

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> July 9, 2014	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Use Permit to allow the operation of an existing automobile dismantling yard. Related to PC4016 and PC95028.	
<b>Project Location:</b> 20856 Spence Road, Salinas	<b>APN:</b> 137-021-029-000
<b>Planning File Number:</b> PLN130141	<b>Owners:</b> Gerry and Eli Boozer (Eli H. Boozer, Jr. TR) <b>Applicant:</b> Craig Stenberg (A-1 Auto Dismantling) <b>Agents:</b> Amy Hotaling and Brian Finegan
<b>Planning Area:</b> Greater Salinas Area Plan	<b>Flagged and staked:</b> NA
<b>Zoning Designation:</b> HI/B-5 [Heavy Industrial, 5 acre minimum Building Site Overlay]	
<b>CEQA Action:</b> Categorically Exempt per CEQA Guidelines Section 15301	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Find the project categorically exempt; and
- 2) Approve a Use Permit, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

### PROJECT OVERVIEW:

The Applicant requests a Use Permit to allow the continued operation of an existing auto dismantling yard. See **Exhibit B** for a more detailed discussion of the project and site history.

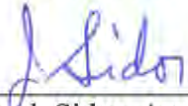
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- RMA-Public Works Department
- RMA-Environmental Services
- ✓ Environmental Health Bureau
- Water Resources Agency
- ✓ Monterey County Regional Fire Protection District
- Regional Water Quality Control Board, District 3

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the Environmental Health Bureau and the Monterey County Regional Fire Protection District have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit C**).

The project was not referred to a Land Use Advisory Committee (LUAC) because at the time of application there was no active LUAC for the Greater Salinas Area.

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

  
\_\_\_\_\_  
Joseph Sidor, Associate Planner  
(831) 755-5262, SidorJ@co.monterey.ca.us  
June 26, 2014

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Regional Water Quality Control Board, District 3; Luke Connolly, RMA Services Manager; Joseph Sidor, Project Planner; Gerry and Eli Boozer, Owners; Craig Stenberg, Applicant; Amy Hotaling, Agent; Brian Finegan, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN130141

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan</li></ul>
	Exhibit D	Vicinity Map
	Exhibit E	Planning Commission Resolution No. 80-306 (PC4016)
	Exhibit F	Planning Commission Resolution No. 95066 (PC95028)

This report was reviewed by Luke  Connolly, RMA Services Manager.

## EXHIBIT A

### Project Information for PLN130141

Application Name:	Boozer Eli H Jr Tr	
Location:	20856 Spence Rd, Salinas	
Applicable Plan:	Greater Salinas	Primary APN: 137-021-029-000
Advisory Committee:	None	Coastal Zone: No
Permit Type:	Use Permit	Final Action Deadline (884): 7/21/2014
Environmental Status:	Categorical Exemption	
Zoning:	HI/B-5 5 AC MIN	Land Use Designation: Industrial

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#### Project Site Data:

Lot Size:	435600	Coverage Allowed:	50%
Existing Structures (sf):	4850	Coverage Proposed:	0.011%
Proposed Structures (sf):	0	Height Allowed:	35
Total Sq. Ft.:	4850	Height Proposed:	N/A
Special Setbacks on Parcel:	NA	FAR Allowed:	N/A
		FAR Proposed:	N/A

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#### Resource Zones and Reports:

Seismic Hazard Zone:	IV	Soils Report #:	N/A
Erosion Hazard Zone:	Moderate / Low	Biological Report #:	N/A
Fire Hazard Zone:	Industrial	Forest Management Rpt. #:	N/A
Flood Hazard Zone:	X	Geologic Report #:	N/A
Archaeological Sensitivity:	Low	Archaeological Report #:	N/A
Visual Sensitivity:	None	Traffic Report #:	N/A

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#### Other Information:

Water Source:	WATER SYSTEM	Grading (cubic yds.):	325
Water Purveyor:	EL CAMINO WATER CO.	Sewage Disposal (method):	SEPTIC
Fire District:	Monterey County Regional FPD	Sewer District Name:	N/A
Tree Removal:	N/A		

## **EXHIBIT B DISCUSSION**

### Project Description and Background

The Applicant requests a Use Permit to allow the continued operation of an existing auto dismantling yard, a conditionally allowed use pursuant to Monterey County Code Section 21.28.060.J that has operated on the site for approximately 34 years. The project is located at 20856 Spence Road, Greater Salinas Area Plan. The 10 acre parcel is zoned for heavy industrial uses, which includes auto dismantling yards with the granting of a Use Permit. Existing development on the parcel includes a demolition and shop building, business office, security office, two vacant residences (structures total approximately 4,850 square feet), vehicle display yard, vehicle holding area, and approximately 5,540 square feet of impervious surface area. The existing development is served by an on-site wastewater system and the El Camino Water System.

