3. King City Joint Union High School District
 4. Bradley Union Elementary School District
 5. Pacific Gas & Electric
 6. AT&T
 7. Monterey Bay Unified Air Pollution Control District
 8. City of Soledad
 9. South County Fire Protection District
 10. Monterey County Agricultural Commissioner
 11. Monterey County Water Resources Agency
 12. Monterey County Public Works Department
 13. Monterey County Parks Department
 14. Monterey County Division of Environmental Health
 15. Monterey County Sheriff's Office
 16. Bradley Branch Library
 17. Victor Vargas, Owner
 18. Andrew Perez, Agent
- Property Owners within 300 feet (Notice of Intent only)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

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

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Victor Vargas

File No.: PLN050134

Project Location: 70224 New Pleyto Road, Bradley

Name of Property Owner: Victor Vargas

Name of Applicant: Andrew Perez

Assessor's Parcel Number(s): 423-251-010-000

Acreage of Property: 3.98 Acres

General Plan Designation: Commercial

Zoning District: HC- B-6 "Heavy Commercial, Building Site overlay"

Lead Agency: Monterey County RMA - Planning Department

Prepared By: Valerie Negrete

Date Prepared: October 2010

Contact Person: Valerie Negrete

Phone Number: (831) 755-5227

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The site is approximately 3.98 acres, the lot is currently vacant and the proposed improvements (Phase 1 and Phase 2) will cover approximately 14% of the entire parcel (See Figure 1 for more detail). The property is located at 70224 New Pleyto Road in Bradley, which is approximately 2.3 miles north of Lake San Antonio and approximately 6.6 miles southwest of Highway 101. The property is relatively flat and is zoned Heavy Commercial with a Building Site overlay.

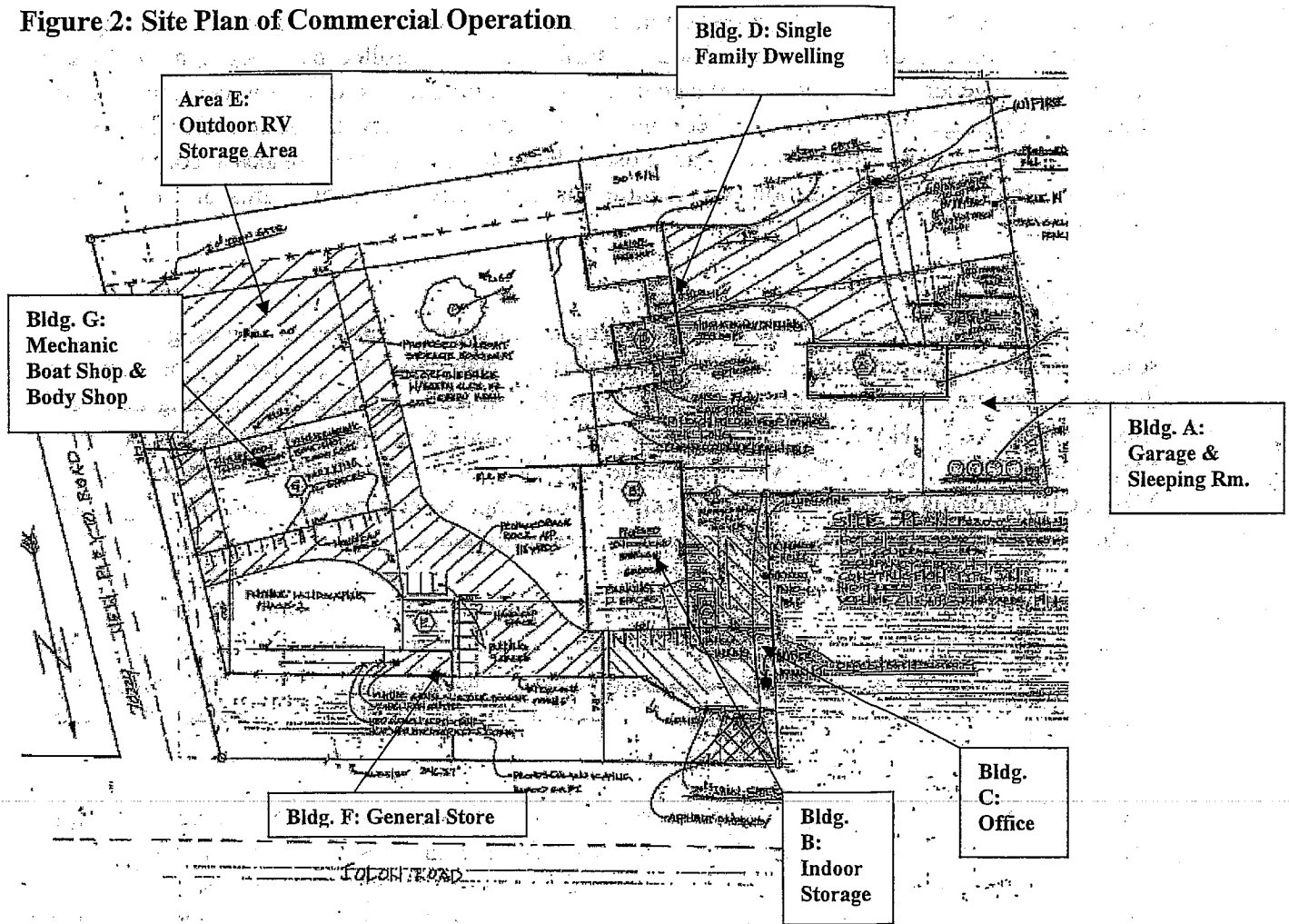
The project entails construction of a phased commercial operation in four separate buildings and a single family dwelling. The applicant, Mr. Vargas, owns and operates a towing operation, Quality Towing, in Salinas, Ca. The subject application is for an additional location in southern Monterey County. The project includes a General Development Plan to be developed in two phases. The first phase will total four separate buildings totaling approximately 12,592 square feet. Phase One entitlements will include a Use Permit to construct a 1,175.50 square foot car repair garage and Use Permit for a 497.5 square foot motel unit/sleeping unit for stranded customers (Building A), a Use Permit for an approximate 6,000 square foot indoor car storage (Building B), an Administrative Permit for a 320 square foot office and bathroom (Building C), a Use Permit to construct a 2,957 square foot single family dwelling with attached garage (Building D), and a Use Permit for an approximate 5,000 square foot open space area for RV's and Boat's (Area E). Phase two will encompass a Use Permit for a 900 square foot general store (Building F) for traveling customers to Lake San Antonio and patrons of the towing operation, a Use Permit for a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) (Building G), and a Use Permit for an approximate 5,000 square feet of open RV and boat storage space area. Phase 2 will total approximately 17,900 square feet of coverage, bring the total site coverage to 14%. Figure 1 below depicts the proposed uses and phases.

Figure 1: Phases of the Commercial Operation

| Vargas Commercial Operation | | |
|------------------------------------|--|---------------|
| 70224 New Pleyto Road, Lockwood | | |
| | Phase 1 | Sq. Ft. |
| Building A: | Car Repair Garage | 1,752.50 |
| | Motel Unit/Sleeping Room for Customers | 497.5 |
| Building B: | Indoor Garage/Storage | 6,000 |
| Building C: | Office with Bath | 320 |
| Building D: | Single Family Dwelling with Covered Breezeway and garage | 2,957 |
| Area E: | Outdoor RV & Boat Storage | 5,000 |
| | Total Phase 1 (Sq. Ft.): | 16,527 |
| | Phase 2 | Sq. Ft. |
| Building F: | General Store | 900 |

| | | |
|-------------|--|----------------|
| Building G: | Mechanic Boat Shop | 3,000 |
| | Body Shop | 3,000 |
| | Total Phase 2 (Sq. Ft.): | 6,900 |
| | Total Phase 1 & Phase 2 (Sq Ft), Not Including SFD: | 20,470 |
| | Lot Size (Sq. Ft.): | 173,368 |
| | Lot Coverage: | 14% |

Figure 2: Site Plan of Commercial Operation



Site History

In May 2005, the property was cited for grading and vegetation removal which covered the entire 3.98 acres of the site, CE050183. The property owner subsequently obtained a grading permit, GP050175, and the case was closed. In October 2005 the site was cited for additional grading, CE050391, for the construction of a driveway from Jolon Road to the property. The owner obtained and finalized GP050288 for 10 cubic yards of cut and cubic yards of fill to close CE050391. On May 13, 2008 the property was cited, CE080075, for the construction of a single family dwelling, block walls, fence, water system and electrical gate. The property owner worked with county staff to attain and final BP081814, to demolish the single family dwelling, demolish

the block walls, reduce the fence height to less than 6 feet and remove the electrical from the gate thereby closing the case.

