

MONTEREY COUNTY PLANNING COMMISSION

Meeting: July 10, 2013 Time: 9:00 A.M	Agenda Item No.: 3
Project Description: Consider an Extension Request to a previously approved Use Permit (PC94043 and PLN990503) for a sales lot for used cars. The applicant is requesting that the extension be granted in perpetuity.	
Project Location: 10021 Reese Circle, Salinas	APN: 125-022-023-000
Planning File Number: PLN090177	Owner: Schopp, Martin
Planning Area: North County Area Plan (Non-Coastal)	Flagged and staked: Not Applicable
Zoning Designation: : "LC-B-6" (Light Commercial, with Building Site Review Overlay)	
CEQA Action: Adopted Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission:

- 1) Consider the adopted Negative Declaration (**Exhibit E**) for the used car sales lot; and
- 2) Adopt a resolution (**Exhibit B**) approving PLN090177, based on the findings and evidence and subject to the conditions of approval.

PROJECT OVERVIEW:

The applicant requests approval of an extension of a previously approved Use Permit to allow auto sales. This extension request is to allow the existing auto sales lot to function in perpetuity and not be subject to additional extension requests.

The project site is located on the east side of US Highway 101, north of Reese Circle, in the North County (Prunedale) area. The site consists of one acre, and has operated as a used car sales lot for the past 20 years (Prunedale Motors) under two previous entitlements (PC94043 and PLN990503).

Permit History

The original Use Permit was granted by the Monterey County Planning Commission on June 8, 1994 (PC94043 – **Exhibit G**), for a five year term, subject to nine conditions of approval. Pursuant to this entitlement, the applicant complied with all conditions of project approval and began operation of a used car sales lot (Prunedale Motors). In October of 1999, prior to the expiration of the original entitlement, the applicant timely filed an application for an Extension Request (PLN990503).

On February 9, 2000, the Monterey County Planning Commission granted the Extension Request (PLN990503 – **Exhibit F**), for a ten year term, subject to four conditions of approval. Pursuant to this entitlement, the applicant complied with all conditions of project approval and continued on-going operation of the used car sales lot. In May of 2009, prior to the expiration of the use permit, the applicant timely filed an application for another Extension Request (PLN090177).

Unfortunately, the Extension Request was misplaced by planning staff and has not been processed until this time.

Analysis

The subject property has an underlying land use designation of "Commercial" and a zoning of "LC" or Light Commercial. Auto sales are permitted in the "LC" district with a Use Permit. The Initial Study and Negative Declaration filed for the original Use Permit (1994) did not identify any significant adverse environmental impacts which could not be mitigated to a level of insignificance.

The Initial Study indicated that since car sales lots, by nature of the automobile sales business, attract low volumes of customer traffic, there could be a marginal change of traffic movement in the immediate area. In 1999-2000, while the previous extension was being processed, project review did not reveal impacts from the project that required additional conditions of approval.

Since 2000, the Prunedale Improvement Plan (PIP) and associated traffic improvements along Highway 101 have been constructed which have improved traffic flow and safety in the vicinity of the site. Therefore, traffic related impacts resulting from the project site are no longer a concern.

Additionally, there is no new information or environmental factors and no change in circumstances which would substantially alter the findings of the Negative Declaration. Therefore, pursuant to California Environmental Quality Act (CEQA) Guideline Section 15162(a), additional environmental review is not required.

In conclusion, the applicant has substantially complied with all previous conditions of approval and no new information would substantially alter the original Use Permit approval. Based on these factors, staff is recommending that the permit be extended in perpetuity to allow the on-going operation of the auto sales facility.

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


RMA - Public Works Department
Environmental Health Bureau
Water Resources Agency
North County Fire Protection District
Parks Department

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the RMA-Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was reviewed by the North County Non-Coastal Land Use Advisory Committee (LUAC) on June 19, 2013. The LUAC recommended approval of the project by a 3-0 vote.

Note: The decision on this project is appealable to the Board of Supervisors.

/S/ David J. R. Mack



David J. R. Mack, Associate Planner
(831) 755-5096, mackd@co.monterey.ca.us
July 10, 2013

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Bob Schubert, Planning Services Manager; Ramon Montano, Project Planner; David J. R. Mack, Project Planner; Martin, Schopp, Owner; The Open Monterey Project; Land Watch; Planning File PLN090177

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
Exhibit C Vicinity Map
Exhibit D Previously Adopted Negative Declaration (1994)
Exhibit E Extension of Use Permit (10 Year) - PLN990503 (PC Resolution
No. 00006)
Exhibit F Use Permit (5 year) -- PC94043 (PC Resolution No. 94079)
Exhibit G Request for Extension


This report was reviewed by Bob Schubert, Senior Planner. 

EXHIBIT A

Project Information for PLN090177

Application Name: Schopp Martin J & Deborah
Location: 10021 Reese Cir, Salinas
Applicable Plan: North County
Primary APN: 125-022-023-000
Advisory Committee: North County Non-Coastal Advisory Committee
Coastal Zone: No
Permit Type: Permit Extension
Final Action Deadline (884): 12/30/1899
Environmental Status: Not Applicable
Zoning: LC/B-6
Land Use Designation: Commercial

Project Site Data:

Lot Size: 43560
Coverage Allowed: 50%
Existing Structures (sf): 1000
Coverage Proposed: N/A
Proposed Structures (sf): 0
Height Allowed: 35
Total Sq. Ft.: 1000
Height Proposed: N/A
Special Setbacks on Parcel:
FAR Allowed: 50%
FAR Proposed: N/A

Resource Zones and Reports:

Seismic Hazard Zone: II|VI|UNDETERMINED
Soils Report #: N/A
Erosion Hazard Zone: High|Moderate
Biological Report #: N/A
Fire Hazard Zone: High
Forest Management Rpt. #: N/A
Flood Hazard Zone: X (unshaded)
Geologic Report #: N/A
Archaeological Sensitivity: low
Archaeological Report #: N/A
Visual Sensitivity: None
Traffic Report #: N/A

Other Information:

Water Source: N/A
Sewage Disposal (method): Septic
Water Dist/Co:
Sewer District Name: N/A
Fire District: North County FPD
Grading (cubic yds.): 0
Tree Removal: N/A

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

SCHOPP, Martin (PLN090177)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Considering the adopted Negative Declaration for the used car sales lot; and
- 2) Approving the Extension Request to a previously approved Use Permit (PC94043 and PLN990503) for an auto sales lot for used cars.

[PLN090177, Schopp Martin, 10021 Reese Circle,
Salinas, North County Area Plan (Non-Coastal)
(APN: 125-022-023-000)]

The Schopp application (PLN090177) came on for public hearing before the Monterey County Planning Commission on July 10, 2013. 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:** **PROJECT DESCRIPTION** – The proposed project is an Extension Request to a previously approved Use Permit (PC94043 and PLN990503). The applicant is requesting that the extension be granted in perpetuity.
EVIDENCE: 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 PLN090177.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan (Non-Coastal); and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) The property is located at 10021 Reese Circle, Salinas (Assessor's Parcel

Number 125-022-023-000), North County Area Plan (Non-Coastal). The parcel is zoned "LC-B-6" (Light Commercial, with Building Site "B" Review Overlay), which allows auto sales lots subject to a Use Permit. Therefore, the project is an allowed land use for this site.

- c) The property is zoned with a Building Site "B-6" Overlay, which restricts further subdivision of lots shown on recorded final maps and parcel maps. This project does not involve a subdivision request. Therefore the project is in compliance with this restriction.
- d) The project planner conducted a site inspection on May 20, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project was referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review on June 19, 2013. The LUAC recommend approval of the project with a 3-0 vote.
- f) See preceding and following findings and supporting evidence.

3. **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, North 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) The project was originally approved by the Planning Commission on June 8, 1994 and a 10 year extension was granted by the Planning Commission on February 9, 2000. No changes, physically or environmentally, have occurred on or near the project site since the inception of the original project and/or the previous extension request. The site has been in operation for approximately 20 years.
 - c) See preceding and following findings and supporting evidence.

4. **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 the RMA - Planning Department, North County Fire Protection District, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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) Since 1994, when the sales lot was approved and began operations, traffic flow within the area and along Highway 101 has been improved as a result of the Prunedale Improvement Plan (PIP) being implemented and traffic safety projects being constructed. Currently no left-hand

turning movements are allowed along Highway 101, which has increased public safety near the site. The Public Works Department reviewed the project and expressed no concerns relative to traffic and recommended no conditions be placed on the extension request.

c) See preceding and following findings and supporting evidence.

