

MONTEREY COUNTY PLANNING COMMISSION

REVISED
4-23-12

Meeting: April 25, 2012 Time: 9:00 am	Agenda Item No.: F-3
Project Description: 1) Lot Line Adjustment between two parcels of approximately 40 acres in size each (Portion of Assessor's Parcel Number 423-061-035-000 and 423-061-036-000), resulting in a 67.5 acres (Parcel 1) and a 12.5 acres (Parcel 2); 2) the creation of a 2.5 acres out of the 12.5 acre parcel that would be created pursuant to Government Code Section 66426.5 (Parcel 3); a rezoning amending Title 21 (Zoning Ordinance) Section 21.79 (Parcels 2 and 3) from "F/40" (Farmlands, 40 acre minimum) to "PQP" (Public/Quasi-Public); and 3) a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 on Figure #LU9 from Farmlands 40-160 acre minimum to Public/Quasi-Public. The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood, South County Area Plan.	
Project Location: Intersection of Jolon Road and Lockwood-Bradley Road, Lockwood	APN: 423-061-035-000, 423-061-036-000
Planning File Number: PLN100573	Owner: Floyd Patterson III
Planning Area: South County Area Plan	Flagged and staked: No
Zoning Designation: : F/40 (Farmlands, 40 acre minimum)	
CEQA Action: Negative Declaration	
Department: RMA – Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Adopt the Negative Declaration, pursuant to 15074 of the CEQA Guidelines **(Exhibit E)**;
- 2) Approve a Lot Line Adjustment between two 40 acre parcels, resulting in parcel 1 (67.5 acres) and parcel 2 (12.5 acres) and the creation of parcel 3 (2.5) acres pursuant to Government Code 66426.5, based on the findings and evidence and subject to the conditions of approval; and **(Exhibit C)**
- 3) Recommend that the Board of Supervisors approve the General Plan Amendment to change the land use designation of parcels 2 and 3 on Figure #LU9 from Farmland 40/160 acre minimum to Public/Quasi-Public and adopt an ordinance amending Title 21 (Zoning Ordinance) Section 21-79 rezoning parcels 2 and 3 from "F/40" (Farmlands 40 acre minimum) to "PQP" Public Quasi Public. **(Exhibit G)**

PROJECT OVERVIEW:

The project application entails a Lot Line Adjustment between two 40 acre parcels resulting in a 67.5 and 12.5 acre parcel. A 2.5 acre parcel would be divided out of the 12.5 acre parcel for public use as a future fire station. The 2.5 acre parcel (Parcel 3) would be created pursuant to Government Code Section 66426.5 which allows land to be conveyed to a government agency without a parcel map. The proposal includes a rezoning of Parcel 2 and Parcel 3 from "F/40" (Farmlands, 40 acre minimum) to "PQP" (Public/Quasi-Public); and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public and Quasi-Public to allow for the fire station and museum use. Parcel 1 (67.52 acres) will remain designated as Farmland. **(See Exhibit B: Project Discussion)**

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

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

- √ Water Resources Agency
- √ South County Fire Protection District
Parks Department

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the Water Resources Agency and RMA - Public Works have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was reviewed by the South County Land Use Advisory Committee (LUAC) on February 15, 2012 according to the guidelines adopted by the Board of Supervisors (Resolution No. 08-338). The LUAC unanimously recommended approval of the project.

Dan Lister – Assistant Planner
(831) 759-6617, listedm@co.monterey.ca.us
April 2, 2012

cc: Front Counter Copy; Planning Commission; South County Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Floyd Patterson III, Owner; Michael Goetz, Agent; The Open Monterey Project; LandWatch; Planning File PLN100573.

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan and Elevations

Exhibit D Vicinity Map
Exhibit E South County Advisory Committee Minutes
Exhibit F Negative Declaration
Exhibit G Draft Resolution for recommendation of Board of Supervisor Approval, including

- Attachment “A”: Draft Ordinance Amending Title 21
- Attachment “B”: General Plan Figure #LU9 amendment

This report was reviewed by Wanda Hickman, Planning Services Manager

Exhibit A
Project Information for PLN100573

Project Title: Patterson	Primary APN: 423-061-035
Location: Jolon Road/Lockwood-Bradley Road	Coastal Zone: No
Applicable Plan: South County AP	Zoning: F/40
Permit Type: General Plan Amendment	Plan Designation: Farmland
Environmental Status: Negative Declaration	Final Action Deadline: 09/06/2012
Advisory Committee: South County LUAC	

Project Site Data:

Lot Size: 80 acres	Coverage Allowed: 5%
Existing Structures (sf): 0	Coverage Proposed: N/A
Proposed Structures (sf): 0	Height Allowed: 30'
Total Square Feet: N/A	Height Proposed: N/A
	FAR Allowed: N/A
	FAR Proposed: N/A

Resource Zones and Reports

Environmentally Sensitive Habitat: No	Erosion Hazard Zone: Low/Moderate
	Geologic Hazard Zone: IV - VI
Archaeological Sensitivity Zone: High	
Fire Hazard Zone: Very High	

EXHIBIT B DISCUSSION

Project Description

The project entails a Lot Line Adjustment, Rezoning and General Plan Amendment for the future development of the Nacitone Museum/Learning Center and new fire station for the South County Fire Protection District. The Lot Line Adjustment will adjust two 40 acre parcels and create: Parcel 1) a 67.52 acre parcel that will remain as farmland, Parcel 2) a 12.5 acre parcel which will be rezoned from "Farmland" to "Public/Quasi Public" for the future development of a museum/learning center and a fire station. Parcel 3 will be created pursuant to Government Code Section 66426.5 which allows land to be conveyed to a government agency without a parcel map. A General Plan Amendment is also required to change the land use designation from "Farmland" to "Public/Quasi Public" to allow for the public uses.

In 2006, a Lot Line adjustment, which created the two 40 acre parcels, was approved by the Board of Supervisors (PLN050039; Resolution No. 06-221 & 08-365, amended). According to PLN050039, the Lot Line Adjustment not only created the two 40 acres parcels, but removed the 80 acres from a Williamson Act Contract (Contract No. 73-034) through an equal land switch in order to pursue the future goal of rezoning a 12.5 acre portion of the site into Public/Quasi-Public use in order to place a museum and fire station on the property.

The property is located near the intersection of Jolon Road and Lockwood-Bradley Road in Lockwood; 2 miles from the Lockwood Post Office and 2.7 miles from Lockwood Market on Jolon Road/Interlake Road. The site is surrounded by a mix of land zoned as Farmland and Permanent Grazing.

Environmental Review

A Negative Declaration (ND) was prepared and circulated from March 22, 2012 to April 10, 2012, pursuant to Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1. The Negative Declaration is based on the proposed rezoning/General Plan amendment and a conceptual plan of the museum that was submitted to the Planning Department on August 26, 2003. Six resources were identified as being potentially impacted by the proposed project:

- Aesthetics
- Biological Resources
- Cultural Resources
- Hydrology/Water Quality
- Land Use/Planning
- Transportation/Traffic

The ND has identifies each resource, based on technical reports and review by County staff, as being less-than significant. All conditions of approval recommended within the ND that help reduce impacts to less-than-significant pertain mostly to the development of the museum and fire station which will be applied once an application is submitted. No comments were received in regards to the Negative Declaration.

Recommendation

Based on the project review and information within the Negative Declaration, staff recommends that the Planning Commission adopt the Negative Declaration, approve the lot line adjustment with conditions of approval, and recommend approval of the rezoning and General Plan Amendment to the Board of Supervisors.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

PATTERSON (PLN100573)

RESOLUTION NO. _____

Resolution by the Monterey County Hearing Body:

- 1) Adopt the Negative Declaration, pursuant to 15074 of the CEQA Guidelines; and
- 2) Approve a Lot Line Adjustment between two 40 acre parcels, resulting in parcel 1 (67.5 acres) and parcel 2 (12.5 acres) and the creation of parcel 3 (2.5) acres pursuant to Government Code 66426.5, based on the findings and evidence and subject to the conditions of approval

[PLN100573, Patterson, Intersection of Jolon Road and Lockwood-Bradley Road, Lockwood, South County Area Plan (APN: 423-061-035-000, 423-061-036-000 (portion) 423-071-006 (portion))]

The Patterson application (PLN100573) came on for public hearing before the Monterey County Planning Commission on April 25, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development and subject to the approval of the General Plan amendment to change Land Use Plan designation from Farmlands to Public/ Quasi Public and rezoning Parcels 2 and 3 from “F/40”, Farmlands 40 acre minimum to “PQP”, Public/Quasi-Public by the Board of Supervisors.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - South County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);b) The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood (Portion of Assessor’s Parcel Number 423-061-035-000 and 423-061-036-000), South County Area Plan. The parcel is currently zoned Farmlands, 40 acre minimum (F/40)

which allows uses that preserve agricultural operations. The project site had a lot line adjustment previously approved by the Board of Supervisor on December 9, 2008 with the intention to re-zone a portion of the two 40 acres parcel to allow the development of a museum and fire station. The proposal would create lots which are less than the minimum parcel size of 40 acres required by the zoning ordinance and General Plan. However, the application includes a request to amend the land use plan and rezone the parcel to a Public/Quasi-Public. The Public/Quasi-Public zoning district and land use plan designation does not have a minimum building site. The proposed rezoning and General Plan amendment requires Board of Supervisors Approval. The project would be consistent with the applicable plans and policies if the Board of Supervisors approves the proposed rezoning and land use plan designation.

- c) The proposal is consistent with General Plan policy LU-1.19 which requires that development of five or more lots be considered based on a Development Evaluation System. This proposal will create one new 2.5 acre parcel (parcel 3) for the future fire station pursuant to 66426.5 of the Government Code, therefore is not subject to the Development Evaluation System.

The proposal is consistent with General Plan policy LU-9.7. The amendment better carries out the overall goals and policies of the general plan and the amendment is in the public interest. Though the proposed change in use would be different than uses currently in the vicinity of the area, the use is consistent with the community and the future of the community which supports tourism for the lake area and Mission San Antonio. The museum to be developed will enhance the community by displaying cultural artifacts and memorabilia regarding the history of the area. The development of a new fire station with training area will provide the community with better emergency response services, as well as a better location for the South County Fire Department.

- d) The project planner conducted a site inspection on August 26, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project was reviewed by the South County Land Use Advisory Committee (LUAC) on February 15, 2012 according to the guidelines adopted by the Board of Supervisors (Resolution No. 08-338). The LUAC unanimously recommended approval of the project.
- f) 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 PLN100573.

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 Bureau, 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 six potential impacts: Aesthetics, Biological Resources, Cultural Resources, Hydrology/Water Quality, Land Use Planning, 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:
 - Biological Assessment, 68375 Jolon Road, Sierra Delta Corporation, June 20, 2007;
 - Phase I Archaeological Report, Nacitone Interpretive Center Complex, Robert L. Hoover, Ph.D., February 2006
 - Tierra Prometida/Kennedy File No. PLN050404/PLN060014, Hydrogeological study;
- c) Staff conducted a site inspection on August 26, 2011 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100573.

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 Bureau, 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 will be provided when the applicant applies for the development of a museum and fire station.
 - c) Preceding findings and supporting evidence for PLN100573.

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 conducted a site inspection on August 26, 2011 and 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 PLN100573.

5. **FINDING:** **CEQA (Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. The Negative Declaration 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 (PLN100573).
 - 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) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. Condition Compliance 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.
 - e) The Draft Negative Declaration (“ND”) for PLN100573 was prepared in accordance with CEQA and circulated for public review from March 22, 2012 through April 10, 2012.
 - f) Issues that were analyzed in the Negative Declaration include: aesthetics, biological resources, cultural resources, hydrology/water quality, land use/planning, and transportation/traffic. All potential impacts were identified as “less-than-significant.”
 - g) Aesthetics- The visual character of the area is rural ranches and grazing land with rolling hills, grasslands, chaparral with some oak woodlands and vineyards. Adjusting property lines and allowing up to four houses, a fire station, and a small museum on 80 acres will not significantly effect or change the aesthetic or visual characteristics of the area. The number of structures expected on the three parcels is not known at this time; however, the museum and fire station will be subject to discretionary permits and environmental review when plans are finalized and submitted to the County.
 - h) Biological Resources- The site has been historically used for grazing and dry farming. Natural habitat has been disturbed by cattle grazing. General Plan Policy OS-5.3 requires that development shall be carefully planned to provide for the conservation and maintenance of critical habitat. General Plan Policy OS- 5.16 states that a biological study shall be required for any development project requiring a discretionary

permit. When applications are submitted for the fire station and the museum, surveys for species of concern at that time will be conducted as part of the application and environmental review processes. Except for one shrub found in the area, Carmel Valley bush mallow, no sensitive habitats are known for this project site at this time, as explained below, but species could move into the area or new species listed for protection could occur prior to applications for the fire station and museum.

- i) Cultural Resources- Based upon the background research and the surface reconnaissance, it was concluded that the project parcel does not contain surface evidence of potentially significant prehistoric archaeological resources. No structures or significant historic landscapes are known for this project site. No significant paleontological resources have been reported for the area. The site reconnaissance did not recognize any signs of potential human burial sites. Because of the possibility of cultural resources being found during ground disturbing activities, a standard condition of approval will be required that work shall stop if archaeological resources are found.
- j) Hydrology/Water Quality- The proposed project would not affect water quality or quantity or hydrological standards. Existing and future residences on the project site area will be supplied with water by existing private wells or by a small local water system. Conditions of Approval will require a water system be provided in accordance with Title 15.04 of the Monterey County Code, when development occurs and consistency with Geotechnical and Percolation and Investigations.
- k) Land Use/Planning- Based on the project's future proposal of a museum/learning center and fire station, the project proposes a change to the uses normally found in the surrounding area. The project site is currently zoned F/40 (Farmlands, 40 acres per unit) with the purpose of preserving prime, productive and unique farmlands. The proposed lot line adjustment, re-zoning and General Plan Amendment to convert the uses from Farmland to Public/Quasi-Public will change the purpose of a portion of the site to allow uses which serve the public at large. These uses can be allowed without a zoning change or General Plan Amendment; however the creation of parcel sizes to less than 40 acres in size is not allowed in the F/40 zoning district.
- l) Transportation/Traffic- County Roadways in the area are currently operating at acceptable levels of service (LOS A) and additional vehicle trips from the project would not be expected to substantially lower the level of service ranges along Jolon Road and nearby roadway facilities. However, the project would add incrementally to the cumulative traffic volume on the surrounding County and regional roads. Cumulative impacts to the regional traffic network are mitigated to a less than significant impact through payment of Transportation Agency for Monterey County (TAMC) Regional Development Impact Fee. As these fees are required by ordinance, they are not considered a CEQA impact and mitigation measure on a per-project basis.
- 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 (PLN100573) 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 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) No comments from the public were received.
- p) The Monterey County Planning Department, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **LOT LINE ADJUSTMENT** – The proposed Lot Line Adjustment is consistent with General Plan policy LU-1.14, LU1.15, LU-1.16 and Section 66412 of the California Government Code (Subdivision Map Act).
- 1. The lot line adjustment is between four or fewer adjoining parcels;
 - 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
 - 3. The parcels resulting from the lot line adjustment conforms to the County’s general plan and zoning.