The property stores water in four existing 5,000 square foot water tanks and two water pressure tanks located on the southeast corner of the property. There is an existing 1,200 gallon septic tank and the project includes the construction of two new septic systems. A new 1,500 gallon tank will be located on the southern half of the property towards Jolon Road; the other is a 2,000 gallon tank system which will be centrally located between the single family dwelling and the 6,000 square foot garage. Slopes on the land are generally flat and eventually slope to the southeast where there is a small depression near the northeast corner of the property. Drainage on the property consists of surface runoff and subsurface flow controlled by topography and earth materials. The general direction of drainage on the subject property is to the southeast towards an ephemeral drainage that eventually feeds into San Antonio Reservoir (Source IX.12). Some drainage may initially flow towards the closed depression near the northeast corner of the property. Grading for construction will require approximately 300 cubic yards of cut and 450 yards of fill.

Resources Identified

Development of the project has the potential to impact air quality, cultural resources, geology and soils, greenhouse gas emissions and hazards/hazardous materials. Air quality may be impacted during construction of the project stemming from the projects' grading and building activities (See Section VI.3). However, the applicant will be submitting Best Available Construction Management Plan (BACMP) which utilizing the Best Available Control Practices per the MBUPCD standards such as covering stockpiles, watering recently paved areas, covering trucks hauling dirt and debris, and posting construction operation hours.

The project site is located in a high archeological sensitivity area according to the Monterey County GIS system. Two cultural reconnaissances were conducted by Nancy Farrell and Clay Singer. No cultural resources were found on the site (Source VI. 11). A standard condition of approval will be implemented requiring construction to cease if any resources are uncovered during construction activities.

A Geologic and Soils Engineering Report, prepared by Soils Survey Inc. in November 2005, was submitted for the proposed project. The report concluded that the site is located .7 miles from the Rinconada Fault and over 20 miles from two other faults. There is a very low potential of liquefaction and lateral spreading at the site as the soils on the site do not have properties normally associated with liquefaction and lateral spreading. The site is relatively flat and not in close proximity to significant slopes, there is no potential for adverse impacts from landslides. In general the soils at the site were found to be acceptable for foundation purposes provided the geotechnical report recommendations are followed. Compliance with the Uniform Building Code's current edition, seismic zone IV, Soil Type S_c, for foundation design and construction was recommended in the report. As conditioned the project is considered to have a less than significant impact on geological and soils resources.

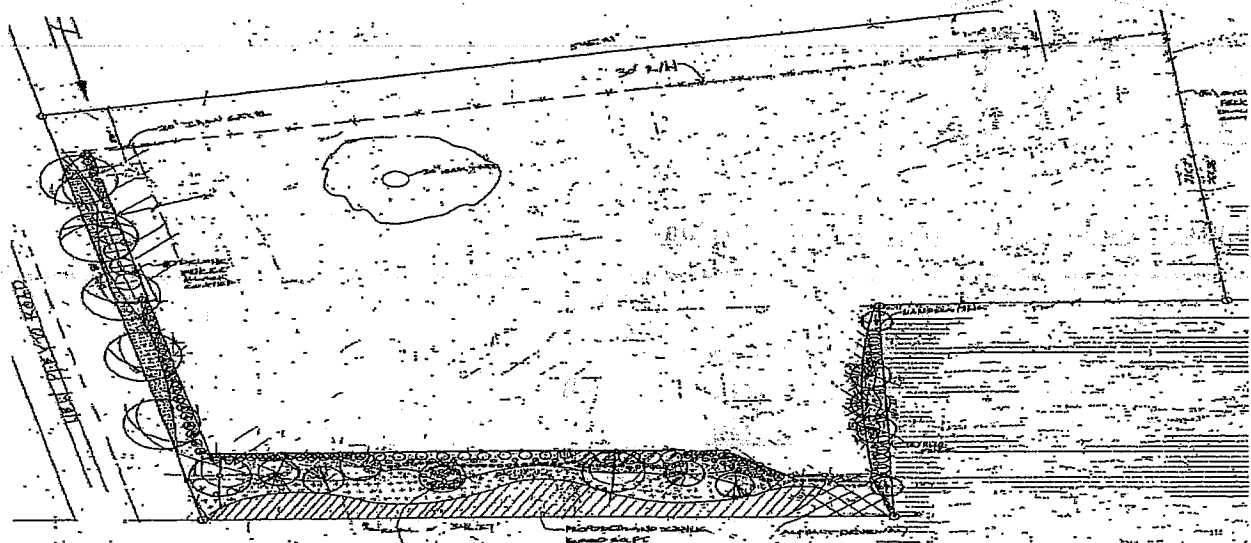
Greenhouse Gas Emissions will be less than significant. The California Air Resources Board, the MBUAPCD, and Monterey County do have established regulations, guidance, methodologies, or other means that would require the implementation of measures to reduce GHG emissions from projects. Emissions as a result of the construction of the commercial project will be short term and will create a temporary impact to air quality caused by construction activities (See Section VI.7).

Substantial quantities of Hazards/Hazardous Materials will not be used or stored on the property. Solvents such as disinfectants and commercial cleaners may be used on site however they are materials which are commonly used in a household. The Monterey County Department of Environmental Health has reviewed the project and found the site usage to be in compliance with the CRWQCB and no substantial quantities of hazardous materials will be handled. A Hazardous Business Response Plan and a Spill Prevention Control Plan will be implemented and approved by the Monterey County Department of Environmental Health prior to issuance of grading or building permits (See Section VI.8).

Siting and Design

The new commercial operation will be constructed in two phases. Phase One will involve the construction of a 1,175.50 square foot car repair garage, a 497.5 square foot motel unit/sleeping unit for stranded customers (Building A), an approximate 6,000 square foot indoor car storage (Building B), a 320 square foot office and bathroom (Building C), a 2,957 square foot single family dwelling with attached garage (Building D), and an approximate 5,000 square foot open space area for RV's and Boat's (Area E). Phase Two will encompass a 900 square foot general store (Building F) for traveling customers to Lake San Antonio and patrons of the towing operation, a 6,000 square foot body and mechanical shops (two units of 3,000 square feet each) (Building G), an approximate 5,000 square feet of open RV and boat storage space area. The RV storage area has been situated to the rear of the property and will be shielded with additional landscaping.

Figure 3: Site Plan of Landscaped Areas



Once Phase One is complete, the applicant will begin Phase Two. Building A, Building C, Building D, and Building F, will have a clay roof with red tiles, khaki siding and Florence brown doors and trim. Building B, the indoor garage and storage will be a steel building with birch white walls and terra brown doors and roof. Building G, the mechanic shop, will be a steel building of birch white siding and florence brown doors and roof. Phase Two will include the construction of a 6,000 square foot mechanic boat shop and body shop (Building G) and a 900 square foot general store (Building F).

Figure 4: Building A- Car Garage and Motel Unit/Sleeping Unit.