5. **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) See preceding and following findings and supporting evidence.

6. **FINDING:** **CEQA (Previous Negative Declaration)** – The Initial Study prepared for the original project did not identify any significant or immitigable environmental impacts. The Planning Commission considered and adopted a Negative Declaration for the project on May 2, 1994.

EVIDENCE: a) The Initial Study identified and analyzed potentially significant environmental impacts. Conditions were placed on the original project so that any potential significant impacts (traffic) were below a level of significance. Discussions with staff from the Public Works Department and a review of the original traffic report prepared for the Reese Circle area indicated that conditions and impacts from the project have not changed significantly, and in fact have improved with the implementation of the Prunedale Improvement Program (PIP). Therefore, there is no need for additional conditions. All previous conditions and mitigations have been complied with.

b) No criteria contained within CEQA Guidelines Section 15162(a) apply which require the preparation of a subsequent environmental document. No substantial changes are proposed within the project (Extension Request) and no substantial environmental changes have occurred on or within the vicinity of the project site which were not known at the time of adoption of the Negative Declaration.

c) See preceding and following findings and supporting evidence.

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 states that the proposed project is appealable to the Board of Supervisors.

DECISION

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

1. Confirm the adopted Negative Declaration; and
2. Approve the Extension Request to a previously approved Use Permit (PC94043 and PLN990503) for an auto sales lot for used cars, subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this ____ day of ____, 2013 upon motion of ____, seconded by ____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission 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 OF THE BOARD OF SUPERVISORS 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. This permit contains no expiration date and has been approved in perpetuity and runs with the land.

Form Rev. 01-31-2013

Monterey County Planning Department

DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN090177

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Use Permit (PLN090177) extends a previously approved Use Permit (PC94043) for an auto sales lot for used cars. A ten (10) year extension was previously approved by the Planning Commission (PLN990503). The applicant is requesting that an extension be granted in perpetuity. The property is located at 10021 Reese Circle, Salinas (Assessor's Parcel Number 125-022-023-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 Permit Approval Notice. This notice shall state:
"A Use Permit Extension (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 125-022-023-000 on July 10, 2013. The permit was granted subject to 3 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. PDSP001 - LIMITATION ON DISPLAY CARS

Responsible Department: Planning Department

Condition/Mitigation The number of display cars on the sales lot shall be limited to no more than 45 total vehicles.
Monitoring Measure: (Condition carried forward from previous extension - PLN990503)

Compliance or Monitoring This is an on-going, continuous condition.

Action to be Performed:

Exhibit C

Vicinity Map

NORTH COUNTY

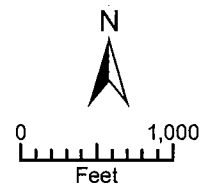


APPLICANT: SCHOPP

APN: 125-022-023-000

FILE # PLN090177

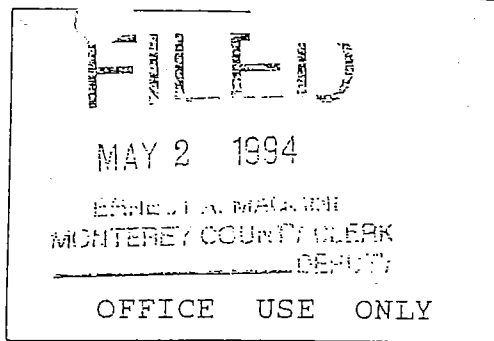
2500' Limit 300' Limit ~ ~ ~ Water City Limits



PLANNER: MONTANO

Exhibit D

Previously Adopted Negative Declaration



NEGATIVE DECLARATION

RESPONSIBLE AGENCY: COUNTY OF MONTEREY DECISION-MAKING BODY: PLANNING COMM.

PROJECT: SCHOPP

ADDRESS: P.O. BOX 221323
CITY/STATE/ZIP: CARMEL, CA 93922

PLANNER: BEARDALL

TELEPHONE: (408) 755-5025

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.

PROJECT DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES:

SALES LOT FOR USED CARS, PARCEL 1, VOLUME 16 PARCELS MAPS, PAGE 40, ASSESSOR'S MAP 11, BOLSA NUEVA MORO COJO RANCHO, PRUNEDALE AREA

PROJECT LOCATION: MARINA

TIME PERIOD PROVIDED FOR REVIEW

BEGINS: 05/02/94 ENDS: 06/01/94

ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY ARE AVAILABLE:

MONTEREY COUNTY PUBLIC WORKS DEPT.

PARKS & RECREATION DEPT.
 LAFCO

MONTEREY COUNTY PLANNING & BUILDING INSPECTION DEPARTMENT

P.O. BOX 1208/COURTHOUSE, 240 CHURCH ST., SALINAS, CA 93902

TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND:

DATE FILED: 05/02/94

REG. DEC.
REV. 01/27/93

FILE REFERENCE #: PC94043
TYPE: UP APN: 125-022-023-000

INITIAL STUDY



PROJECT NAME: Schopp

File No.: PC-94043

OWNER NAME: Gerald G. Byrne

Address: P. O. Box 221323, Carmel, CA 93922

PROPERTY ADDRESS: 10021 Reese Circle
Prunedale, CA 93907

Cross Street: US Highway 101, Blackie Road

Assessor's Parcel No.: 125-022-023

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:

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: May 2, 1994

Signed: Lee Beardall, Project Planner
Lee Beardall

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 project site is located on the east side of US Highway 101 at Reese Circle in the Prunedale area. The site consists of 1 acre and was formerly used as a nursery. The site is currently unused and contains a small vacant office building and greenhouse frames. The lot slopes from north to south, with the slope decreasing from approximately 18 percent at the north to approximately 5 percent at the south. The north portion is vegetated with oaks, willows, and brush, while the south portion is graded with a cover of decomposed granite.

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.

The project, as shown on plans as submitted, consists of a lot for the sale of used cars. Included would be display areas for approximately 45 cars, 7 customer parking spaces, and a small office building. (The project will be conditioned to require 10 customer/employee parking spaces in accordance with Code requirements.) The total used car sales operation would occupy approximately the southern half of the subject 1-acre lot which is already graded and covered with decomposed granite. The northern half would remain undeveloped; no trees or major vegetation would be effected. Water would be provided by an existing mutual water company, while sewage would utilize an existing septic tank.

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 YES Air Quality Mngmt. Plan _____
 Specific Plans _____ Airport Land Use Plans _____
 Water Quality Control Plan _____ Local Coastal Program _____

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. EARTH

Significant Impact?

Will the proposal result in:

4.1	Unstable earth conditions or in geologic substructures?	NO X	POT. -	YES -
4.2	Disruptions, displacements, compaction or overcovering of the soil?	NO X	POT. -	YES -
4.3	Change in topography or ground surface relief features?	NO X	POT. -	YES -
4.4	The destruction, covering, of modification of any unique geologic or physical features?	NO X	POT. -	YES -
4.5	Any increase in wind or water erosion of soils, either on or off-site?	NO X	POT. -	YES -
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?	NO X	POT. -	YES -

4.7	Exposure of people and property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard?	NO X	POT. -	YES -
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EARTH: Conclusions w/evidence - Persons contacted.
Monitoring/Mitigation Measures?

The project would utilize the existing building on site, existing pad, and existing surface of decomposed granite.

<u>5. AIR</u>	Will the proposal result in:	Significant Impact?		
5.1	Substantial air emissions or deterioration of ambient air quality?	NO X	POT. -	YES -
5.2	The creation of objectionable odors?	NO X	POT. -	YES -
5.3	Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	NO X	POT. -	YES -

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

While a number of cars would be displayed on site, the actual volume of automobile traffic onto and off the site would be low due to the nature of the automobile sales business.

<u>6. WATER</u>	Will the proposal result in:	Significant Impact?		
6.1	Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	NO X	POT. -	YES -
6.2	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	NO X	POT. -	YES -
6.3	Alterations to the course or flow of flood patterns?	NO X	POT. -	YES -
6.4	Change in the amount of surface water in any water body?	NO X	POT. -	YES -

6.5	Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?	NO X	POT. -	YES -
6.6	Alteration of the direction or rate of flow of ground waters?	NO X	POT. -	YES -
6.7	Change in the quantity of groundwaters, either through direct additions or through interception of an aquifer by cuts or excavations?	NO X	POT. -	YES -
6.8	Substantial reduction in the amount of water otherwise available for public use?	NO X	POT. -	YES -
6.9	Exposure of people or property to water related hazards such as flooding or tidal waves?	NO X	POT. -	YES -

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

As indicated in Item 4 above, the project would utilize the existing pad on site and the existing surface of decomposed granite. The sloped and heavily vegetated northern portion of the lot would remain in its natural state.