- EVIDENCE:**
- a) The Lot Line Adjustment is to adjust property lines between two 40 acre parcels, resulting in parcel 1 (67.5 acres) and parcel 2 (12.5 acres).
 - b) As shown on the Map titled “Proposed Lot Line Adjustment”, the lot adjustment is between two adjacent parcels and will result in two parcels. The lot line adjustment will not create a greater number of parcels than originally existed.
 - c) The lot line adjustment is between more than one and less than four existing adjacent parcels. The project area has a total of 80 acres, two 40 acre lots which were created through a previous lot line adjustment (PLN050039; Resolution No. 06-221 & 08-365, amended).
 - d) The proposed Lot Line Adjustment is consistent with General Plan policy LU-1.15 which requires lot lines that could compromise wells and septic systems not be approved. The Bureau of Environmental Health Department has reviewed this application for consistency with this policy based on referral form found in the record (Planning File PLN100573) and found the lot line adjustment is consistent.
 - e) The proposed Lot Line Adjustment is consistent with General Plan policy LU-1.16 which requires conforms with zoning, General Plan policies and building ordinances. The proposed lots are non-conforming to the zoning and land use designation as proposed. The parcels are currently zoned Farmlands, 40 acre minimum (F/40) which allows uses that preserve agricultural operations. The project site had a lot line adjustment previously approved by the Board of Supervisor on December 9, 2008 with the intention to re-zone a portion of the two 40 acres parcel to allow the development of a museum and fire station. The

proposal would create lots which are less than the minimum parcel size of 40 acres required by the zoning ordinance and General Plan. However, the application includes a request to amend the land use plan and rezone the parcel to a Public/Quasi-Public. The Public/Quasi-Public zoning district and land use plan designation does not have a minimum building site. The proposed rezoning and General Plan amendment requires Board of Supervisors Approval. The project would be consistent with the applicable plans and policies if the Board of Supervisors approves the proposed rezoning and land use plan designation.

- f) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
- g) The project planner conducted a site inspection on August 26, 2011 to verify that the project would not conflict with zoning or building ordinances.
- h) 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 PLN100573.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.80.040.D of the Monterey County Zoning Ordinance (Board of Supervisors).

DECISION

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

1. Adopt a Negative Declaration, pursuant to 15074 of the CEQA Guidelines;
2. Approve a Lot Line Adjustment between two 40 acre parcels, resulting in parcel 1 (67.5 acres) and parcel 2 (12.5 acres) and the creation of parcel 3 (2.5) acres pursuant to Government Code 66426.5, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of April, 2012 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100573

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Lot Line Adjustment (PLN100573) is between two parcels of approximately 40 acres in size each, resulting in a 67.5 acres (parcel 1) and a 12.5 acre parcel and the creation of a 2.5 acre parcel pursuant to Government Code 66426.5. The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood (Portion of Assessor's Parcel Numbers 423-061-035-000 and 423-061-036-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a notice which states: "A Lot Line Adjustment (Resolution _____) was approved by the Planning Commission for a portion of Assessor's Parcel Number 423-061-035-000 and 423-061-036-000) on April 25, 2012. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

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

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. 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 recovery.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis. 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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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. The 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 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)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 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)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, 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 County of Monterey, to the Director of the RMA - Planning Department prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional certificates of compliance for the newly configured parcels.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant/Surveyor shall submit legal descriptions to the Planning Department for each newly configured parcel as prepared by the Surveyor. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

7. WRSP1 - FLOODPLAIN RECORDATION - LL (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall record a floodplain notice, for each of the newly aligned parcels 1, "C", and "D1", stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to recordation of the notices, submit signed and notarized originals to the Water Resources Agency for review and approval.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

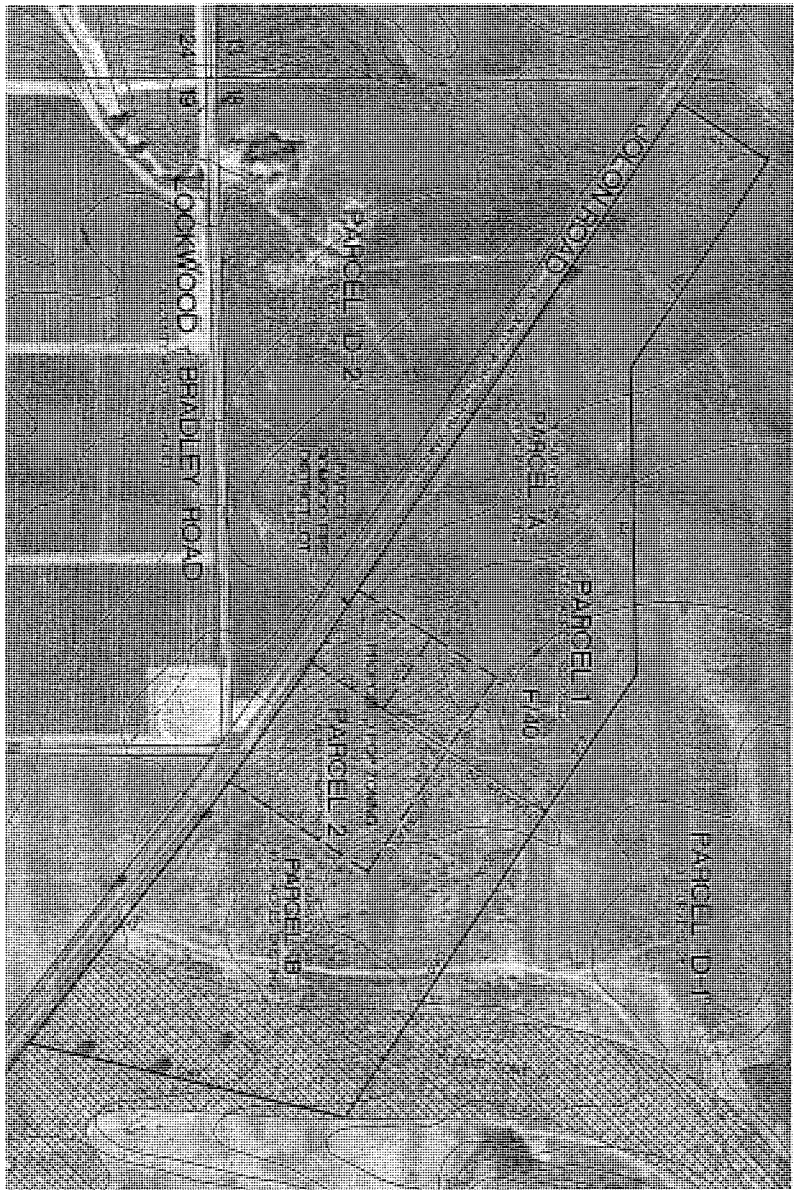
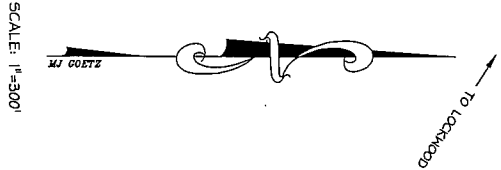
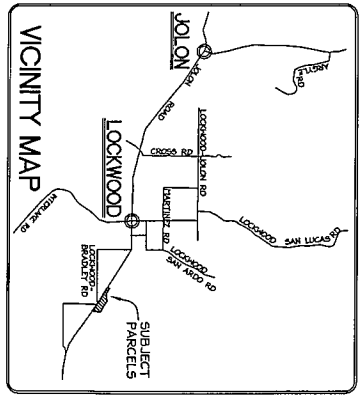
The Water Resources Agency will deliver the approved originals to the Planning Department, and they shall be recorded concurrently with the final map.

8. PDSP001 - LOT LINE ADJUSTMENT APPROVAL

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:** The lot line adjustment, approved by the Planning Commission on April 25, 2012, is contingent upon the Board of Supervisor's approval of the associated General Plan Amendment and rezoning (PLN100573).

**Compliance or
Monitoring
Action to be Performed:** Upon the approval of the associated General Plan Amendment and rezoning, the lot line adjustment approved by the Planning Commission on April 25, 2012 shall become effective.



PARCEL "C"
31 SURVEYS 28

TO BRADLEY
—

PROPOSED LOT LINE ADJUSTMENT MAP
(PLN100573)

BETWEEN PARCELS "A" AND "B" AS SHOWN ON MAP FILED IN VOLUME 31 OF SURVEYS, AT PAGE 28, IN SECTIONS 18 & 19, TOWNSHIP 23 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN, MONTEREY COUNTY, CALIFORNIA

PREPARED FOR
NACTONE FOUNDATION, INC.
P.O. BOX 278 LOCKWOOD, CALIFORNIA 95332

mj GOETZ
Land Surveying & Planning
805-237-9177
mjgoetz@charter.net
827 Hacienda Drive
Frasco Houses, CA 95346

APR 423-064-035 & 036 & 423-071-006 (partitions)
JANUARY 19, 2012

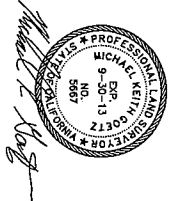
JOB NO. 05-04
SCALE: 1"=300'

NOTE ON SOMOCO FIRE LOT (PARCEL 3)
The Proposed 2.5 acre Fire Lot is being created with the intent of conveying it to the Somoco Fire District for Public Use as a Fire Station. This parcel will not be considered a newly created parcel of land in conformance with Section 66426.5 of the Subdivision Map Act.

NOTE ON PROPOSED PARCEL 2
Proposed Parcel 2 is being created for a Quasi-Public Use as the intended home of the future Nactone Regional Interpretive Center, being a Museum of the history of the peoples of the San Antonio Valley. It will be owned and operated by a non-profit organization for the purpose of preserving the local history and to serve as an educational resource for the people of Monterey County and the State of California.

NOTE ON PROPOSED REZONING
Proposed Parcel 2 and 3 are the parcels for which a Rezoning is being requested. Currently the Subject Parcels are Zoned F/40. These two parcels are to be changed to FOP zoning. Parcel 1 is to continue to be zoned F/40.

PROPERTY OWNER:
FLOYD LESTER PATTERSON III, ET AL
P.O. BOX 389 LOCKWOOD, CALIFORNIA 95332



SOUTH COUNTY

LOCKWOOD SAN ARDO RD

GILLETT RD

JOLON RD

PROJECT SITE

SAN ANTONIO R

San Antonio Reservoir

San Antonio Reservoir

San Antonio Rec. Area

INTERLAKE RD

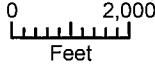
NEW PLEATO RD

APPLICANT: PATTERSON

APN: 423-061-035-000, 036, 423-071-006-000

FILE # PLN100573

Water 2500' Limit 300' Limit City Limits



PLANNER: LISTER

MINUTES
South County Land Use Advisory Committee
Wednesday, February 15, 2012

1. Meeting called to order by Roberson at 7:06 pm

2. Roll Call

Members Present: Roberson, Duflock, Taylor, Buntz, Bartosh, Banister arrived at 7:15pm

Members Absent: Martinez

3. Approval of Minutes:

A. October 19, 2011 minutes

Motion: Taylor (LUAC Member's Name)

Second: Duflock (LUAC Member's Name)

Ayes: 5

Noes: 0

Absent: 2

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

Speaking as a member of the public, William Bartosh expressed concern that the County should be acting to preserve the Tidball Store in Jolon, a registered historic landmark. The County owns this building and should not neglect it.

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Election of Officers:

LUAC member nominated for Chairperson: Taylor

Motion: Roberson (LUAC Member's Name)

Second: Duflock (LUAC Member's Name)

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

LUAC member nominated for Secretary: Duflock

Motion: Roberson (LUAC Member's Name)

Second: Buntz (LUAC Member's Name)

Ayes: 6

Noes: 0

Absent: 1

Abstain: 0

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 7:33 pm

Minutes taken by: Bartosh

Minutes received via email Thursday, February 23, 2012

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **South County**

Please submit your recommendations for this application by: February 15, 2012

Project Title: PATTERSON FLOYD (PATTERSON RANCH)
File Number: PLN100573
File Type: PC
Planner: LISTER
Location: INTERSECTION OF JOLON RD & LOCKWOOD BRADLEY RD LOCKWOOD

Project Description:

Lot Line Adjustment between two legal lots of record of 40 acres each (Assessor's Parcel Number 423-061-035-000, portion of 423-061-036-000, and portion of 423-071-006-000), resulting in three lots of 67.52 acres (Parcel 1), 10 acres (Parcel 2) and 2.5 acres (Parcel 3, SOMOCO Fire District Lot). Parcel 3 would be created pursuant to Government Code Section 66426.5. The application includes a rezoning of Parcel 2 and Parcel 3 from "F/40 (Farmlands, 40 acre minimum)" to "PQP (Public/Quasi-Public)"; and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public and Quasi-Public. The property is located at the intersection of Jolon Road and Lockwood Bradley Road, Lockwood, South County Area Plan.