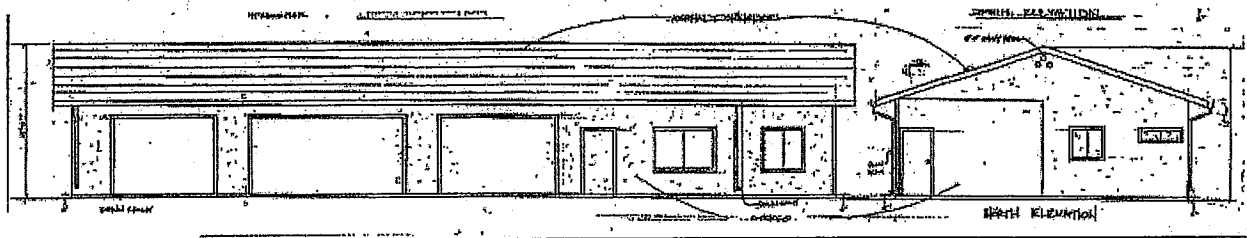


Figure 5: Building B – Indoor Auto Storage Building

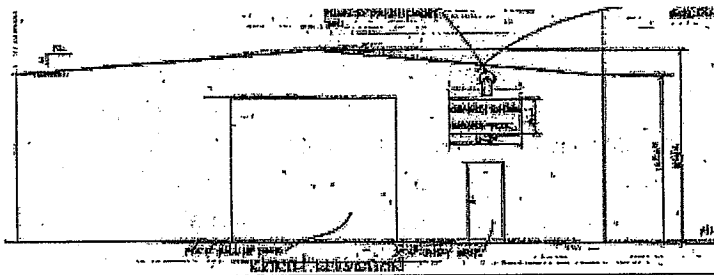


Figure 6: Building C- Office

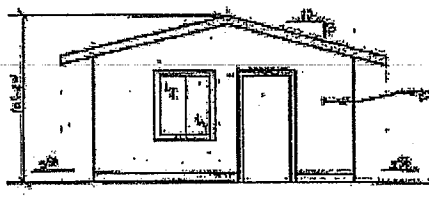
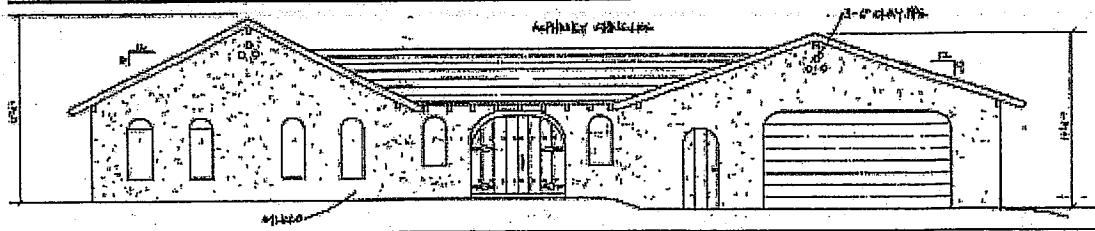


Figure 7: Building D – Single Family Dwelling

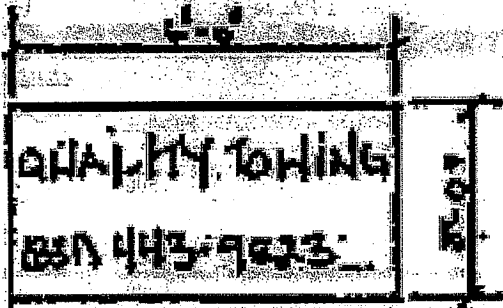


Scope of Operation

The project will employ up to 2 employees on site in addition to the operator. The hours of operation will be from 8am to 5pm Monday through Sunday for the Car Repair Garage, Office, Outdoor RV and Boat Storage area, General Store, and Boat Mechanic and Body Shop. The project will provide a towing service, in Building B, and patrons will be able to drop off vehicles 24 hours a day, as needed. The applicants anticipate 1 or 2 visitors a day to the site and will service at least 1 to 2 vehicles a day.

The applicants have proposed signage on Building B, the Indoor Auto Storage building. The sign will measure 18 square inches and state "Quality Towing". According to Monterey County Code, the property would be allowed a Sign which shall not exceed one square foot for each one foot of structure frontage; provided, that any business establishment shall be allowed a sign of a minimum 50 square feet. In this case, the applicant is proposing only one sign for the auto storage building. If, in the future the applicant would like to add additional signage, the square footage must be in conformance with Monterey County Code Section 21.060.090, Regulations for Signs.

Figure 8: Proposed Signage



Traffic/Access

The site is located at the intersection of Jolon Road and New Pleyto Road. The project will have an access from Jolon Road and New Pleyto Road. Jolon Road is currently operating at a Level of Service (LOS) A. Peak hour traffic operations at US 101/Jolon Road (north) interchange are also operating at a LOS A (Source IX.13). The project was reviewed by the Monterey County Public Works Department and no significant issues were found. As a condition of approval, the applicant must obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Jolon Road and New Pleyto Road including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. According to the South County Inventory and Analysis, Jolon Road is a minor arterial which serves local and long distance trips. Due to the project's location away from a heavily populated area most of the traffic experienced will be only from local residents or visitors to and from Lake San Antonio.

Parking

Monterey County Code requires the project to provide 31 spaces and maintain one accessible off-street parking for a development providing 1-40 spaces. The project will include a total of 33 spaces for both Phase 1 and Phase 2 and an accessible space next to the office building. In total, Phase One will provide 15 parking spaces and Phase Two will provide 16 parking spaces, as itemized in Figure 9 below.

Figure 9: Parking for the project

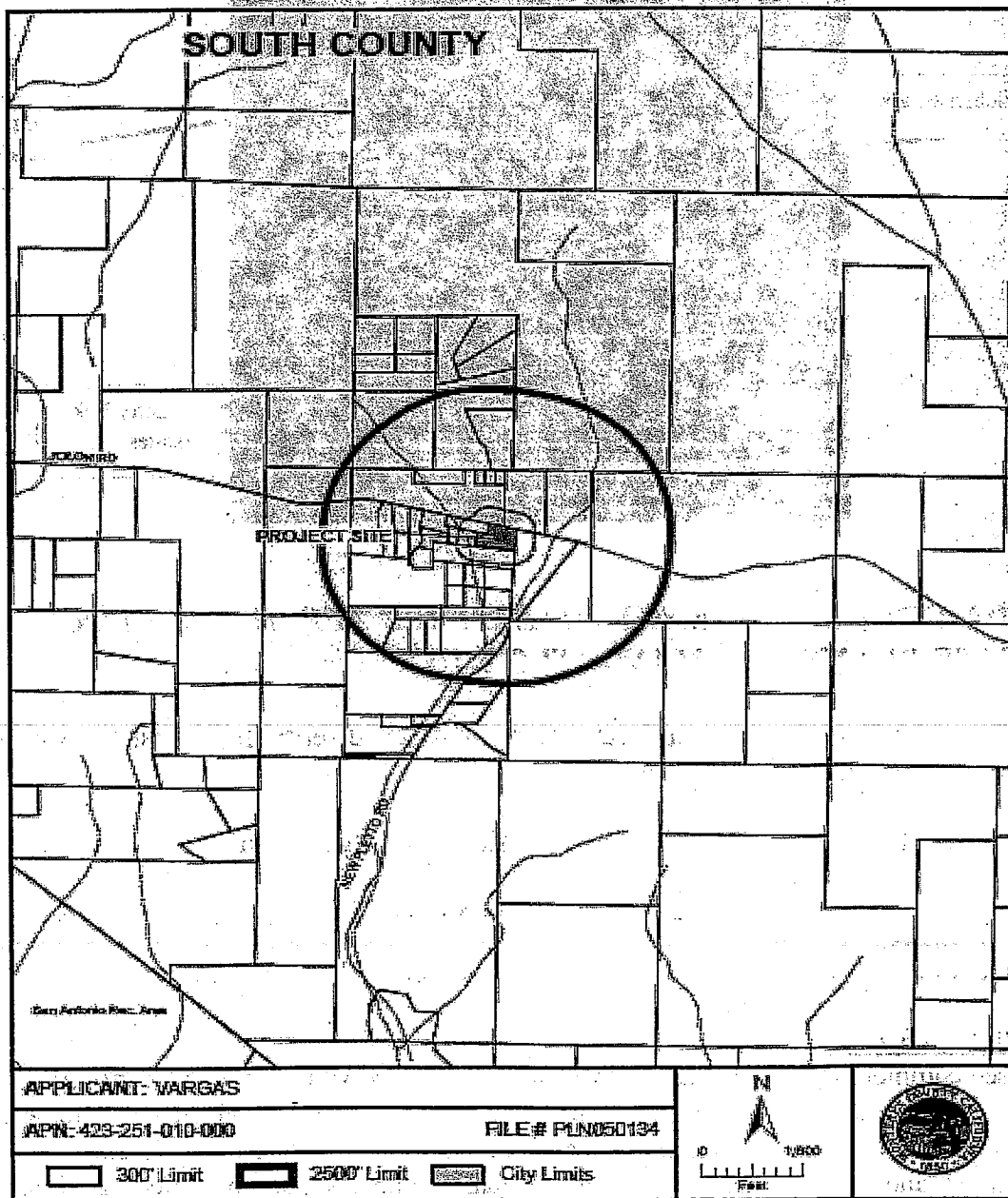
| Vargas Commercial Operation Parking | | | |
|---|--|----------------|-------------------------|
| 70224 New Pleyto Road, Lockwood | | | |
| Phase 1 | | Sq. Ft. | Parking Required |
| Building | Use of Building & Monterey County Code Required | | |
| Building A: | Car Repair Garage (auto repair 1 space/500 square feet) | 1,752.50 | 3 |
| | Sleeping Qtrs. (residential boarding house = 1 space/guest room) | 497.5 | 1 |
| Building B: | Indoor Garage/Storage (mini storage = 2 spaces for manager plus 2 for customers) | 6,000 | 4 |
| Building C: | Office with Restroom (1 space/250 square fee) | 320 | 1 |
| Building D: | Single Family Dwelling (2 spaces) | 2,957 | 2 |
| Area E: | Outdoor RV & Boat Storage (mini storage = 2 spaces for manager plus 2 for customers) | 5,000 | 4 |
| Total Spaces for Phase 1: | | | 15 |
| Phase 2 | | Sq. Ft. | Parking Required |
| Building | Use of Building & Monterey County Code Required | | |
| Building F: | General Store (retail/general = 1 space/250 square fee) | 900 | 4 |
| Building G: | Mechanic Boat Shop (auto repair 1 space/500 square feet) | 3,000 | 6 |
| | Body Shop (auto repair 1 space/500 square feet) | 3,000 | 6 |
| Total Spaces for Phase 2: | | | 16 |
| TOTAL SPACES NEEDED FOR PHASE 1 AND PHASE 2: | | | 31 |