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

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

See response to Item 6 above.

8. ANIMAL LIFE

Significant Impact?

Will the proposal result in:

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

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

See response to Item 6 above.

9. NATURAL RESOURCES

Significant Impact?

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

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

See response to Item 6 above.

9. ENERGY

Significant Impact?

Will the proposal result in :

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

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

Project will not result in substantial increases in energy use.

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
X | POT.
- | YES
- |
| 11.2 Reduction in acreage of any agricultural crops? | NO
X | POT.
- | YES
- |

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

The subject lot is planned and zoned for light commercial uses. The proposed used car sale lot requires a Use Permit approved by the Planning Commission. Conditions will be imposed as part of the Permit to mitigate negative land use impacts.

12. POPULATION

Significant Impact?

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

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

See response to Item 11 above. Two to three persons would be employed on site.

13. HOUSING

Significant Impact?

- | | | | |
|--|---------|-----------|----------|
| 13.1 Will the proposal affect existing housing, or create a demand for additional housing? | NO
X | POT.
- | YES
- |
|--|---------|-----------|----------|

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

No comment.

14. TRANSPORTATION/CIRCULATION

Significant Impact?

Will the proposal result in:

- | | | | |
|---|---------|-----------|----------|
| 14.1 Generation of substantial additional vehicular movement? | NO
- | POT.
X | YES
- |
| 14.2 Effects on existing parking facilities, or demand for new parking? | NO
X | POT.
- | YES
- |
| 14.3 Substantial impact upon existing | NO | POT. | YES |

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

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

The proposed used car lot, by the nature of the automobile sales business, would attract a low volume of customer traffic. However, any marginal change of traffic movement in this area could have some impact on this heavily traveled and hazardous section of Highway 101. Likewise, the visual aspect of the project could have impact in terms of distracting passing motorists. The project has been reviewed by the Monterey County Public Works Department and it has recommended that the applicant (1) contribute a proportionate share of the cost of extending Country Meadows Drive to Reese Circle to aid in the internal circulation of the immediate area, and (2) provide an off-street parking layout subject to approval by the County. These recommendations will be placed as conditions of project approval, with a requirement of 10 off-street parking spaces. Entry to the sales lot would be on Reese Circle approximately 180 feet east of Highway 101 itself. The project is also being reviewed by the California Department of Transportation, and any recommendations it makes will be considered as additional conditions of project approval.

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?	NO -	POT. X	YES -
15.2 Police protection?	NO X	POT. -	YES -
15.3 Schools?	NO X	POT. -	YES -
15.4 Parks or Other Recreational facilities?	NO X	POT. -	YES -
15.5 Maintenance of public facilities, including roads?	NO X	POT. -	YES -

15.6 Other governmental services?	NO	POT.	YES
	X	-	-

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

This project has been reviewed by the Monterey County Public Works Department, North County Fire District, and other County agencies, and their recommendations will be imposed as conditions of project approval.

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
	X	-	-

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

The project would utilize the same utilities used by the previous nursery operation on site.

17. NOISE

Significant Impact?

17.1 Increases in existing noise levels?	NO	POT.	YES
	X	-	-
17.2 Exposure of people to severe noises?	NO	POT.	YES
	X	-	-

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

The project would not added to the existing ambient noise level of this area.

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
	X	-	-
18.2 Possible interference with an emergency evacuation plan?	NO	POT.	YES
	X	-	-
18.3 Creation of any health hazard or potential health hazard?	NO	POT.	YES
	X	-	-

18.4 Exposure of people to potential health hazards?	NO	POT.	YES
	X	-	-

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

The project was reviewed by the County's Environmental Health Division, and it will be required to comply with all County health regulations regarding water usage, sewage, and other matters.

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	POT.	YES
	-	X	-

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

The project will be visible from Highway 101, but, as designed, will not detract from the prevailing visual quality of the area.

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	POT.	YES
	X	-	-
20.2 Will the proposal result in adverse physical or aesthetic effects to a pre-historic or historic building, structure or object?	NO	POT.	YES
	X	-	-
20.3 Does the proposal have the potential to cause a physical change which would affect unique ethnic or cultural values?	NO	POT.	YES
	X	-	-
20.4 Will the proposal restrict existing religious or sacred uses within the potential impact area?	NO	POT.	YES
	X	-	-

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

The project will utilize an areas that has already been disturbed. It is located in a "Low" Archaeological Sensitivity Zone as indicated in the Resources Maps on file in the Monterey County Planning and Building Inspection Department.

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.

See response to Item 12 above.

22. FEASIBLE PROJECT ALTERNATIVES

NOTE: If there are significant environmental impacts caused by the project that are un-mitigable 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 GAME ENVIRONMENTAL DOCUMENT FEES

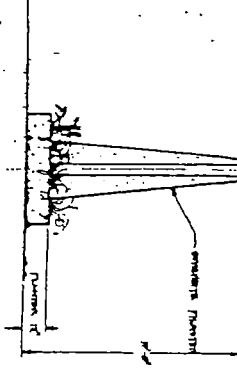
NOTE: Pursuant to Section 711.4(c) of the State Fish and Wildlife Code, upon completion of an Initial Study, the project is subject to a fee assessment. A de minimis exemption to the fees may be granted. The decision regarding the fee is based upon conclusions and evidence contained in the Initial Study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

25. ADDITIONAL COMMENTS: None.

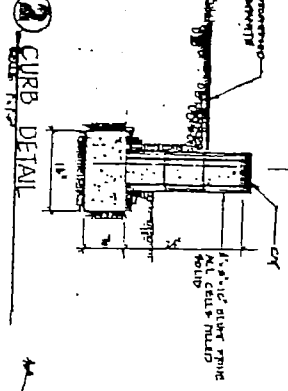
26. ATTACHED APPENDICES: None.