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

Was a County Staff/Representative present at meeting? Yes Mike Novo _____ (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neil Wollesen	X		Strong Support

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Approval is taking a long time		

ADDITIONAL LUAC COMMENTS

LUAC Member Bartosh stated (and almost everybody agreed) that this project has take a long time to get State and County approval

RECOMMENDATION :

Motion by: Roberson (LUAC Member's Name)

Second by: Bartosh (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6

NOES: 0

ABSENT: 1

ABSTAIN: 0

County of Monterey
 State of California
NEGATIVE DECLARATION

FILED
MAR 21 2012
 STEPHEN L. VAGNINI
 MONTEREY COUNTY CLERK
 DEPUTY

Project Title:	PATTERSON
File Number:	PLN100573
Owner:	Jessie Lee Patterson Tr Et Al
Project Location:	Near the intersection of Jolon Rd. & Lockwood – Bradley Rd.
Primary APN:	423-061-035-000
Project Planner:	Dan Lister – Assistant Planner
Permit Type:	Lot Line Adjustment, Re-Zoning and General Plan Amendment
Project Description:	Lot Line Adjustment between two legal lots of record both 40 acres each (Assessor's Parcel Number 423-061-035-000, portion of 423-061-036-000, and portion of 423-071-006-000), resulting in three lots: 1) 67.52 acres (Parcel 1), 2) 10 acres (Parcel 2), and 3) 2.5 acres (Parcel 3, SOMOCO Fire District Lot). Parcel 3 would be created pursuant to Government Code Section 66426.5. The application also includes a rezoning of Parcel 2 and Parcel 3 from "F/40 (Farmlands, 40 acre minimum)" to "PQP (Public/Quasi-Public)"; and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public and Quasi-Public. The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood, South County Area Plan.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	March 22, 2012
Review Period Ends:	April 10, 2012

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516



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

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Negative Declaration, pursuant to the requirements of CEQA, for a Lot Line Adjustment, Rezoning and General Plan Amendment (Patterson, PLN100573) at location near the intersection of Jolon Road and Lockwood – Bradley Road (APN: 423-061-035-000, portion of 423-061-036-000 and portion of 423-071-006-000) (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 Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link:

<http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Planning Commission will consider this proposal at a meeting on April 11, 2012 at 9:00am 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 March 22, 2012 to April 10, 2012. Comments can also be made during the public hearing.

Project Description: Lot Line Adjustment between two legal lots of record both 40 acres each (Assessor's Parcel Number 423-061-035-000, portion of 423-061-036-000, and portion of 423-071-006-000), resulting in three lots: 1) 67.52 acres (Parcel 1), 2) 10 acres (Parcel 2), and 3) 2.5 acres (Parcel 3, SOMOCO Fire District Lot). Parcel 3 would be created pursuant to Government Code Section 66426.5. The application also includes a rezoning of Parcel 2 and Parcel 3 from "F/40 (Farmlands, 40 acre minimum)" to "PQP (Public/Quasi-Public)"; and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public and Quasi-Public.

We welcome your comments during the 20-day public review period. You may submit your comments in hard copy to the name and address above. The 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.

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

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

Re: Patterson; File Number PLN100573

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

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

COMMENTS: _____

DISTRIBUTION

1. County Clerk's Office
2. Association of Monterey Bay Area Governments
3. Monterey Bay Unified Air Pollution Control District
4. South County Fire Protection District
5. Monterey County Agricultural Commissioner
6. Monterey County Water Resources Agency
7. Monterey County Public Works Department
8. Monterey County Parks Department
9. Monterey County Environmental Health Bureau
10. Monterey County Sheriff's Office
11. Libraries: San Lucas Library
12. Floyd Lester Patterson III, Owner
13. Michael Goetz, Agent
14. Property Owners within 300 feet (Notice of Intent only)
15. The Open Monterey Project
16. LandWatch

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: Patterson

File No.: PLN100573

Project Location: Intersection of Jolon Road and Lockwood-Bradley Road.
Lockwood

Name of Property Owner: Jessie Lee Patterson TR EL AL

Name of Applicant: Michael Goetz

Assessor's Parcel Number(s): 423-061-035, 423-061-036 (portion) and 423-071-006
(portion)

Acreage of Property: 80 acres (approximately)

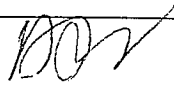
General Plan Designation: Farmlands

Zoning District: Farmlands/40 acres per unit

Lead Agency: Monterey County RMA – Planning Department

Prepared By: Mike Novo

Date Prepared: March 18, 2012

Contact Person: Dan Lister 

Phone Number: (831) 759-6617

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

The application proposes a Lot Line Adjustment between two legal lots of record both 40 acres each (Assessor's Parcel Number 423-061-035-000, portion of 423-061-036-000, and portion of 423-071-006-000). In 2006, a Lot Line Adjustment created the two 40 acre parcels in their present configuration (PLN050039; Resolution No. 06-221 & 08-365, amended). In addition, a parcel would be conveyed to the South Monterey County Fire District (Parcel 3) pursuant to Government Code Section 66426.5. These two proposed actions would result in three lots: 1) 67.52 acres (Parcel 1), 2) 10 acres (Parcel 2), and 3) 2.5 acres (Parcel 3, SOMOCO Fire District Lot). (References 1, 10)

The application also includes a rezoning of Parcel 2 and Parcel 3 from "F/40 (Farmlands, 40 acre minimum)" to "PQP (Public/Quasi-Public)"; and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public/Quasi-Public. Parcel 1 (67.52 acres) will retain the land use designation of Farmland and retain the F/40 zoning designation. (References 1, 2, 3, 4)

The 2006 Lot Line Adjustment not only created the two 40 acres parcels, but removed the 80 acres from a Williamson Act Contract (Contract No. 73-034) in order to pursue the future goal of rezoning a 12.5 acre portion of the site as Public/Quasi-Public to place a museum and fire station on the property. A deed restriction was required to be recorded as part of the Lot Line Adjustment approval to require that only agricultural uses, museums, or fire stations can be allowed on any of these parcels. (References 1, 10)

Proposed Parcel 1 will remain in agricultural use. No structures are currently located on the property. Up to three single family dwellings could be built on proposed Parcel 1, but the second and third homes could only be constructed there if the occupants were owners, lessees or workers for the agricultural operations. (References 1, 7, 10)

Proposed Parcel 2 would be conveyed to the Nacitone Foundation, a non-profit organization, to construct the Nacitone Regional Interpretative Center, a museum dedicated to preserving the local history. The museum hopes to promote interpretation of the history of the Nacimientto/San Antonio River valleys, gathering and preserving oral histories from descendants of Native American and early settler families, and restore and exhibit items that demonstrate domestic, economic and social life among the Native American and Euro-American residents of the region. No specific proposal has been submitted, but conceptual drawings of a museum describe it as an approximately 14,000 square foot facility with accessory structures for historic displays. A Use Permit and subsequent environmental review would be required to construct the facility. Two potential residences for caretakers are included in the concept plan and may be constructed on site. (References 1, 4, 7, 10)

Proposed Parcel 3 would be conveyed to the local fire district. A typical fire station in this area would contain approximately 3600 square feet and could allow an on site caretaker component. There is a community need for a permanent facility to house the local volunteer fire department.

A Use Permit and subsequent environmental review would be required to construct the facility. (References 1, 4, 7, 10, 11, 17)

Access to both the museum and fire station would be directly from Jolon Road, with a separate driveway for each. (Reference 1)

Water would be provided by a future on-site well for each property or a small water system. Wastewater disposal would be by septic system. Water storage for both domestic use and for fire suppression would be provided on-site, usually in above ground storage tanks. Fire hydrants would be installed in compliance with state or local codes close to any proposed structures. Typical water storage for a fire station or museum would be provided by above ground tanks. Typical water storage capacity for any single family dwelling would be less than 10,000 gallons and is also typically provided by above ground tanks. (References 1, 2, 3, 12)

Once the rezoning and general plan amendment is approved, the applicant would have to memorialize the lot line adjustment and conveyance to the fire district in deeds and potentially other recorded documents. To construct the fire station, any housing, or the museum, building permits would have to be obtained and the buildings constructed to building codes in place at the time of permit issuance. If the fire station contains certain quantities of hazardous materials, a Hazardous Materials Business Plan would have to be filed with the Monterey County Environmental Health Bureau. (References 1, 5, 9, 12)

B. Surrounding Land Uses and Environmental Setting: The property is located near the intersection of Jolon Road and Lockwood-Bradley Road in Lockwood; 2 miles from the Lockwood Post Office and 2.7 miles from Lockwood Market on Jolon Road/Interlake Road. The site is surrounded by a mix of land zoned as Farmland and Permanent Grazing. (References 1, 2, 3, 7, 11)

The Lockwood Valley, where the property is located, is characterized by generally large properties (20 to hundreds of acres in size) and the predominant uses are agricultural and residential uses. Typical agriculture in the Lockwood Valley is grazing, with some vineyard. Vineyard production becomes more common as you move down into the Salinas Valley to the east or to the south closer to the San Luis Obispo County line. Small enclaves of smaller parcels with residential uses are found scattered throughout the valley. The population density in the area is very low with large properties primarily in ranching uses. The area contains potentially active faults, with one crossing the parcel proposed to be kept in agriculture, east of the proposed museum parcel. A flood zone is also located on the proposed agricultural parcel to the east of the museum parcel. This flood zone encompasses less than 15 percent of that parcel and is the upper tributary to the San Antonio River and drains to Lake San Antonio reservoir. (References 1, 2, 3, 7, 11)

The project site consists of two parcels totaling 80 acres, which is undeveloped and has historically been used for dry farming and grazing purposes. The property is part of a 3400 acre ranch. The ranch was dry farmed from 1875-1941, with grazing uses since that time. Vegetation on site is primarily non-native grasslands. The topography is characterized by relatively level to

rolling hills with a natural seasonal drainage area along the eastern boundary of the proposed agricultural parcel. Slopes are generally 0 to 20% with some small areas of slopes over 20%. The property is bordered by sparsely developed, large acreage ranch lands, primarily zoned as rural grazing land. No development is proposed as part of the project, and no changes to the topography or drainage patterns are proposed. Most of the land around the project site is owned by the applicant, who runs an agricultural (grazing) operation on a large ranch. Other surrounding uses in the area are agricultural and residential on large parcels. (References 1, 2, 3, 7, 8, 10, 11)

The closest fire station is located approximately 7 miles to the west at 67820 Jolon Road. Another fire station is located in the Salinas Valley at 65789 Bradley Road. Both of these stations are staffed by Calfire. Response time to this area would be 15 to 25 minutes. The General Plan requires that response times in this area be less than 45 minutes (Reference 2, Table PS-1; References 1, 7, 11).

Vegetation in the area is described as non-native grasslands and oak savannah. Oak trees are typically Valley Oaks with other tree species, both native and introduced, found throughout the valley. Wildlife found in the area include San Joaquin kit fox and Western Arroyo toad. Neither of these species is identified for this project site. The project site contains non-native grassland vegetation and transitory wildlife. Carmel Valley bush mallow (*malacothamnus palmeri*, var. *involutus*), a California Native Plant Society 1B.2 species (rare, threatened or endangered in California or elsewhere), is known in the area. Archaeological resources have been found in the general area of this site. (References 1, 2, 3, 11 and 13)

Traffic in the area is light, with Level of Service A at all hours. Peak traffic use occurs during the summer when traffic travels to the lakes in this area for camping and recreation.

C. Other public agencies whose approval is required: For this phase of the project, no other agencies will need to approve any permits to allow the General Plan amendment, rezoning, or lot line adjustment. When the fire station or museum is proposed, building permits will need to be obtained and the buildings constructed to the code in effect at that time. If hazardous materials are stored on any of the properties, and the quantity meets certain thresholds established by the Environmental Health Bureau (EHB), a Hazardous Materials Business Plan will be required to be prepared and filed with EHB. EHB would also issue permits for septic systems, wells, and water systems. The RMA Public Works Department would require an encroachment permit for any improvements in the County right-of-way, including installation of new driveways for the fire station and museum parcels.

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 checked="" type="checkbox"/>	Local Coastal Program-LUP	<input type="checkbox"/>

Monterey County General Plan/South County Area Plan.

The proposed project was reviewed for consistency with the 2010 Monterey County General Plan and the South County Area Plan. Section VI.9 (Land Use and Planning) discusses whether the project physically divides an established community, conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project or conflicts with any applicable habitat conservation plan or natural community conservation plan. The project consists of a lot line adjustment, conveyance of 2.5 acres to a public agency, creation of a 10 acre parcel for a potential museum, from an 80 acre parcel and is in accordance with County Codes and zoning requirements due to the associated request to rezone the two proposed smaller parcels to Public/Quasi-Public. (References 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 21) **CONSISTENT**

Air Quality Management Plan (AQMP). The project site is located within the Monterey Bay Unified Air Pollution Control District (MBUAPCD) boundaries, which include Monterey, Santa Cruz, and San Benito Counties. MBUAPCD has jurisdiction over the North Central Coast Air Basin (NCCAB) where the project is located. The NCCAB is currently in attainment for federal PM₁₀ (particulate matter less than 10 microns in diameter) standards. The NCCAB is currently classified as a non-attainment area for state ozone and PM₁₀ standards. The AQMP addresses measures to achieve attainment for ozone. Construction impacts from typical construction equipment are accommodated in the emissions inventory or the Air Quality Management Plan (Reference 6, page 5-3).

Consistency with the AQMP 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. The proposed project would not result in a population increase and, therefore, would be consistent with the AQMP since it would not significantly contribute to cumulative impacts on regional air quality. No housing units are proposed for the project. The potential number of housing units would decrease under the proposed project. (References 1, 2, 3, 6, 16, 24) **CONSISTENT**

Water Quality Control Plan. The Regional Water Quality Control Board incorporates the County General Plan in its preparation of regional water quality plans. The project is proposed to enhance water quality in the area by creating wetlands and natural upland habitat areas that can help to filter water pollutants. Section VI.8, Hydrology and Water Quality, discusses whether the proposed project violates any water quality standards or waste discharge requirements,

substantially depletes groundwater supplies, or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area, or creates or contributes runoff water that would exceed the capacity of existing or planned stormwater drainage. Although the project includes a General Plan Amendment, the allowed uses for the property include agriculture, a fire station and a museum. The only reason for the General Plan Amendment is to accommodate conveyance of properties smaller than allowed by the current zoning district so that the fire station and museum can be on their own parcels. No substantive physical change in allowable density or intensity would occur as a result of this amendment. The project site could have up to six houses, a fire station and a museum under existing rules with the existing zoning and lot configuration. The proposal would allow up to four houses, a fire station and a museum. (References 1, 2, 3, 9, 10, 12) **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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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

Check here if this finding is not applicable

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

EVIDENCE:

Agricultural Resources: Based on baseline information found in the General Plan and County resource maps, the proposed project would not affect prime farmland or otherwise conflict with agricultural zoning or uses. An analysis was done by the Natural Resources Conservation Service that stated that the site does not contain the physical characteristics to qualify as prime farmland. The use at the subject site historically has been grazing. The project site is not under a Williamson Act Contract and the project will not result in the conversion of designated agricultural land to non-agricultural use. The property is not zoned as forest land or for timberland production. As part of an earlier lot line adjustment on the property, the parcels were restricted to uses related to agriculture, a museum, and a fire station, to ensure that agricultural resources on the land, and in the vicinity, were protected. (References 1, 2, 3, 4, 7, 10, 11, 23).