B. Environmental Setting and Surrounding Land Uses:

The subject site is located in the eastern foothills of the Coast Range mountains of central California, between Lake San Antonio Reservoir and Hames Valley (Source IX.13) and is approximately seven miles southeast of Lockwood on Jolon Road on the southwest corner of Jolon Road and New Pleyto Road, shown in **Figure 10** below. Elevations on the subject property range from approximately 1,010 to 1,040 feet above mean sea level (Source IX. 12). The average annual rainfall in the Lockwood Valley area ranges from 15 to 23 inches per year (Source: IX. 13).

The site sits in the South County Area Plan in a commercial pocket of approximately three properties. Across Jolon Road to the north is Rural Grazing properties, to the east across New Pleyto Road is a light commercial property. Approximately 300 feet south west of the site is Low Density Residential properties of approximately 3 acres each (See Section VI.3). Regional access to the area is provided by the Highway 101, which runs in a north-south direction approximately 6.6 miles east of the project site. The closest access to the project site is from Highway 101 through an off-ramp at Jolon Road to New Pleyto Road, east of the project. Jolon Road is currently operating at a Level of Service (LOS) A. Peak hour traffic operations at US 101/Jolon Road (north) interchange are also operating at a LOS A (Source IX.13)

Figure 10: Vicinity Map



Approximately 2,200 feet south of the property is recently approved "Country Lake Estates", shown in Figure 11 below, which will eventually consist of 52 market-rate single family parcels ranging in size from 1.0 acre to 5.1 acres and 5 commercial parcels located adjacent to New Pleyto Road. An alternative lot configuration proposed by the applicant would develop 45 market-rate single family parcels ranging in size from 1.0 acre to 5.1 acres and 5 commercial parcels (Source IX. 13). Currently the "Country Lake Estates" property is developed with four dwellings (mobile homes) and an RV storage lot.

Figure 11: Aerial of 70224 New Pleyto Road, Bradley



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

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

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

General Plan / Area Plan

The proposed commercial project was reviewed for consistency with the South County Area Plan and South County Inventory and Analysis. The property is located within the Heavy Commercial, Building Site overlay land use designation, which allows for the proposed use. Potential impacts were identified and include the short term air quality impacts due to project grading and

construction activities. The project was found to be consistent with standards provided in the South County Inventory and Analysis. The South County Area Plan designates this property as commercial (Source IX. 3). The project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 3). **CONSISTENT**.

Air Quality Management Plan

Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact. Consistency of a commercial project is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the population forecasts in the AQMP (Source: IX. 7).

The Association of Monterey Bay Area Governments (AMBAG), the *2008 Population, Housing Unit, and Employment Forecasts* adopted by the AMBAG Board of Directors, are the forecasts used for this consistency determination. The proposed project includes construction of a new 23,427 square foot commercial operation. The project will be separated into two phases and encompass approximately 14% lot coverage. The project will not contribute to an increase in the population forecasts of the 2008 AQMP and would not result in substantial population changes. Therefore, the project is consistent with the 2008 regional forecasts and the Air Quality Management Plan (Source: IX. 7). **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of |

Significance

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

Check here if this finding is not applicable

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

EVIDENCE:

1. Aesthetic Resources. The site is located on the corner of New Pleyto Road and Jolon Road in a commercial zoning designation. The property is not located on a scenic corridor, road or scenic vista. Construction will not involve the removal of trees, rock outcroppings or historical buildings within a scenic highway. The development will include the establishment of an emergency automotive repair building, 24 hour towing service, RV storage, an office, a single family dwelling, a motel unit for stranded drivers, and general store for travelers. The RV storage area will be situated farthest from Jolon Road towards the rear of the property and towed vehicles will be stored in an indoor storage building. The future general store will be facing Jolon Road so that it is visible to travelers (Sources: IX, 1).
2. Agriculture and Forest Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance and project construction would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The property is not an agricultural zoning therefore will not 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)). The project site is a vacant parcel and designated for commercial uses and does not contain forest land and therefore will not result in the loss of forest land or conversion of forest land to non-forest use. The site is several miles from the nearest agricultural area (Source: IX.1, 10) so the project will not 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. *Therefore, the proposed project would not result in impacts to agricultural resources.*

3. Biological Resources. The site has been disturbed for several decades. According to the California Department of Fish and Game's established California Natural Diversity Database (CNDDDB) classification system the site is made up of annual grasslands with no natural communities surveyed to be on the site. Therefore the site will not 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. The site was recently cleared due to a building and grading violation which required the applicant to demolish any structures on the site. No known sensitive resource or wildlife habitat exist on the property that would be affected by the cut and fill operation or the placement of the new structures. The site has historically been vacant. The surrounding area is largely undeveloped properties. The project site is not near any potential wetland. Lake San Antonio is located just south of the property but is separated by Fort Hunter Liggett property. (Source: 1, 10) Therefore the project will not 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, have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, or 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. There is one 30" oak tree on the property and no tree removal is proposed therefore the project is not likely to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, or Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. *Therefore, the proposed project would not result in impacts to biological resources.*
4. Hydrology/Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain and the property is served by an onsite septic system and three existing 5,000 water gallon tanks. The Monterey County Water Resources Agency and Environmental Health Division have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. Conditions have been recommended by the Water Resources Agency to prepare and provide engineered drainage plans to retain storm water on site ensuring that the project will not violate any water quality standards or waste discharge requirements or substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Drainage on the property consists of surface runoff and subsurface flow

controlled by topography and earth materials. *Therefore, the proposed project would not result in any negative impacts related to hydrology/water quality.*