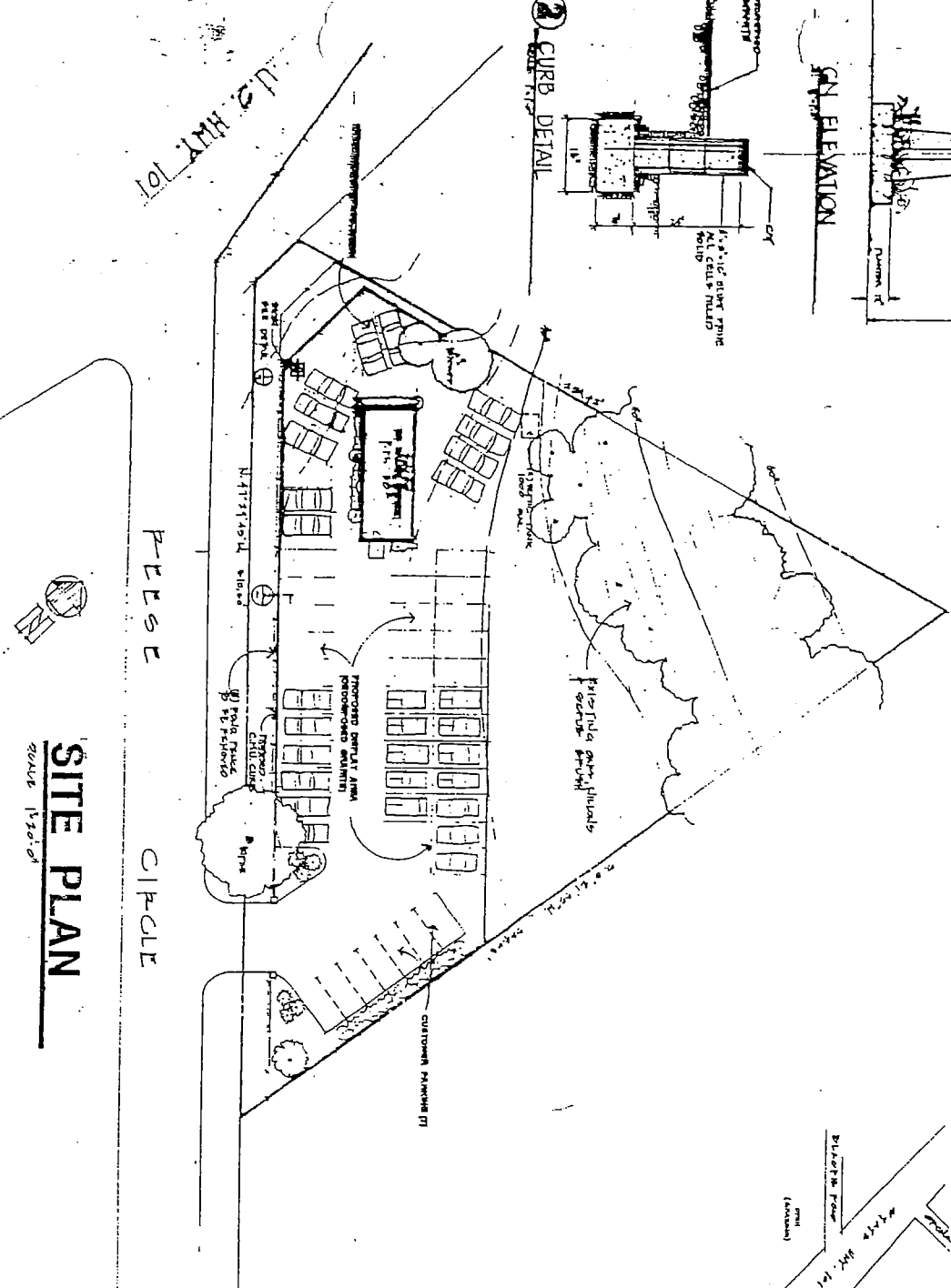
1/4" = 1' ILLUSTRATED SCALE



FRONT ELEVATION

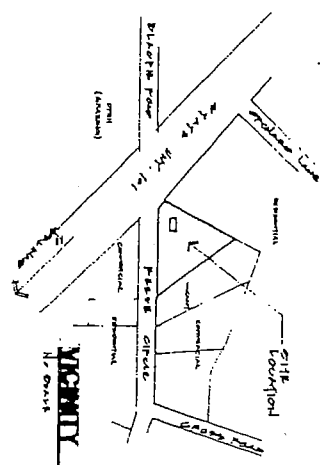


CURB DETAIL



SITE PLAN

Scale 1/32" = 1'-0"



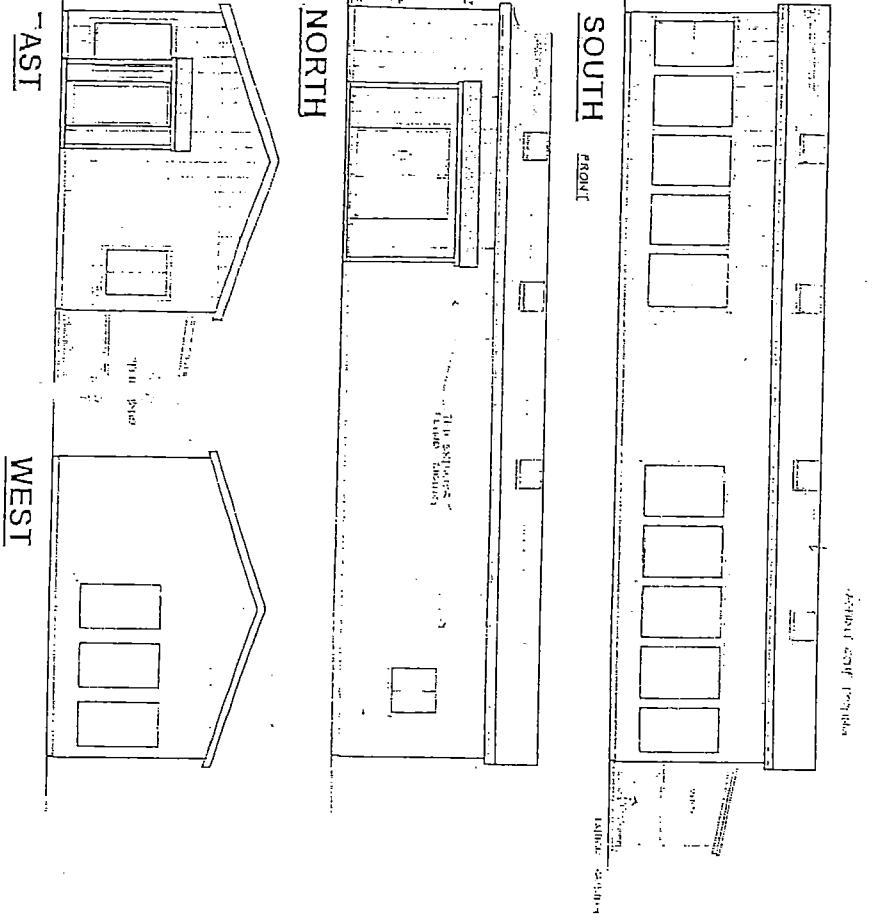
VICINITY MAP

EXHIBIT DATA
 ASSIGNED PROJECT NUMBER: 19-000-000
 ADDRESS: 201 JOHN STREET SUITE-K
 SALISBURY, CA 95972
 CITY: SALISBURY, CA
 COUNTY: BUTTE COUNTY
 PROJECT NO.: 94-09
 PROJECT NAME: USED CAR LOT
 CLIENT: USED CAR LOT
 DESIGNER: TUNSTALL ENGINEERING CONSULTANTS, INC.
 DATE: 11/11/94

PROJECT NO. 94-09	USE PERMIT APPLICATION FOR USED CAR LOT	TUNSTALL ENGINEERING CONSULTANTS, INC. 201 JOHN STREET SUITE-K SALISBURY, CALIFORNIA (408) 758-2782	SITE PLAN VICINITY MAP	APPROVED
	DESIGNED BY			DATE: 11/11/94

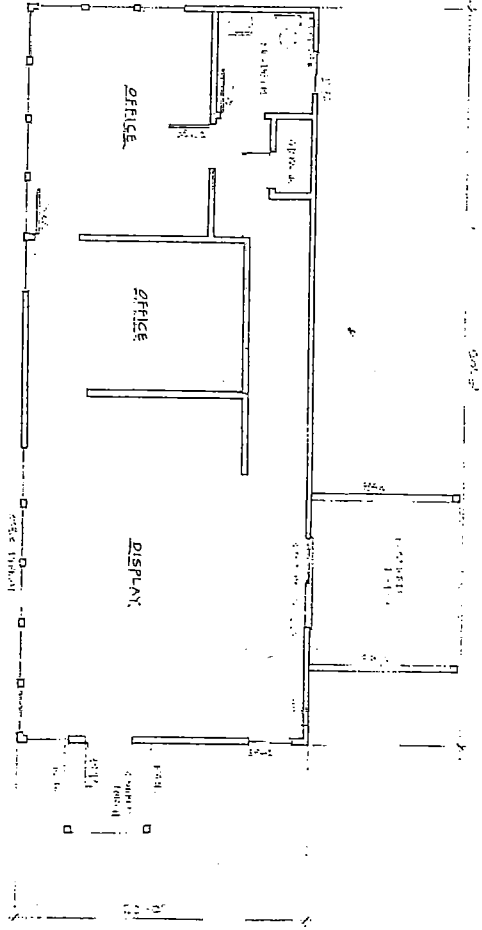
ELEVATIONS

SCALE 1/4" = 1'-0"



FLOOR PLAN

EXISTING



PRODUCT NO. 99-70 SHEET NO. 2	USE PERMIT RENEWAL PRUNEDALE MOTORS	TUNSTALL ENGINEERING CONSULTANTS, INC. 201 JOHN STREET, SUITE-K SALINAS, CALIFORNIA (408) 758-2765	FLOOR PLAN ELEVATIONS	APPROVED _____ _____
	10021 REESE CIRCLE PRUNEDALE, CALIFORNIA DESIGNED BY:	CIVIL ENGINEERING	BUILDING DESIGN	DRAWN BY:

Exhibit E

Extension of Use Permit (10 Year) –
PLN990503 (PC Resolution No. 00006)

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 00006

A.P. # 125-022-023-000

FINDINGS AND DECISION

In the matter of the application of
MARTIN SCHOPP (PLN990503)

for an Extension of a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow a sales lot for used cars, located on Parcel 1, Volume 16, Parcel Maps, Page 40, Assessor's Map 11, Bolsa Knolls Moro Cojo Rancho, Prunedale area, came on regularly for hearing before the Planning Commission on February 9, 2000.

