

Exhibit D

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File

REPORT TO MONTEREY COUNTY BOARD OF SUPERVISORS

SUBJECT	BOARD MEETING DATE	AGENDA NUMBER
INTRODUCE ORDINANCE, WAIVE READING AND SET A PUBLIC HEARING TO CONSIDER APPROVAL OF A COMBINED DEVELOPMENT PERMIT, A GENERAL DEVELOPMENT PLAN AND USE PERMIT FOR AUTOMOBILE REPAIR SHOPS FOR BAY RAPID TRANSIT (PC-7783), BORONDA AREA, DISTRICT #2	11/19/91 CONSENT	
DEPARTMENT	PLANNING & BUILDING INSPECTION	

RECOMMENDATION

It is recommended that the Board of Supervisors set a public hearing for December 10, 1991 at 2:45 p.m. to consider a Combined Development Permit for Bay Rapid Transit (PC-7783).

SUMMARY

The Combined Development Permit consists of reclassification from a "K" (Agricultural-Residential) District and "R-1-A" (Single Family Residential) District to a "PGC" (Planned General Commercial) District (alternate "HC" (Heavy Commercial) district under Title 21), a General Development Plan and a Use Permit for automobile repair shops.

DISCUSSION

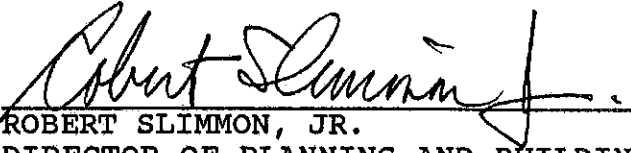
The subject property is located in the Boronda area, on the south side of Madison Avenue approximately a quarter mile east of Boronda Road. The property is designated as "General Commercial" in the Boronda Neighborhood Improvement Plan. The 0.78 acre parcel is vacant at present and the proposal would allow the construction of a 6,440 square foot building. The proposed use of the building will consist of four automobile repair shops. Bay Rapid Transit plans to lease and occupy one shop (one fourth of space) for auto repair services, and the other three shops would be available to lease to businesses for similar types of auto related services.

OTHER AGENCY INVOLVEMENT

The Planning Commission considered the Combined Development Permit on October 9, 1991 and recommended approval by a 7-0 vote.

FINANCING

There is no impact on the General Fund.


ROBERT SLIMMON, JR.
DIRECTOR OF PLANNING AND BUILDING
INSPECTION
OCTOBER 25, 1991

Report prepared by Jack Edwards, Assistant Planner

Report reviewed by


Wesley H. Arvig
Supervising Planner

Attachments: Planning Commission Resolution 91-232, Initial Study and Negative Declaration and Zoning District Map

cc: Clerk to Board (16); Efren Iglesia - County Counsel; Robert Slimmon, Jr.; Dale Ellis; Nick Chiulos; Wes Arvig; Jack Edwards; Applicant; File

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 91-232

A. P. # 261-031-02

FINDINGS AND DECISION

In the matter of the application of Bay Rapid Transit (PC-7783)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located on Subdivision 1, portion of Lot B6, Assessor's Map 1, Rancho el Sausal, Boronda area, fronting on and southerly of Madison Avenue, came on regularly for hearing before the Planning Commission on October 9, 1991.

WHEREAS: Said proposal includes:

- 1) Reclassification from "K" (Agricultural-Residential) District and "R-1-A" (Single Family Residential) District to "PGC" (Planned General Commercial) District or to some other classification to allow automobile repair shops, and
- 2) General Development Plan; Use Permit for automobile repair shops

WHEREAS: Said Planning Commission, having considered the application and the evidence presented relating thereto,

1. Finding: That the proposed project and Reclassification is consistent with the Boronda Neighborhood Improvement Plan and the Monterey County General Plan.
Evidence: The project site is designated "General Commercial" by the Boronda Neighborhood Improvement Plan. The project proposes the construction of a 6,440 square foot commercial structure on a 0.78 acre lot.
2. Finding: That the project complies with the requirements of the "PGC" (Planned General Commercial) zoning district.
Evidence: The proposed use is permitted in the "PGC" (Planned General Commercial) zoning district subject to approval of a General Development Plan and Use Permit. The proposal meets all development standards for the "PGC" (Planned General Commercial) district.
3. Finding: That the project site, layout and design are compatible with neighboring uses and suitable for the intended use.
Evidence: The neighboring land uses consist of a mix of Commercial and Residential uses. The Land Use designations surrounding property are "Commercial".
4. Finding: That this project will not create a significant environmental effect.

- Evidence: An Initial Study was prepared for the project and no significant adverse environmental impacts were identified. Accordingly, staff filed a Negative Declaration on July 12, 1991.
5. Finding: That proposed development is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
Evidence: As evidence by the Initial Study, the site is not a major habitat for fish or wildlife.
6. Finding: That the recommended conditions for approval of this application are appropriate for this project.
Evidence: The recommended conditions address all potential impacts of the project and provide assurance for adequate parking, design review, landscaping and lighting control.
7. Finding: That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to 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: This is evidenced by the above findings and their supporting evidence.

DECISION

THEREFORE, it is the decision of said Planning Commission that said Negative Declaration be adopted and the application be granted as shown on the attached sketch, subject to the following conditions:

1. That the site be landscaped, including land sculpturing and fencing, where appropriate, by the applicant and that a plan for such improvements be approved by the Director of Planning and Building Inspection. Landscaping plans to be approved by the Director of Planning and Building Inspection prior to the issuance of building permits. (PLANNING AND BUILDING INSPECTION)
2. That all landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (PLANNING & BUILDING INSPECTION)
3. That all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The location, type, and wattage must be approved by the Director of Planning and Building Inspection, prior to the issuance of building permits. (PLANNING & BUILDING INSPECTION)
4. That the design of all structures, signs and fences be approved by the Planning Commission. (PLANNING & BUILDING INSPECTION)