5. Land Use/Planning. The project will not divide an established community, the property is located in an area identified Monterey County General Plan, Zoning Code and South County Area Plan as commercial. The proposed project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. The property is not within a habitat conservation plan or natural community. *Therefore, the proposed will not result in any impacts to land use and planning.*
6. Mineral Resources. The project consists of the construction of a commercial development and does not involve the extraction of mineral resources. There will be no 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 nor 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. No mineral resources or resource recovery sites have been identified on the site or in the area (Source: IX. 1, 3, 11 & 12). *Therefore, the proposed project would not result in impacts to mineral resources.*
7. Population/Housing. The proposed project would not induce substantial population in the area, either directly through the construction of the commercial operation, one single-family home and a motel unit as no new infrastructure would be extended to the site. The site will be serviced by existing 5,000 gallon water tanks and well. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing. The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The project will provide housing for one single family and the motel unit would be available for any person stranded or waiting for their vehicle to be repaired (Source: IX. 1, 3, 4, & 6). *Therefore, the proposed project would not result in impacts related to population and housing.*
8. Public Services. The proposed project will be served by three separate septic systems (a 2,000 gallon tank, a 1,200 gallon tank and a 1,500 gallon septic system) and a small water system which will include four 5,000 gallon water tanks. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, and the Environmental Health Division have reviewed the project. These agencies provided comments on the project, which are incorporated into the project as recommended conditions of approval. None of the County departments/ service providers indicated that this project would result in potentially significant impacts (Source: IX. 1, 6). *Therefore, the proposed project would not result in impacts related to public services.*

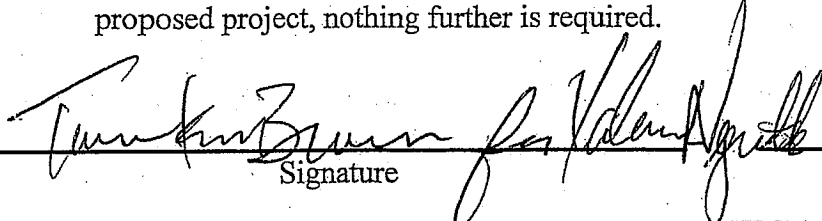
9. Recreation. The project will serve patrons visiting the Lake San Antonio area. Development is proposed in two phases and eventually will include the construction of a 900 square foot general store facing Jolon Road. There will be no substantial increase in use of existing recreational facilities as a result of the development. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project. The project does not interfere with any form of historic public use or trust rights. (Source: IX. 1, 3, & 6). *Therefore, the proposed project would not result in impacts related to recreation.*
10. Utilities/Services. Water will be provided by four 5,000 gallon water tanks, Gas and Electric by Pacific Gas & Electric, and sewage will be provided by disposal by three separate septic systems (a 2,000 gallon tank, a 1,200 gallon tank and a 1,500 gallon septic system). The proposed construction will not cause a substantial increase nor exceed the capacity of these utilities and services. The Monterey County Water Resources Agency has recommended a condition of approval that will require on-site retention of storm water which will avoid any potential impacts on storm water drainage facilities (Source: IX. 5). *Therefore, the proposed project would not result in impacts related to utilities/services.*

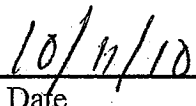
B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant-unless-mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE

DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature


Date

Valerie Negrete Assistant Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

| 1. AESTHETICS | | Less Than Significant | | | |
|---------------------------|---|--------------------------------|------------------------------|------------------------------|-------------------------------------|
| | | Potentially Significant Impact | With Mitigation Incorporated | Less Than Significant Impact | No Impact |
| Would the project: | | | | | |
| a) | Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) | Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) | Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation: See Sections IV. A.1

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation: See Sections IV. A.2

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

Discussion/Conclusion/Mitigation:

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). As of January 2009, Monterey County is in attainment for all federal air quality standards and state standards for Carbon Monoxide (CO), Nitrogen Dioxide (NO₂), and fine particulate matter (PM_{2.5}). Monterey County is in non-attainment for PM₁₀ and is designated as non-attainment-transitional for the state 1-hour ozone standard. Data is not available concerning the state 8-hour ozone standard. Table 1 below depicts the attainment status for the NCCAB region. If a region is in non-attainment, the air quality in the area fails to meet standard and if there is attainment then the area meets standard.

Table 1: Air Resources Board Attainment Status

Current Attainment Status of the North Central Coast Air Basin

| Pollutant | Federal | State |
|-------------------------------------|-------------|------------------------------|
| Ozone (O ₃) | Attainment* | Non-attainment ** |
| Carbon Monoxide (CO) | Attainment | Monterey County - Attainment |
| Nitrogen Dioxide (NO ₂) | Attainment | Attainment |

| Inhalable Particulates (PM ₁₀) | Attainment | Non-attainment |
|--|----------------------------|----------------|
| Fine Particulates (PM _{2.5}) | Unclassified/Attainment*** | Attainment |
| Nitrogen Dioxide (NO ₂) | Attainment | Attainment |
| Sulfur Dioxide (SO ₂) | Attainment | Attainment |
| Lead | Attainment | Attainment |

* The Federal 1 hour standard was revoked in the NCCAB on June 15, 2005. The standard provided is for an 8-hour period.

** Effective July 26, 2007, the ARB designated the NCCAB a non-attainment area for the State ozone standard.

*** In 2006, the Federal 24-hour standard for PM_{2.5} was revised from 65 to 35 µg/m³. Although new designations have not been made as of August 2008, at the date of MBAQMP 2008 publication, it is expected that the NCCAB will be designated attainment.

Source: MBUAPCD Website (MBUAPCD 2008)

Consistency with the AQMP is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). A projects' consistency with AQMP district population is an indication of a projects' cumulative impact on air quality. It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Generally, in the long-term, the primary source of air emissions is vehicular traffic.

Air Quality 3(a, f) – No Impact – According to the MBUAPCD's *CEQA Air Quality Guidelines*, commercial, industrial or institutional projects are intended to meet the needs of a population. The project involves the development of a commercial operation, single family dwelling and lodging unit for stranded motorists. A single family dwelling and individual lodging unit, a 2,250 square foot garage and sleeping unit for stranded customers (Building A), a 6,000 square foot indoor car storage and garage (Building B), a 2,950 square foot single family dwelling (Building D), a 320 square foot office with restroom (Building C) and a 5,000 square foot outdoor RV storage area (Area E) is not population generating. *Therefore the construction of the commercial project is in accordance with the AMBAG population projections, which is accommodated in the AQMP and anticipated in the Monterey County General Plan.*

The site is surrounded by farmlands/agricultural properties; the closest sensitive receptor is approximately 1,300 feet from the project (See **Figure 4** below). Adjacent properties are zoned commercial. Due to the distance and surrounding land uses any sensitive receptors would not be substantially affected by project emissions. The project would require the implementation of a management plan utilizing the Best Available Control Practices per MBUAPCD district standards for construction related air contaminants and only minor releases of air contaminants are projected during construction and the operation of the commercial uses [refer to Sections 3(b, c) and 3(d)] and the property is located in an existing commercial zoning district. *Therefore, the project will not create objectionable odors which will impact a substantial number of people.*

Figure 8: Distance from Vargas property to the nearest subdivision



Air Quality 3(b, c, d) – Less Than Significant Impacts - The Monterey Bay Unified Air Pollution Control District has established a threshold of significance for earthmoving activities of 2.2 acres per day. Total cut and fill for the project is approximately 750 cubic yards of earth movement. If the entire area were to be disturbed in one day (cut and fill combined), this threshold would not be exceeded. Grading activities will occur over a period of weeks and will not exceed the threshold of 2.2 acres per day. As less than 2.2 acres will be disturbed by this project, the grading proposed will not constitute a significant impact. Grading activities have the potential to create short-term construction related impacts. Construction will involve approximately 300 cubic yards of cut and 450 yards of fill, if the site was graded in one day this threshold would not be exceeded. As a condition of approval, the applicant shall submit a Best Available Construction Management Plan (BACMP) plan per MBUAPCD standards. To address the short-term construction related air quality impacts associated with grading and building activities, the applicant, in consultation with a construction manager, shall establish a Best Available Construction Management Plan (BACMP) per MBUAPCD standards and shall implement the following special conditions prior to grading and shall also be included in the General Notes on the Proposed Grading Plans and the Building Plans for the project grading and building permits respectively.