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

FINDINGS OF FACT

1. **FINDING:** The applicant, Martin Schopp, timely applied for an extension of a Use Permit.
 EVIDENCE: Application materials contained in project Files PC94043 and 990503.

2. **FINDING:** Consideration of the subject application for an extension has been carried out pursuant to Section 21.74.110 of Title 21 (Zoning) of the Monterey County Code.
 EVIDENCE: Application materials contained in project Files PC94043 and 990503.

3. **FINDING:** The extension of the Use Permit conforms to the Monterey County General Plan and to Title 21 (Zoning) of the Monterey County Code, and there is no new information or substantial changes in circumstances which would alter the original approval.
 EVIDENCE: Application materials contained in project Files PC94043 and 990503.

4. **FINDING:** The car sales lot will not result in any significant environmental impacts which cannot be mitigated to a level of insignificance.
 EVIDENCE: The Initial Study prepared for this project did not identify any significant or unmitigable environmental impacts. A Negative Declaration was accordingly filed for the project on May 2, 1994. The Initial Study identified and analyzed potentially significant environmental impacts. Conditions have been placed on the project so that these impacts are mitigated to a level of insignificance. Discussions on January 25, 2000, with the traffic engineer who prepared the original traffic report for the Reese Circle area indicated that conditions and impacts from the project have not changed significantly so as to cause a need for additional traffic mitigations. Generally, there is no new information or changes in circumstances which would substantially alter the original Negative Declaration.

DECISION

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

1. This permit is an extension of Use Permit for a sales lot for used cars in accordance with County ordinances and land use regulations subject to the terms and conditions set forth in Planning Commission Resolution No. 94079, dated June 8, 1994, as amended by the terms and conditions set forth below. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)

Condition Requiring Timely Compliance:

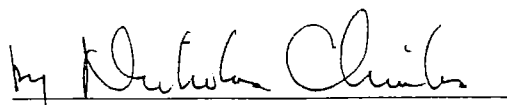
2. Condition 1 of Planning Commission Resolution No. 94079 is amended to read as follows: "The applicant shall pay his proportionate share of the cost of extending Country Meadows Drive to Reese Circle. The proportionate share is \$4,087.63." (Public Works)

Continuous Permit Conditions:

3. A new condition is added to read as follows: "The number of display cars on the sales lot shall be limited to 45." (Planning and Building Inspection)
4. This permit is granted for a period of time of ten years, to expire on June 8, 2009. (Planning and Building Inspection)

PASSED AND ADOPTED this 9th day of February, 2000, by the following vote:

AYES: Brennan, Errea, Hawkins, Hennessy, Hernandez, Lacy, Parsons, Pitt-Derdivanis, Wilmot
NOES: None
ABSENT: Sanchez



William L. Phillips, SECRETARY

MARTIN SCHOPP (PLN990503)

Page 3

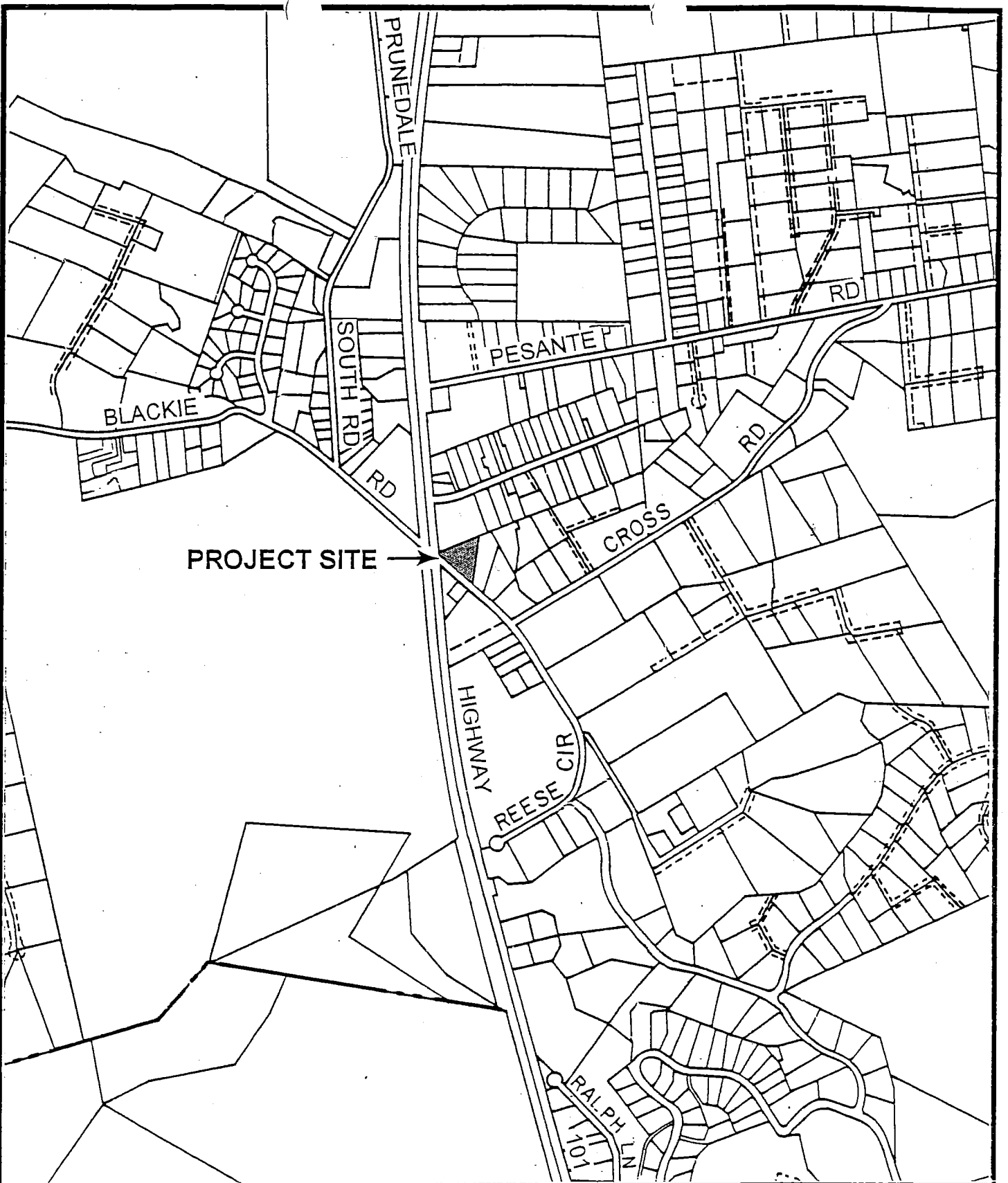
Copy of this decision mailed to applicant on **FEB 22 2000**

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 **MAR - 3 2000**

NC/

C:\WIN70\RESO\up



Rev. 1/15/99

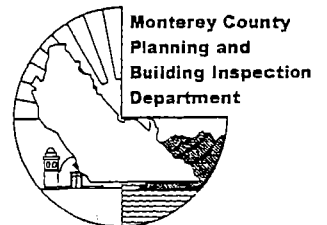
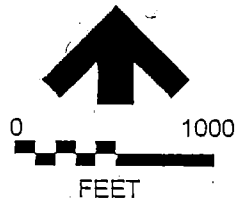