5. Prior to the issuance of a building permit or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. The applicant shall continuously maintain the premises to insure that these listed items are not allowed to accumulate on the property. (PLANNING & BUILDING INSPECTION)
6. That the building be protected with an alarm system and an automatic sprinkler system, subject to approval by the Salinas Rural Fire District. (SALINAS RURAL FIRE DISTRICT)
7. Any storage of hazardous materials will be addressed at the tenant improvement stage of the project. (SALINAS RURAL FIRE DISTRICT)
8. Locations, sizes and types of portable fire extinguishers will be addressed during the tenant improvement stage of the project. (SALINAS RURAL FIRE DISTRICT)
9. Premises address shall be posted as construction begins; numbers and letters shall be 6 inches tall with 3/8" stroke and shall be posted on contrasting background. (SALINAS RURAL FIRE DISTRICT)
10. That the internal circulation and parking be approved by the Planning Department. (PUBLIC WORKS)
11. Dedicate to County 30 feet from centerline of Madison Lane. (PUBLIC WORKS)
12. Provide drainage improvement study on-site and off-site subject to the approval of Department of Public Works and Water Resources Agency. (PUBLIC WORKS)
13. If required, the internal parking and circulation area be paved subject to the approval of the County Surveyor. (PUBLIC WORKS)
14. Obtain a sewer connection permit from the Boronda County Sanitation District. (PUBLIC WORKS)
15. If required, obtain an Encroachment Permit from the Department of Public Works and construct a maximum of two commercial driveways to Madison Lane with an approved barrier along the balance of frontage. (PUBLIC WORKS)
16. Comply with Title 19 of the California Administrative Code Subchapter 3 and Health and Safety Code Chapter 6.95 (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (ENVIRONMENTAL HEALTH)
17. Comply with Title 23 of the California Administrative Code and Monterey County Code 10.65 (underground tank requirements) as approved by the Director of Environmental Health. (ENVIRONMENTAL HEALTH)
18. Comply with Title 22 of the California Administrative Code and Chapter 6.50 of the Health and Safety Code (Hazardous Waste Management) as approved by the Director of Environmental Health. (ENVIRONMENTAL HEALTH)
19. Complete and submit a Hazardous Materials Questionnaire to the Health Department for review and approval. (ENVIRONMENTAL HEALTH)

20. That the applicant submit to the Division of Environmental Health for review and approval of a drainage control plan which includes a grease and oil interceptor for parking lot runoff. (ENVIRONMENTAL HEALTH)
21. Show routing of stormwater runoff and necessary drainage improvements implemented with the applicant's plan. (WATER RESOURCES AGENCY)
22. That the exterior colors and roofing material shall be subject to the approval of the Director of Planning and Building Inspection prior to final building permit sign off. (PLANNING AND BUILDING INSPECTION)
23. Pursuant to the State Public Resources Code and the State Fish and Game Code, the applicant shall pay a fee to be collected by the County of Monterey in the amount of \$1,275. This fee shall be paid prior to filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to filling of the Parcel Map. (PLANNING AND BUILDING INSPECTION)
24. The applicant shall record a notice which states: 'A permit (Resolution # 91-232) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 261-031-02 on October 9, 1991. The permit was granted subject to 24 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department.' Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (PLANNING AND BUILDING INSPECTION)

PASSED AND ADOPTED this 9th day of October, 1991, by the following vote:

AYES: Calcagno, Evans, Jimenez, Moore, Orrert, Reaves, Vasquez, Jr.
NOES: None
ABSENT: Glau, Riddle, Stallard


ROBERT SLIMMON, JR.
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on OCT 15 1991

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

OCT 25 1991

NOTES

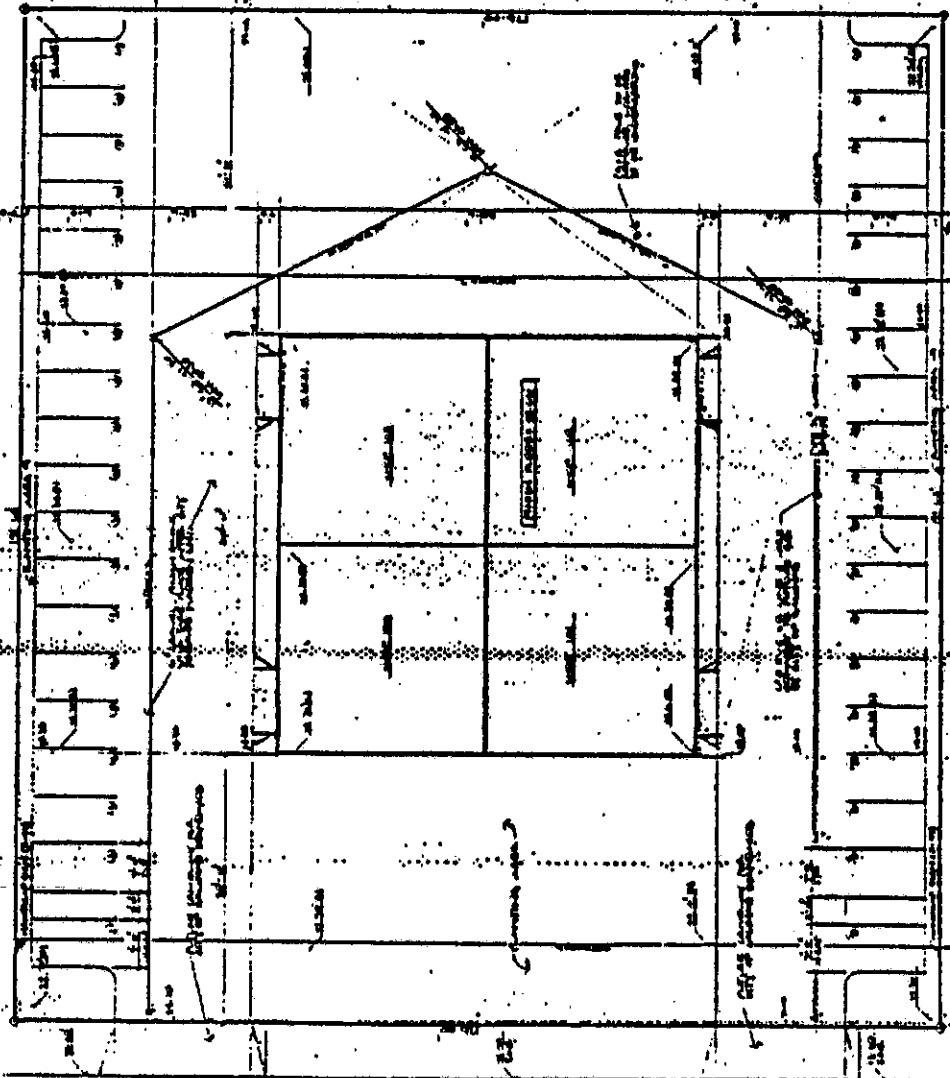
1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

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 and Building Inspection Department office in Salinas.

