

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

RESOLUTION NO. 05049

A. P. # 131-054-003-000

In the matter of the application of
Gerald & Deborah Cutler (PLN030501)

FINDINGS & DECISION

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Development Permit to allow vehicle dismantling and parts sales within the Dolan Industrial Park (Parcel C/Cutler); and a General Development Plan including improvements to install a well, a water system, a 212,000 gallon water tank, pressure tank, booster pump, and drainage improvements. The previous permit (PC94210) expired on June 14, 2000. The project is located at 516-E Dolan Road, Castroville, on Via Tanques Road off of Dolan Road, North County area, Coastal Zone. The project came on regularly for hearing before the planning commission on September 14, 2005.

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

1. **FINDING: CONSISTENCY:** The Project, as conditioned is consistent with applicable plans and policies, the North County Land Use Plan, Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20).
EVIDENCE: (a) Plan Conformance. PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the North County Land Use Plan, Coastal Implementation Plan (Part 2), and the Monterey County Zoning Ordinance (Title 20). County staff determined that the project is consistent with these policies and standards as they apply to light industrial and vehicle dismantling facilities. Staff notes are provided in Project File PLN030501.
(b) Site Visit. Project planner conducted an on-site inspection on April 19, 2004, April 30, 2004, June 1, 2004, and May 17, 2005 to verify that the project on the subject parcel conforms to the plans listed above.
(c) Land Use. The project for vehicle dismantling is an allowed use, in accordance with Section 20.26.060.KK for other industrial uses. The vehicle dismantling operations are similar in character, intensity, and density as other allowed uses including contractors yards, welding shops, storage yards, auto repair facilities, and retail sales. The use is consistent with the North County Land Use Plan which designates the site as a Special Treatment Area that "*is not intended to prohibit the wrecking yards from continued operation.*" It specifies that renewal of the use permits for auto dismantling "*will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation.*" Appropriate conditions and mitigation measures have been incorporated. The use is also compatible with the intent of the zoning designation "*to protect nearby residential, commercial, and industrial uses from undue hazards, noise, and other disturbances.*"

(d) Zoning Consistency. The parcel is designated Light Industrial, Coastal Zone ("LI (CZ)"), pursuant to the Board of Supervisors Resolution 92-248 – June 9, 1992 acknowledging receipt of the California Coastal Commission Certification of Amendments to the Local Coastal Program for PC-6607 which changed the land use and zoning designation from Agricultural Conservation to Light Industrial. The project is in compliance with Site Development Standards for a Light Industrial District in accordance with Section 20.26.070

(e) Land Use Advisory Committee (LUAC). The North County Coastal Land Use Advisory Committee reviewed the project on April 19, 2004 and recommended approval by a vote of 5 to 0. The LUAC included several recommended conditions relating to the water system, visual issues, potential contaminants which have been incorporated and/or addressed in the permit conditions and discussed below. LUAC meeting minutes dated April 19, 2004.

- Water System. The LUAC recommended one complete water system to serve all four parcels as directed by the Fire District. Staff has determined in consultation with the local Fire District that installation of two separate water systems as proposed allows for backup systems and is acceptable provided they are designed to allow for mutual connections in the event of an emergency. This requirement has been incorporated as a condition.

- Trees. The LUAC recommended planting trees around the perimeter of the yards. This requirement has been incorporated as mitigation.

- Stacking. The LUAC recommended that the cars should not be stacked higher than the height of the fence. This requirement has been incorporated as mitigation.

- Roadway. The LUAC recommended that the entire roadway should be studied and effects of pollutants in runoff be considered. Proposed access road improvements will pave the entire length of the road with gravel base rock used for parking. The project has been evaluated by the Department of Public Works and the Water Resources Agency which have determined that drainage facilities are not required for the road. The project will not increase or substantially alter existing conditions and runoff is currently addressed in the overall stormwater plan and intercepted for pollutants. Mitigation includes inspections and monitoring to ensure that the drainage facilities are functioning properly.

- Disposal of Contaminants. The LUAC recommended that all contaminants be stored and disposed of properly. Mitigation measures include best management practices regarding the dismantling and storage of materials and contaminants to minimize potential adverse effects. Facilities are inspected by the local Fire District and the Division of Environmental Health to ensure compliance.

- Illegal Housing. The LUAC recommended that any illegal housing on the property be removed. The property is subject to County regulations. The owner would need to remove any unpermitted structures on the property or obtain the necessary permits.

(f) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030501.

2. **FINDING: SITE SUITABILITY:** The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, Parks Department, North County Fire Protection District, Sheriff's Office, and Agricultural Commission. All applicable conditions recommended have been incorporated.

(b) Technical information by outside biological, archaeological, and geotechnical consultants indicate that there are no physical or environmental constraints such as environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. Agency staff concurs. Materials are in Project File PLN030501 including:

- Biological Report prepared by Jud Vandevere dated March 12, 2004
- Field Review of Drainage System prepared by Ken Tunstall dated March 17, 2004
- The project is located on a developed site and a previous cultural resources survey prepared by Archaeological Consulting dated September 15, 1994 found no evidence of cultural resources on the property.

(c) Staff conducted an on-site visit on April 19, 2004, April 30, 2004, June 1, 2004, and May 17, 2005 to verify that the site is suitable for this use.

(d) No public facilities are necessary for the project.

3. **FINDING: CEQA (Mitigated Negative Declaration):** On the basis of the whole record before the Planning Commission there is no substantial evidence that the proposed project as designed and mitigated will have a significant effect on the environment. The mitigated negative declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) The Monterey County Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study provides substantial evidence based upon the record as a whole, that the project would not have a significant effect on the environment. Staff accordingly prepared a mitigated negative declaration. The Initial Study is on file in the offices of the Planning and Building Inspection Department and is hereby incorporated by reference. (PLN030501).

(b) Evidence that has been received and considered includes:

- The application and materials in project file number PLN030501.
- Initial Study/Mitigated Negative Declaration prepared by Eric Lee for project file PLN030501, dated June 1, 2005.
- Biological Report prepared by Jud Vandevere dated March 12, 2004
- Staff site visits on April 19, 2004, April 30, 2004, June 1, 2004, and May 17, 2005.
- Staff report that reflects the County's independent judgment.

(c) These reports are on file in the offices of PBI (File Reference No. PLN030501) and are incorporated by reference herein.