Air Quality

The CEQA Air Quality Guidelines for the Monterey Bay Region are prepared by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) and address the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin. It is anticipated that the project will result in no increases in emissions as no development is proposed other than minor grading and widening of the dirt driveways to meet fire requirements. Any noise associated with vehicles or equipment or the future development of the parcels would be considered a temporary source. The project will not conflict with or obstruct implementation of the applicable air quality plan, violate air quality standards, contribute substantially to an existing or projected air quality violation, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors.

The project does not require a permit from the Monterey Bay Unified Air Pollution Control District for grading, and would not exceed significant thresholds identified in the District's CEQA Guidelines, as it would not exceed 8.1 acres disturbed soil per day or grading or excavation of 2.2 acres per day, even with the future fire station or proposed museum. Those two uses will require discretionary permits and associated environmental review when proposed. Best Management Practices would be required for any future grading permits including and dust control would be required to be implemented. No earth moving activities are proposed with the current proposed project. No changes in use are currently proposed. Potential new uses in the future for a fire station and museum will undergo discretionary permit processes and environmental review; however, the structures are small in size and both construction and operational effects are expected to be less than significant. (References 1, 2, 3, 6, 16)

Geology/Soils: Based on baseline information in the General Plan and County resource maps, the property is located in a "Arbuckle Gravelly Loam, 2-9% slopes" soil type designation. Any development is required to prepare a geotechnical report and be consistent with the recommendations of the report and to conform to the California Building Code, which contains

regulations to protect structures within active or potentially active seismic areas. Seismic hazards are considered to be relatively stable according to County resource maps. The site is not located within an Alquist-Priolo Earthquake Fault Zone. Soils are considered suitable for the proposed use and future residential development of the parcels following the recommendations in the report. With the flat topography of the site where development is proposed, no landsliding is possible. (References 1, 2, 3, 4, 7, 10, 17, 18, 23, 25)

Greenhouse Gas Emissions – No development on the parcels is proposed other than the expectation for minor grading and development of future structures associated with the potential development of a fire station, museum, and possibly single family dwellings on the museum and agricultural parcel. The proposed project will not generate greenhouse gas emissions, either directly or indirectly or have a significant impact on the environment, nor will it conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The enactment of AB 32, the Global Warming Solutions Act, which was signed into legislation by Governor Schwarzenegger in September 2006, requires that greenhouse gas emissions be reduced to 1990 levels by the year 2020. Increased emissions of greenhouse gases due to developmental pressures have resulted in multiple adverse environmental effects, including sea level rise, increased incidence and intensity of severe weather events (e.g., heavy rainfall, droughts), and extirpation or extinction of plant and wildlife species. Further, emissions contributing to climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Given the significant adverse environmental effects associated with anthropogenic climate change, increased emissions have the potential to result in cumulatively considerable air quality impacts and indirect biological and hydrological impacts.

When analyzing a project's potential to affect climate change, it is important to note that neither CEQA nor current case law identifies thresholds or other direction in measuring or evaluating the effect of individual projects on global warming. As a result, in the absence of applicable methodology and thresholds, the significance of the project's effect on global warming cannot be quantified. Furthermore, given the transboundary nature of greenhouse gases, the cumulative global emissions contributing to climate change can be attributed to every nation, region, and city, in addition to naturally occurring phenomenon.

The level of emissions resulting due to project-generated traffic would not be expected to exceed air quality standards. The project would generate infrequent trips to the site. If a fire station is constructed, and response times lowered, potential reductions in emissions could occur as a result of responding to wildfire and structure fires more timely. Fires can be substantial sources of emissions. Further, as identified in Section VI.3 - Air Quality, the development of the proposed project would not exceed applicable air quality standards as established by the air pollution district. Given the scale and nature of the proposed project, the proposed project is unlikely to substantially impact existing levels of greenhouses gases on a local, regional, or global scale. (References 1, 2, 3, 6, 10, 23)

Hazards/Hazardous Materials

The project does not involve the use or transport or release of hazardous materials. The nearest school is approximately 3 miles away. The site is not located on the hazardous materials sites list compiled as required by the Government Code (Reference 15). The project site is not located within two miles of a public use airport and is not located near a private airstrip. The creation of a fire station or museum will require a separate discretionary permits, and related environmental review, but are not expected to block any public roads that could be used for evacuations and will not impair any emergency response plans. The reconfiguration of agricultural parcels, and the potential creation of a fire station or museum will not change existing fire risk in the area. (References 1, 2, 3, 4, 7, 9, 10, 11, 12)

Land Use/Planning

The proposed project on an agricultural property will not divide an established community. The site has a land use designation of Farmlands, which allows large-lot agricultural use and, with a discretionary permit, public/quasi-public uses. The nearest community is Lockwood, which is three miles away to the west. Lockwood is a sparsely populated community with few services. No Habitat Conservation Plan or Natural Communities Conservation Plan has been adopted in this part of the County. (References 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 19, 21, 23)

Mineral Resources

The site is not a location of known mineral resources and has not been delineated as such in any adopted plan. No mining operations occur in the vicinity of the project site. (References 1, 2, 3, 4, 7, 10, 17)

Noise:

The project would not produce substantial new noise sources or impacts and there are no nearby sensitive receptors or airports. No development is proposed as part of this application. Future discretionary permits would have to be obtained for a fire station or museum. Construction of up to three single family dwellings in this rural area, with such large parcels, would not create noise impacts to neighbors. Operations of the museum would not create any outside noise, except potential special events. Operations at the fire station would cause occasional noise for emergency response. However, both the fire station and museum would go through a CEQA review process if ever proposed for the site. Any noise associated with vehicles would be considered a temporary noise source. It is expected that many of the museum visitors would be driving through to other destinations and, therefore, would not cause new noise effects. Temporary noise could occur if the lots were developed and would not result in a substantial and permanent increase in ambient noise levels above the existing noise levels in the project vicinity.

All development activities would be required to adhere to the County's Noise Control Ordinance (Chapter 10.60 of the Monterey County Code). The ordinance establishes a limit of 85 decibels measured at 50 feet from the noise source. Land uses located near the project site consist primarily of livestock grazing uses. Therefore, the project would have a less than significant impact on ambient noise levels within the project vicinity. (References 1, 2, 7, 10, 12)

Population/Housing

The project as proposed would not induce growth, displace or create a demand for additional housing. No increase in population would result from the proposed project. No housing is proposed as part of the project, but some could occur as outlined in Section II.A, above. Nearby uses are the same as the project: rural residential and grazing and farming, and the project would not result in impacts to population or housing. The zoning allows development of up to three dwellings per lot, accessory to agricultural use on the parcel. A total of five new dwellings could potentially be developed as a result of the proposed project. The proposed parcel sizes and uses are consistent with the General Plan and Area Plan, as proposed to be amended, and not seen as growth inducing. Substantial job growth would not occur from the potential construction of a fire station and small museum. Existing housing will not be eliminated on the property or in the area as a result of this project. (References 1, 2, 3, 4, 7, 10)

Public Services: The Monterey County Water Resources Agency, Monterey County Public Works Department, California Department of Forestry and Fire Protection, Environmental Health Department, Monterey County Sheriff's Office and the Parks Departments have reviewed the project. While the applicant's proposal would potentially bring new structures to the Lockwood area, no significant adverse impacts to public services were identified by these departments in their review of the application; however conditions of approval as identified by each department apply. Even after a fire station is built at this location, which would be for a volunteer fire district, fire protection will be provided by Calfire, which has stations in the general area within the response time limits outlined in the Monterey County General Plan. The proposed project will not create the need for new or expanded public services or facilities as adequate fire, police, and parks services exist near the project site. Therefore, the project would not result in impacts on fire protection, police protection, schools, parks, and other public facilities. (References 1, 2, 4, 5, 7, 9, 10, 12, 21)

Recreation

The project will not result in population growth over baseline conditions (see Section II.A, above) or limitations on existing recreational facilities; therefore, no increase in use of existing recreational would result from this project. No recreational facilities are proposed. (References 1, 2, 3, 7, 10)

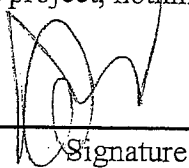
Utilities/Service Systems

New wastewater facilities would be standard septic systems on large lots if and when the fire station, museum, or residences are constructed. No increase in population will result directly from the project, but an insignificant number of people could occupy the area if the sites were fully developed (potentially four residential units and a fire station). The change in land use designation and zoning lowers the potential number of residences from nine to four (with potential occupants for the fire station, as well). No new storm water facilities are being constructed associated with the proposed project; however, Use Permits required for the fire station and museum uses would investigate the potential to utilize on-site drainage facilities to control drainage during that process. A slight reduction in agricultural land could lead to a small reduction in water use for the groundwater basin. (References 1, 2, 7, 10, and 13)

B. DETERMINATION

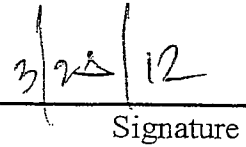
On the basis of this initial evaluation:

- 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

Dan Lister, Assistant Planner



Signature

Mike Novo, Director

Date: March 19, 2012

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

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

- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The visual character of the area is rural ranches and grazing land with rolling hills, grasslands, chaparral with some oak woodlands and vineyards. Adjusting property lines and allowing up to four houses, a fire station, and a small museum on 80 acres will not significantly effect or change the aesthetic or visual characteristics of the area. The number of structures expected on the three parcels is not known at this time; however, the museum and fire station will be subject to discretionary permits and environmental review when plans are finalized and submitted to the County. If any significant issues arise, design features or mitigation can be proposed to address any aesthetic concerns. The site is visible from areas of Jolon Road, Lockwood-Bradley Road, and from the nearby hills.

1(a) and (c) Less Than Significant. The proposed parcels which may contain a fire station and museum in the future are located adjacent to Jolon Road. The views from Jolon Road are scenic, but scattered development is found throughout the Lockwood Valley and the development on these parcels would be in character, and at similar density, with that found in the area. (References 1, 2, 3, 7, 10, 21)

1(b) No Impact. No changes are proposed to tree, rock or other natural features of the land. The project is not located near or within an "Officially Designated" or "Eligible State Scenic Highway-Not Officially Designated" state scenic highway or designated scenic road. (Reference 3, Policy SC-2.1; References 1, 2, 7, 21, 23)

1(d) Less than Significant. The future development of new single family homes, a museum, and a fire station could create additional lighting and potential glare that was previously not present on the site. New development would be subject to County General Plan Policy (LU-1 3) requiring that exterior lighting be unobtrusive, only the intended area is illuminated, and off-site glare is fully controlled. The new parcels are large and there is adequate area to build new structures where no off-site glare will result. (References 1, 2, 3, 7)

Mitigation

No mitigation required.

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 previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<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 checked="" type="checkbox"/>	<input 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:

The site has been historically used for grazing and dry farming. Natural habitat has been disturbed by cattle grazing. General Plan Policy OS-5.3 requires that development shall be carefully planned to provide for the conservation and maintenance of critical habitat. General Plan Policy OS- 5.16 states that a biological study shall be required for any development project requiring a discretionary permit. When applications are submitted for the fire station and the museum, surveys for species of concern at that time will be conducted as part of the application and environmental review processes. Except for one shrub found in the area, Carmel Valley bush mallow, no sensitive habitats are known for this project site at this time, as explained below, but species could move into the area or new species listed for protection could occur prior to applications for the fire station and museum.

4(a) and (d): Less than Significant Impact. A search of the California Natural Diversity Database (CNDDDB) indicates that no state or federally listed rare or endangered species occur on the property site or nearby area, except that it is near the San Joaquin kit fox distribution area. The CNDDDB indicates that Carmel Valley bush mallow, a CNPS 1B.2 species has been identified in the area. Vegetation on the 80 acre property is primarily non-native grassy pasture. It is a dry semi-arid environment without creeks, streams, ponds or any other water bodies on the site or nearby, except for a drainage area on the east side of the property. No change in use is proposed for that area of the property. There are no wetland habitats associated with lakes, ponds, swamps and marshes, vernal pools, and streamside or riparian areas on the site. The entire parcel is near the range of the San Joaquin kit fox, but not located within the mapped area. One sensitive plant species was found on the property, the Carmel Valley bush mallow. Although no impacts will result from the project, pre-construction surveys for plants and animals including the Carmel Valley bush mallow, San Joaquin kit fox and Monterey dusky-footed wood rat, American Badger, and Burrowing owl may be required for any future development on the parcels including roads, septic envelopes, water lines or any soil disturbance to ensure there are no impacts to plant and animal species from future development. The reason that the surveys “may be required” is that it is unknown when development of the fire station and museum would occur and species locations and listing status may change before that time. Survey requirements will be identified as applications for development are submitted and both permit and environmental review are conducted for the fire station and for the proposed museum. (References 1, 2, 3, 4, 7, 10, 11, 13, 14, 22, 23)

The San Joaquin Kit Fox

No evidence of kit fox in or near the project has been observed. At this time, there is no evidence that kit fox inhabit the area or utilize it as a migratory route, although the mapped range for kit fox habitat is identified approximately 0.25 miles west of the property. The possibility of kit fox immigrating into the area in the future cannot be ruled out. If this were to occur, one of the primary concerns would be protecting dens.