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

Jack

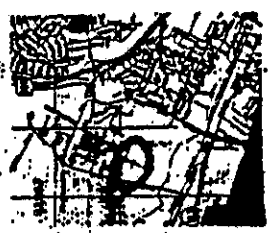


STATISTICS:

Total area
 Total volume
 Total height
 Total length
 Total width
 Total depth
 Total weight
 Total cost

NOTES:

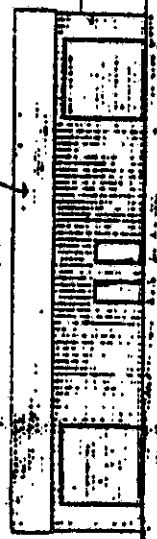
1. All construction shall be in accordance with the latest building codes and specifications.
 2. All materials shall be of the highest quality and shall be approved by the architect.
 3. All work shall be done in accordance with the approved drawings and specifications.
 4. The contractor shall be responsible for obtaining all necessary permits and licenses.
 5. The contractor shall be responsible for the safety of all workers and the public.
 6. The contractor shall be responsible for the protection of all existing structures and utilities.
 7. The contractor shall be responsible for the removal of all debris and waste.
 8. The contractor shall be responsible for the cleanup of the site.
 9. The contractor shall be responsible for the final inspection and certification of the work.
 10. The contractor shall be responsible for the final payment of the project.



SITE PLAN



FRONT / REAR



SIDE


ROSE & CORNEJO
 ARCHITECTS
 BAY RAPID TRANSIT

MADISON LARUE





INITIAL STUDY

PROJECT NAME:

BAY RAPID TRANSIT

File #(s) PC-7783

MONTEREY COUNTY, CALIFORNIA

OWNER NAME:

ADELIA CACAS, TR.

Address:

1135 MADISON LN. (PROPERTY)

LOCATION:

Assessor's Parcel Number# 261-031-02

Address/Cross Street BORONDA & MADISON

Attach both Regional and Local Location Maps showing Project.

STATEMENT OF DETERMINATION/PREPARATION

The following study was prepared by the planner whose signature appears below on behalf of the County of Monterey, State of California.

On the basis of this initial study and any attached or referenced information:
(Check One)

The proposed project **WOULD NOT** have a significant effect on the environment (this includes mitigation measures to change the project to lower significant impacts), and a **NEGATIVE DECLARATION** should be prepared.

The proposed project **MAY** have a significant impact on the environment, and an **ENVIRONMENTAL IMPACT REPORT** should be prepared.

Date: 7/1/91

Signed: Jack D. Edwards, Project Planner

NOTE: ADDITIONAL INFORMATION MAY BE ATTACHED AS AN APPENDIX REFERENCED BY TOPIC HEADING AND NUMBER. ALSO, SEE COMMENT SECTION AT END OF INITIAL STUDY.

1. ENVIRONMENTAL SETTING:

Describe site size and topography, natural waterways, flora and fauna, existing land use, historical or cultural significance for both the immediate and surrounding site characteristics.

THE .833 ACRE PARCEL IS SQUARE SHAPED, LEVEL WITH A GRAVEL
BASE AND FRONTS ON MADISON LANG IN THE BORONDA AREA. THE
LOT IS VACANT EXCEPT FOR SEVERAL TOUR BUSES PARKED ALONG THE WEST SIDE
AND SEVERAL OLDER CARS ALONG THE EAST SIDE AND IS ENCLOSED BY A 5 FT.
CHAIN LENGTH FENCE^{EXCEPT FOR DRIVEWAY} THE EXISTING LAND USES^{IN SURROUNDING AREA} ARE UNITED PARCEL SERVICE CENTER,
VEGETABLE PACKING, SEPTIC TANK SERVICE, SALINAS DISPOSAL SERVICE, AUTOMOTIVE REPAIR AND
PARKING.

2. PROJECT DESCRIPTION:

Describe the type of project by use, physical shape, supporting infrastructure/public facilities and the finished project's generation of employment, traffic and housing. Describe other project characteristics that relate to possible project impacts, positive or negative, on the environment. Use quantitative analysis if possible. Describe how project will affect the environmental setting. Attach an 8 1/2" x 11" site plan.

ONE-FOURTH OF THE PROPOSED 80' X 80.5' (6440 sq. ft.) METAL BUILDING
WOULD BE LEASED BY BAY RAPID TRANSIT
FOR AN AUTOMOTIVE REPAIR SHOP. IT IS EXPECTED TO EMPLOY 2 FULL-TIME
WORKERS AND WOULD UTILIZE ABOUT 9 PARKING SPACES (25% OF 38 PLANNED
PARKING SPACES). OWNER PLANS TO LEASE OTHER 3 SHOPS IN BUILDING FOR SIMILAR TYPES
OF AUTO RELATED SERVICES. ASSUMING FULL UTILIZATION OF THE PROJECT FOR IMPACT ANALYSIS,
8 WORKERS WOULD BE EMPLOYED AND MOST OF THE 38 PARKING SPACES WOULD BE UTILIZED BY BUSINESS
CLIENTS, WORKERS, AND SUPPORT SERVICE VEHICLES.

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

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

General Plan/Area Plans Air Quality Mngmt. Plan _____
Specific Plans _____ Airport Land Use Plans _____
Water Quality Control Plan _____ Local Coastal Program-LUP _____

**ENVIRONMENTAL CHECKLIST
ENVIRONMENTAL IMPACTS/NON IMPACTS**

NOTE:

- * Summarize conclusions for each section (EARTH, AIR, etc.) with supporting evidence: why there is the potential for (POT.), why there is (YES), or why there is not (NO) -- a significant environmental impact. Use the space provided at the end of each section, or add an attachment with a clear reference.
- * Use information such as other reports, plans or studies as supporting evidence. Add persons/agencies contacted.
- * Include mitigation measures. Include a mitigation monitoring program as an appendix.