Prior to issuance of building or grading permits, the applicant shall submit a plan to implement BACMP prepared by a qualified construction manager or contractor utilizing

MBUAPCD standards. The BACMP shall be submitted to the Director of Planning for approval. The plan shall include and incorporate the following:

The contractor shall employ all labor, equipment and methods required to prevent the operations from producing dust in amounts damaging to adjacent property, cultivated vegetation and domestic animals or causing a nuisance to persons occupying buildings in the vicinity of the job site. The contractor shall be responsible for damage caused by dust from his grading operation. The following measures shall be employed:

1. All unpaved construction areas shall be sprinkled with water (at least twice per day in dry weather during grading activities.)
2. Apply non-toxic tackifier, or other suitable cover (such as jute netting, erosion control fabric, mulch, etc.), to exposed areas immediately after cut-and-fill operations are complete.
3. Trucks hauling dirt and debris must be covered.
4. Post the project at two locations with a publicly visible sign during construction operations that specifies the telephone number and person to contact for complaints and/or injuries from dust generation and other air quality problems resulting from project construction.
5. Immediately sweep up spilled dirt or debris onto paved surfaces.
6. Cover on-site stockpiles of excavated materials.
7. Vacuum (e.g. road sweeper/vacuum) construction-related soils on public roads whenever soils are visible.

Prior to final inspection, the owner, qualified construction manager or contractor shall provide written certification that the construction management techniques have been carried out in accordance with the BACMP.

With the implementation of a management plan utilizing the Best Available Control Practices per MBUAPCD district standards there should be a less than significant impact with respect to potential construction-related air quality impacts. *Therefore, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation nor result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors or expose sensitive receptors to substantial pollutant concentrations) or result in significant construction related air quality impacts.*

Air Quality 3 (e) – Less than Significant Impact – The proposed project will include the construction of a 6,000 square foot automotive repair shop. Commercial type uses which require a Permit to Operate from MBUAPCD district include paint spray booths, emergency generators, gas holding tanks of over 250 gallons and the repair of state regulated trucks (Source IV. 7) however, the proposed does not involve any of the uses listed. Vehicles will be repaired on site and larger vehicles will be sent to a dealership for service. There will be little to no truck deliveries as a result of the proposed use. Construction related impacts and vehicle trips

generated by the proposed project would not increase air contaminant emissions along Jolon Road and New Pleyto Road. *Therefore, the project will not expose sensitive receptors to substantial pollutant concentrations.*

| 4. BIOLOGICAL RESOURCES | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation: See Sections IV. A.3

5. CULTURAL RESOURCES

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

Discussion/Conclusion/Mitigation:

A Preliminary Cultural Resources Reconnaissance prepared by Nancy Farrell of Cultural Resources Management Service, dated May 27, 2005, and a Preliminary Cultural Resources Reconnaissance report was prepared by Clay Singer, dated July 15, 2010 was submitted for the subject property. At least eight previous cultural resource studies were identified within ½ mile from the project site. Farrell conducted a field reconnaissance on May 5, 2005 and believed the site was *may be* a continuation of CA-MNT-1255, a quarry and lithic processing site, considered a significant prehistoric resource and further reconnaissance was needed. During the processing of the application 3 code enforcement cases were generated relating to grading and clearing of the property. In 2010, the applicant hired Clay Singer to conduct the supplemental reconnaissance. Clay Singer, after further field reconnaissance, found the site to be void of any resources and not a part of CA-MNT-1255.

Cultural Resources 5(a, b) – Less Than Significant Impact - According to Monterey County GIS system, the site is listed as being high in probable archeological resources however a report prepared by Clay Singer, dated July 15, 2010 found that no resources exist on the site. The archaeological report prepared for the subject property concluded that the project area does not contain surface evidence of potentially significant archaeological resources and the project should not be delayed for archaeological reasons. A possibility that unidentified (e.g., buried) cultural resources could be found so a standard condition of approval was recommended that states:

“If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the

site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.”

Incorporating this condition of approval and requiring notation on the plans to this effect is standard practice of Monterey County Planning Department for negative archaeological reports and will reduce the potential for impacts to a less-than-significant level. (Source IX. 11)

Cultural Resources 5(c, d) – No Impact – The project does not have the potential to change a unique paleontological resource, unique geological feature or disturb any human remains. The structure is not listed in any registrar of historic places and will have no impact on historical resources (Source IX. 1, 11).

| 6. GEOLOGY AND SOILS | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| Would the project: | | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

The project is located in south Monterey County in a relatively flat area. The project includes approximately 750 cubic yards of cut and fill. The project includes two phases of construction. The first phase will total four separate buildings totaling approximately 12,592 square feet consisting of a 2,957 square foot single family dwelling with attached garage (Building D), a 320 square foot office and bathroom (Building C), an approximate 6,000 square foot indoor car storage and guesthouse (Building B) and a 2,250 square foot car repair garage with sleeping quarters (Building A). Phase 2 will include an expansion of the commercial operation including two 3,000 square foot body and mechanical shop (Building E), a 900 square foot general store (Building F) and 5,000 square feet of open RV and boat storage space. Phase 2 will encompass approximately 17,900 square feet of coverage.

Geology & Soils 6(a-i, iii, iv), 6 (b), 6(c), 6(d), & 6(e) – No Impact

A Geologic and Soils Engineering Report, prepared by Soils Survey Inc. in November 2005, was submitted for the proposed project. The report concluded that the site is located .7 miles from the Rinconada Fault, 21 miles from the active Hosgri Fault and 22 miles southwest of the San Andreas Fault. Liquefaction and lateral spreading were determined to have a very low potential of occurrence, due to the soils on the site not having properties normally associated with these situations. Since the site is relatively flat and not in close proximity to significant slopes, there is no potential for adverse impacts from landslides. In general the soils at the site were found to be acceptable for foundation purposes provided the geotechnical report recommendations are followed. Compliance with the Uniform Building Code's current edition, seismic zone IV, Soil Type S_o, for foundation design and construction was recommended in the report. Monterey County RMA-Building Department reviews all building permit applications for consistency with engineer specifications and compliance with the current building codes prior to issuance. Actual construction is then regularly inspected for compliance with plans and building code during construction by Monterey County building inspectors and special contract inspectors where required. (Sources IX. 1, 5) *Therefore, the project will not impact or expose people or structures to potentially substantial adverse effects due to fault rupture or seismic ground failure such as liquefaction or landslides.*

Geology & Soils 6 (a-ii) – Less Than Significant

The South County Land Use Plan identifies this site as relatively unstable uplands within 1/8 mile of an active or potentially active fault. The geotechnical report indicates that the nearest known potentially active fault is the Rinconada fault, located approximately 260 feet northeast of the property, followed by the San Andreas fault approximately 21 miles northeast of the site. Seismic shaking from Rinconada (King-City-Reliz) Fault is a significant hazard present at the site with a probability of generating a 7.39 earthquake within the next 50 years. The geotechnical engineer has made recommendations including locating the foundation footings be at least 18 inches in depth and buildings be designed and constructed using the current Building Code standards for Seismic Zone IV. These recommendations will prevent resonance amplification between soils and the structure and is the standard for construction of habitable structures in Monterey County (Sources IX. 1, 3, & 7). *Therefore, the proposed project will have a less than significant impact related to seismic ground shaking.*

Geology & Soils 6 (b) – Less Than Significant

Grading of approximately 750 cubic yards, will leave exposed loose soils at the site. Loose, exposed top soils can erode rapidly when mixed with water. The site drainage and erosion control plans are essential to reducing the impact of erosion on the site. Recommendations in the soils report echo Monterey County standard practices for drainage control. Permanent storm water runoff will be controlled in accordance with the conditions of approval recommended by the Monterey County Water Resources Agency which requires submittal and approval of a drainage plan prepared by a civil engineer addressing on site and off site impacts of drainage and stormwater control. Monterey County Building Services Department requires erosion control plans and measures to be in place during the grading process when a grading permit is required. Standard erosion control practices include the use of covering or vegetating exposed soils, using silt fences or straw bales to contain surface runoff, and, where possible, to complete soil disturbing activities outside of the rainy season from October 15 through April 15. The Monterey County RMA-Building Department, Grading Division reviews all request for winter grading and must make an exception to allow grading during this time. Incorporating the soils report recommendations, conditions of approval from Water Resources, and general policies of the RMA-Building Department throughout the project will reduce the impact of soil erosion to less than significant (Sources IX, 1, 3, & 12).