On May 28, 1980, the Monterey County Planning Commission approved the original Use Permit (Resolution No. 80-306; Planning File No. PC-4016) for operation of an auto dismantling yard at the subject location. The Planning Commission conditioned the original Use Permit to expire after a period of 15 years. On May 31, 1995, the Planning Commission approved an extension of the original Use Permit (Resolution No. 95066; Planning File No. PC95028) for an additional 15 year period. On May 21, 2013, the Applicant submitted an application to re-establish the expired Use Permit. Although the auto dismantling yard has been operating for approximately four years without a Use Permit, the County has not received any complaints regarding the yard or its operation during the previous 34 years.

### Environmental Review

California Environmental Quality Act (CEQA) Guidelines Sections 15301, Class 1, categorically exempts the operation and permitting of existing private facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project involves the continued operation of an existing auto dismantling yard, a conditionally allowed use that has operated on this site for approximately 34 years. No changes in use or expansion of the existing facility are proposed. Therefore, the project is consistent with the parameters of the Class 1 categorical exemption. On May 28, 1980, the Monterey County Planning Commission approved the original Use Permit (Resolution No. 80-306; Planning File No. PC-4016) for operation of an auto dismantling yard at the subject location. The Planning Commission also considered and adopted a Mitigated Negative Declaration. The mitigation measures adopted in 1980 have either been completed, or are now incorporated into applicable code requirements or considered best management practices. Ongoing measures have been incorporated as non-standard conditions of approval (Condition Nos. 11 and 12). No adverse environmental effects were identified during staff review of the development application during a site visit on March 12, 2013, and no unresolved issues remain.

### Recommendation

Staff recommends the Planning Commission find PLN130141 categorically exempt per CEQA Guidelines Section 15301, and approve the Use Permit (PLN130141), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**ELI H. BOOZER, JR. TR (PLN130141)**

**RESOLUTION NO. 14 -**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project categorically exempt per CEQA Guidelines Section 15301; and
- 2) Approving a Use Permit to allow the operation of an existing automobile dismantling yard (related to PC4016 and PC95028).

[PLN130141, Boozer, 20856 Spence Road, Greater Salinas Area Plan (APN: 137-021-029-000)]

**The Boozer application (PLN130141) came on for public hearing before the Monterey County Planning Commission on July 9, 2014. 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 a Use Permit to allow the operation of an existing automobile dismantling yard (related to PC4016 and PC95028).  
**EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130141.
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;
  - Greater Salinas Area Plan; 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 20856 Spence Road, Salinas (Assessor's Parcel Number 137-021-029-000), Greater Salinas Area Plan. The parcel is zoned Heavy Industrial, with a 5 acre minimum Building Site Overlay (HI/B-5), which allows auto dismantling yards with a Use Permit. Therefore, the project is an allowed land use for this site.

- c) The project planner conducted a site inspection on March 12, 2013, to verify that the project on the subject parcel conforms to the plans listed above.
- d) The project was not referred to a Land Use Advisory Committee (LUAC) for review because at the time of application there was no active LUAC for the Greater Salinas Area.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130141.

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, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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) Staff conducted a site inspection on March 12, 2013, to verify that the site is suitable for this use.
  - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN130141.

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, Monterey County Regional Fire Protection District, 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) Necessary public facilities are available. The site is served, and will continue to be served, by an on-site wastewater system and the El Camino Water System. The Environmental Health Bureau (EHB) has reviewed the application, and did not apply any conditions of approval for these facilities.
  - c) The Applicant submitted updated plans required by State and Federal regulations to operate an auto dismantling yard. The plans include the following: Storm Water Pollution Prevention Plan (SWPPP; May 1, 2014); Hazardous Substances Control Plan; Business Response Plan (January 1, 2013); and Spill Prevention, Control, and Countermeasure Plan (January 1, 2013). In addition, the Central Coast Regional Water Quality Control Board confirmed the site has a current National

Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Stormwater Associated with Industrial Activities. EHB reviewed the application, and applied two conditions of approval (Condition Nos. 5 and 6) to require construction of ministerial-level improvements to ensure consistency with the applicable SWPPP. The Monterey County Regional Fire Protection District also reviewed the application, and applied four conditions of approval (Condition Nos. 7, 8, 9, and 10) to ensure the site complies with current fire code requirements.

- d) Staff conducted a site inspection on March 12, 2013, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development are found in Project File PLN130141.