4. <u>EARTH:</u>	Significant Impact?		
Will the proposal result in:	NO	POT.	YES
4.1 Unstable earth conditions or in geologic substructures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2 Disruptions, displacements, compaction or overcovering of the soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4.3 Change in topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.4 The destruction, covering, of modification of any unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.5 Any increase in wind or water erosion of soils, either on or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.6 Changes in the deposition or erosion of beach sands, or changes in siltation which may modify the channel of a river or stream, or the bed of the ocean or any bay, inlet or lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.7 Exposure of people and property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EARTH: Conclusions w/evidence - Persons contacted.
Monitoring/Mitigation Measures?

OVERCOVERING OF APPROXIMATELY 73% OF THE SOIL ON THE PARCEL (BUILDING - 6440 SQ. FT. AND EVENTUAL PAVING OF THE DRIVEWAYS AND PARKING AREAS - 18,488 SQ. FT.) WOULD HAVE THE POTENTIAL TO INCREASE WATER RUNOFF (SEE WATER 6.2 FOR MITIGATION). THERE ARE NO SIGNIFICANT ENVIRONMENTAL IMPACTS ON EARTH FROM THE PROPOSED PROJECT.

5. **AIR:**

Will the proposal result in:

- 5.1 Substantial air emissions or deterioration of ambient air quality?
- 5.2 The creation of objectionable odors?
- 5.3 Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?

Significant Impact?

NO	POT.	YES
—	✓	—
✓	—	—
✓	—	—

AIR: Conclusions w/evidence - Persons contacted.
Monitoring/Mitigation Measures?

INCREASED TRAFFIC FROM WORKERS AND BUSINESS CLIENTS OF THE PROPOSED
AUTO REPAIR SHOPS AT FULL CAPACITY (SEE 2. - PROJECT DESCRIPTION)
WOULD INCREASE AUTO EMISSIONS IN THE AREA, HOWEVER, IT IS UNLIKELY THAT INCREASED
EMISSIONS ABOVE THE CURRENT BASELINE WOULD CAUSE SIGNIFICANT IMPACTS ON AIR QUALITY.

6. **WATER:**

Will the proposal result in:

- 6.1 Changes in currents, or the course of direction of water movements, in either marine or fresh waters?
- 6.2 Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?
- 6.3 Alterations to the course or flow of flood patterns?
- 6.4 Change in the amount of surface water in any water body?
- 6.5 Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?
- 6.6 Alteration of the direction or rate of flow of ground waters?
- 6.7 Change in the quantity of groundwaters, either through direct additions or through interception of an aquifer by cuts or excavations?
- 6.8 Substantial reduction in the amount of water otherwise available for public water supplies?

Significant Impact?

NO	POT.	YES
✓	—	—
—	✓	—
✓	—	—
✓	—	—
—	—	—
✓	—	—
—	—	—
✓	—	—
—	—	—
✓	—	—

Water.....Continued

Significant Impact?

6.9 Exposure of people or property to water related hazards such as flooding or tidal waves?	NO ✓	POT. —	YES —
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WATER: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

OVERCOVERING OF SURFACE RUNOFF FROM BUILDING AND FUTURE PAVING OF PARKING AREAS AND DRIVEWAYS (4. EARTH) HAS THE POTENTIAL TO INCREASE THE RATE AND AMOUNT OF SURFACE RUNOFF DURING THE RAINY SEASON. HOWEVER, THE DRAINAGE CATCH BASINS DESIGNED FOR THE PROJECT SHOULD BE ADEQUATE TO MITIGATE ADVERSE IMPACTS FROM INCREASED WATER RUNOFF.

7. PLANT LIFE:

Significant Impact?

Will the proposal result in:

7.1 Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	NO ✓	POT. —	YES —
---	---------	-----------	----------

7.2 Reduction of the numbers of any unique, rare or endangered species of plants?	NO ✓	POT. —	YES —
---	---------	-----------	----------

7.3 Introduction of a new species of plants into an area, or result in a barrier to the normal replenishment of existing species?	NO ✓	POT. —	YES —
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PLANT LIFE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

SINCE THE PARCEL IS COVERED WITH A GRAVEL BASE AND HAS ESSENTIALLY NO VEGETATION, THE PROPOSED PROJECT WOULD NOT SIGNIFICANTLY IMPACT PLANT LIFE.

8. ANIMAL LIFE

Significant Impact?

Will the proposal result in:

8.1 Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish, and shell fish, benthic organisms or insects)?	NO ✓	POT. —	YES —
--	---------	-----------	----------

Animal Life....Continued

Significant Impact?

- | | | | | |
|-----|---|---------|-----------|----------|
| 8.2 | Reduction in the numbers of any unique, rare or endangered species of animals? | NO
✓ | POT.
— | YES
— |
| 8.3 | Introduction of new species of animals into the area, or result in a barrier to the migration or movement of animals? | NO
✓ | POT.
— | YES
— |
| 8.4 | Deterioration to existing fish or wild-life habitat? | NO
✓ | POT.
— | YES
— |

ANIMAL LIFE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

SINCE THERE IS NO HABITAT OR EVIDENCE OF ANIMAL LIFE ON THE PARCEL,
CONSTRUCTION AND OPERATION OF THE PROJECT WOULD NOT SIGNIFICANTLY
IMPACT ANIMAL LIFE.

9. NATURAL RESOURCES

Significant Impact?

- | | | | | |
|-----|--|---------|-----------|----------|
| 9.1 | Will the proposal result in the increased in rate of use of Natural Resources. | NO
✓ | POT.
— | YES
— |
|-----|--|---------|-----------|----------|

NATURAL RESOURCES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

NO SIGNIFICANT IMPACT AS THERE IS NO APPRECIABLE INCREASE
IN THE RATE OF USE OF NATURAL RESOURCES FOR THE PROPOSED PROJECT.

10. ENERGY

Significant Impact?

Will the proposal result in :

- | | | | | |
|------|--|---------|-----------|----------|
| 10.1 | Use of substantial amounts of fuel or energy? | NO
— | POT.
— | YES
— |
| 10.2 | Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy? | NO
— | POT.
— | YES
— |

ENERGY: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

ALTHOUGH INCREASED AMOUNTS OF ENERGY WOULD BE NEEDED FOR
OPERATION OF THE AUTO SERVICE SHOPS AT FULL CAPACITY, THE INCREMENTAL
INCREASE WOULD NOT RESULT IN A SIGNIFICANT IMPACT ON ENERGY.