Arroyo Toad

Arroyo Toad habitat is identified 2.5 miles southwest of the project site, at Lake San Antonio. No evidence of the arroyo toad is known for this property. Proposed development for the fire station and museum are located away from the drainage area, and no change in use is proposed for the drainage area, so no impacts are expected to any drainage areas. Unlike the red-legged and yellow-legged frogs, the arroyo toad can survive in more arid conditions. It does however depend on pools of water to reproduce. Water pooling on the site is uncommon, due to limited water flows. It is not anticipated that the project will result in impacts to this species.

Special Status Plant Species

One sensitive plant species is known to occur in the project area, the Carmel Valley bush mallow. Impacts to sensitive plant species are unlikely from the proposed project due to the grazing conditions and history of the project, the limited areas where further development is likely to occur, and because species were not observed from field surveys on the parcel immediately adjacent to the north. That field survey was conducted during the blooming period

for the bush mallow and none were found. The grazing history and plant habitats are the same for both properties. (Reference 1, 7, 13, 22, 23)

Biological surveys for future development of the fire station and museum sites will be implemented as a Deed Notice to be recorded on the new parcels. It is unknown, until development occurs and surveys conducted, whether potential environmental impacts to biological resources will occur.

4 (b) and (c): No Impact

No ponds, streams, vernal pools or other water sources occur on or near the area of the property where changes of use are proposed. A drainage is found on the eastern side of the property, but no activities are proposed in that area. Species associated with water are not present or likely to be present. The federally threatened vernal pool fairy shrimp are not present on the site as no vernal pools required for their existence are on the property.

Section 4(a) above identifies that biological surveys may be required in the future to determine the presence of any listed or special status plant or animal species, prior to issuance any permits or grading on the parcels. (References 1, 2, 3, 4, 10, 13, 21, 22, 23)

4(e) and (f): No Impact. No trees would be removed with the project's implementation. The areas where changes of use are potentially proposed in the future, for the fire station and museum, are grassland areas. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. None of these plans exist on the site. Also see Section 4(a), (b) and (c) above. (References 1, 2, 4, 7, 22, 23)

Mitigation

No mitigation required.

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

An archaeological reconnaissance report was completed for the project. According to the archaeological report completed for this site:

“This property is located in the traditional territory of the Northern (or San Antonino) Salinan Indians. This territory was occupied for at least 9000 years by groups who gradually shifted from seed gathering to a more diversified subsistence of seasons gathering, hunting and fishing. In 1779, Salinan territory occupied the Coast Range from Greenfield, southward into San Luis Obispo County and included the southern Monterey County coast. Their territory also included the Nacimiento and San Antonio River drainages, as well as the middle section of the Salinas River. Settlements there concentrated in the valleys near permanent sources of water. The population was gathered at Mission San Antonio after 1771, and descendants of the Salinans still live in the area and elsewhere. Early twentieth century studies by Merriam, Mason and Harrington revealed that a great deal of traditional culture had already been altered. Archaeological research in southern Monterey County has been spotty and driven by individual development projects, with the exception of some very detailed continuing research on Fort Hunter Liggett.”

The project area includes two recorded sites within the area of potential affect, though outside the two parcels proposed for the fire station and museum. CA-MNT-1074 is the closest site and contains lithic scatter (14 flakes and four hammerstones). CA-MNT-1080H is also located in the immediate area, but outside the area proposed for the fire station and museum. Within one mile of the site are nine other identified sites: P-27-58, 2431, and 2801; CA-MNT-1075 through 1079 and CA-MNT-1083. (References 1, 2, 3, 7, 8)

5(a), (c) and (d): No Impact. No structures or significant historic landscapes are known for this project site. No significant paleontological resources have been reported for the area. The site reconnaissance did not recognize any signs of potential human burial sites. (References 1, 2, 3, 4, 7, 8, 23)

5(b) Less than Significant Impact.

Based upon the background research and the surface reconnaissance, it was concluded that the project parcel does not contain surface evidence of potentially significant prehistoric archaeological resources.

Although no resources were identified on site, and the site has been previously cultivated, archaeological resources can be unearthed during site disturbance activities. Because of the possibility of cultural resources being found during ground disturbing activities, a standard condition of approval will be required that work shall stop if archaeological resources are found. There will be no substantial adverse impacts expected to cultural or historical resources as a result of the project in accordance with Section 21084.1 of the Public Resources Code and Section 15064.5 of the CEQA Guidelines.

Mitigation

No mitigation required.

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property?	<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:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

8. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<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"/>

8. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

9. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements?	<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 checked="" type="checkbox"/>	<input 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 <u>erosion</u> or <u>siltation</u> 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 <u>flooding</u> 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"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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:

The proposed project would not affect water quality or quantity or hydrological standards. Existing and future residences on the project site area will be supplied with water by existing private wells or by a small local water system. Conditions of Approval will require a water system be provided in accordance with Title 15.04 of the Monterey County Code, when development occurs and consistency with Geotechnical and Percolation and Investigations. A portion of the agricultural parcel is in the flood plain as determined by the FEMA Flood Insurance Rate Map. The project would not alter the existing drainage pattern for the project site, provide a substantial additional source of polluted runoff or expose people or structures to flood hazards. The project would not be sited in a location susceptible to a seiche, tsunami, or mudflow.

9(a): No Impact.

The proposed project would not affect water quality or quantity standards or discharge requirements. Any water or wastewater system will have to be designed and located to meet all applicable County requirements. Therefore the project would not result in impacts to water quality or waste discharge requirements. See above Section II, Project Description; Section III, Consistency with other Applicable Local and State Plans and Mandated Laws (References 1, 2, 19, 21).

9(b): Less Than Significant Impact.

The proposed project would not result in significant impacts to groundwater supplies or recharge or lowering the production rate of pre-existing nearby wells. There are two existing wells on the site that meet the water quality and quantity requirements in accordance with Title 15 of the Monterey County Code. General Plan Policy PS 3.1 requires proof of long term sustainable water supply for new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof of, based on specific findings and

supported by specific findings and evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development. The project is not located in Zone 2C.

The project is located in the Lockwood Valley Groundwater Basin. Hydrogeological report completed for a nearby subdivision, concluded that there is an adequate long term sustainable water supply in the Lockwood Groundwater Basin for a less intense project project (Tierra Prometida/Kennedy File No. PLN050404/PLN060014). If a water demand of 2.2 acre feet per year (afy) per forty acre lot was applied (consistent with demand estimates for rural residential properties of 10 acres or greater from the North Monterey County Hydrogeologic Study [Fugro West, Inc., 1995] plus an additional 0.5 afy for each additional unit, the total without subtracting ground water recharge, would be approximately 4.2 afy for residential uses and the use on the larger parcel. Water use for the fire station and museum would each be similar to a residential unit, resulting in a total water demand of 5.2 afy. While information for assessing the water budget for the Lockwood Valley Groundwater basin (e.g., basin wide estimates of groundwater recharge, water use and long-term water level data) is not available (California Department of Water Resources Bulletin 118, update 2003), a total estimated demand of 5.2 afy for the three lots with the proposed project would be a minor decrease of the groundwater storage within the basin. This water demand estimate for the proposed project, would be negligible (approximately 0.0005 percent) of the estimated 1,000,000 acre feet of groundwater in storage within the basin. For the nearby project, the hydrogeological report concluded that the quality and quantity of water supplied by wells a with a similar water demand, the project represented an assured "long term water supply", as defined in Monterey County Code, Title 19.

The County Code requires a local small water system permitted by the Monterey County Environmental Health Bureau in accordance with Chapter 15.04 of the County Code for the fire station and museum parcels, when developed for those uses. A local small water system requires annual testing for water quality as a standard requirement. Future private wastewater systems on the parcels will be required to obtain a permit from the Environmental Health Bureau, in accordance with Title 15.20.

Therefore, the project would not result in impacts to Hydrology/Water Quality. See above Section II, Project Description; Section III, Consistency with other Applicable Local and State Plans and Mandated Laws. (References 1, 2, 3, 10, 12, 19, 21).

9 (c), (d), (e) and (f): No Impact.

The project would not substantially alter the existing drainage pattern of the site, or area or cause erosion or siltation to a stream, or otherwise substantially degrade the water quality. The project would not substantially alter the existing drainage pattern for the project area, nor provide a substantial additional source of polluted runoff. No development is proposed as part of the project. Future potential development would involve only minor grading, construction of small structures and creation of driveways. Future development would require discretionary permits and/or a grading or building permit including a drainage and erosion control plan. A Geotechnical and Percolation Investigation report would be prepared for any proposed structures. See Section II, Project Description; Section III, Consistency with other Applicable Local and State Plans and Mandated Laws. (References 1, 2, 4, 7, 10, 21, 23)

9 (g) and (h): Less Than Significant Impact.

The project would not expose people or structures to flood hazards. A portion of the agricultural parcel is in the flood plain as determined by the FEMA Flood Insurance Rate Map. No structures are proposed in this area, and the majority of the 67.5 acre parcel is located outside of the floodplain. The Water Resources Agency reviewed the project and requires as a standard condition of approval recordation of a floodplain notice subject to building and land use restrictions. (References 1, 2, 3, 7, 10, 12, 21, 23)

9 (i), and (j): No Impact.

The project is not in a location susceptible to inundation by seiche, tsunami, or mudflow. The project is not near a coastal area or water body. The site would not be affected by a dam failure as shown on Figure No. 89d of the General Plan Safety Element. The nearest dam is Lake San Antonio approximately 12 miles, and much lower in elevation, to the southeast. Therefore, the project would not result in impacts to Hydrology/Water Quality. See Section II, Project Description; Section III, Consistency with other Applicable Local and State Plans and Mandated Laws. (References 1, 2, 3, 7, 21, 23)

Mitigation

No mitigation required.

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 checked="" type="checkbox"/>	<input 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:

Based on the project's future proposal of a museum/learning center and fire station, the project proposes a change to the uses normally found in the surrounding area. The project site is currently zoned F/40 (Farmlands, 40 acres per unit) with the purpose of preserving prime, productive and unique farmlands. The proposed lot line adjustment, re-zoning and General Plan Amendment to convert the uses from Farmland to Public/Quasi-Public will change the purpose of a portion of the site to allow uses which serve the public at large. These uses can be allowed without a zoning change or General Plan Amendment; however the creation of parcel sizes to less than 40 acres in size is not allowed in the F/40 zoning district.

The project site is surrounded by agricultural uses, which are mostly used for grazing. The majority of the properties east of the project area are under Williamson Act Contract, which prohibits uses other than uses compatible with agricultural operations. The project site is also approximately 3 miles west and east from any residential and commercial uses: Pleyto Road (intersection of Pleyto Road and Jolon Road) and Lockwood Market area (intersection of Jolon Road, Lockwood-Jolon Road and Interlake Road). The 2010 Monterey County General Plan has designated these residential/commercial areas as Rural Centers. The Rural Centers will establish a main hub for Lockwood and Pleyto in order to accommodate growth within the community by providing residential and commercial uses, at a scale for such a rural area, in a village-like setting. (References 1, 2, 3, 4, 7, 10, 12, 21, 23)

10 (a) and (c): No impact.

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

10(b): Less Than Significant

Though the proposed change in use would be different than uses currently in the vicinity of the project area, the use is consistent with the community and the future of the community, which support tourism for the lakes area and Mission San Antonio. The Lockwood community is comprised mostly of open space and agricultural areas with sporadic residential, commercial and public/quasi public uses. The majority of existing public/quasi public, residential, and commercial uses are surrounded by active farmlands and open space. The museum to be developed by the Nacitone Foundation proposes to enhance the community by displaying cultural artifacts and memorabilia regarding the history of the area and promote education regarding the area's history, local farm production and the importance of preserving farmland. The proposed museum also includes a learning center, which will provide a resource library regarding the community and its history. The development of a new fire station with training area will provide the community with better emergency response services, as well as provide a better location for the South County Fire Department.

The current zoning for the project site (F/40) does allow for Public/Quasi Public uses through a Use Permit. Because of the purpose of the zoning district (to preserve prime farmland and agricultural operations) and Chapter 6.0 of the Monterey County General Plan (Agricultural Element), which also protects agricultural operations, all proposals to change the land use designation are critically considered to ensure that agriculture is protected. An earlier lot line adjustment was approved, which included removing 80 acres out of Williamson Act Contract in order for the future development of the proposed museum and fire station. The 80 acres is not considered Prime Farmland due to the low quality of grain and grazing pastures within the 80 acres, proving approximately 2% of the total grazing operation. A condition of approval for that application was to record a deed restriction limiting uses on the site to agricultural uses, a fire station and a museum.

The project site consists of non-native grasses and occasional brush and has been historically (and currently) used for grazing. According to County Resource Maps, which provide

Department of Fish and Game habitat overlays as well as important resource locations, the project site is not identified as an environmentally sensitive habitat area. The California Natural Diversity Database (CNDDDB) does indicate that Carmel Valley bush mallow may be growing within the general area. The Carmel Valley bush mallow is known to grown near wetland areas. The project site is approximately 1,000 feet from a floodplain area where Carmel Valley bush mallow, if still on the site, would most likely occur. A biological survey will be required prior to the approval of a discretionary permit for the proposed museum and fire station. (References 1, 2, 3, 4, 7, 10, 12, 13, 21, 22, 23)

Mitigation

No mitigation required.

11. MINERAL RESOURCES	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 previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

12. NOISE	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 type="checkbox"/>	<input checked="" type="checkbox"/>

12. NOISE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<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:

See previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

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 previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

14. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

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 the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

County Roadways in the area are currently operating at acceptable levels of service (LOS A) and additional vehicle trips from the project would not be expected to substantially lower the level of service ranges along Jolon Road and nearby roadway facilities. However, the project would add incrementally to the cumulative traffic volume on the surrounding County and regional roads.

Cumulative impacts to the regional traffic network are mitigated to a less than significant impact through payment of Transportation Agency for Monterey County (TAMC) Regional Development Impact Fee. As these fees are required by ordinance, they are not considered a CEQA impact and mitigation measure on a per-project basis.