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

Discussion/Conclusion/Mitigation:

In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change (GCC).

The California Office of Planning and Research (OPR) has requested the California Air Resources Board (CARB), the state agency charged with regulating statewide air quality, assist with the development of a method for setting statewide thresholds of significance that can be used by local agencies as a basis for developing/adopting their own thresholds of significance. CARB, in October 2008, issued the first draft of a recommended approach entitled *Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases*

under the California Environmental Quality Act. In the absence of specific guidance from the state, some agencies have adopted their own thresholds of significance, while others have determined that for the time being, a determination of the significance of climate change impacts is too speculative.

Greenhouse Gas Emissions 7 (a) – Less than Significant

Acceleration in the rate of warming is largely the result of emissions of carbon dioxide and other greenhouse gases (GHG) from human activities which include industrial processes, fossil fuel combustion, and changes in land use, such as deforestation. The cumulative scenario for climate change is based on whether or not the proposed project would result in emissions of greenhouse gases that could cumulatively contribute to global warming or climate change. Currently neither the California Air Resources Board, the MBUAPCD, nor Monterey County have established regulations, guidance, methodologies, or other means that would require the implementation of measures to reduce GHG emissions from projects. In lieu of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts for the proposed project. Emissions as a result of the construction of the commercial project will be short term and traffic to and from the site will not result in an increase significantly (Source V.1 6). The project will create a temporary impact to air quality caused by construction activities, the result of the project will not increase the baseline amount of GHG's emitted prior to the project. The project will not permanently create a greater amount of vehicle trips nor will it cause an increase in the emission of carbon dioxide (CO₂) by fuel combustion. *Therefore, the proposed project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant have a significant impact on climate change.*

Greenhouse Gas Emissions 7 (b) – Less than Significant

Neither the California Air Resources Board, the MBUAPCD, nor Monterey County have established regulations, guidance, methodologies, or other means that would require the implementation of measures to reduce GHG emissions from projects. However, Title 24, Part 6 of California Building Code (Energy Efficiency Standards or Residential Buildings) would require new construction to meet the minimum requirements for energy efficient windows, insulation, lighting, plumbing, and mechanical equipment. Prior to the issuance of the building permit (a ministerial permit) the owner/applicant shall submit a Certificate of Compliance (CR-1R) demonstrating how the project meets the minimum requirements for energy efficiency. The contractor and/or sub-contractors responsible for the installation of windows, insulation, lighting, plumbing, and mechanical equipment are subject to an Installation Certificate (CF-6R) certifying that the installed features, materials, components or manufactured devices conform to the construction plans and the Certificate of Compliance documents which were approved. The project will be energy efficient and by design will utilize the best available energy efficient materials as required by the California Building Code. *Therefore, conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

8. HAZARDS AND HAZARDOUS MATERIALS

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

The project involves the construction of construction of a 1,175.50 square foot car repair garage, a 497.5 square foot motel unit/sleeping unit for stranded customers (Building A), an approximate 6,000 square foot indoor car storage (Building B), a 320 square foot office and bathroom (Building C), a 2,957 square foot single family dwelling with attached garage (Building D), and an approximate 5,000 square foot open space area for RV's and Boat's (Area E). Phase Two will encompass a 900 square foot general store (Building F) for traveling customers to Lake San Antonio and patrons of the towing operation, a 6,000 square foot body and mechanical shops

(two units of 3,000 square feet each) (Building G), an approximate 5,000 square feet of open RV and boat storage space area.

Hazards and Hazardous Materials 7 (a), (b), (d), (e), (f), (g), (h) – No Impact

The proposal involves a commercial development in a commercial district where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties.

The proposed commercial operations would not involve stationary operations, create substantial hazardous emissions or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation and is not included on any list of hazardous materials sites. The property is not located near an airport or airstrip. South County Fire Protection District, approximately 2 miles from the site on Jolon Road has reviewed the project application and recommended conditions of approval regarding fire safety, including fire sprinklers and posting of the address for emergency services. *Therefore, the proposed project would not result in impacts related to hazards/hazardous materials.*

Hazards and Hazardous Materials 7 (a, b, c) – Less Than Significant Impact

The project was reviewed by the Environmental Health Department and standard conditions of approval will be required to ensure that the applicant will submit a Hazardous Materials Business Response Plan which complies with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. Facilities will be accessible to county's designated emergency response personnel, the Business Response Plan will itemize steps to be taken in the event of an incident including determination of a potential hazardous materials release, designation of responsibility, scene management, protection of the scene, evacuation, clean up responsibilities, decontamination, and emergency medical response information listed in the event of an emergency. The plan must also list the appropriate Fire Department Contacts if a fire occurs, list steps to be taken in the event of a drainage or waterway incident, gas leak, or other spills or leaks along with the types of releases to be reported. Once approved by the Director of Environmental Health the plan will be placed throughout the site. The applicant will also be required to Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. Prior to issuance of building or grading permits, the applicant shall provide to the Health Department verification that all vehicles or parts stored for longer than 72 hours that contain gasoline, oils, lubricants, coolants, or any other hazardous materials/wastes will be stored in impervious areas properly graded and bermed for surface drainage into an approved oil/water separator. Lastly, the applicant will submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the California Regional Water Quality Control Board for storage of petroleum products (i.e. diesel, oil, and gasoline) in above ground storage tanks greater than 650-gallon capacity or for cumulative storage of more than 1320 gallons. The Plan shall meet the standards as per Title 26, Division 22, Article 3, Sections 66264.30-66264.56 (Preparedness and Prevention). *Therefore, will the implementation of the above measures, the project is not likely to have an impact on the environment through the routine transport, use, or disposal of hazardous materials.*

The project site is currently vacant but was recently disturbed as a result of three recent code enforcement violations. The closest school, San Antonio Elementary School, is approximately 6 miles north. No hazardous materials will be stored and used on the property. Solvents such as disinfectants and commercial cleaners may be used on site however they are materials which are commonly used in a household. The Monterey County Department of Environmental Health has reviewed the commercial project and found site usage to be in compliance with the CRWQCB and no hazardous materials will be handled.