11. LAND USE

Significant Impact?

- | | | | |
|--|----------------|-----------|----------|
| 11.1 Will the proposal result in a substantial alteration of the present or planned land use of an area? | NO
<u>✓</u> | POT.
— | YES
— |
| 11.2 Reduction in acreage of any agricultural crops? | NO
<u>✓</u> | POT.
— | YES
— |

LAND USE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

SINCE THE PROPOSED USE IS SIMILAR TO OTHER USES IN THE AREA, THERE WOULD BE NO SIGNIFICANT ^{ADVERSE} IMPACTS ON LAND USE.

12. POPULATION

Significant Impact?

- | | | | |
|--|---------|-----------|----------|
| 12.1 Will the proposal alter the location, distribution, density, or growth rate of human population of an area? | NO
— | POT.
— | YES
— |
|--|---------|-----------|----------|

POPULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

ASSUMING THE PROPOSED PROJECT WILL UTILIZE 8 SERVICE TYPE EMPLOYEES AT FULL CAPACITY, THERE WOULD BE NO POPULATION IMPACTS IF THE EMPLOYEES ARE ALREADY LIVING IN THE AREA. IF ANY OF THE EMPLOYEES MOVED TO THE AREA WITH THEIR FAMILIES, THIS WOULD RESULT IN MINIMAL POPULATION IMPACTS IN THE SALINAS AREA.

13. HOUSING

Significant Impact?

- | | | | |
|--|----------------|-----------|----------|
| 13.1 Will the proposal affect existing housing, or create a demand for additional housing? | NO
<u>✓</u> | POT.
— | YES
— |
|--|----------------|-----------|----------|

HOUSING: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

IF THE WORKERS ARE HIRED LOCALLY AND ALREADY HAVE HOUSING, THERE WOULD BE NO SIGNIFICANT IMPACTS ON HOUSING. IF ALL OF THE WORKERS CAME FROM OUTSIDE THE AREA AND MOVED INTO THE AREA WITH THEIR FAMILIES, THIS WOULD CREATE A SMALL DEMAND FOR ADDITIONAL LOW INCOME HOUSING, BUT WOULD NOT RESULT IN A SIGNIFICANT IMPACT ON HOUSING.

14. TRANSPORTATION/CIRCULATION

Significant Impact?

Will the proposal result in:

- | | | | |
|---|----------------|------------------|----------|
| 14.1 Generation of substantial additional vehicular movement? | NO
— | POT.
<u>✓</u> | YES
— |
| 14.2 Effects on existing parking facilities, or demand for new parking? | NO
<u>✓</u> | POT.
<u>✓</u> | YES
— |

- | | | | |
|---|--|------|-----|
| 14.3 Substantial impact upon existing transportation systems? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 14.4 Alteration to present patterns of circulation or movement of people/goods? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 14.5 Alterations to waterborne, rail, or air traffic? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 14.6 Increases in traffic hazards to motor vehicles, bicyclists or pedestrians? | <input checked="" type="checkbox"/> NO | POT. | YES |

TRANSPORTATION/CIRCULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

EIGHT SERVICE WORKERS AND THE CUSTOMER TRAFFIC FOR THE FOUR
AUTO SERVICE SHOPS WOULD GENERATE ADDITIONAL TRAFFIC TO AND FROM THE
PROPERTY, BUT WOULD NOT, ^{BY ITSELF,} CONSTITUTE A SIGNIFICANT TRANSPORTATION IMPACT.
THE PROPOSED AUTO SERVICE SHOPS CREATE A DEMAND FOR NEW PARKING,
BUT THE PLANNED ON-SITE PARKING (38 SPACES) SHOULD BE ADEQUATE
TO ACCOMMODATE WORKER AND CUSTOMER PARKING AT FULL CAPACITY.

15. PUBLIC SERVICES

Significant Impact?

Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- | | | | |
|---|--|------|-----|
| 15.1 Fire protection? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 15.2 Police protection? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 15.3 Schools? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 15.4 Parks or Other Recreational facilities? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 15.5 Maintenance of public facilities, including roads? | <input checked="" type="checkbox"/> NO | POT. | YES |
| 15.6 Other governmental services? | <input checked="" type="checkbox"/> NO | POT. | YES |

PUBLIC SERVICES: Conclusion w/evidence - Persons contacted.
Monitoring/Mitigation Measures?

THE PROPOSED PROJECT WOULD CREATE SMALL INCREMENTAL DEMANDS FOR INCREASED ROAD MAINTENANCE, FIRE AND POLICE PROTECTION, BUT THESE WOULD NOT ~~BE~~ SIGNIFICANT IMPACTS ON PUBLIC SERVICES SINCE THEY ARE AVAILABLE IN THE AREA NOW. THE INDIRECT IMPACTS OF THE NEW EMPLOYEES AND THEIR FAMILIES DEPEND ON WHETHER THE FAMILIES HAVE MOVED FROM OUTSIDE THE AREA, BUT IN ANY CASE THE IMPACTS WOULD BE MINIMAL.

16. UTILITIES

	Significant Impact?			
16.1 Will the proposal result in a need for new systems, or substantial alterations to the area utilities?	NO	POT.	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

UTILITIES: Conclusions w/evidence - Persons contacted.
Monitoring/Mitigation Measures?

PUBLIC UTILITIES ARE AVAILABLE IN THE AREA, ^{NO} NEW SYSTEMS WOULD NEED TO BE BROUGHT INTO THE AREA, THUS NO SIGNIFICANT IMPACTS ON UTILITIES.

17. NOISE

	Significant Impact?			
17.1 Increases in existing noise levels?	NO	POT.	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17.2 Exposure of people to severe noises?	NO	POT.	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

NOISE: Conclusions w/evidence - Persons contacted.
Monitoring/Mitigation Measures?

NOISE LEVELS ASSOCIATED WITH OPERATION OF AUTO MAINTENANCE SHOPS ARE NOT EXPECTED TO INCREASE EXISTING NOISE LEVELS SIGNIFICANTLY (ALTHOUGH WORKERS WOULD BE EXPOSED TO NORMAL AUTO MAINTENANCE SHOP OPERATIONS), THUS NO SIGNIFICANT IMPACTS.