APPLICANT: SCHOPP

APN: 125-022-023-000

FILE# 990503

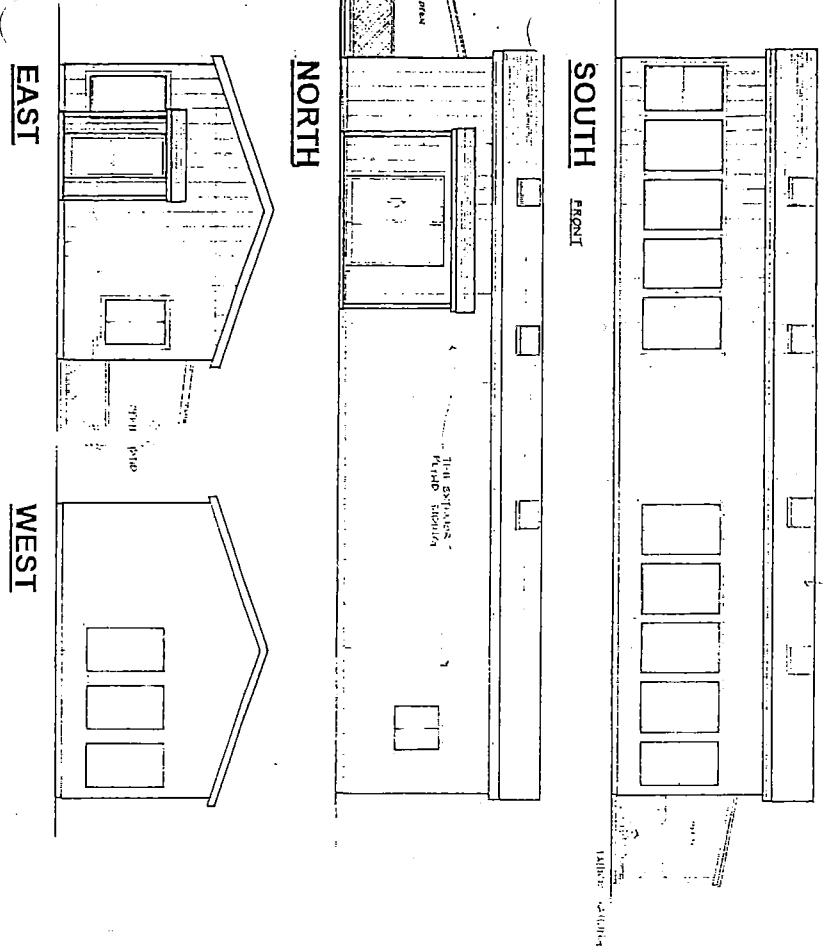
300' LIMIT: 
 2,500' LIMIT: 



DATE:

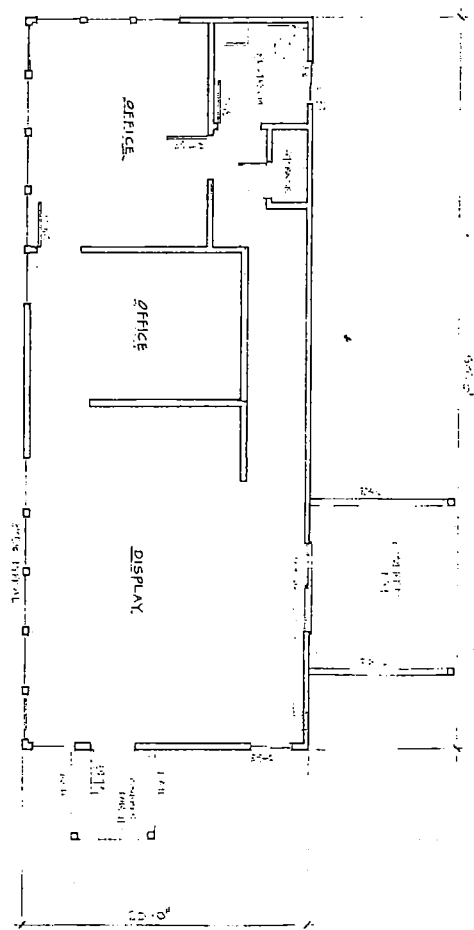
ELEVATIONS

SCALE: 1/4" = 1'-0"



FLOOR PLAN

EXISTING



PROJECT NO. 99-70	USE PERMIT RENEWAL	TUNSTALL ENGINEERING CONSULTANTS, INC. 201 JOHN STREET, SUITE-K SALINAS, CALIFORNIA (408) 758-2765	FLOOR PLAN ELEVATIONS	APPROVED _____ _____
	PRUNEDALE MOTORS 10021 REESE CIRCLE PRUNEDALE, CALIFORNIA			

Exhibit F

Use Permit (5 year) – PC94043
(PC Resolution No. 94079)

PC94043

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 94079

A.P. # 125022023000

FINDINGS AND DECISION

In the matter of the application of Martin Schopp (PC94043) for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow sales lot for used cars, located on Parcel 1, Volume 16 Parcels Maps, Page 40, Assessor's Map 11, Bolsa Nueva Moro Cojo Rancho, Prunedale area, 10021 Reese Circle, came on regularly for hearing before the Planning Commission on June 8, 1994.

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

1. **FINDING:** The used car sales lot is consistent with the North County Area Plan which designates the property as "Commercial," with the policies of the Monterey County General Plan, and with the "LC" (Light Commercial) zoning of the property.
EVIDENCE: The proposed used car sales allowed by the Use Permit would include a display area for approximately 45 cars, 10 customer parking spaces, and a 1,000 square-foot office building. The Monterey County Code (Zoning) permits auto sales in "LC" (Commercial) Districts with a Use Permit.
2. **FINDING:** The site of the proposed project is physically suitable for the proposed use.
EVIDENCE: The operation would occupy approximately the southern half of the subject one-acre lot which is graded and covered with decomposed granite from a previous use. The northern half of the lot, which includes sloped areas and natural vegetation would remain undeveloped. The site has no geologic constraints nor historical or archaeological resources.
3. **FINDING:** The proposed amendment will not have a significant effect on the environment.
EVIDENCE: The Initial Study prepared for this project indicated that no significant adverse environmental impacts are expected to result from this project. Accordingly, a Negative Declaration was filed for this project on May 2, 1994.
4. **FINDING:** The proposed used car lot will not adversely impact traffic conditions in the area.
EVIDENCE: The proposed project was reviewed by the Monterey County Department of Public Works and the California Department of Transportation, and there is no indication from these agencies that the development, as conditioned, will adversely impact traffic in the area.
5. **FINDING:** Considering the record as a whole, there is no evidence that the project will have potential for adverse effect, either individually or cumulatively, on wildlife resources as defined under Section 759.2 and 711.2 of the Fish and Game Code.

EVIDENCE: The administrative record as a whole supports the above finding. This record includes the Initial Study filed for the project and the project description in File PC94043. This project involves no new construction or land disturbance.

6. FINDING: The establishment, maintenance, or operation of the use or building 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 or to the general welfare of the County.

EVIDENCE: This is evidenced by the above findings and supporting evidence.

DECISION

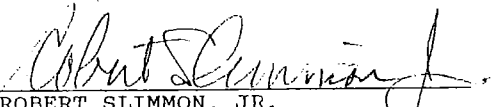
THEREFORE, it is the decision of said Planning Commission that said Negative Declaration be adopted and that said application be granted as shown on the attached sketch, subject to the following conditions:

1. Applicant shall contribute his proportionate share of the cost of extending Country Meadows Drive to Reese Circle. (Public Works)
2. Applicant shall provide 10 off-street parking spaces. The layout for the parking shall be approved by the Director of Planning and Building Inspection. (Public Works, Planning and Building Inspection)
3. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. The plan shall include landscaping in front of the proposed C.M.U. curb. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection Department)
4. All landscaped areas and/or fences shall be continuously maintained by the applicant, all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition, and no inoperable cars shall be stored on site. (Planning and Building Inspection)
5. 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. (Planning and Building Inspection)

6. Applicant shall comply with Section 21.60.100 of the Monterey County Code, and all signs and advertising devices shall be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)
7. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. Said indemnification agreement shall be recorded upon demand of County Counsel or prior to the issuance of building permits or use of the property, whichever occurs first. (Planning and Building Inspection)
8. This permit is granted for a period of time of five years, to expire on June 8, 1999.
9. The applicant shall record a notice which states: 'A permit (Resolution # 94079) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 125-022-023-000 on June 8, 1994. The permit was granted subject to 9 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 Department)

PASSED AND ADOPTED this 8th day of June, 1994, by the following vote:

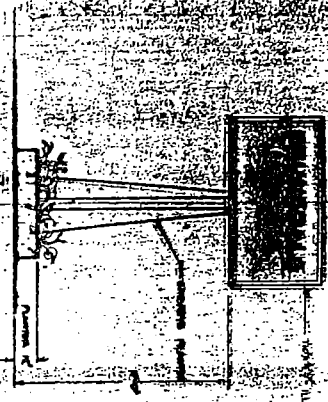
Ayes: Diaz-Infante, Errea, Hawkins, Hernandez, Moore, Orrett, Stallard, Vasquez, Jr.
Noes: None
Absent: Jimenez, Reaves


ROBERT SLIMMON, JR.
SECRETARY OF THE PLANNING COMMISSION

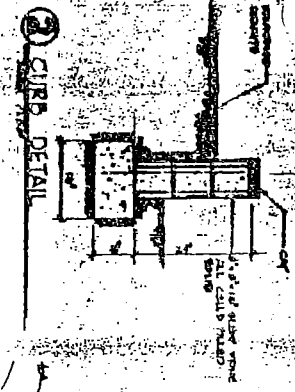
Copy of this decision mailed to applicant on **JUN 15 1994**

