

**Notice of Exemption
City of King**

To: ☒ Office of Planning
and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814 (Address)

From: (Public Agency): City of King
212 S. Vanderhurst Ave
King City, CA 93930

FILED

☒ County Clerk
County of Monterey

JUL 10 2026

Project Title: Leyva's Towing Shop

XOCHITL MARINA CAMACHO
MONTEREY COUNTY CLERK
2026-00-98 DEPUTY

Project Applicant: Salvador Munoz, AIA, Representative for Gustavo and Connie Leyva (Property Owner)

Project Location: 991 Industrial Way, King City, CA 93930 (APN 026-351-024-000)

Project Location - City: City of King

Project Location - County: Monterey County

Description of Nature, Purpose, and Beneficiaries of Project:

Conditional Use Permit Case No. CUP26-000001 allows a towing and vehicle service operation within a 2,600 square foot existing building and an 800 square foot warehouse. Outdoor storage of vehicles, the warehouse will be used for as a wash and service area for vehicle repair services. The request includes occupying the existing buildings and making minor interior modifications, adding roll up doors to the existing structures such as storage containers, new paved area, and improvements to existing landscaping and drainage.

Name of Public Agency Approving Project: City of King

Name of Person or Agency Carrying Out Project: Gustavo and Connie Leyva (Property Owner)

Exempt Status: (check one)

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

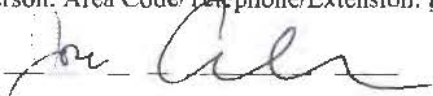
☒ Categorical Exemption. State type and Section Number: CEQA Guidelines §15322 (Class 32- Infill Development Projects)

☐ Statutory Exemptions. State Code Number:

Reasons why project is exempt: The project qualifies for a Class 32 Categorical Exemption per CEQA Guidelines §15332 (infill development projects). The project is consistent with the General Plan and Municipal Code. The project site is less than five acres and is surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species and does not have significant impacts to traffic, noise, air quality or water quality. The site is adequately served by utilities and public services. This project consists of using a previously developed site for a towing and vehicle service operation. The proposed will occupy existing buildings and will make minor interior and exterior alterations. Site alterations are limited to landscape areas for drainage improvements and paved area for circulation. The proposal does not include any expansion. The proposed use will not result in substantial effect on the environment. No further action under CEQA is required.

Lead Agency: City of King, 212 S. Vanderhurst Avenue, King City, CA 93930

Contact Person: Area Code/Telephone/Extension: Esmeralda Alvarez, Planning Technician 831-386-5924

Signature: 

Date: 7/9/26

Title: City Manager

☒ Signed by Lead Agency

Date received for filing at OPR: _____

☐ Signed by Applicant

Monterey County Clerk-Recorder
Xochitl Marina Camacho, County
Clerk-Recorder
166 West Alisal Street, First Floor
P.O. Box 29
Salinas, CA 93902

Receipt: 26-30850

Product	Name	Extended
CEQA	FISH AND WILDLIFE FILING (CEQA)	\$50.00
# Pages		1
Document #	27-07102026-098	
Document Info:	SALVADOR MUNOZ AIA REPRESENTATIVE FOR GUSTAVO AND CONNIE LEYVA (PROPERTY OWNER)	
Filing Type		NOE
State Fee		false
Prev		
Charged		
No Charge		false
Clerk Fee		
Total		\$50.00
Tender (Cash)		\$50.00
Paid By	CITY OF KING	

PLEASE KEEP THIS RECEIPT FOR
REFERENCE

7/10/26, 9:19 AM PST counter4