16(b): Less Than Significant Impact. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, single family dwellings generate 9.57 trips per day per dwelling

unit. The project site currently contains no residences. Future build out of the proposed project could potentially include a maximum of five residences, a fire station, and a museum on the project site. This could potentially result in approximately 2,562 new daily trips. The project site is accessed via Jolon Road, which currently has an average of 990 trips per day. County Roadways in the area are currently operating at acceptable levels of service. These additional vehicle trips from the project would not be expected to lower the level of service along Jolon Road and nearby roadway facilities. The level of service on Jolon Road would have to reach approximately 4,000 daily trips to low the level of service to LOS B. According to Policy C1.1 of the 2010 Monterey County General Plan, the acceptable level of service for County roads and intersections shall be Level of Service D (LOS D).

However, the project would add incrementally to the cumulative traffic volume on the surrounding County and regional roads. Incremental impacts to regional transportation that cause an increase in cumulative traffic flow levels are considered potentially significant, but the County has adopted the requirement to pay the Transportation Agency for Monterey County (TAMC) Regional Development Impact Fee. General Plan Policy C-1.11 requires a Regional Traffic Impact Fee (RTIF) fee to ensure funding for regional transportation improvements to the regional roadway for cumulative trips. Payment of the fees ensures that project impacts are less than significant. (References 1, 2, 3, 7, 10, 12, 21)

16 (a), (c), (d), (e), (f): No Impact. The project would not individually or cumulatively exceed the level of service standard established for the existing roadway network in the project vicinity. The project would not result in a change in air traffic patterns, substantially increase hazards due to a design feature or result in inadequate parking capacity. Existing access will not change with the project, access is via Martinez Road, a County Road and improvements to access roads on the project site would be required to be in accordance with requirements of the local fire jurisdiction. The project would not conflict with plans and policies supporting alternative transportation. (References 1, 2, 3, 7, 10, 12, 21)

Mitigation

No mitigation required.

17. UTILITIES AND SERVICE SYSTEMS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<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"/>

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<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 previous Sections II. A (Project Description) and B (Environmental Setting) and Section IV.A (Environmental Factors Potentially Affected), and the sources referenced.

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

(a) Less Than Significant Impact.

Based upon the analysis throughout this Initial Study, the proposed project as designed and conditioned would not 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. Biological surveys for protected biological species will be required for any future development on the parcels including roads, septic envelopes, water lines or any soil disturbance to ensure there are no impacts to plant and animal species. Potential development of the site for the fire station or museum will require processing of a discretionary permit and preparation of environmental review documents, which will consider impacts for sensitive species identified at that time and in that area. Because of the possibility that cultural resources could be found with future development, a standard condition of approval is required prior to issuance of any permits that work be stopped if archaeological resources are found. Project Conditions of Approval will require biological surveys to determine the presence of any listed or special status plant or

animal species prior to issuance any permits or grading on the parcels and prior to future development (see above Section VI.4). (References 1, 2, 3, 4, 7, 8, 10, 13, 14, 22, 23)

(b) No Impact.

The General Plan Policies are discussed in the above checklist sections: Aesthetics, Biological, Cultural, Hydrological and Water Quality, Land Use and Transportation/Traffic resources. The project is consistent with the land use plan policies and regulations.

The project could lead to the development of a small museum, fire station and up to five residences. Development of the fire station, museum, and two of the residences would require a discretionary permit and subsequent environmental review. The incremental air quality, transportation/traffic, public services, and utilities impacts of the project, when considered in combination with the effects of past projects, current projects, and probable future projects in the planning area, would result in no impact.

Additional vehicle trips from the project would not be expected to lower the level of service along Jolon Road and nearby roadway facilities; however, the project would add incrementally to the cumulative traffic volume on the surrounding County and regional roads. Incremental impacts to regional transportation and causing an increase in cumulative traffic flow levels are mitigated through a fee program established through the Transportation Agency of Monterey County. This project, while required to pay into the program, will not create a substantial contribution to the region's cumulative impacts to the regional traffic network. General Plan Policy C1.11 requires a Regional Traffic Impact Fee (RTIF) fee to ensure funding for regional transportation improvements to the regional roadway for cumulative trips.

(c) No Impact.

The proposed project will not effect or change the aesthetic or visual characteristics of the area. The majority of the site will remain in agricultural use. The museum celebrates the agricultural history of the Lockwood Valley and the fire station will be a useful addition to the area to provide additional fire services. As described above, no potentially significant impacts were identified for the project. The project is located in the Lockwood Valley Groundwater Basin and there is an adequate long term sustainable water supply in the Lockwood Groundwater Basin. The project would not expose people or structures to flood hazards. A portion of the eastern part of the property, which will be a portion of the agricultural parcel, is in the 100-year flood plain as determined by the FEMA Flood Insurance Rate Map. Conditions of approval will assure compliance with existing local, state and federal regulations and ensure consistency with relevant General Plan health and safety policies.

See discussion in Sections III and IV for detailed analysis of the project and the potential environmental effects.

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

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.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN100573 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

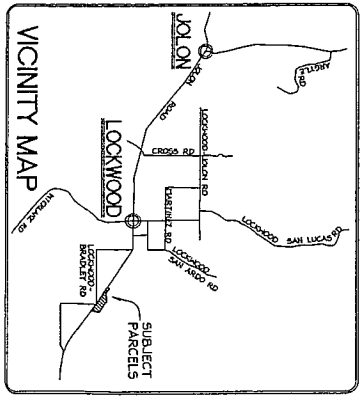
IX. REFERENCES

1. Project Application/Plans
2. Monterey County General Plan
3. South County Area Plan
4. Title 21 of the Monterey County Code (Zoning Ordinance)
5. Title 19 of the Monterey County Code (Subdivision Ordinance)
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, 2008
7. Site Visit conducted by the project planner on August 26, 2012.
8. Phase I Archaeological Report, Nacitone Interpretive Center Complex, Robert L. Hoover, Ph.D., February 2006

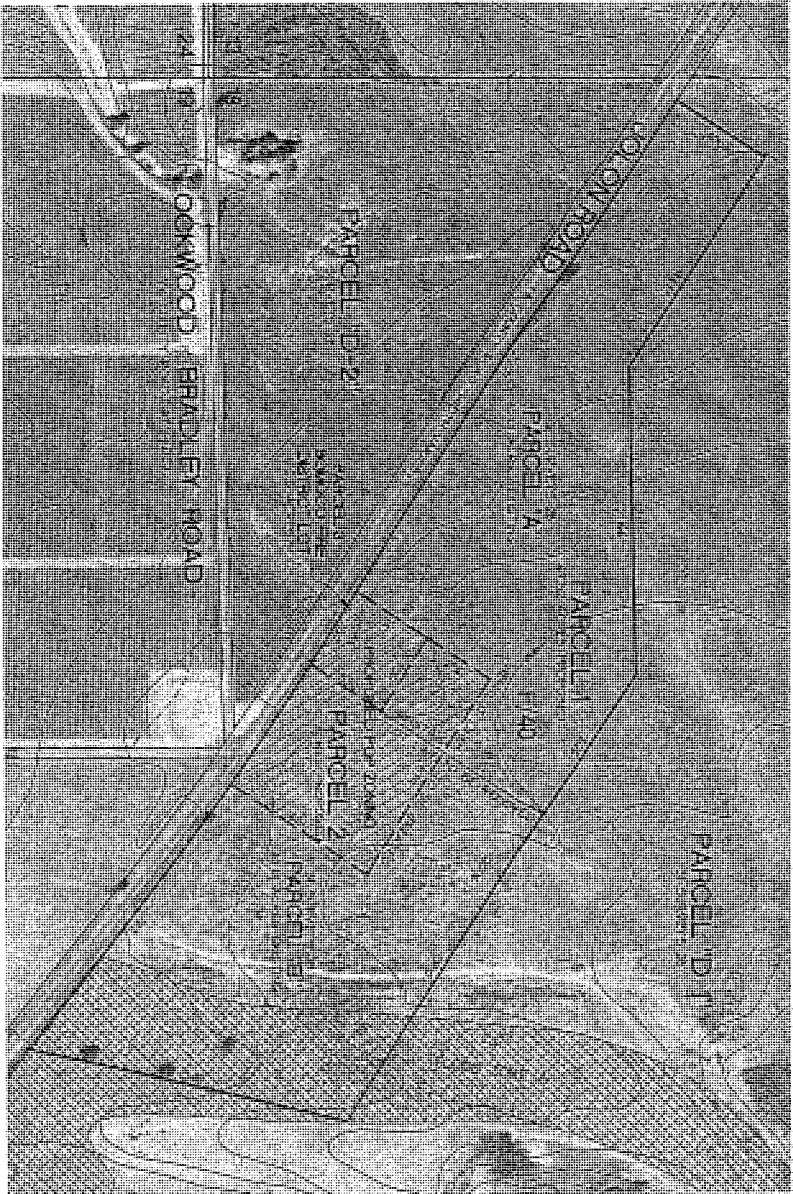
9. Personal Communication, Richard LeWarne, Monterey County Environmental Health Bureau, March 15, 2012
10. Monterey County file number PLN050039, Lot Line Adjustment for Patterson
11. Natural Resources Conservation Service (US Dept. of Agriculture) letter dated July 15, 2001
12. Monterey County Code
13. California Natural Diversity Database, 2012
14. Kit Fox Evaluation Habitat Form, US Fish and Wildlife Service, 2001
15. Monterey County Environmental Health Bureau website, list of hazardous sites, found at <http://www.co.monterey/health/EnvironmentalHealth/hazWaste.htm>
16. Air Quality Management Plan, Monterey Bay Unified Air Pollution Control District, 2008
17. California Division of Mines and Geology Special Publication 42.
18. California Building Code
19. Tierra Prometida/Kennedy File No. PLN050404/PLN060014, Hydrogeological study.
20. Accela Automation records for King City volunteer fire station, March 2012.
21. Interdepartmental Review (IDR) Comments received from Monterey County Land Use Agencies.
22. Biological Assessment, 68375 Jolon Road, Sierra Delta Corporation, June 20, 2007.
23. Monterey County Geographic Information System
24. Monterey Bay Unified Air Pollution Control District website-consistency determinations http://www.mbuapcd.org/mbuapcd/pdf/Planning/Consistency_Procedure_2011.xls
25. California Geological Survey, Alquist-Priolo Earthquake Fault Zones website http://www.quake.ca.gov/gmaps/ap/ap_maps.htm

X. ATTACHMENTS

1. Vicinity Map
2. Site Plans
 - a. LLA
 - b. Conceptual Plan for Museum
3. Phase I Archaeological Report (cover sheet only)



SCALE: 1"=300'



PARCEL "C"
31 SURVEYS 28

(PLN100573)

PROPOSED LOT LINE ADJUSTMENT MAP

BETWEEN PARCELS 'A' AND 'B' AS SHOWN ON MAP FILED IN VOLUME 31 OF SURVEYS, AT PAGE 28, IN SECTIONS 18 & 19, TOWNSHIP 23 SOUTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN, MONTEREY COUNTY, CALIFORNIA

PREPARED FOR
NACITONE FOUNDATION, INC.
P.O. BOX 276 LOCKWOOD, CALIFORNIA 95322

APR 423-061-035 & 036 & 423-071-006 (portions)
JANUARY 19, 2012
MJ GOETZ 805-237-9177
Land Surveying & Planning P.O. Box 276 Lockwood, CA 95322
mjgoetz@charter.net
827 Hacienda Cir
Pasadena, CA 92446



PROPERTY OWNER:
FLOYD LESTER PATTERSON III, ET AL
P.O. BOX 384 LOCKWOOD, CALIFORNIA 95322

Michael A. Goetz

NOTE ON SOMOCO FIRE LOT (PARCEL 3)

The Proposed 2.5 acre Fire Lot is being created with the intent of conveying it to the Sanludo Fire District for Public Use as a Fire Station. This parcel will not be considered a newly created parcel of land in conformance with Section 66426.5 of the Subdivision Map Act.

NOTE ON PROPOSED PARCEL 2

Proposed Parcel 2 is being created for a Quasi-Public Use as the intended home for the future Nacitone Regional Interpretive Center, being a Museum of the history of the peoples of the San Antonio Valley. It will be owned and operated by a non-profit organization for the purpose of preserving the local history and to serve as an educational resource for the people of Monterey County and the State of California.

NOTE ON PROPOSED REZONING

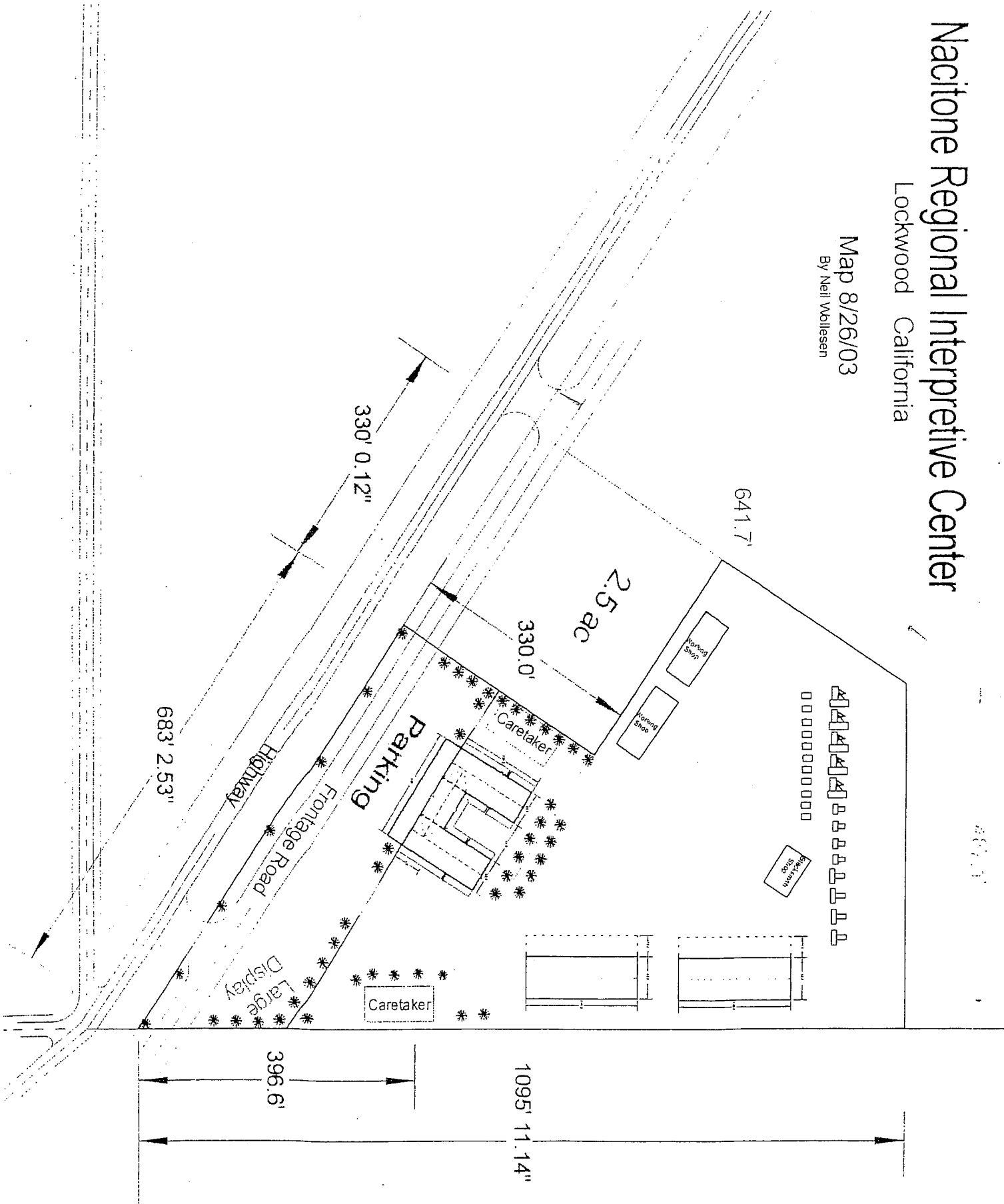
Proposed Parcel 2 and 3 are the parcels for which a Rezoning is being requested. Currently the Subject Parcels are zoned F/40. These two parcels are to be changed to RDP zoning. Parcel 1 is to continue to be zoned F/40.