18. HAZARDS/HUMAN HEALTH

	Significant Impact?			
18.1 A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	NO	POT.	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18.2 Possible interference with an emergency evacuation plan?	NO	POT.	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Hazards/Human Health... Continued

Significant Impact

- | | | | |
|--|---|-----------|----------|
| 18.3 Creation of any health hazard or potential health hazard? | NO
<input checked="" type="checkbox"/> | POT.
— | YES
— |
| 18.4 Exposure of people to potential health hazards? | NO
<input checked="" type="checkbox"/> | POT.
— | YES
— |

HAZARDS/HUMAN HEALTH: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

THERE WOULD BE NORMAL WORK RISKS ASSOCIATED WITH THE OPERATION OF AUTO MAINTENANCE SHOPS. HOWEVER NO SIGNIFICANT ADVERSE IMPACTS ON HUMAN HEALTH ARE ANTICIPATED AS LONG AS DISPOSAL OF OIL AND OTHER INDUSTRIAL WASTES MEET HEALTH DEPARTMENT REQUIREMENTS.

19. AESTHETICS Significant Impact?

- | | | | |
|--|---|-----------|----------|
| 19.1 Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view? | NO
<input checked="" type="checkbox"/> | POT.
— | YES
— |
|--|---|-----------|----------|

AESTHETICS: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

THE PROPOSED PROJECT WOULD IMPROVE THE AESTHETICS OF THE SITE RELATIVE TO THE BEST OF THE AREA. THERE ARE NO SCENIC VIEWS IN THE AREA TO BE OBSTRUCTED. THEREFORE, NO SIGNIFICANT ADVERSE AESTHETIC IMPACTS.

20. CULTURAL RESOURCES Significant Impact?

- | | | | |
|---|---|-----------|----------|
| 20.1 Will the proposal result in the alteration of, or the destruction of, a pre-historic or historic site? | NO
<input checked="" type="checkbox"/> | POT.
— | YES
— |
| 20.2 Will the proposal result in adverse physical or aesthetic effects to a pre-historic or historic building, structure or object? | NO
<input checked="" type="checkbox"/> | POT.
— | YES
— |
| 20.3 Does the proposal have the potential to cause a physical change which would affect unique ethnic or cultural values? | NO
<input checked="" type="checkbox"/> | POT.
— | YES
— |
| 20.4 Will the proposal restrict existing religious or sacred uses within the potential impact area? | NO
<input checked="" type="checkbox"/> | POT.
— | YES
— |

CULTURAL RESOURCES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

BASED UPON THE BACKGROUND RESEARCH AND SURFACE
RECONNAISSANCE, ARCHAEOLOGICAL CONSULTANTS CONCLUDED THAT THE
PROJECT AREA DOES NOT CONTAIN EVIDENCE OF POTENTIALLY SIGNIFIKANT
CULTURAL RESOURCES (PRELIMINARY CULTURAL RESOURCES RECONNAISSANCE FOR APN#
261-031-02 BY RUNNINGS AND BRESCHINI, MAY 25, 1991). THEREFORE, NO SIGNIFIKANT
IMPACTS ON CULTURAL RESOURCES ARE ANTICIPATED FROM PROJECT CONSTRUCTION AND OPERATION.

21. CUMULATIVE/GROWTH INDUCING IMPACTS

NOTE: Describe any cumulative/growth inducing impacts that may occur due to implementation of the project. Identify checklist topic related to the impact and provide adequate evidence.

THE PROPOSED PROJECT COULD POTENTIALLY ADD 8 PERMANENT SERVICE JOBS
TO THE LOCAL ECONOMY. THIS COULD RESULT IN SMALL POSITIVE GROWTH INDUCING
IMPACTS IF SEVERAL OF THE WORKERS WITH FAMILIES MOVED INTO THE COMMUNITY
AND COULD EXERT SMALL DEMANDS ON HOUSING, PUBLIC SERVICES, SCHOOLS, ETC.
HOWEVER, THIS WOULD NOT BE CONSIDERED A SIGNIFIKANT GROWTH INDUCING IMPACT,
EVEN IF ALL 8 WORKERS WERE NON-LOCAL, WHICH IS VERY UNLIKELY.

22. FEASIBLE PROJECT ALTERNATIVES:

NOTE: If there are significant environmental impacts caused by the project that are unmitigable below significance, describe below any possible project alternatives that would have less environmental impacts.

