

Exhibit F

This page intentionally left blank.

EXHIBIT F

Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

S&S Land Development, Pick-N-Pull Auto Dismantlers, Gerald & Deborah Cutler Planning File No. PLN160859, PLN160860, PLN160861 Amendment to previously approved Combined Development Permits

1. Introduction

A Mitigated Negative Declaration was previously adopted for Combined Development Permits PLN030510 S&S Land Development, PLN030498 Pick-N-Pull Auto Dismantlers, and PLN030501 Gerald & Deborah Cutler consisting of a Coastal Development Permits to allow vehicle dismantling and parts sales within the Dolan Industrial Park and a General Development Plan including drainage improvements and a water system connection. Subsequently, an Addendum was prepared for the 10-year extension of the Coastal Development Permit in which the Addendum addressed greenhouse gasses in which on site greenhouse gasses were reduced on site due to the replacement of engine to an electric power engine for the vehicle crusher. More recently the previously approved entitlements are being considered for amendments of the Combined Development Permits which will consist of stormwater treatment system improvements, updated Structural Best Management Practices, and General Development Plan.

- PLN160859 S&S Land Development Parcel C- Assessor's Parcel Number 131-054-001-000- Amendment of 2005 Combined Development Permit and General Development Plan PLN030510
- PLN160860 Pick-N-Pull Auto Dismantlers Parcel D- Assessor's Parcel Number 131-054-002-000- Amendment of the 2005 Combined Development Permit and General Development Plan PLN030498
- PLN160861 Gerald & Deborah Cutler Parcel E- Assessor's Parcel Number 131-054-003-000- Amendment to the 2005 Combined Development Permit and General Development Plan PLN030501

The 2005 entitlements were approved as Combined Development Permits included Coastal Development Permits for auto wrecking yards and auto parts sales and a General Development Plans for which also permitted stormwater treatment system and drainage improvements including a water system connection. And a 212,000-gallon water tank. The 2015 10 year extensions were only for the extension of the

Coastal Development Permits which were only for the allowance of ongoing vehicle dismantling and parts sales as the Coastal Development Permits were originally approved in 2005.

This technical addendum was prepared for clarification and modifications of the existing Stormwater Treatment System and the updated Structural Best Management Practices and updated General Development Plan which will result in elimination or reduction of the Pick-N-Pulls discharge of pollutants to Elkhorn Slough. The Amendments currently under consideration are for the original Combined Development Permits to allow improvements to the existing stormwater treatment system, updated Structural Best Management Practices, and changes to the General Development Plan.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in Mitigated Negative Declaration, certified on September 14, 2005, by Monterey County Planning Commission Resolution Nos. 05050, 05048, and 05049. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

Staff considers the 2005 Mitigated Negative Declaration to be of continued adequacy and relevance for the Amendments of the Combined Development Permits as the uses that were analyzed within the Addendum will continue to be of the same type with no increase in the intensity of the use and improvements to an existing stormwater treatment system.

Issues that were analyzed in the 2005 Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/ soils, hazards/ hazardous materials, hydrology/ water quality, land use/planning, mineral resources, noise, population housing, public services, recreation, transportation/ traffic, and utility/ service systems.

This Amendments to the projects requires minor and technical changes to the hydrology/ water quality analysis (Section 8 beginning on page 27) within the previously adopted Mitigated Negative Declaration. The analysis indicates that “A comprehensive stormwater management system was required and installed under the previous permit requirements for the subject parcels. Per a review of the system by the designing engineer, Ken Tunstall, the system is functioning properly, but that minor maintenance and repairs are necessary to ensure compliance...Mitigation includes an updated stormwater management plan with improvements incorporating the two new yards, yearly reports to ensure the maintenance of the stormwater system and compliance with Regional Water Quality Control Board (RWQCB) discharge permits. The measures reduce the impacts to less than a significant level.” It was found that with the improvements to the stormwater treatment system on behalf of the

updated Best Management Practices, the stormwater will be treated appropriately in efforts to reduce or potentially eliminate contaminated discharge of the treated stormwater into Elkhorn Slough as indicated in the Consent Decree.

No other conclusions or analysis contained in the Mitigated Negative Declaration would change as a direct result of the proposed amendments.

3. Conclusion

Staff has reviewed the Mitigated Negative Declaration and has concluded that the updates to the Structural Best Management Practices and the improvements to the existing stormwater treatment system is consistent with the previously adopted Mitigated Negative Declaration by the Monterey County Planning Commission on September 14, 2005. Therefor the County of Monterey Resource Management Agency determined the environmental review for the S&S land Development, Pick-N-Pull Auto Dismantlers, and Gerald and Deborah Cutler projects is adequate and consequently did not prepare a subsequent Mitigated Negative Declaration pursuant to Section 15162 of the CEQA guidelines. The evidence in the file support that no circumstances or further impacts requiring the preparation of a subsequent Mitigated Negative Declaration are present in this case.

Attachment: Mitigated Negative Declaration and Consent Decree

This page intentionally left blank