Nacitone Regional Interpretive Center

Lockwood California

Map 8/26/03

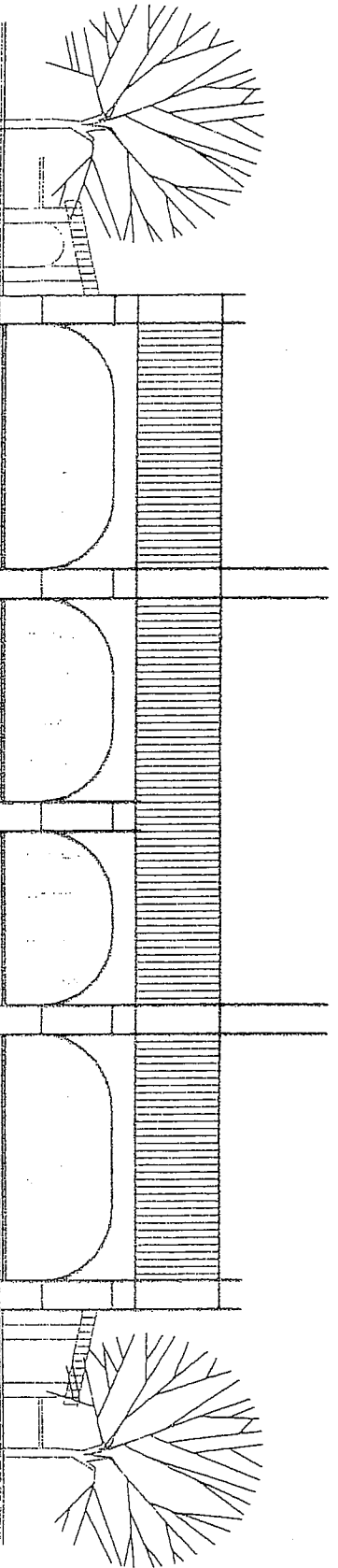
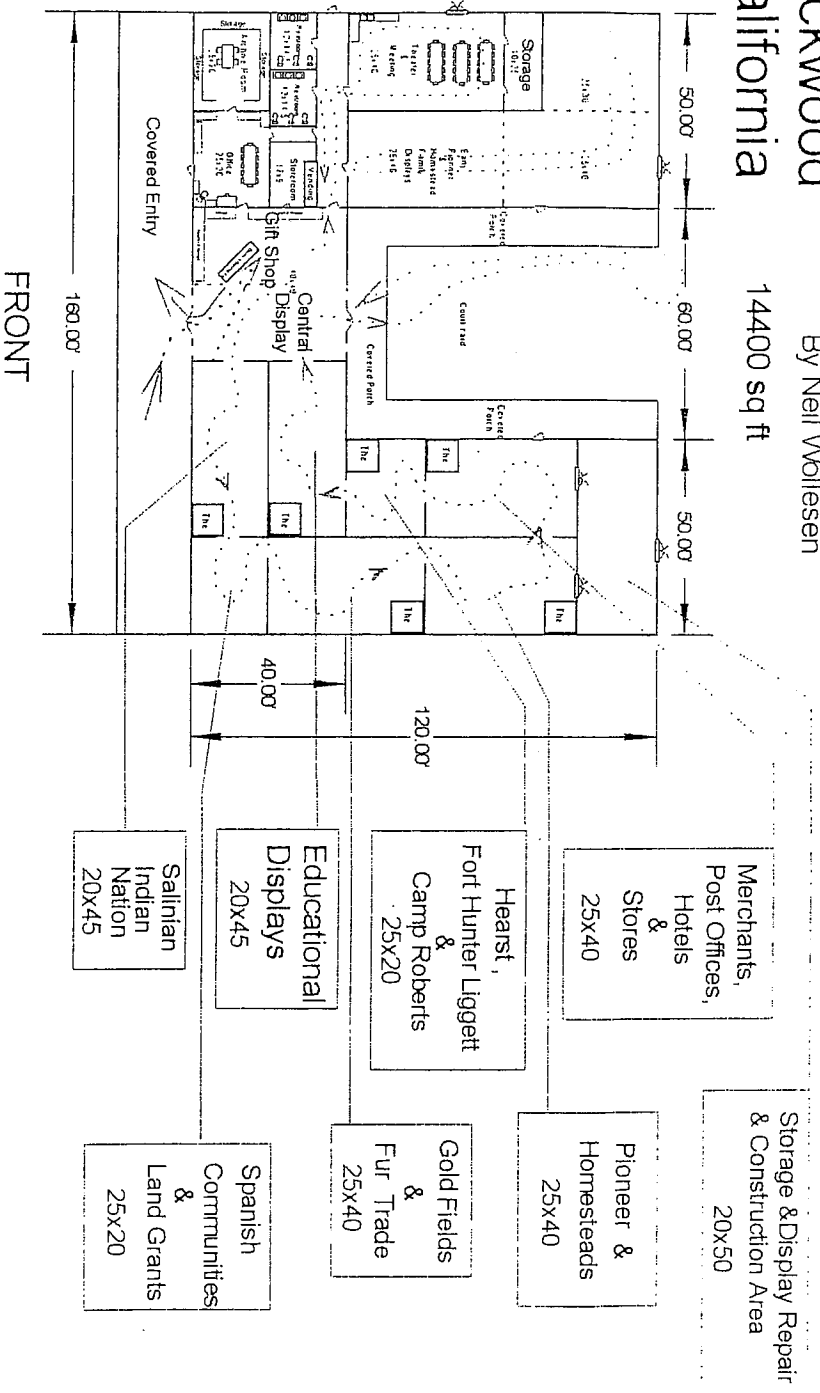
By Neil Wolllesen



Nacitome Regional Interpretive Center

Lockwood
California

By Neil Wollesen
14400 sq ft



not an official County document

PHASE 1 ARCHAEOLOGICAL REPORT
NACITONE INTERPRETIVE CENTER COMPLEX

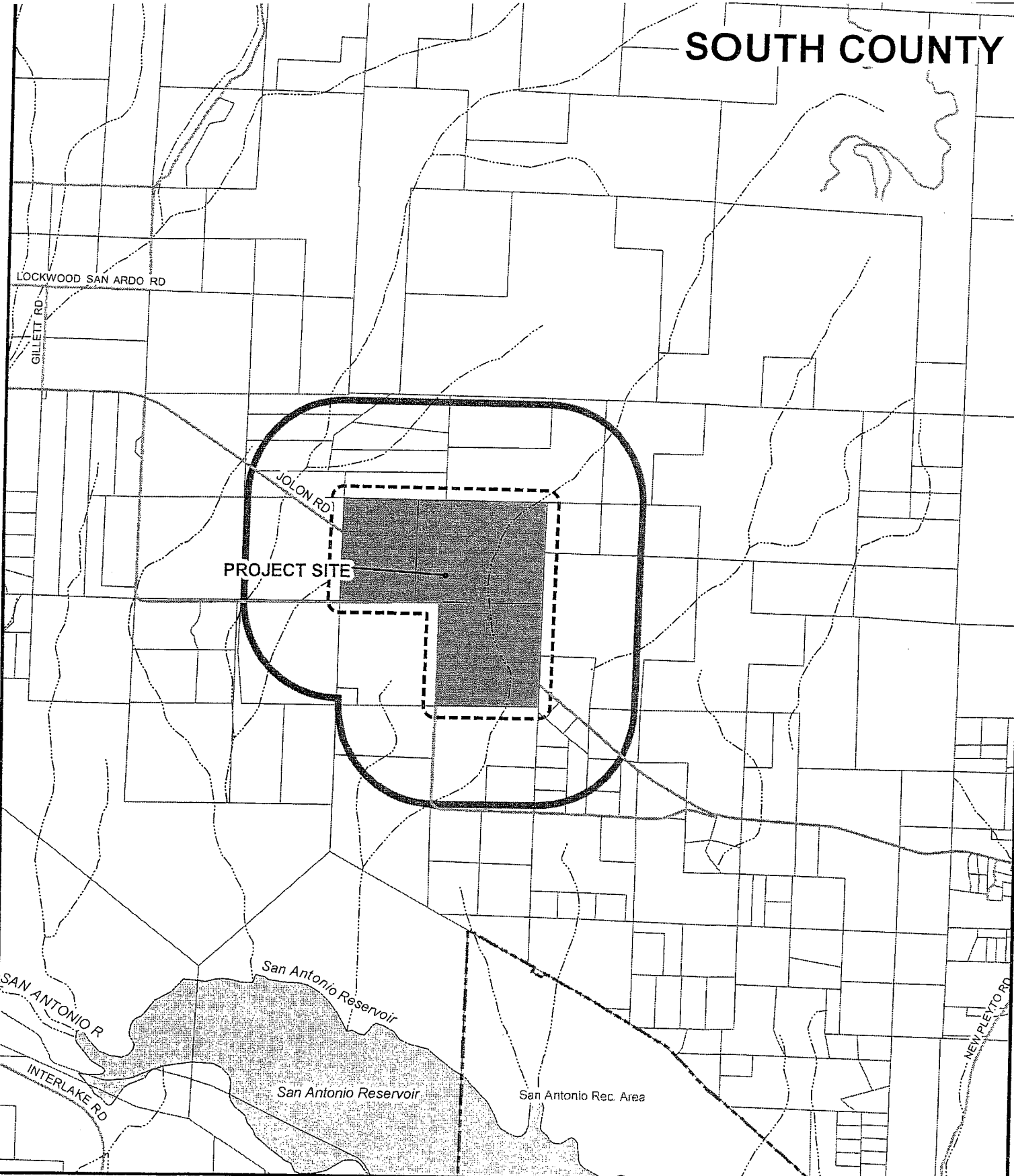
68955 Bradley-Lockwood Road
Monterey County, California

Robert L. Hoover PhD.
January / February 2006

Project No. PLN 050039
Location: APN # 423-061-035-000
USGS Williams Hill 7.5" Quad
Size: 160 acres
Results: negative

Lester Patterson III
P.O. Box 54
Lockwood, California
93932

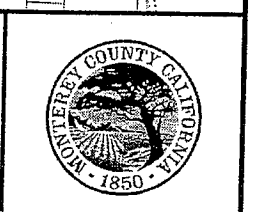
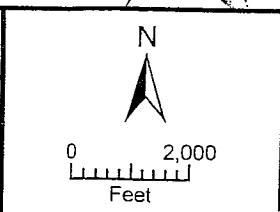
SOUTH COUNTY



APPLICANT: PATTERSON

APN: 423-061-035-000, 036, 423-071-006-000 FILE # PLN100573

Water 2500' Limit 300' Limit City Limits



PLANNER: LISTER

EXHIBIT G

DRAFT RESOLUTION TO RECOMMEND AMENDMENT OF THE COUNTY CODE (ZONING RECLASSIFICATION) AND GENERAL PLAN AMENDMENT (LAND USE REDESIGNATION) PLN100573/PATTERSON

RESOLUTION NO. ----

Resolution of the Monterey County Planning Commission recommending that the Board of Supervisors amend Figure #LU9 of the Monterey County General Plan, South County Area Plan, to reclassify both Parcels B and C from the Land Use Designation of "Farmlands 40-160 acre minimum" to a "Public/Quasi-Public" land use designation and adopt an ordinance amending Section 21.79 of the Monterey Sectional Maps of Section 21.08.060 of Title 21 (zoning) of the Monterey County Code to rezone a 2.5 acre parcel (Parcel 2) and a 12.5 acre parcel (Parcel 3) from the "F/40" [Farmland, 40 acres per unit] zoning classification to a "PQP" [Public/Quasi-Public] zoning classification. The parcels are located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood (APN: Portion of 423-061-035-000 and 423-061-036-000), South County Area Plan.