23. STATEMENT OF 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.

24. FISH AND WILDLIFE ENVIRONMENTAL DOCUMENT FEES

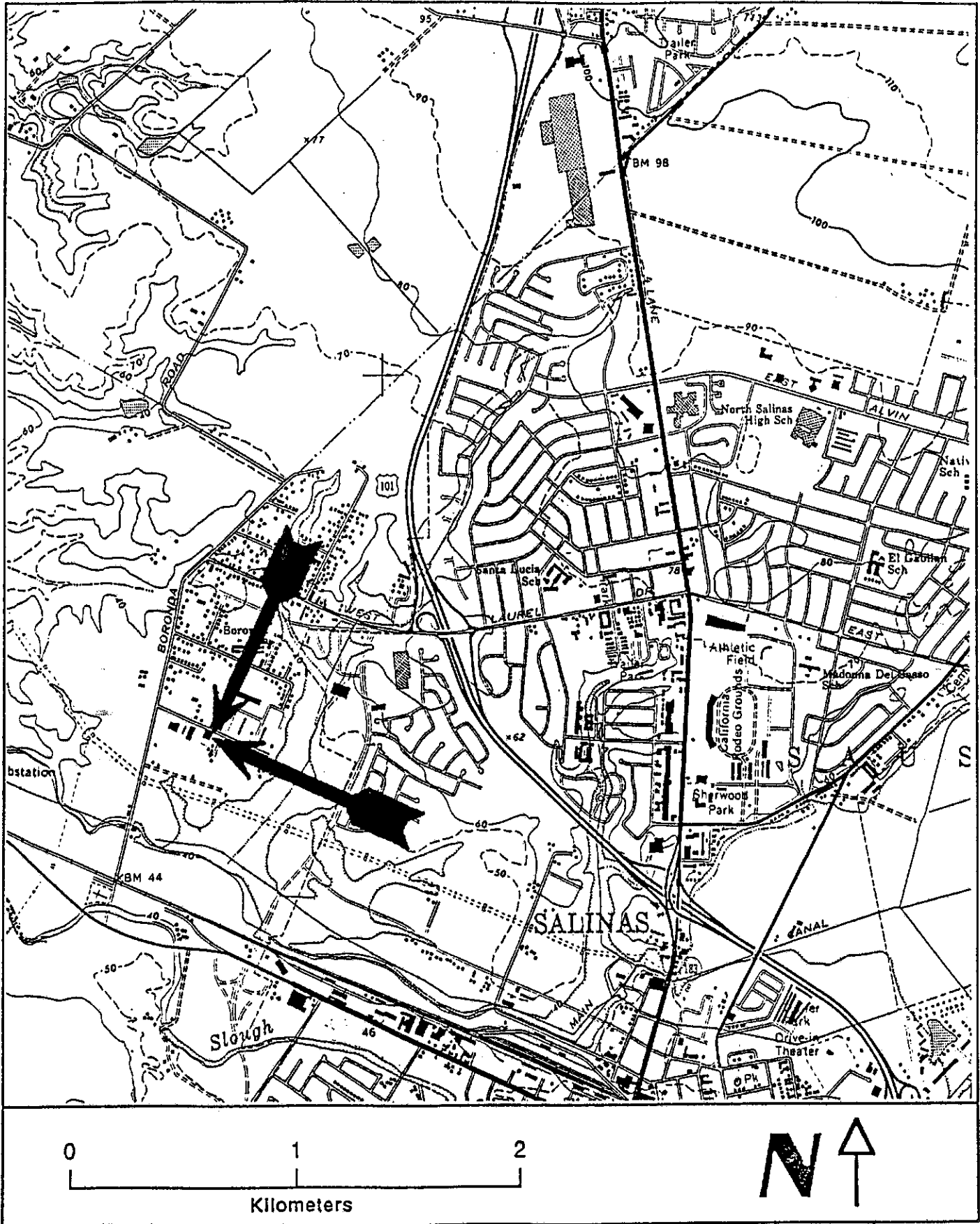
NOTE: Pursuant Section 711.4(C) of the State Fish and Wildlife Code, upon completion of an Initial Study the project is subject to a fee assessment. A de minimis exemption to the fees may be granted. The decision regarding the fee is based upon conclusions and evidence contained in the Initial Study for topics #7 - Plant Life, #8 - Animal Life, and #21 Cumulative Impacts. To assess the fee, follow the Planning and Building Department procedures for the State Fish and Game Document Filing Fees.

25. ADDITIONAL COMMENTS

NOTE: Include topic heading and number.

26. ATTACHED APPENDICES

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____
- 6) _____



Map 1. Project Location.

RANCHO RINCON DEL SAN JON

ROAD

BORONDA

312°44'W

353.13

148.27

59

MADISON AVE

LOCAL MAP

04

SUBJECT PROPERTY

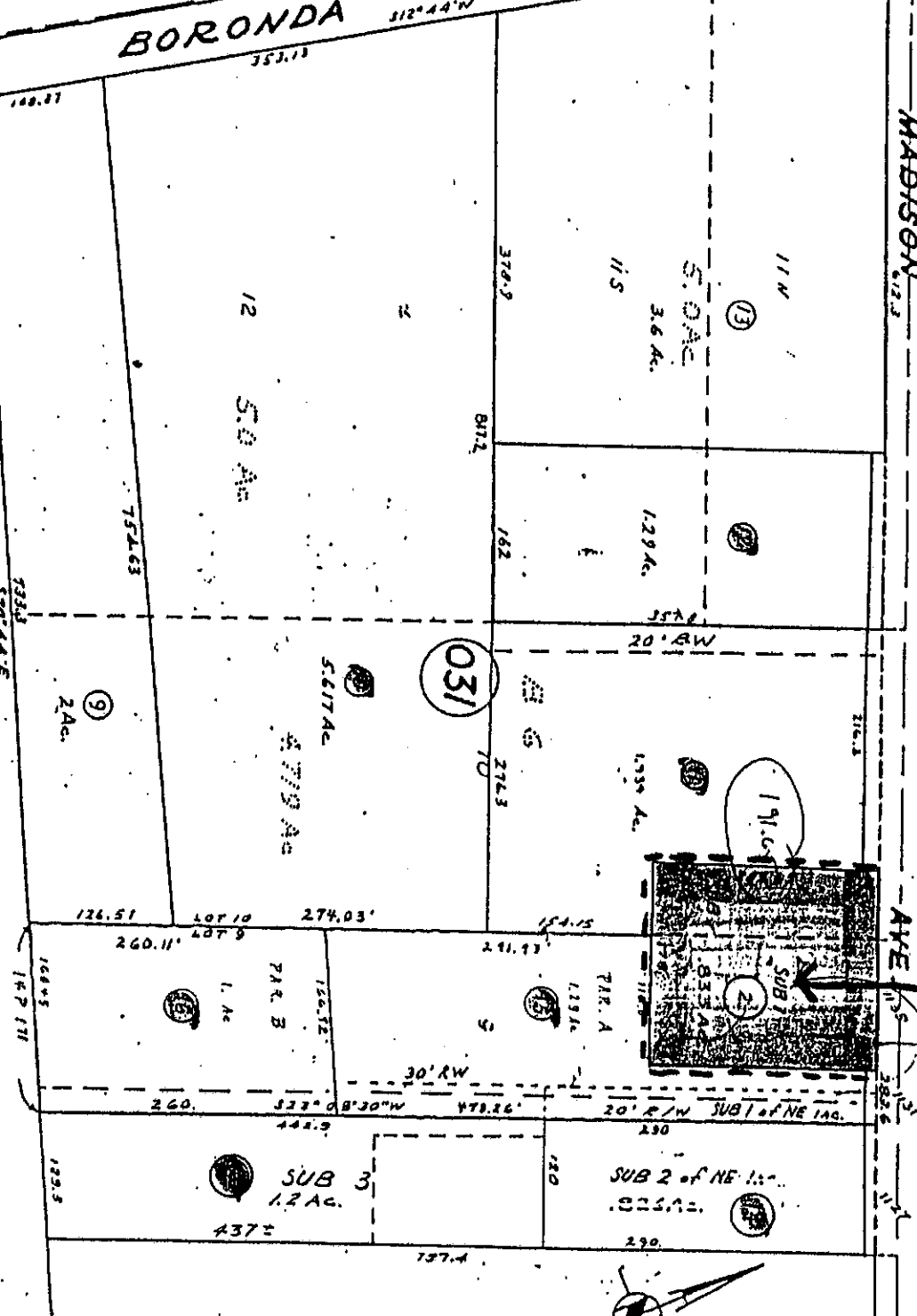
COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 261 PAGE 03