(d) The Initial Study addresses potential environmental impacts of the proposed project and includes mitigation measures that reduce the impacts to a less than significant level. Impacts and mitigation measures are summarized below:

- Aesthetics. The dismantling facilities are visible from public viewing areas with potential impacts to scenic and visual resources. Mitigation to reduce visibility and glare includes planting and maintaining trees along the perimeter, limiting the height of stacked vehicles, painting any new structures an appropriate earthtone color, and grading Yards #1 and #2 to reduce the exposed slope.
 - Hazards/Hazardous Materials. The project for a vehicle dismantling facility handles and disposes of potentially hazardous chemicals and materials which can cause adverse impacts if not properly handled. Mitigation to address potential hazards includes implementing best management practices and installing a water system for fire suppression
 - Hydrology/Water. The project is located adjacent to environmentally sensitive wetlands and sloughs. Runoff from the project site has the potential to impact the sensitive habitat. A comprehensive stormwater management system was previously required and installed. Further mitigation includes continuing inspections and maintenance on the system and updating the stormwater plan to address changes from grading activities, erosion and sedimentation issues, and runoff from the proposed new yards.
 - Transportation/Traffic. The project has not resulted in substantial increases in traffic generation since the projects were last permitted and analyzed. However, due to changed circumstances, a general increase in traffic levels, and lack of maintenance, certain road and traffic improvements have been identified as necessary. Mitigation includes traffic and sight distance improvements at the intersection of Dolan Road and Via Tanques, and improvements to the access road for circulation and parking.
- (e) The mitigated negative declaration was circulated for public review from June 6, 2005 to July 5, 2005. The County has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study. Comments are summarized and addressed below:
- The Public Utilities Commission commented on safety issues related to the Union Pacific rail line adjacent to the property. Staff has determined that project design and fencing addresses these issues.

4. **FINDING:** **EXISTING VIOLATIONS:** The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance and actions shall be implemented to require immediate cessation of operations and the removal of all materials and infrastructure that supports those operations.

EVIDENCE: (a) A zoning violation (CE020301/Parcel C) currently exists on the subject property for the dismantling activities which are operating without a valid use permit. The previous permit ((PC94210/Parcel C) expired in 2000. The applicant was allowed to continue operations as an existing use provided a new permit was obtained. Approval of the subject permit (PLN030501) and compliance with the conditions will clear the violation.

(b) Application, plans and materials in Project File PLN030501.

(c) Staff site visits on April 19, 2004, April 30, 2004, June 1, 2004, and May 17, 2005.

5. **FINDING: PUBLIC ACCESS:** The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see §20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
- EVIDENCE:** (a) The subject property is not described as an area where the Local Coastal Program requires access.
- (b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figures 6, the Shoreline Access/Trails Map, of the North County Land Use Plan.
- (c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- (d) Staff site visit on April 19, 2004, April 30, 2004, and June 1, 2004.
6. **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 Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, Parks Department, North County Fire Protection District, Sheriff's Office, and Agricultural Commission. The respective departments and 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions.
7. **FINDING: APPEALABILITY:** The project is appealable to the Board of Supervisors and California Coastal Commission.
- EVIDENCE:** (a) Section 20.86.030.A of the Monterey County Coastal Implementation Plan, Part 1 (Board of Supervisors).
- (b) Section 20.86.080.A.3 of the Monterey County Coastal Implementation Plan, Part 1 (Coastal Commission). Development that is permitted as a conditional use is appealable to the Coastal Commission. The dismantling operation is a conditional use which requires a coastal development permit.

DECISION

It is the decision of the Planning Commission that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 14th day of September 2005, by the following vote:

AYES: Errea, Hawkins, Parsons, Padilla, Vandevere, Salazar, Rochester, Wilmot, Diehl
NOES: None
ABSENT: Sanchez



DALE ELLIS, SECRETARY

COPY OF THIS DECISION MAILED TO APPLICANT ON **OCT 7 2005**

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 **OCT 17 2005**

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Marina.

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

<u>Monterey County Planning and Building Inspection</u> <u>Condition Compliance and/or Mitigation Monitoring Reporting Plan</u>	Project Name: <u>Cutler</u> File No: <u>PLN030501</u> APNs: <u>131-054-002-000</u> Approval by: <u>Planning Commission</u> Date: <u>September 14, 2005</u>
--	---