The amendment to Figure #LU9 of the Monterey County General Plan, South County Area Plan and the amendment to Section 21-79 of the Monterey County Sectional District Maps to rezone two parcels came on for public hearing before the Monterey County Planning Commission on April 25, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission makes the following findings and recommendation:

FINDINGS

1. On December 9, 2008, the Board of Supervisors approved a lot line adjustment (Resolution No. 06-221, amended 08-365) between four parcels to adjust 80.02 acres out of a Williamson Act contract (No. 73-034) and split the 80.02 acres into two parcels (40.01 acres each) for the future development of a museum/learning center and fire station. As a condition of approval the 80.02 acres can only be used as agricultural uses, a fire station and/or a museum (Condition No. 7, Resolution No. 08-365. The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood (APN: 423-061-035-000, 423-061-036-000 (portion) 423-071-006 (portion)], South County Area Plan, in the unincorporated area of Monterey County.
2. On April 25, 2012, at a duly noticed public hearing, the Planning Commission considered the adoption of a Negative Declaration and the approval of a lot line adjustment and recommendation to the Board of Supervisors to adopt the proposed rezoning and General

Plan Amendment. The Lot Line Adjustment is between two 40 acre parcels resulting in a 67.5 and 12.5 acre parcel. A 2.5 acre parcel would be divided out of the 12.5 acre parcel for public use as a future fire station. The 2.5 acre parcel (Parcel 3) would be created pursuant to Government Code Section 66426.5 which allows land to be conveyed to a government agency without a parcel map. The proposal includes a rezoning of Parcel 2 and Parcel 3 from "F/40" (Farmlands, 40 acre minimum) to "PQP" (Public/Quasi-Public); and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public and Quasi-Public to allow for the fire station and museum use. Parcel 1 (67.52 acres) will remain designated as Farmland. The lot line adjustment is conditioned upon the approval of the General Plan Amendment and rezoning. Without the General Plan Amendment and rezoning, the lot line adjustment will be inconsistent with the land use designation and density approved in the General Plan and Zoning Ordinance.

3. The General Plan must be amended to change the land use designations in order for the lot line adjustment to be consistent with the General Plan. The land use designations for Parcel 2 (10 acres) and Parcel 3 (2.5 acres) would be amended on Figure #LU9 of the Monterey County General Plan, South County Area Plan, from "Farmlands 40-160 acre minimum" to a "Public/Quasi-Public" land use designation.
4. Section 21.08.060 of the Monterey County Zoning Ordinance, (Title 21) references sectional district maps that show the Zoning Plan. Section 21-79 of the Sectional District Maps of the Monterey County Zoning Plan provides a graphic representation of the zoning designations in this portion of the planning area. The proposed Ordinance is attached to this Resolution as **Attachment "A"** and is incorporated herein by reference. The ordinance would amend Section 21-79 of the Sectional District Maps of Section 21.08.060 of Title 21 of the Monterey County Code to apply the "Public/Quasi-Public" zoning district overlay over Parcel 2 (10 acre Parcel) and Parcel 3 (2.5 acre parcel).
5. The requested rezoning and General Plan Amendment will better achieve the overall goals of the General Plan and the amendment is in the public's interest. The owner's future goal to develop a museum/learning center and the establishment of fire station will benefit the Lockwood community. The owner intends to convey to the Nacitone Foundation, a non-profit organization, Parcel 2 (10 acres) to construct the Nacitone Regional Interpretative Center, a museum dedicated to preserving the local history. The museum hopes to promote interpretation of the history of the Nacimientto/San Antonio River, gathering and preserving oral histories from descendants of Native American and early settler families, and restore and exhibit items that demonstrate domestic, economic and social life among the Native American and Euro-American residents of the region. The owner intends to convey the 2.5 acres (Parcel 3) to the South County Fire Protection District in order to develop a new fire station with a training facility which will benefit the community.
6. Pursuant to Section LU-9.6 and LU-9.7 of the Monterey County General Plan, the County may amend the General Plan provided the County follows certain procedures, including that the County Planning Commission make an early assessment and provide a written recommendation to the Board of Supervisors on the proposed amendment. On February 29, 2012, the proposal of a new lot line adjustment, rezoning and General Plan amendment (PLN100573) was brought before the Planning Commission at a noticed public workshop. The workshop was intended to satisfy the early assessment requirement of policy LU-9.6.

7. On April 25, 2012, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations to the Board of Supervisors regarding the proposed zoning ordinance and land use designation. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the *Monterey County Herald* and were also posted on and near the property and mailed to the property owners within 300 feet of the subject property. The notices were posted pursuant to Chapter 21.88.030.B of Title 21.
8. The proposed amendment to General Plan Figure #LU9 is attached to the Resolution as **Attachment "B"** and is incorporated herein by reference. The amendment would amend Figure #LU9 of the Monterey County General Plan, South County Area Plan, to apply the "Public/Quasi-Public" land use designation over Parcel 2 (10 acre parcel) and Parcel 3 (2.5 acre parcel).

DECISION

NOW, THEREFORE, the Planning Commission of the County of Monterey, State of California, hereby recommends that the Board of Supervisors amend Figure #LU9 of the Monterey County General Plan, South County Area Plan, to reclassify both Parcels B and C from the Land Use Designation of "Farmlands 40-160 acre minimum" to a "Public/Quasi-Public" land use designation and adopt an ordinance amending Section 21.79 of the Monterey Sectional Maps of Section 21.08.060 of Title 21 (zoning) of the Monterey County Code to rezone a 2.5 acre parcel (Parcel 2) and a 12.5 acre parcel (Parcel 3) from the "F/40" [Farmland, 40 acres per unit] zoning classification to a "PQP" [Public/Quasi-Public] zoning classification, as shown **Attachment "A"** and **Attachment "B"**.

PASSED AND ADOPTED this 25th day of April, 2012 upon motion of Commissioner _____, seconded by Commissioner _____, and passed by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

ATTACHMENT "A"
DRAFT ORDINANCE TO AMEND COUNTY CODE

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 21.08.060 OF TITLE 21 (MONTEREY COUNTY ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES IN THE COUNTY OF MONTEREY.

County Counsel Summary

This ordinance amends Section 21-79 of the Zoning Maps of the Monterey County Zoning Ordinance (Title 21 of the Monterey County Code) to rezone a 2.5 acre parcel and a 10 acre parcel from the "F/40" [Farmland, 40 acres per unit] zoning classification to a "PQP" [Public/Quasi-Public] zoning classification.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. ZONING DISTRICT MAP. Section 21-79 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to change the zoning of a 2.5 acre parcel and 12.5 acre parcel located near the intersection of Jolon Road and Lockwood – Bradley Road (Portion of Assessor’s Parcel Numbers: 423-061-035-000, and 423-061-036-000) from the "F/40" [Farmland, 40 acres per unit] zoning classification to a "PQP" [Public/Quasi-Public] zoning classifications as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 4. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption.

PASSED AND ADOPTED on this _____ day of _____, 2012 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

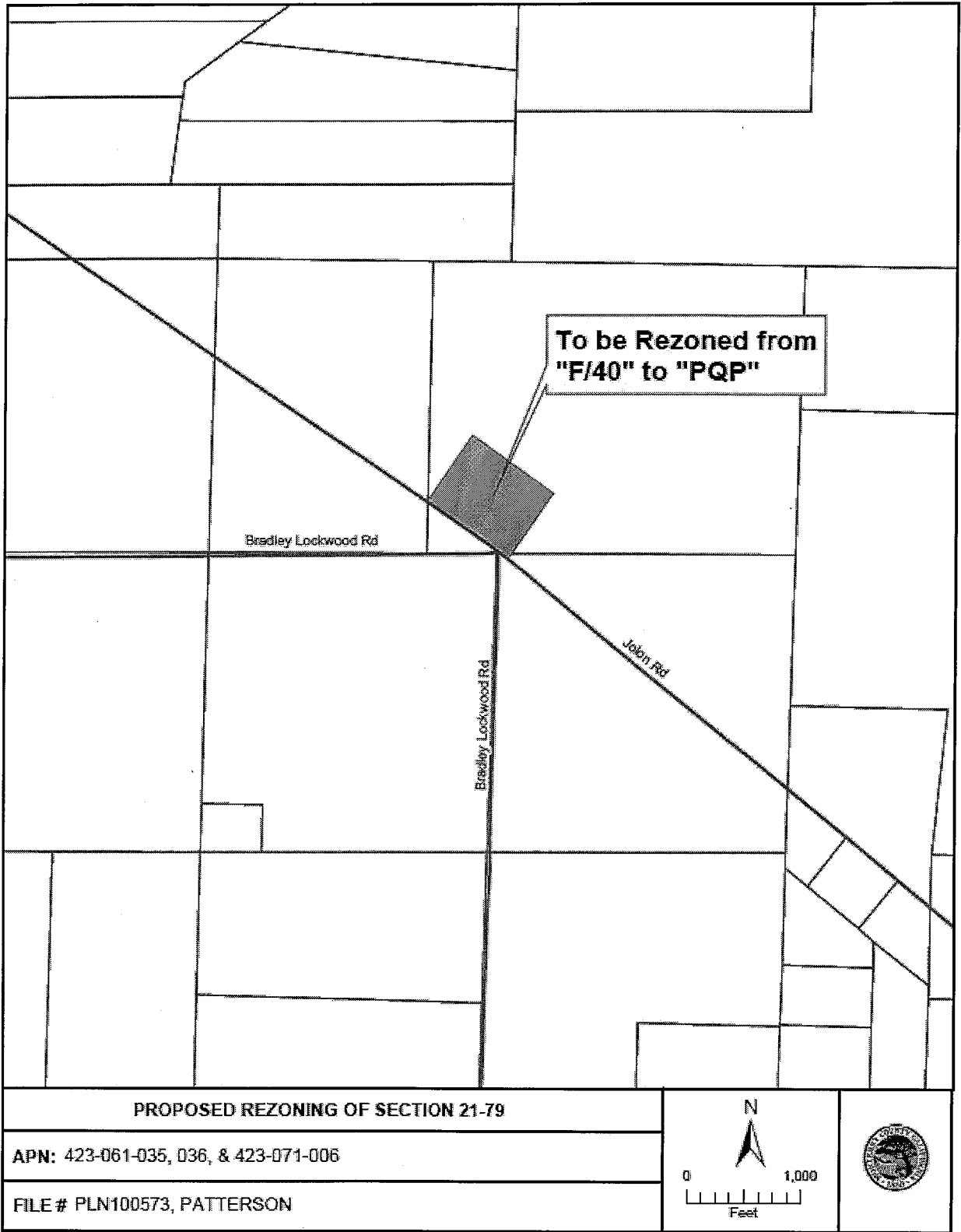
Chair, Monterey County Board of Supervisors

A T T E S T:
GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

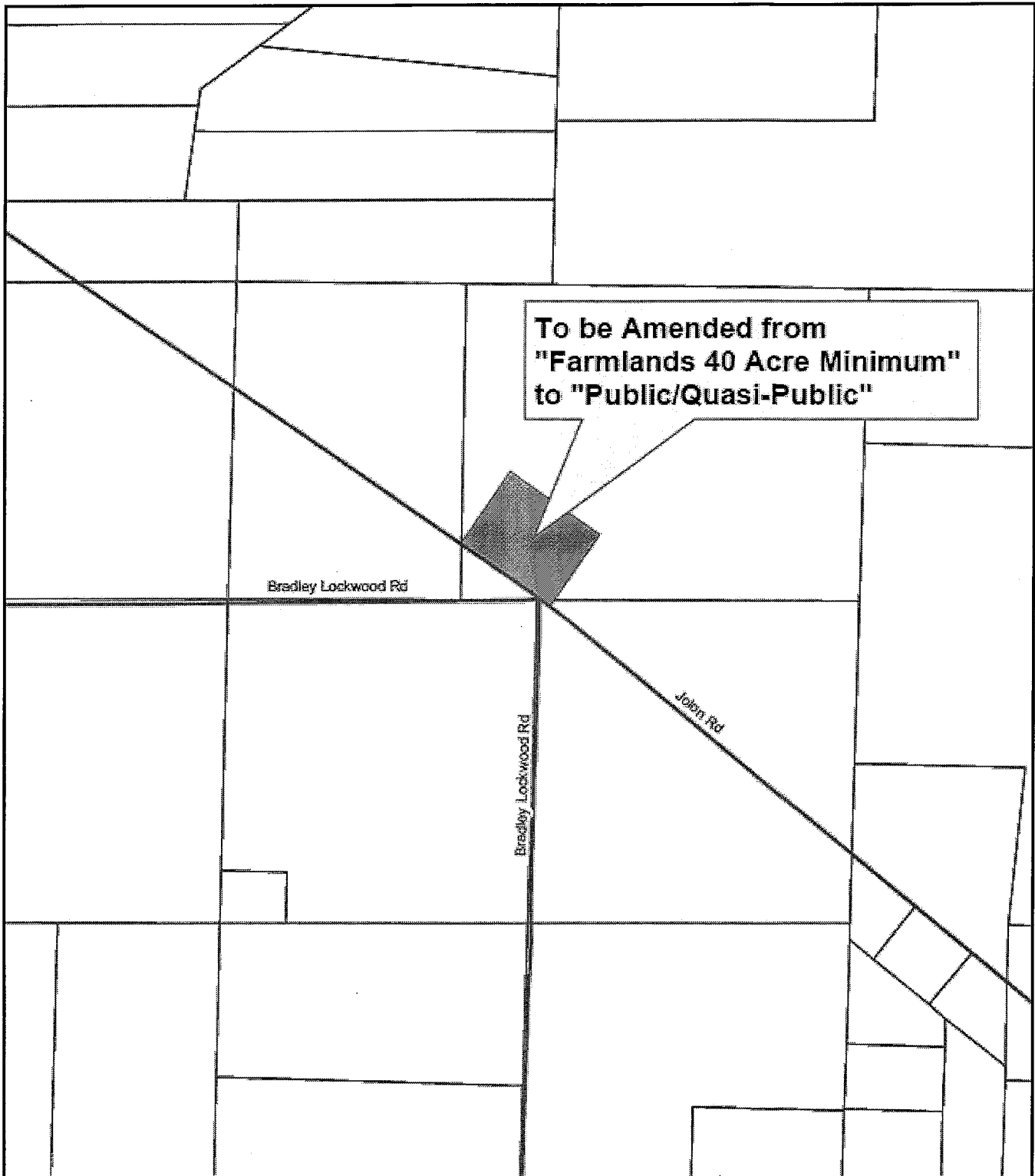
By: _____
Deputy

APPROVED AS TO FORM

WENDY STRIMLING
Senior Deputy County Counsel



ATTACHMENT "B"



GENERAL PLAN AMENDMENT, SOUTH COUNTY AREA

APN: 423-061-035, 036, & 423-071-006

FILE # PLN100573, PATTERSON