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 and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on March 12, 2013, and researched County records to assess if any violation exists on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130141.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1, categorically exempts the operation and permitting of existing private facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.
  - b) The project involves the continued operation of an existing auto dismantling yard, a conditionally allowed use that has operated on this site for approximately 34 years. No changes in use or expansion of the existing facility are proposed. Therefore, the project is consistent with the parameters of the Class 1 categorical exemption in Evidence 6a.
  - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 12, 2013.
  - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a state-designated scenic highway, unusual circumstances that would result in a significant effect, development that would result in a cumulatively significant impact, nor development in a particularly sensitive environment.
  - e) On May 28, 1980, the Monterey County Planning Commission

approved the original Use Permit (Resolution No. 80-306; Planning File No. PC-4016) for operation of an auto dismantling yard at the subject location. The Planning Commission also considered and adopted a Mitigated Negative Declaration at that time. The mitigation measures adopted in 1980 have either been completed, or are now incorporated into applicable code requirements or considered best management practices. Ongoing measures have been incorporated as non-standard conditions of approval (Condition Nos. 11 and 12).

- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN130141.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** a) Board of Supervisors: Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21) designates the Board of Supervisors as the Appeal Authority to consider appeals from the discretionary decisions of the Planning Commission, and Section 21.80.050.A allows an appeal to be made to the Appeal Authority by any person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

### **DECISION**

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

1. Find the project categorically exempt per CEQA Guidelines Section 15301; and
2. Approve a Use Permit to allow the operation of an existing automobile dismantling yard (related to PC4016 and PC95028), in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 9<sup>th</sup> day of July, 2014 upon motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mike Novo, 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 TO THE BOARD 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. 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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 15 years after the above date of granting.

# Monterey County RMA Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130141

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit (PLN130141) allows the operation of an auto dismantling yard. The property is located at 20856 Spence Road, Salinas (Assessor's Parcel Number 137-021-029-000), Greater Salinas 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 RMA - Planning. 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)

**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:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit (Resolution Number 14 - \_\_\_\_ ) was approved by the Planning Commission for Assessor's Parcel Number 137-021-029-000 on July 9, 2014. The permit was granted subject to twelve (12) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning within 60 days of approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Within 60 days of approval, the Owner/Applicant shall provide proof of recordation of this notice to RMA - Planning.

### 3. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance 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. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning.

### 4. PD032 - PERMIT LENGTH

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit shall expire on July 9, 2029. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall submit an application to continue the use to the satisfaction of the Director of RMA-Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

## 5. EHSP01 - STORM WATER POLLUTION PREVENTION IMPROVEMENTS

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The Environmental Health Bureau (EHB) and Central Coast Regional Water Quality Control Board (CCRWQCB) have reviewed and accepted a Storm Water Pollution Prevention Plan (SWPPP), prepared by A-1 Self Serve Auto in coordination with Tunstall Engineering Consultants, Inc., revised date May 1, 2014. The associated site plan and sheets C-1, C-2 and C-3, dated May 2, 2014, include various improvements that must be constructed for the site to be consistent with the SWPPP. (NON-STANDARD)

**Compliance or Monitoring Action to be Performed:** All improvements specified on the site plan and sheets C-1, C-2 and C-3 shall be constructed within 12 months of Use Permit issuance. The applicant shall provide EHB with written documentation from a licensed engineer specifying that construction improvements and storage tank have satisfactorily been constructed and installed in accordance with the site plan and sheets C-1, C-2 and C-3 and manufacturers' specifications.

## 6. EHSP02 - STORM WATER POLLUTION PREVENTION BMP

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** The proposed use is subject to the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Stormwater Associated with Industrial Activities -NPDES Order No. CAS000001 (Industrial General Permit). The Storm Water Pollution Prevention Plan (SWPPP) for A-1 Self Serve includes Best Management Practices (BMPs) to minimize the potential for impacts to storm water discharges and must be amended as needed to be compliant with the current Industrial General Permit. (NON-STANDARD)

**Compliance or Monitoring Action to be Performed:** The applicant shall ensure that the facility is operated at all times in accordance with the requirements of the current Industrial General Permit.

## 7. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Monterey County Regional Fire District

**Compliance or Monitoring Action to be Performed:** Within 60 days of approval, the Owner/Applicant shall obtain any additional addresses not already issued for separate occupied dwellings from Monterey County Public Works, shall install the required address signage in accordance with this condition, and shall obtain fire department approval of the fire department final inspection.