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 **JUN 25 1994**

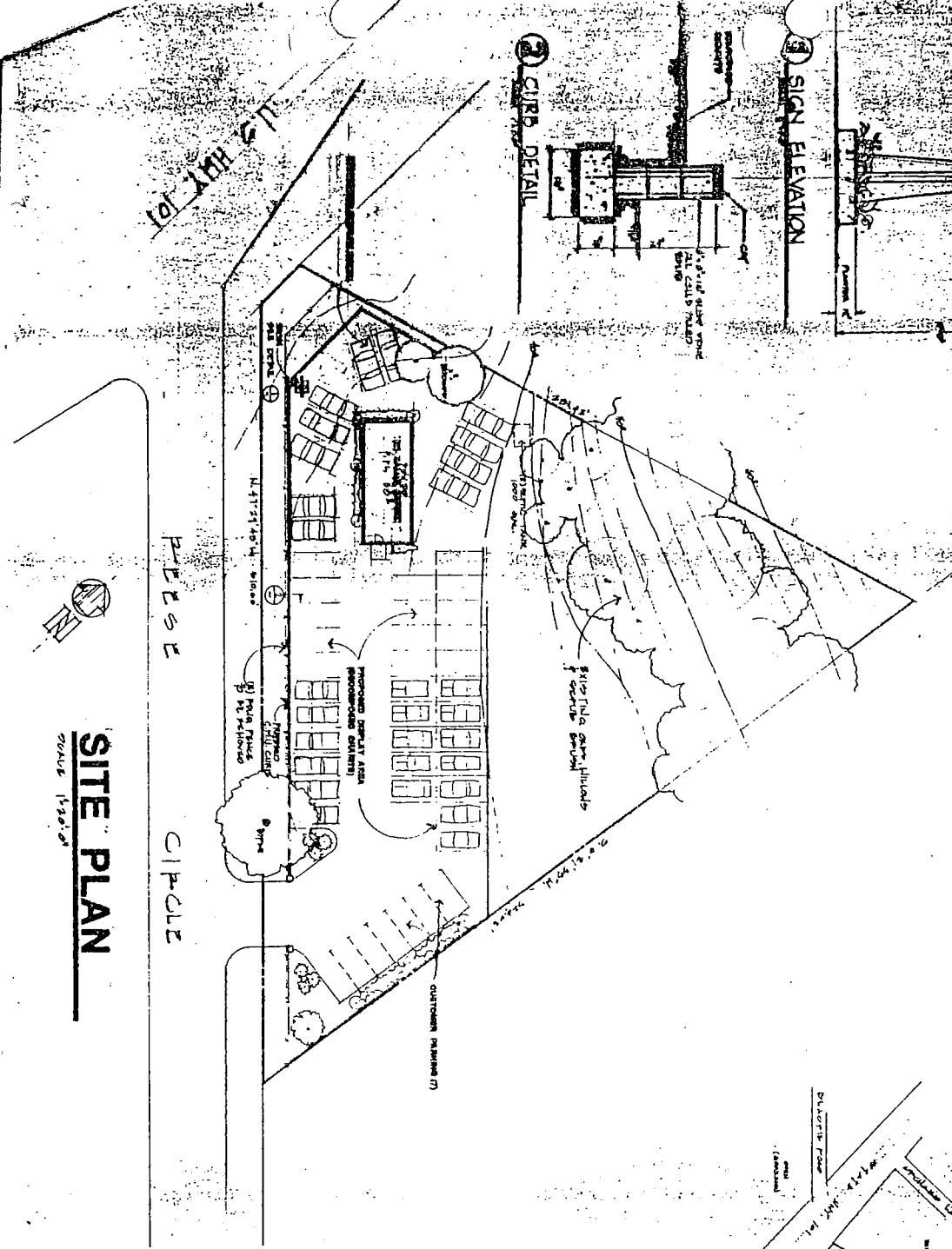
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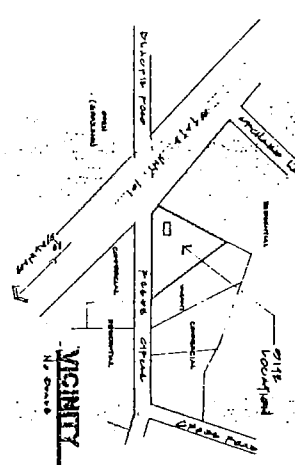
3 SIGN ELEVATION



2 CURB DETAIL



SITE PLAN



VICINITY MAP

PROJECT DATA
 ASSessor's PARCEL NUMBER: 154-43-323
 ADDRESS: 19871 Please Circle Road, Salinas, CA 94707
 OWNER: [Name Redacted]
 APPLICANT: [Name Redacted]
 PROPOSED USE: [Name Redacted]
 ZONING: [Name Redacted]
 LOT SIZE: [Name Redacted]
 EXISTING BUILDING: [Name Redacted]

<p>PROJECT NO. 94-09 SHEET NO. 1</p>	<p>USE PERMIT APPLICATION FOR USED CAR LOT Bruce A. LaCopp, 283 Paravocino Road, Salinas, CA 94703</p>	<p>TUNSTALL ENGINEERING CONSULTANTS, INC. 201 JOHN STREET, SUITE 200 SALINAS, CALIFORNIA 94703 CIVIL ENGINEERING</p>	<p>SITE PLAN VICINITY MAP</p>	<p>APPROVED</p>
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Exhibit G

Request for Extension

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



PLANNING DEPARTMENT

168 W. Alisal St., Second Floor, Salinas CA. 93901
phone: (831) 755-5025 fax: (831) 757-9516
<http://www.co.monterey.ca.us/pbi/>

\$450

APPLICATION REQUEST FORM

Upon submittal of this Application Request Form, a planner will contact you to discuss your proposed application. In order to assist the planner in preparing for the appointment, please submit the information listed below with a \$450.00 check payable to the County of Monterey. This fee will be credited to your application if submitted within six (6) months. If the Application is not submitted within six (6) months, the application will be voided.

1. Owner(s)

Name: MARTIN JOHN SCHOPP
Address: 169 PACIFIC COURT
City: MARINA State: CA Zip: 93933
Phone: (831) 384-7592 Fax: (831) 663-3367 E-mail: MJRN DL @ AOL.com
(831) 277-5521 (cell)

2. Representative(s)/Applicant(s)

Name: PRUNEDA M MORA MARTIN SCHOPP
Address: 10021 REESE CIRCLE
City: SALINAS State: CA Zip: 93907
Phone: (831) 663-5600 Fax: (831) 663-3367 E-mail: _____

3. Property Address/Location: 10021 REESE CIRCLE SALINAS CA 93907

4. Assessors Parcel Number(s): 125-022-023

5. Describe Proposal: See "Scope of Work" Extension of Use Permit
(PL 94043 and PLN 990503) for a sales lot for
used cars.
cell 277-5521

6. Submit a Conceptual Plot Plan indicating:

- ♦ Parcel Size, Dimension, & Access
- ♦ Existing and/or Proposed Buildings
- ♦ Existing and/or Proposed Setbacks
- ♦ Proposed Height of Structures
- ♦ Contours (if applicable)
- ♦ Photographs of site
- ♦ Existing and/or Proposed Use of Buildings
- ♦ Existing and/or Proposed Wells & Septic Systems
- ♦ Proposed Tree Removal (Size and Type)
- ♦ Proposed Grading Estimate (cut & fill)
- ♦ Other: _____

[Signature]
Applicant Signature

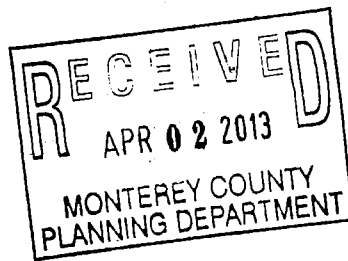
5/18/09
Date:

File #: <u>PLN 090177</u>	Department Use Only
Zoning: <u>LC/B-6</u>	Planner Assigned:
Area Plan: <u>North County</u>	Date Submitted: <u>May 18, 2009</u>
Planning Team: <u>Enland</u>	Submitted To: <u>Bob Schubert</u>
Permits Req'd: <u>Use Permit Extension</u>	Given Out By:
	Comments:

21.18.060 D

Fax 663-3367
Revised 07/23/08

①



FROM MARTIN J SCHOPP

MARCH 30 2012

PRUNEDALE MOTORS

10021 REESE CIRCLE

SALINAS CA 93907

Re. Parcel # 125-022-023-000

Dear Sirs,

In 1994 I purchased and developed the property now named Prunedale Motors (corner of Reese Circle and Hwy 101 N)

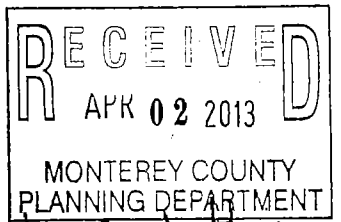
I was granted a 5 year use permit and then applied to extend my use permit in 1999. The extension was approved for a further 10 years with most of the planning commission wanting to make the use permit permanent.