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		SPECIFIC USES ONLY This Combined Development Permit for Parcel C consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and a General Development Plan including improvements to install a well, a water system for fire suppression and domestic use, a 212,000 gallon water tank, a 5,000 gallon water tank, pressure tank, booster pump. The project is located at 516 Dolan Road, Castroville (131-054-002-000), on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
2		NOTICE-PERMIT APPROVAL & EXPIRATION The applicant shall record a notice which states: "A permit (Resolution 05049) was approved by the Planning Commission for Assessor's Parcel Number <u>131-054-002-000</u> on September 14, 2005. The permit	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Within one (1) month of permit approval	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		was granted subject to 36 conditions of approval which run with the land. This permit expires ten (10) years from the date of approval on September 14, 2015. The owner shall obtain a <u>renewal</u> new use permit prior to expiration in order to continue operations. 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)				
3		PBD016 - INDEMNIFICATION The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action, or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action, or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify, or hold the county harmless. (Planning and Building Inspection)				
4		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filing of the Notice of Determination. This fee shall be paid on or before the 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 the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested, or final until the filing fees are paid. (Planning and Building Inspection)	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.	Owner/ Applicant	Prior to the recordation of the tentative map, the start of the use or the issuance of building and grading permits.	
5		PBD022 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)	agreement.		permits, whichever occurs first.	
6		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN 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 applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three (3) sets of the exterior lighting plan.	Owner/ Applicant	Ongoing prior to installation of exterior lighting	
7		PERFORMANCE SECURITY (Non-Standard) The owner shall provide a performance security to the County for the total amount of estimated improvements and maintenance related to the water system installation, road and traffic improvements, and landscaping pursuant to related conditions <u>contained in this permit</u> to the Director of Planning and Building Inspection for review and approval. (Planning and Building Inspection)	Submit the performance security to PBI.	Owner/ Applicant	Within two (2) months <u>At the time</u> of permit approval	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
8		PBD032(A) - TREE PROTECTION Trees which are located close to grading activities shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
9		PUBLIC SAFETY AND SECURITY GUIDELINES (Non-Standard) Within nine (9) months of permit approval and prior to occupancy of any new structures, the applicant shall comply with the Monterey County <u>Public Safety and Security Guidelines</u> to the satisfaction of the Monterey County Sheriff's Office. (Planning and Building Inspection & Sheriff's Office)	Submit documentation of compliance from the Sheriff's Office to the Director of PBI for review and approval.	Owner/ Applicant	Within nine (9) months of permit approval and/or prior to occupancy	
10		PROPERTY ABANDONMENT (Non-Standard) In the event that the vehicle dismantling use of the property is abandoned or that the use permit is revoked, the owner shall clean up and restore the site to the satisfaction of Monterey County and reimburse the County for any costs incurred or damages suffered as a result of the clean up. (Planning and Building Inspection)	Clean up and restore site.	Owner/ Applicant	In the event of use abandonment or permit revocation restore within six (6) months	
11		NO SALES OUTSIDE OF YARDS (Non-Standard) No storage or sales of vehicles or parts are allowed outside of the fenced yard areas. (Planning and Building Inspection)	Adhere to condition	Owner/ Yard Operator	Ongoing	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12		PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical, or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
13		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)	None	Owner/ Applicant	Ongoing	
14		YARD OPERATIONS (Non- Std.) It is the responsibility of the property owner to make sure that all operators are aware of these conditions of approval and to ensure that operations are in compliance with these conditions of approval. (Planning and Building Inspection Department)	Adhere to condition.	Owner/ Applicant/ Operator	Ongoing	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
15		PERMIT REVOCATION (Non-Std) Failure of the owner to comply with any condition of the subject permit (PLN030501) shall result in the revocation of the permit pursuant to Section 20.82.060 and continued operations shall be considered a violation and public nuisance, pursuant to Section 20.90. The owner shall pay reasonable compensation to the County for any related costs incurred or damages suffered as a result of the violation. Revocation of the subject permit shall also result in revocation of all related operating permits, including but not limited to the Environmental Health Hazardous Materials Permit. (Planning and Building Inspection)	Comply with permit conditions.	Owner/ Applicant	Ongoing	
16		PERMIT EXPIRATION (Non-Std) The subject permit shall be granted for a time period of 10 years, to expire on July 13, 2015. In order to continue operations the owners shall apply for a renewal permit one year prior to expiration and use all due diligence to obtain the permit. (Planning and Building Inspection)	Apply for and obtain renewal permits.	Owner/ Applicant	July 13, 2014 - One year prior to permit expiration	
17		DRAINAGE PLAN (Non-Standard) The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts, and which incorporates the recommendations included in Tunstall Engineering Consultants' Field Review of Drainage System, dated March 15, 2004, or as updated. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Within 3 months of permit approval	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
18		COMPLETION CERTIFICATION (Non-Standard) The applicant shall provide the Water Resources Agency certification from a registered civil engineer that drainage improvements have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer	Within 6 months of permit approval	
19		OTHER AGENCY PERMITS (Non-Standard) The applicant shall provide certification to the Water Resources Agency that applications have been submitted for all required local, State, and Federal permits. The Agencies include, but are not limited to, the California Department of Fish & Game, California Regional Water Quality Control Board, Division of Safety of Dams, and the Army Corps of Engineers. (Water Resources Agency)	Submit a letter and any associated permits to the Water Resources Agency for review and approval.	Owner/ Applicant	Within 3 months of permit approval	
20		SEPTIC SYSTEM (Non-Standard) As necessary, submit plans for review and approval showing the location and design of the proposed septic system(s) meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant/Operato r	Within 45 days <u>At the time of</u> approval of the Use Permit.	
21		SEPTIC SYSTEM (Non-Standard) As necessary, construct the septic system(s) under permit from the Division of Environmental Health, meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system(s) and pay all associated fees.	CA Licensed Engineer /Owner/ Applicant/Operato r	Within 45 days of DEH review and approval of the septic system design.	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
22		HAZARDOUS MATERIALS (Non-Standard) Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant/Operator	Continuous	
23		HAZARDOUS WASTE (Non-Standard) Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous Waste Control) as approved by the Director of Environmental Health. (Environmental Health)	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant/Operator	Continuous	
24		WATER SYSTEM (Non-Standard) Obtain a new or amended water system permit from the Division of Environmental Health consistent with Mitigation Measure #5 and accompanying monitoring actions. (Environmental Health)	Submit necessary application, reports, and testing results to EH for review and approval. <u>Construct water system in accordance with plans approved by EH.</u>	CA Licensed Engineer /Owner/ Applicant	Within 6 months of approval of the Use Permit	
25		WATER SYSTEM (Non-Standard) Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, and Titles 17 and 22 of the California Code of Regulations. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements consistent with Mitigation Measure #5 and accompanying monitoring actions. . (Environmental Health)	Submit engineered plans for the water system improvements and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.	CA Licensed Engineer /Owner/ Applicant	<u>Within 1 month</u> <u>At the time of</u> approval of the Use Permit	