9. HYDROLOGY AND WATER QUALITY

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

9. HYDROLOGY AND WATER QUALITY

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation: See Sections IV. A.5

10. LAND USE AND PLANNING

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

Discussion/Conclusion/Mitigation: See Sections IV. A.6

11. MINERAL RESOURCES

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

Discussion/Conclusion/Mitigation: See Sections IV. A.7

12. NOISE

| Would the project result in: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|------------------------------|--------------------------------|--|------------------------------|-----------|
|------------------------------|--------------------------------|--|------------------------------|-----------|

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

Noise (a, b, e, f) – No Impact - The construction of a single-family dwelling and an on site 24-hour auto repair facility with one motel lodging unit would not expose others to noise levels or ground-borne vibrations that exceed standards contained in the Monterey County General Plan and would not substantially increase ambient noise levels in the area. The project site is not located in the vicinity of an airport or private airstrip. The project is located within a commercial district. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. *Therefore, the proposed project would not result in impacts to noise.*

Noise (c, d) – Less than Significant – Project construction will contribute noise normally associated with construction. Ongoing operations will not contribute significantly to noise levels. Temporary construction activities must comply with the County’s noise requirements, as required in the County Code, Chapter 10.60 (Source: IX. 1). Project hours of operation will be from 8am to 5pm Monday through Sunday for the Car Repair Garage, Office, Outdoor RV and Boat Storage area, General Store, and Boat Mechanic and Body Shop. The project will provide a towing service, in Building B, and patrons will be able to drop off vehicles 24 hours a

day, as needed. The applicants anticipate 1 or 2 visitors a day to the site and will service at least 1 to 2 vehicles a day. *Therefore, the proposed project would not result in less than significant impacts to project vicinity noise levels and temporary or periodic increase in ambient noise levels.*

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

Discussion/Conclusion/Mitigation: See Section IV.A.9

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

Discussion/Conclusion/Mitigation: See Section IV.A.10

15. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation: See Section IV.A.11

16. TRANSPORTATION/TRAFFIC

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

16. TRANSPORTATION/TRAFFIC

| Would the project: | Potentially Significant Impact | Less Than Significant | Less Than Significant Impact | No Impact |
|--|--------------------------------|------------------------------|------------------------------|-------------------------------------|
| | | With Mitigation Incorporated | | |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation:

Transportation/Traffic (a, b, c, e, f) – No Impact - The property is zoned commercial and the construction of a 24 hour automotive and towing operation, an indoor car storage, outdoor recreational vehicle and boat storage, an overnight unit for stranded patrons, an office, mechanics shop, and a general store on an existing lot of record will not generate a significant increase in traffic movements or create new traffic hazards. Both Jolon Road and New Pleyto Road do not have high traffic volumes and operate at an exceptional level. Jolon Road is currently operating at a Level of Service (LOS) A. Peak hour traffic operations at US 101/Jolon Road (north) interchange are also operating at a LOS A (Source IX.13). The project site is not located in the vicinity of an airport and would not result in a change in air traffic patterns (Source IX. 1, 3, & 5). *Therefore, the proposed project would not result in impacts related to traffic.*

Transportation/Traffic (d) – Less Than Significant Impact – The site is accessible from Jolon Road and New Pleyto Road. Direct access will be provided from Jolon Road. The County Department of Public Works has reviewed the project and deemed the project complete with a condition that the applicant shall attain an encroachment permit to construct a commercial driveway connecting to Jolon Road with acceleration and deceleration tapers (Source: IX. 5). *Therefore, the project will not have an impact to traffic due to a hazardous design or incompatible use.*

17. UTILITIES AND SERVICE SYSTEMS

| Would the project: | Potentially Significant Impact | Less Than Significant | Less Than Significant Impact | No Impact |
|--|--------------------------------|------------------------------|------------------------------|-------------------------------------|
| | | With Mitigation Incorporated | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

17. UTILITIES AND SERVICE SYSTEMS

| Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--|--|------------------------------|-------------------------------------|
| | d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion/Conclusion/Mitigation: See Section IV.A.13

VII. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Discussion/Conclusion/Mitigation:

Conclusion

Less Than Significant (a)

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment. Potential impacts to air quality, cultural resources and geology resources will result from construction of the proposed project. Conditions of approval will be implemented to reduce potential impacts to these resources to a less-than-significant level. (See Sections VI above).

Less Than Significant (b)

The project includes the construction of a The project includes a 2,957 square foot single family dwelling with attached garage, a 320 square foot office and bathroom, an approximate 6,000 square foot indoor car storage and guesthouse and a 2,250 square foot car repair garage with sleeping quarters, two 3,000 square foot body and mechanical shop, a 900 square foot general store, a 5,000 square feet of open RV, an open space boat storage space of approximately 17,900 square feet on an existing legal lot of record. Construction of the proposed project will not significantly increase population in the area, demand on utilities and services, increase in traffic and other cumulative subjects. The proposed project has been reviewed and found to be consistent with the South County Area Plan. Cumulative Air Quality impacts from grading and construction are accounted for in the Air Quality Management Plan. There is no foreseeable or

observable cumulative impact to the environment for this residential infill project (Source: Sections VI above).

No Impact (c)

There is no evidence in the record that the project will cause substantial effects to the environment that either directly or indirectly affect human beings (Source: Sections IV and VI above).

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05; 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a "de minimis" (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a "de minimis" effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of "de minimis" effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of "no effect" on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department's website at www.dfg.ca.gov.

Conclusion: The project will be required to pay the fee, unless a "de minimis" effect is made by the Department of Fish and Game and the fee waived.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN050134 and the attached Initial Study Negative Declaration.

IX. REFERENCES

1. Project Application, Plans and Materials in File No. PLN050134;
2. Monterey County General Plan (1982);
3. South County Area Plan;
4. Title 21 of the Monterey County Code (Zoning Ordinance);
5. Interdepartmental Review (South County Fire Department, Public Works, Parks Department, Environmental Health, and Sheriff's Department);
6. Site Visit conducted by the Land Use Technician, Bernal, on April 15, 2005.
7. Monterey Bay Air Quality District:
 - a. *CEQA Air Quality Guidelines, 2008*
 - b. *2008 Air Quality Management Plan for the Monterey Bay Region*
 - c. *State and National designation for the North Central Coast Air Basin Ambient Air Quality released January 2009*
8. Association of Monterey Bay Governments (AMBAG). 2008. Population Housing Unit, and Employment Forecast, Adopted February, 2008
9. Monterey County Assessor's Database.
10. Monterey County Geographic Information System (GIS) database.
11. Archeological Analysis.
 - a. *"Archeological Inventory Survey of 4 Acres at the Southwest Corner of Jolon Road and New Pleyto Road near Lockwood"* Nancy Farrell, dated May 27, 2005.
 - b. *"Cultural Resources Survey and Impact Assessment for a 3.98 acre property at 70224 New Pleyto Road, Information on Archeological Site CA-MNT-1255"* Clay Singer, dated July 15, 2010.
12. Geological Analysis.
 - a. *"Geotechnical and Percolation Investigation for 70224 New Pleyto Road"* Soil Surveys Inc., dated November 14, 2005.
 - b. *"Geological Report for 70224 New Pleyto Road, Bradley"* CapRock Geology Inc., dated December 20, 2005.
13. Country Lake Estates Initial Study, August 2006.

List of Figures

Figure 1: Phases of the Commercial Operation

Figure 2: Site Plan of Commercial Operation

- Figure 3: Site Plan of Landscaped Areas**
- Figure 4: Building A – car Garage and Sleeping Qtrs.**
- Figure 5: Building B- Auto Storage Building**
- Figure 6: Building C – Office**
- Figure 7: Building D – Single Family Dwelling**
- Figure 8: Signage Proposed**
- Figure 9: Parking for the project**
- Figure 10: Vicinity Map**

- Figure 10: Aerial of 70224 New Pleyto Road, Bradley**
- Figure 11: Distance from Vargas property to the nearest subdivision**

List of Tables

- Table 1: Air Resources Board Attainment Status**

EXHIBIT G

County of Monterey

Owner of property [APN 423251013000] 70210 Jolon Rd Bradley Ca. 93426. This property has a general store and a gas station that has been in business since the 50's. I oppose to another general store right next to our general store known as Pleyto Plaza. There are two other stores in this area, north shore storage and Lake San Antonio general store. Area cannot support another store, so I'm against the use permit 900 square foot store. I'm against two permits for 6000 sq. ft. body and mechanical shops, two units at 3000 sq. ft. each, the other is a use permit for 1175.50 sq. ft. repair garage. These two permits are for same use. I'm against a junk yard next Pleyto Rd and Jolon Rd which is the entrance to Lake San Antonio. Being a towing operation, it creates junk. Last few years the county has made most business to clean out junk and now there is a use permit to do the opposite. This site is already junky making property values go down, so I'm against use permits.

Thank you
Tim Lyons
Owner of property

70210 Jolon Rd
Bradley. Ca. 93426
805-472-9248