At the meeting I was told that if there were no problems the use permit would become permanent.

I have never had any problems with the County or my neighbors and have tried to be diligent in my compliance. I paid my share of the extension of Reese through to Salinas and I pay all my taxes, sales taxes, property taxes etc.

I originally paid \$5000 or so for my 5 year permit and then paid \$1255 for my 10 year extension.

Before my extension expired on 5/18/09 I inquired as to how I would receive my permanent use permit. I was told that the



(2)

records would have to be found and this would take some time so upon the advice of the planning department I placed a deposit of \$457⁶⁵. I inquired at different times after this to find out if the records had been found & researched and was given the understanding that if I did not hear any further my use permit would be permanent.

Time passed and I was surprised to receive a call from Ramon Montano (who has been very helpful) telling me I needed to apply for a use permit extension. I had actually been intending to come to the Planning Dept. to inquire about my \$457⁶⁵.

Due to some personal family issues I was not able to meet with Mr. Montano until recently. He informed me that I would indeed have to complete the application for a use permit extension and that it would be recommended that it become permanent.

Mr. Montano indicated that there had been no problems or complaints or any negative issues in the past 18 years or so that would cause any problem with the permit. I was then informed that the fee would be \$5093³⁹! I do not understand several factors pertaining to this situation:-

(A) Why after my 5 year original permit & 10 year extension I was not granted a permanent permit

(B) Why the fee for the last extension was \$1255 and now is \$5093

3

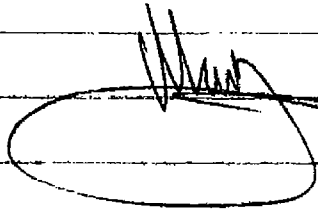
(c) Why my neighbors with commercial properties around me were granted permanent use permits upfront

I really do try to comply with all that is required of me and would appreciate it if there is some way we could solve this situation with less expense to my business and more permanency to my permit.

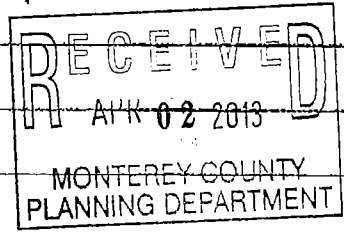
I would be very grateful if you could take some time to review this situation.

Thanking you in anticipation

Sincerely,



MARTIN J SCHAPP
(owner Pinecreek Motors)





MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT
 SALINAS OFFICE - 168 WEST ALISAJ, 2ND FLOOR, SALINAS, CA 93902
 OFFICE: 831.755.5025 FAX: 831.757.9516
 COASTAL OFFICE - 2620 FIRST AVENUE, MARINA, CA 93933
 OFFICE: 831.883.7500 FAX: 831.384.3261

DEVELOPMENT PROJECT APPLICATION

This application is for:

- | | |
|--|---|
| <input type="checkbox"/> Combined Development Permit | <input type="checkbox"/> Tentative Parcel Map [Minor Subdivision] |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Tentative Map [Standard Subdivision] |
| <input type="checkbox"/> Administrative Permit [Coastal/Non-Coastal] | <input type="checkbox"/> Vesting Tentative Map |
| <input checked="" type="checkbox"/> Use Permit [Major/Minor] | <input type="checkbox"/> Preliminary Map |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Project Review Map |
| <input type="checkbox"/> Design Approval | <input type="checkbox"/> Lot Line Adjustment [Major/Minor] |
| <input type="checkbox"/> General Development Plan | <input type="checkbox"/> Revised Tentative Map |
| <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Revised Tentative Parcel Map |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Amended Final Map |
| <input type="checkbox"/> Local Coastal Plan Amendment [L.U.P. or C.I.P.] | <input type="checkbox"/> Amended Parcel Map |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Extension Request |
| <input type="checkbox"/> Other _____ | |

1. Owner[s] Name: MARTIN J. SCHOPP
 Address: 10021 REESE CIRCLE City: SALINAS State: CA
 Telephone: (831) 663-5600 Zip Code: 93907

2. Applicant's Name: MARTIN J SCHOPP
 Address: 169 PACIFIC CT. City: MARINA State: CA
 Telephone: (831) 277-5521 Zip Code: 93933

3. Applicant's Interest in property [Owner, Buyer, Representative, etc.]
OWNER

4. Property address and nearest cross street: 101 AND REESE
10021 REESE CIRCLE SALINAS CA 93907

5. Assessor's Parcel Number[s]: 125-022-023-000

6. Current Zoning: LCB-6

7. Property area [acres or square feet]: 1/2 ACRE

8. Describe the proposed project:
USED VEHICLE SALES

9. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section _____ of the Monterey County Code, from a _____ Zoning District to a _____ Zoning District or some other classification.

10. GENERAL PLAN AMENDMENT OR COASTAL PLAN AMENDMENT ONLY: Describe the proposed amendment:

11. SUBDIVISION INFORMATION ONLY: Number of Lots: _____
 Purpose of Subdivision: Sale: Lease: Financing: Other: _____

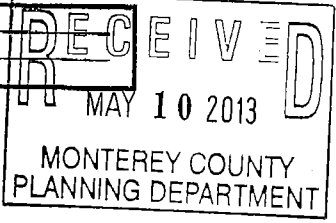
12. LOT LINE ADJUSTMENT INFORMATION ONLY: What is the purpose of the adjustment: _____

WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes No

ADJUSTED PARCEL SIZE(S): _____

Owner's Signature _____	Owner's Signature _____
Owner's Name [Please Print] _____	Owner's Name [Please Print] _____
Assessor's Parcel Number _____	Assessor's Parcel Number _____

13. VARIANCES ONLY: Describe the proposed variance: _____



14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence Other [how many total units] _____
 No. of covered parking spaces _____ No. of uncovered parking spaces _____ Lot Coverage _____ %

B. Commercial or Industrial Development: No. of employees (include all shifts) _____
 No. of covered parking spaces _____ No. of uncovered parking spaces _____ **N/A**
 No. of Loading Spaces _____ Lot Coverage _____ %

15. Will grading or filling be required: Yes No Cubic Yards _____

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes No

17. Will any trees be removed: Yes No If yes, indicate the number, specie[s] and diameter: _____

Other vegetation to be removed: _____

18. How will water be supplied: Individual Wells _____ Mutual System

Name of Public or Private Water System: **CROSS HILL MUTUAL**

19. How will sewage or other waste be disposed: **SEWER**

Name of Public or Private Sewer System: **SEWER**

20. Is this land currently in row crop production: Yes No

21. Is this land used for grazing: Yes No

22. Is this land under an Agricultural Preservation Contract: Yes No If yes, indicate the Contract No. _____

23. Is this proposed project located on a hazardous waste facility: Yes No (Government Code 65962.5). [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4506.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application. I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge.

Dated: 5/3/13 at SALINAS, California

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

MARTIN J. SCHOPP

Owner's Name [Please Print or Type]

Agent's Name [Please Print or Type]

Owner's Signature

Agent's Signature

Application fees are charged based upon average hours to process a given application. Actual processing hours may be greater or less than hours specified on the fee sheet. Processing hours in excess of the fee sheet will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

For Department Use Only

Plan Designation: Commercial Plan: North County AP
 Legal Lot: _____ Zoning Violation Case No.: NO
 Property Owner Verified: Yes No Height: MAX 35' Lot Coverage MAX 80%
 Setbacks: F N/A R N/A S N/A Special NO OPL NO
 FAR 50% Fire Haz. HIGH SRA YES Flood NO
 Advisory Committee: NC NON COASTAL
 Geo. Hazard Zones: _____ Arch. Sensitivity Zone: LOW ESH: NONE
 Misc.: URBANIZED AREA AND ZONE 2C
 Application Given Out By: RAMON MONTANO Date: 7-12-2012
 Application Received By: _____ Date: 5-10-2013