Permit Cond. No.	Mitig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
26		ABANDONED WELLS (Non-Standard) Destroy the existing abandoned well(s), as necessary, according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. The well shall not be considered abandoned if satisfactory evidence is provided that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)	Prior to destruction, a permit for the destruction of the well(s) shall be obtained by a CA licensed well contractor from the Division of Environmental Health. After destruction submit the Well Completion Report to the Division of Environmental Health	CA C57 Licensed Contractor /Owner/ Applicant	Within 6 months of approval of the Use Permit	
27	1	Mitigation Measure #1 (Screening): In order to minimize impacts to scenic vistas, to reduce off-site glare and to maintain the visual quality of the site, each dismantling facilities on each parcel shall be screened from public view. Each owner/applicant shall implement measures including but not limited to the following screening measures for their respective parcel within six (6) months of permit approval. The owners shall provide the necessary financial guarantees to the County of Monterey to ensure completion of the work. <ul style="list-style-type: none"> For Parcel A, the applicant shall plant and maintain a solid row of trees along the entire northern and eastern perimeters of the property. Trees shall also be planted along the exposed western side fronting on the access road to screen the fence from the point where Parcel A extends northwards beyond Parcel B. In the event that trees cannot be planted to screen the west-facing fence along the access road, the fence shall be painted a neutral earthtone color. For Parcel B and Parcel C, the applicant 	Monitoring Action #1A: Within one (1) month of permit approval, the owners of Parcel A and Parcel D shall submit a screening/landscaping plan for their respective parcels to the Director of Planning and Building Inspection for review and approval. The plan shall screen the dismantling facilities on each parcel to the satisfaction of the Director of Planning and Building Inspection. The screening/landscaping plan shall be prepared by a qualified landscape designer/architect and shall include verification by a qualified landscape designer/architect that the landscaping plan meets County requirements for the use of native, drought-tolerant species. The plan shall show the location of the screening trees and vegetation. The plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials, irrigation schedule, and shall be accompanied by a nursery or contractor's	Owner/ Applicant/ Landscape Architect or Designer	Within one (1) month of permit approval	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>shall maintain the existing row of perimeter trees and fill in any gaps in the treeline.</p> <ul style="list-style-type: none"> For Parcel D, the applicant shall plant a solid row of trees consistent with the Landscape and Fencing Plan prepared by Tunstall Engineering around the entire outside perimeter of Yards 1 to 6. In addition, the applicant shall plant a row of trees along the border between Yard 6 and Yard 2. The water tanks shall also be fully screened. Newly planted trees shall consist of appropriate drought-tolerant California native trees, a minimum of 5 gallons in size. They shall be irrigated or watered as needed until established. All existing and planted trees, including the existing cypress trees lining the access road, and other screening vegetation shall be maintained in a healthy growing condition. Fallen, removed, or unhealthy trees shall be replaced to fill in any gaps or openings in the treeline, as needed or as determined necessary by the Director of Planning and Building Inspection. Replacement shall occur within one (1) month of the tree loss and shall consist of the same tree species as those being replaced or as otherwise approved by the Director of Planning and Building Inspection. 	<p>estimate of the cost of installation of the plan and ongoing maintenance.</p> <p><u>Monitoring Action #1B:</u> Within two (2) months of permit approval, each owner (Parcel A, B, C, and D) shall provide a performance security to meet the screening and landscaping costs for installation, ongoing maintenance, and replacement of trees for their respective parcels to the Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by a qualified consultant's estimate of the cost of the installation, replacement, and maintenance subject to review and approval by the Director of Planning and Building Inspection. The amount shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement, it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond.</p>	Owner/ Applicant	Within two (2) months of permit approval	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
			<u>Monitoring Action #1C:</u> In the event that screening with trees or vegetation along the access road is determined to be infeasible, within three (3) months of permit approval, the owner of Parcel A shall paint the west-facing fence along the access road a natural, earthtone color. The applicant shall submit color samples to the Director of Planning and Building Inspection for review and approval and evidence of completion.	Owner/ Applicant	Within three (3) months of permit approval	
			<u>Monitoring Action #1D:</u> Within six (6) months of permit approval, all screening trees and vegetation shall be installed, consistent with the approved screening/landscaping plan. The applicants (Parcel A and D) shall submit evidence of completion to the Director of Planning and Building Inspection for review and approval.	Owner/ Applicant	Within six (6) months of permit approval.	
			<u>Monitoring Action #1E:</u> Annually for the duration of the permit, each owner (Parcel A, B, C, and D) shall submit an inspection report of the screening trees and vegetation by a qualified arborist or registered forester to the Director of Planning and Building Inspection for review and approval. The arborist or forester shall evaluate the condition and health of the trees and vegetation and certify that any necessary maintenance or replacement of trees has been completed for the respective parcels.	Owner/ Applicant/ Arborist or Forester	Annually for duration of permit	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
28	2	Mitigation Measure #2 (Visibility): In order to minimize visual impacts, vehicles shall not be stacked higher than eight (8) feet from the ground. All new structures including but not limited to water tanks, fences, trailers, canopies, shall be painted a natural, earthtone color subject to review and approval by the Director of Planning and Building Inspection.	<u>Monitoring Action #2A:</u> Prior to issuance of any building permits or the installation of new or replacement structures, the applicant (Parcel A, B, C and D) shall submit color samples for the structures, including but not limited to water tanks, fences, trailers, canopies, to the Director of Planning and Building Inspection for review and approval.	Owner/ Applicant/ Operator	Prior to issuance of building permits	
			<u>Monitoring Action #2B:</u> Prior to final, occupancy, or commencement of use, the applicant shall provide evidence to PBI that the structures have been painted as approved by PBI.	Owner/ Applicant/ Operator	Prior to final, occupancy or commencemen t of use	
			<u>Monitoring Action #2C:</u> Adhere to condition.	Owner/ Applicant/ Operator	Ongoing	
29	3	Mitigation Measure #3: In order to minimize visibility of Yard #1 and Yard #2, the owner of Parcel D shall grade Yards #1 and #2 to create a more level viewing plane and reduce the exposed slope within six (6) months of permit approval. Options may include excavating the steeper sides of the yards and/or raising the lower portions. Grading shall not create areas with	<u>Monitoring Action #3A:</u> Within two (2) months of permit approval, the owner of Parcel D shall submit grading plans prepared by a qualified engineer which achieve a more uniform and continuous viewing plane on Yard #1 and #2 to the Director of Planning and Building Inspection for review and approval.	Owner/ Applicant/ Engineer	Within two (2) months of permit approval	

Permit Cond. No.	Mitig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		slopes steeper than a 2:1 ratio.	Monitoring Action #3B: Within six (6) months of permit approval, the owner of Parcel D shall obtain the necessary grading permits and complete the grading work and submit verification of completion to the Director of Planning and Building Inspection.	Owner/ Applicant	Within six (6) months of permit approval	
30	4	Mitigation Measure #4 (Best Management Practices): In order to minimize the risk to public safety, the owners/applicants (Parcel A, B, C and D) shall implement and comply with best management practices and with the following measures: <ol style="list-style-type: none"> 1. The owners shall develop roadways providing adequate Fire Department access subject to the approval by North County Fire Protection District, hereafter referred to as the AHJ (Agency Having Jurisdiction). 2. The owners of the affected parcels shall create a road agreement that will ensure maintenance of the required fire apparatus access. 3. The owners of the affected parcels shall develop a water company, corporation, or association to create funds for the installation of a water system that will provide adequate fire flow, fire mains, and hydrants for the buildings currently existing and proposed. 4. Each parcel owner shall record a notice stating that, "<i>Any future construction of</i> 	<p><u>Monitoring Action #4A:</u> At the time of approval (Items 2&3) and wWithin three (3) months (Item 4) of permit approval, each applicant/owner shall submit evidence of compliance with item #2 (Road Agreement), item #3 (Water Company), and item #4 (Recorded Notice) to the satisfaction of the Director of Planning and Building Inspection Department and the North County Fire Marshall for review and approval.</p> <p><u>Monitoring Action #4B:</u> Every six (6) months for the first year after permit approval and then annually for the life of the permit, each applicant/owner shall submit documentation to the Director of Planning and Building Inspection for review and approval that their parcel and their respective operators are in compliance with the abovementioned measures, as inspected and certified by the North County Fire District. Each owner shall pay the</p>	Owner/ Applicant	<p>: <u>At the time of approval (Items 2&3) and w</u> Within three (3) months of permit approval</p>	
				Owner/ Applicant	Six (6) months after permit approval	
					One (1) year after permit approval	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
30 cnt		<p>buildings beyond those included in this approval will immediately initiate required fire flow.”</p> <p>5. All H-4 occupancies shall be restricted to a maximum of 1800 square feet with a canopy roof and one side wall per existing yard, to drain fluids from the vehicles under cover and provide cover for parts that retain fluid as recommended by the Division of Environmental Health until an approved water system is provided.</p> <p>6. All H-4 occupancies shall have floor drainage as specified in Article 29 of the 2001 Uniform Fire Code, as approved by the AHJ and the Division of Environmental Health.</p> <p>7. All yard owners shall maintain compliance with Article 34 of the Uniform Fire Code.</p> <p>8. New dismantling areas and hazardous material/waste and impound areas shall be designated to be impervious, shall have secondary containment features and shall allow for the collection of any spills/runoff from dismantling/storage operations. Submit a design for the final dismantling/storage area and impound area improvements to the Division of Environmental Health and the AHJ for review and approval prior to issuance of a building or grading permit.</p> <p>9. Existing dismantling areas and hazardous materials/waste storage and impound areas shall be improved as necessary to be impervious, shall have secondary containment features and shall allow for the</p>	necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.		Annually for duration of permit	
			<p><u>Monitoring Action #4C:</u> Prior to building permit final or commencement of business for a new operator, the applicant/ owner shall demonstrate compliance with the requirements to the satisfaction of the North County Fire Marshall and Director of Environmental Health.</p>	Owner/ Applicant/ Operator	Prior to permit final or commencement of business for a new operator	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
30 cnt		collection of any runoff from dismantling operations. Submit an improvement design for the existing impound areas and dismantling areas to the Division of Environmental Health and the AHJ for review and approval prior to the issuance of a building or grading permit.				
31	5	Mitigation Measure #5 (Water System): In order to minimize risks to public health and safety, the owners/applicants (Parcel A, B, C and D) shall install a fire suppression and water system within six (6) months of permit approval. The system shall be designed to meet the requirements of the North County Fire District and Division of Environmental Health and shall be designed to allow for connections with other proposed or existing systems. Each owner shall provide the County of Monterey the necessary financial guarantees to ensure completion of the work and ongoing maintenance. Failure by any one owner to participate or to pay does not absolve the other owners from the requirement to <u>comply pay their own pro rata share and any amount delinquent from other property owners.</u>	<u>Monitoring Action #5A:</u> Within one (1) month <u>At the time</u> of permit approval, each owner shall submit a complete water system permit application to the Director of Environmental Health for review and approval. Failure to submit a complete water system permit application to the Director of Environmental Health shall render this permit invalid. <u>Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.</u>	Owner/ Applicant	Within two (2) months of <u>At the time of</u> permit approval	
			<u>Monitoring Action #5B:</u> Within one (1) month of water system installation and water system permit approval, the applicants shall obtain a third-party licensed Distribution Operator. The Distribution Operator shall have a current license from the California State Department of Health Services that is a minimum of a Grade 1. The applicants shall submit documentation of the licensed operator to the Director of Environmental Health.	Owner/ Applicant	Within one (1) months of permit approval	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
31 cnt			Monitoring Action #5C: Within two (2) months of <u>At the time of</u> permit approval, each owner shall provide a performance security for an amount to meet the estimated fair-share cost for the installation and maintenance of the water system to the Director of Environmental Health and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Directors. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement, it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond. Failure to submit this performance security to the Directors shall render this permit invalid.	Owner/ Applicant	Within six (6) months <u>At the time of</u> permit approval	