01

ASSRS MAP #1
PO. EL SAUSAL
LOTS 9, 10, 11, 12 OF
SUBD. OF LOT BG

APR 11 2005 - 031-02

EL SAUSAL TRACTS 17

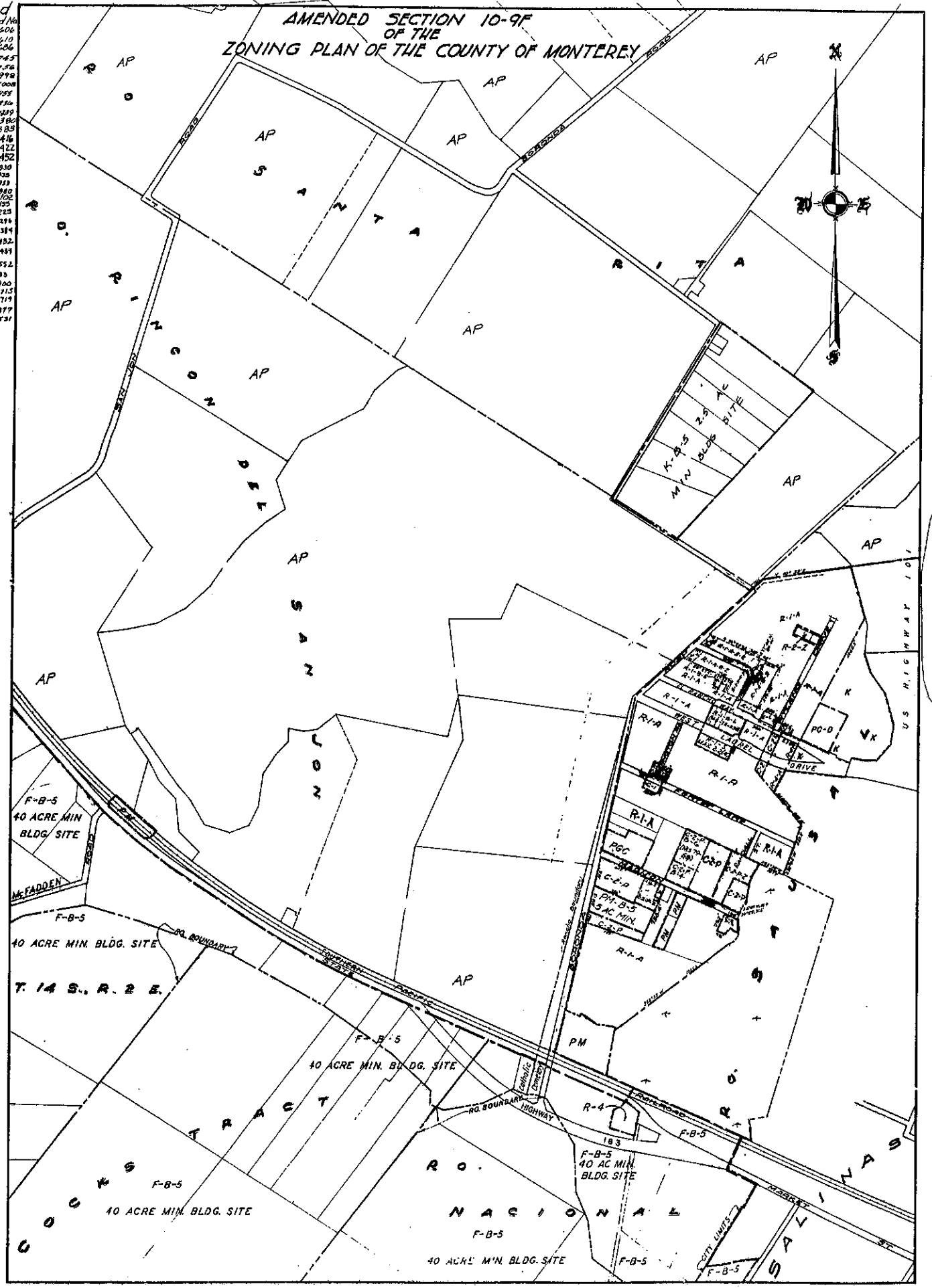


05

**AMENDED SECTION 10-9F
OF THE
ZONING PLAN OF THE COUNTY OF MONTEREY**

Amended

Date	Ord No
1. April 14, 1941	606
2. June 2, 1947	610
3. July 7, 1949	604
4. Dec. 1, 1950	745
5. Mar. 1, 1951	758
6. Apr. 22, 1957	978
7. MAY 27, 1957	1008
8. July 25, 1960	1057
9. May 27, 1962	1056
10. Feb. 24, 1964	1089
11. Nov. 2, 1964	1380
12. Nov. 16, 1965	1383
13. May 10, 1965	1416
14. JUNE 7, 1965	1422
15. FEB. 1, 1966	1452
16. NOV. 28, 1972	1930
17. JAN. 2, 1973	1928
18. APR. 24, 1973	1933
19. AUG. 16, 1973	1980
20. AUG. 2, 1975	2102
21. Apr. 6, 1976	2125
22. Oct. 26, 1976	2223
23. April 14, 1977	1378
24. Jan. 24, 1978	2384
25. Aug. 1, 1978	2452
26. Aug. 15, 1978	2481
27. Aug. 21, 1979	2552
28. June 26, 1980	2635
29. March 26, 1981	2700
30. March 31, 1981	2713
31. April 7, 1981	2719
32. March 14, 1983	3377
33. Apr. 7, 1991	3831



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