Permit Cond. No.	Mitig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
			Monitoring Action #5D: Within six (6) months of permit approval of issuance of <u>building and grading permits</u> , the applicants shall obtain all necessary permits and install an approved water system. The applicants shall submit documentation of the finalized permits to the Director of Planning and Building Inspection.	Owner/ Applicant	Within six (6) months of permit approval <u>issuance of building and grading permits</u>	
32 cnt	6	Mitigation Measure #6 (Stormwater Facilities): In order to minimize impacts to water quality, the owners/applicants (Parcel A, B, C and D) shall maintain adequate stormwater drainage facilities to address on-site and off-site impacts to the satisfaction of the Director of the Water Resources Agency and Director of Planning and Building Inspection and shall comply with the requirements of their stormwater permit from the Regional Water Quality Control Board (RWQCB).	Monitoring Action #6A: Annually for the duration of the permit, each owner/applicant shall submit a report by a qualified engineer by September 1 st of each year to the Directors of the Water Resources Agency and Planning and Building Inspection certifying that the stormwater drainage system and facilities for the respective parcel have been inspected. The engineer's report shall verify that any necessary repairs or maintenance work on the stormwater system have been completed to ensure that the system is working as designed and shall identify any changed conditions or circumstances that would warrant further improvements to the system.	Owner/ Applicant/ Engineer	Annually by September 1 st for duration of permit	
			Monitoring Action #6B: Annually for the duration of the permit, each owner/applicant shall provide documentation by September 1 st of each year to the Director of Planning and Building Inspection certifying that each operator is in compliance with their stormwater permit and that each operator has submitted their annual report to	Owner/ Applicant/ Operator	Annually by September 1 st for duration of permit	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
			RWQCB along with any necessary copies of water tests or current permits. In the event of a new operator, the parcel owner shall submit documentation that the new operator has obtained a stormwater discharge permit from RWQCB prior to the start of any operations.			
33	7	Mitigation Measure #7 (Stormwater Plan): The owners of Parcel D shall submit an updated stormwater management plan to the Director of the Water Resources Agency and Director Planning and Building Inspection for review and approval. The plans shall be prepared by a qualified engineer and include facilities and improvements that address changes from grading activities, erosion and sedimentation issues, and potential pollutants in stormwater runoff on proposed Yard #2 and Yard #6.	Monitoring Action #7A: Within two (2) months of permit approval, the applicant shall submit an updated stormwater management plan which incorporates Yard #2 and Yard #6 prepared by a qualified engineer to the Directors of the Water Resources Agency and Planning and Building Inspection for review and approval.	Owner/ Applicant/ Engineer	Within two (2) months of permit approval	
			Monitoring Action #7B: Prior to final of any building or grading permits or the commencement of any use related to Yard #2 or Yard #6, the applicant shall provide documentation from a qualified engineer certifying that drainage and stormwater improvements have been completed consistent with the approved stormwater management plan to the Director of Planning and Building Inspection for review and approval.	Owner/ Applicant/ Engineer	Prior to final of building or grading or the commencemen t of any use	
34	8	Mitigation Measure #8 (Access Road Improvements): In order to provide adequate emergency access and parking and to reduce design hazards, within six (6) months of permit approval the owners/applicants (Parcels A, B, C and D) shall obtain all necessary permits and complete the access	Monitoring Action #8A: Within two (2) months <u>At the time</u> of permit approval each owner/applicant shall provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement	Owner/ Applicant	Within two (2) months <u>At the time of</u> permit approval	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
34 cnt		road and parking improvements, consistent with the Road Improvement Plans prepared by Tunstall Engineering printed October 20, 2004 for Dolan Industrial Park, or as otherwise revised and approved by Monterey County. In addition, improvements shall include paving the access road to the end of Parcel A and creating a turnaround to the satisfaction of the North County Fire District. The final improvement plans shall be subject to the approval of the North County Fire District and the County of Monterey. The owners/applicants shall maintain the access road in a clean, safe, and usable condition and shall immediately repair any defects, hazards, or significant deterioration, upon being apprised. Each owner shall provide the County of Monterey with any necessary financial guarantees to be determined by the Director of Planning and Building Inspection to ensure completion of the work and on-going maintenance. Failure by any one owner to participate or pay does not absolve the other owners from the requirement to <u>comply pay their own pro rata share and any amount delinquent from other property owners.</u>	among the property owners, such as a construction and maintenance agreement or reimbursement agreement, for each to contribute their fair share towards the improvements and the ongoing maintenance costs for the access road to the Director of Public Works and Director of Planning and Building Inspection for review and approval. <u>Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.</u>			
			<u>Monitoring Action #8B:</u> Within two (2) months <u>At the time</u> permit approval, each owner shall provide a performance security to meet their estimated fair-share cost for construction of the access road and parking improvements, and on-going maintenance to the Director of Public Works and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable	Owner/ Applicant	Within two (2) months <u>At the time of</u> permit approval	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
			letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds.			
			<u>Monitoring Action #8C:</u> Within six (6) months of permit approval issuance of building and grading permits , the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.	Owner/ Applicant	Within six (6) months of permit approval issuance of building and grading permits	
			<u>Monitoring Action #8D:</u> Annually for the duration of the permit, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that a qualified engineer has inspected the access road and parking areas and that any necessary repairs, maintenance, and/or additional improvements have been completed.	Owner/ Applicant/ Engineer	Annually for duration of permit	
35	9	Mitigation Measure #9 (Traffic Improvements): In order to minimize traffic conflicts, reduce congestion, and improve traffic safety, the owners/applicants (Parcel A, B, C and D) shall complete the following improvements: <ul style="list-style-type: none"> Construct a left-turn channelization on eastbound Dolan Road at the intersection of Dolan Road and Via Tanques and obtain the 	<u>Monitoring Action #9A:</u> Within two (2) months <u>At the time of</u> permit approval, each owner shall provide a performance security to meet the estimated fair-share cost for the left turn channelization construction and other improvements to the Director of Public Works and Director of Planning and Building Inspection for review and	Owner/ Applicant	Within two (2) months <u>At the time of</u> permit approval	
35						

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
cnt		<p>necessary encroachment permits.</p> <ul style="list-style-type: none"> Improve the sight distance on Via Tanques Road looking east on Dolan Road to a minimum of 660 feet by trimming the vegetation and maintaining the sight distance and obtain the necessary encroachment permits. Request the Department of Public Works to install an "Intersection Ahead" sign in the westbound direction on Dolan Road in advance of Via Tanques and reimburse the County of Monterey for installation costs. <p>Each owner shall provide the County of Monterey any necessary financial guarantees to ensure completion of the work. Failure by any one owner to participate or pay does not absolve the other owners from the requirement to <u>complete the work pay their own pro rata share and any amount delinquent from other property owners and complete the work.</u></p>	<p>approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds. <u>Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.</u></p>			
			<p><u>Monitoring Action #9B:</u> Within two (2) months <u>At the time of</u> permit approval, the applicants shall:</p> <ul style="list-style-type: none"> Submit to the Director of Public Works for review and approval engineered plans for the left turn channelization. Request the Department of Public Works to install the "Intersection Ahead" sign and reimburse the County for installation costs. 	Owner/ Applicant	Within two (2) months <u>At the time of</u> permit approval	

Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
35 cnt			<ul style="list-style-type: none"> Obtain any necessary encroachment permits from the Department of Public Works for the tree and vegetation trimming or obtain an agreement from the Department of Public Works to conduct the trimming. Each applicant shall also provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement among the property owners, such as a construction and maintenance agreement or reimbursement agreement, to construct the traffic improvements and for each to contribute their fair share towards the improvements to the Director of Public Works and Director of Planning and Building Inspection for review and approval. 			
			Monitoring Action #9C: Within six (6) months of permit approval issuance of building and grading permits , the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.	Owner/ Applicant	Within six (6) months of permit approval of issuance of building and grading permits	
36		<u>Upon Applicant agreement to implement conditions required by permit, Applicant guarantees that Applicant has the legal right to proceed and complete improvements required by this permit. Applicant acknowledges and accepts that failure to complete improvements because of a dispute over applicant's</u>		Owner/ Applicant	At the time of approval of permit	

<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		legal rights will require the County and cause the County to immediately institute proceedings to revoke County's permit, call the letter of credit where appropriate to complete partially completed improvements or clean up site, and apply other remedies as required to comply with this and other related conditions in this permit.				

[illegible]

LEGEND

⑤ MANHOLE
⊗ POWER POLE
-③ SEPTIC SYSTEM
■ DEEP DRAIN

CHARMING ROCK
TOP OF BANK
TOP OF BLANK

TOPOGRAPHIC SURVEY

PKC - N - R - RLL

PARCELS B & C, VOL. B - RLL, 64

518 B & C, DOULAN ROAD, BOSS LANDING,

HONOLULU, CALIFORNIA

PKC - R - RLL AND A TRUCK DISMANTLING

POLARIS CONSULTING

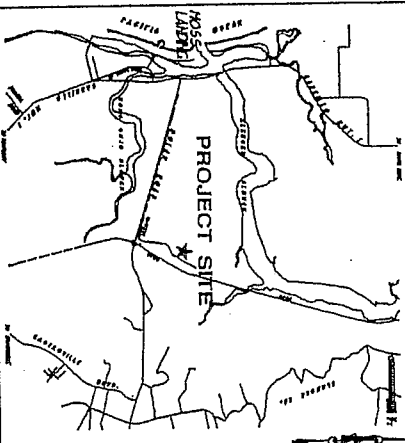
6200 WILSON ST. #11111

WILSON, CALIFORNIA

DATE: OCT. 2, 2000

[illegible]

LOCATION PLAN:

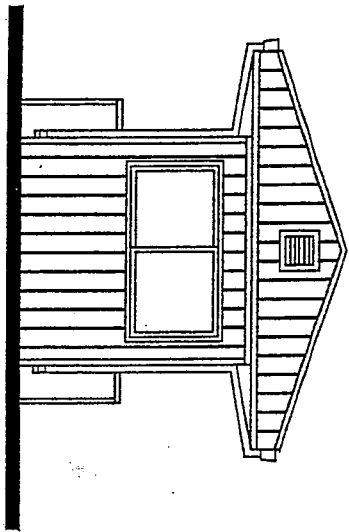


PICK-N-PULL

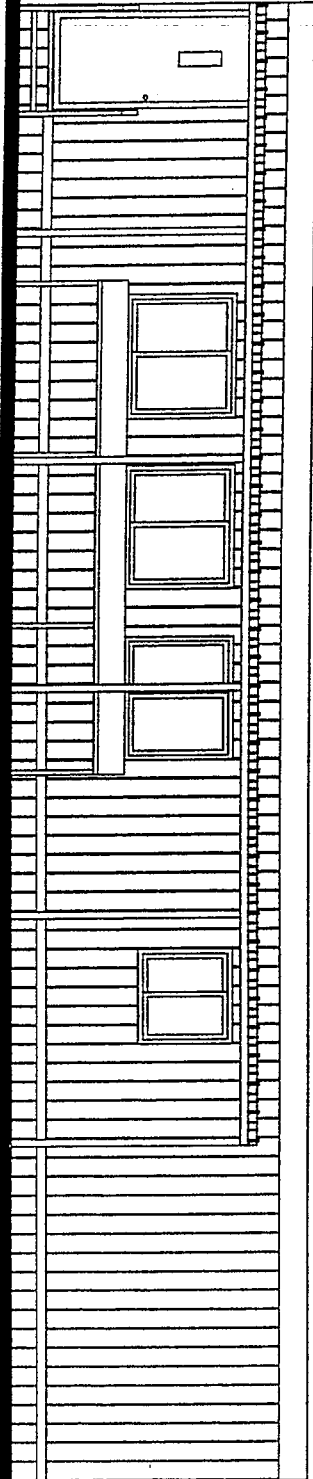
COASTAL DEVELOPMENT PERMIT
516 Dolan Road Moss Landing, CA 95039

RENEW USE PERMIT
PARCEL C

REVIEWS



KIOSK - WEST ELEVATION



POINT-OF-SALE - NORTH ELEVATION

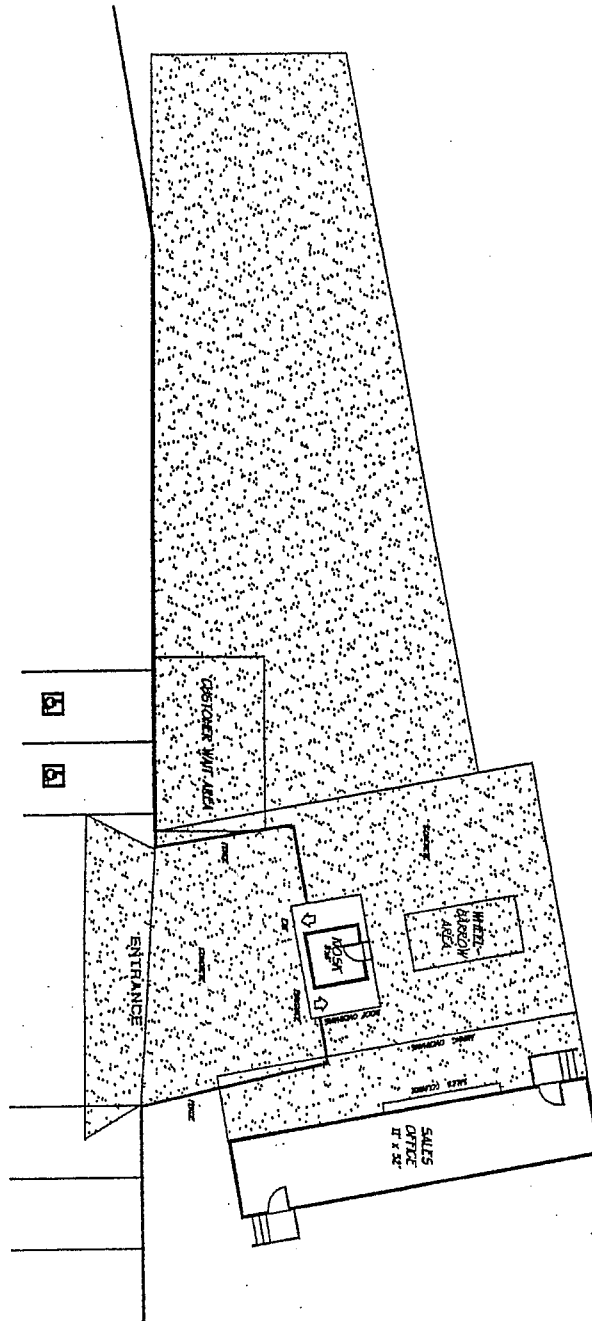
PARCEL "C" BUILDING ELEVATIONS (EXISTING)

SCALE 1/8" = 1'-0"

SHEET NO. 1	PROJECT NO. 03-83	PICK-N-PULL		PARCEL C EXISTING BUILDING ELEVATIONS	REVISIONS
		COASTAL DEVELOPMENT PERMIT 516 Dolan Road Moss Landing, CA 95039			
DRAWN BY:		DATE:		DRAWN BY:	

PARCEL "C" FLOOR PLAN (EXISTING)

SCALE 1/8" = 1'-0"



PICK-N-PULL

COASTAL DEVELOPMENT PERMIT
516 Dolan Road Moss Landing, CA 95039

PARCEL C
FLOOR PLAN OF
EXISTING BUILDING

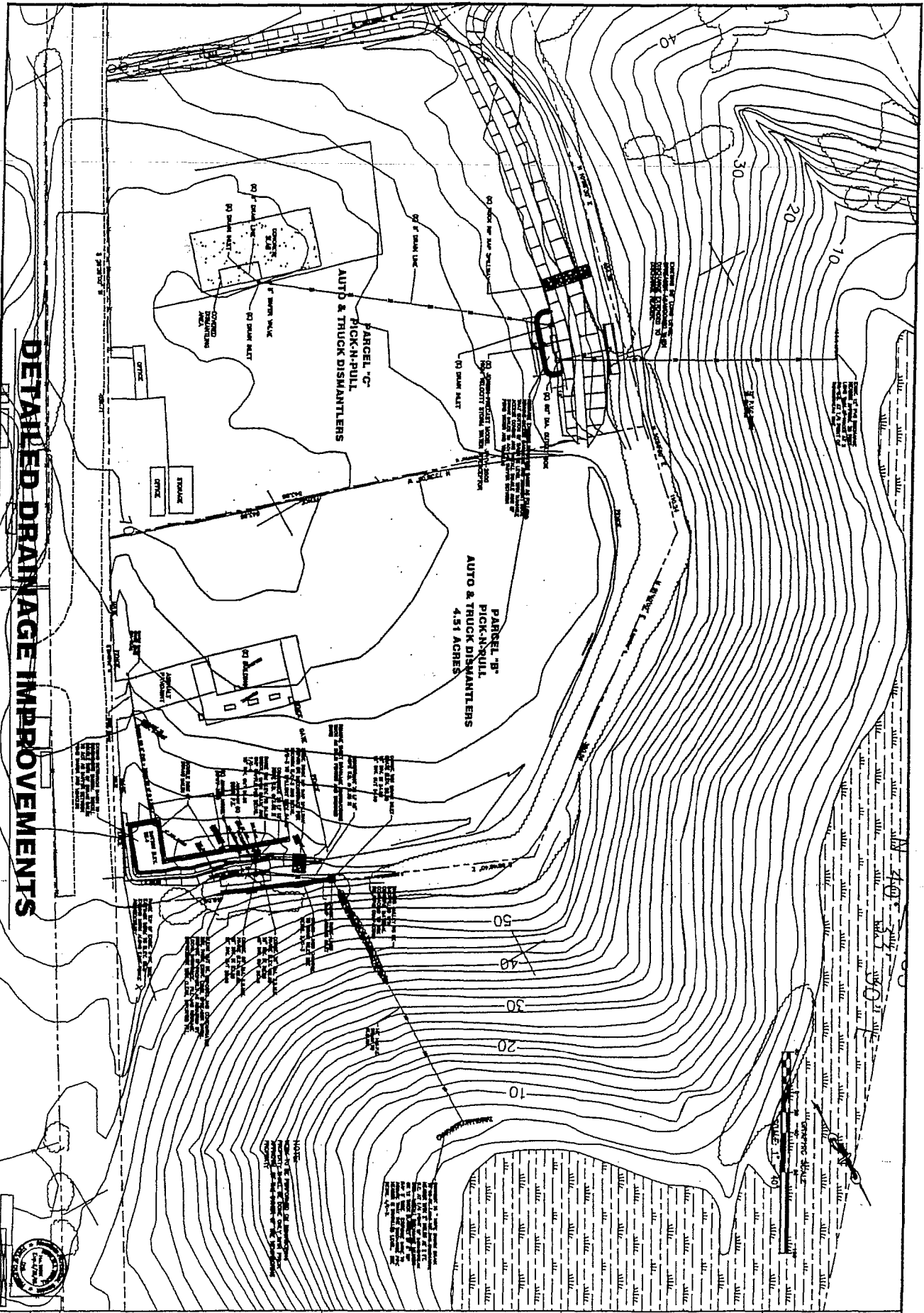
REVISIONS

OF 1

PROJECT NO.
03-83

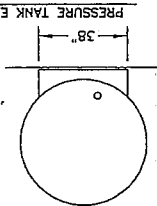
REVISION NO.
1

DETAILED DRAINAGE IMPROVEMENTS



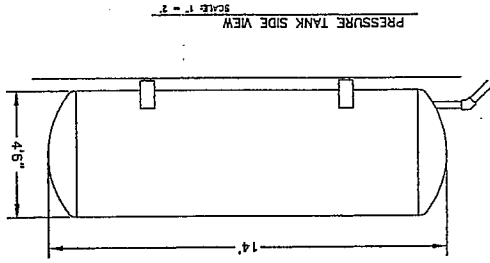
PROJECT NO. 03-90 SHEET NO. C-1	EROSION CONTROL MODIFICATIONS PARCELS 'B' & 'C' - DOLAN INDUSTRIAL PARK PREPARED FOR: TOM KLAUER		TUNSTALL ENGINEERING CONSULTANTS, INC. 124 EAST ALVARO STREET BALDWIN CALIFORNIA 94002 (831) 726-2785 FAX (831) 756-2141 CIVIL ENGINEERING - BUILDING DESIGN		DETAILED DRAINAGE IMPROVEMENTS		REVISIONS <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>									
DRAWN BY: KMT		DATE: 05/09/04	DWG. NO.: 03-90-01		DATE: 05/09/04		BY: KMT									
CHECKED BY: KMT		DATE: 05/09/04	DWG. NO.: 03-90-01		DATE: 05/09/04		BY: KMT									

PROJECT NO.
03-90
SHEET NO.
C-2



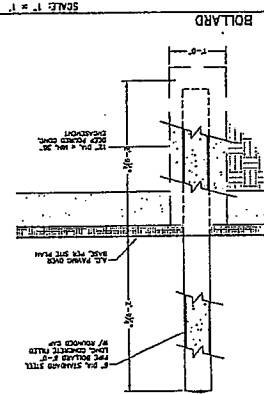
TANK STRAP DETAIL

SCALE: 1" = 2'



PRESSURE TANK PAD PLAN VIEW

SCALE: 1" = 2'

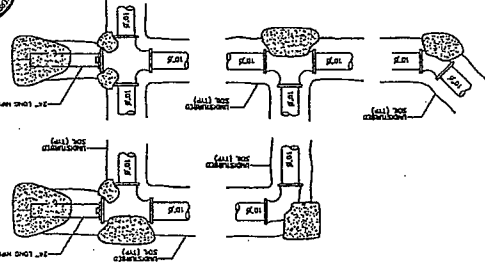


BOLLARD

SCALE: 1" = 1'

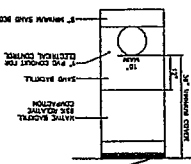
- WATER SYSTEM GENERAL NOTES
1. 2" and 3" diameter water lines and fittings shall be P.V.C.
 2. 4" and larger water lines and fittings shall be A.W.W.A. C-300.
 3. All valves and fittings shall be A.W.W.A. C-300.
 4. All valves and fittings shall be A.W.W.A. C-300.
 5. All valves and fittings shall be A.W.W.A. C-300.
 6. All valves and fittings shall be A.W.W.A. C-300.
 7. All valves and fittings shall be A.W.W.A. C-300.
 8. All valves and fittings shall be A.W.W.A. C-300.
 9. All valves and fittings shall be A.W.W.A. C-300.
 10. All valves and fittings shall be A.W.W.A. C-300.
 11. All valves and fittings shall be A.W.W.A. C-300.
 12. All valves and fittings shall be A.W.W.A. C-300.

THRUST BLOCK DETAILS



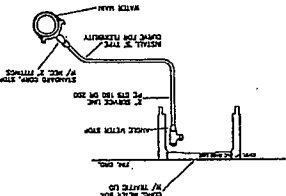
NO SCALE

TYPICAL TRENCH DETAIL



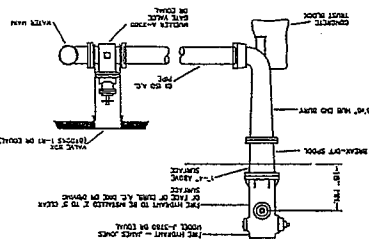
NO SCALE

WATER SERVICE DETAIL



NO SCALE

FIRE HYDRANT DETAIL (TYP.)



NO SCALE

APN 131-054-004 PC 94155



MINIMUM BEARING AREAS (SQ. FT. FOR HORIZ. THRUST BLOCKS)

PIPE SIZE (INCHES)	MINIMUM BEARING AREA (SQ. FT.)
12"	1.00
10"	0.80
8"	0.60
6"	0.40
4"	0.20

TYPE OF SOIL CONDITION

TYPE OF SOIL CONDITION	MINIMUM BEARING AREA (SQ. FT.)
1. SAND AND GRAVEL	0.20
2. SAND AND GRAVEL WITH SOME CLAY	0.40
3. SAND AND GRAVEL WITH SOME SILT	0.60
4. SAND AND GRAVEL WITH SOME CLAY AND SILT	0.80
5. SAND AND GRAVEL WITH SOME CLAY AND SILT AND SOME ORGANIC MATTER	1.00

PIPE SIZE FACTOR

PIPE SIZE (INCHES)	PIPE SIZE FACTOR
12"	1.00
10"	0.80
8"	0.60
6"	0.40
4"	0.20

PROJECT NO. 02-59

DESIGNED BY: K.L.T.

DATE: OCTOBER 2000

FOR: PICKN'PULL WATER SYSTEM IMPROVEMENTS

FOR: TOM KLAUER

PROJECT NO. 02-59

DESIGNED BY: K.L.T.

DATE: OCTOBER 2000

FOR: PICKN'PULL WATER SYSTEM IMPROVEMENTS

FOR: TOM KLAUER

TUNSTALL ENGINEERING CONSULTANTS, INC.

(924) 738-9733

2500 CALIFORNIA STREET, SUITE 200

IRVINE, CA 92614

(949) 738-9733

FAX (949) 738-9733

NOTES & DETAILS

REVISIONS