## 8. FIRESPO3 - NON-STANDARD CONDITION - HAZARDOUS MATERIALS HANDLING, DISPENSING AND STORAGE

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** Site plan(s) and individual building floor plan(s) shall be submitted to the fire district outlining the types, quantities and locations of hazardous materials, including the method of handling, dispensing and storage on the premises as related to vehicle storage, vehicle dismantling and the dismantling equipment maintenance shop. Hazardous materials may include, but not be limited to flammable and combustible liquids (i.e., fuel, oil, other vehicle liquids), vehicle batteries, tires, etc. Details related to the labeling and placarding of flammable materials shall be shown on the plan(s) and labels/signage shall be maintained at the site in accordance with the California Fire Code (Chapters 27 and 34), and National Fire Protection Association Standard 704 ("NFPA 704"). Such plans shall be updated and submitted for approval to the fire district in the event the storage and/or usage of the hazardous materials is proposed to be changed. (Monterey County Regional Fire Protection District)

**Compliance or Monitoring Action to be Performed:** Within 60 days of approval, the Owner/Applicant shall develop site and/or building floor plans outlining the handling, dispensing, and storage of hazardous materials in accordance with this condition. Applicant shall obtain fire district approval of such plan prior to commencement of use. Any significant changes to such plan(s) shall be submitted to the fire district and approval obtained prior to executing those changes.

#### 9. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** FIRESPO02 - NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS - Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. Responsible Land Use Department: Monterey County Regional Fire District

**Compliance or Monitoring Action to be Performed:** Within 60 days of approval, the Owner/Applicant shall install and maintain the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.

#### 10. NON-STANDARD CONDITION - ROAD ACCESS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** FIRESPO01 - NON-STANDARD CONDITION - ROAD ACCESS - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. Responsible Land Use Department: Monterey County Regional Fire District

**Compliance or Monitoring Action to be Performed:** Within 60 days of approval and on an ongoing basis, the Owner/Applicant shall ensure that the existing roads on the site comply with this condition and shall obtain fire department approval of the final fire inspection.

#### 11. PDSP001 - ACCESS ROADS AND PARKING AREAS (NON-STANDARD)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All access roads and parking areas shall be kept free of mud and dust. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** On an ongoing basis, the Owner/Applicant shall implement measures necessary to ensure all access roads and parking areas are kept free of mud and dust.

#### 12. PDSP002 - LANDSCAPING AND SCREENING (NON-STANDARD)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All landscaped areas and/or fences shall be continuously maintained by the Owner/Applicant, and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. In addition, vehicles shall not be stacked, and no burning shall be allowed. (RMA – Planning)

**Compliance or Monitoring Action to be Performed:** On an ongoing basis, the Owner/Applicant shall ensure maintenance of all landscaped areas and/or fences, and shall maintain all plant material in a litter-free, weed-free, healthy, growing condition. The Owner/Applicant shall also ensure that vehicles are not stacked and no burning is allowed.











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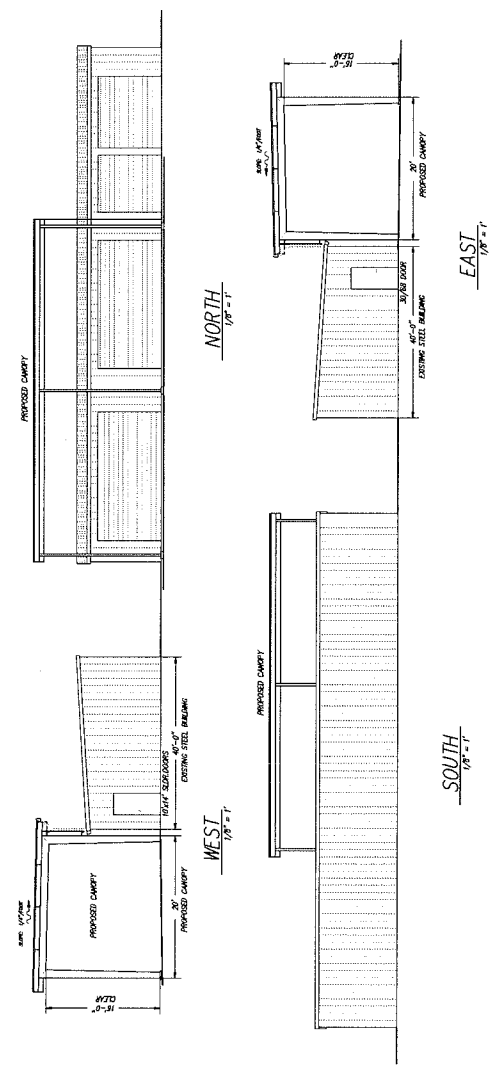
PROJECT NO.	14-02
SHEET NO.	C-3
OF	
A-1 SELF-SERVE AUTO	
USE PERMIT - PLN130141	
FOR: ELI & GERTRAUDETTE BOOZIER	
DESIGNED BY: K. TUNSTALL	
DATE: MAY 2, 2014	

TUNSTALL ENGINEERING CONSULTANTS, INC.
124 EAST ALISAL STREET
SALINAS CALIFORNIA 93901
(831) 756-2765
FAX (831) 756-2141
Civil Engineering - Building Design

CHRUSSHER CANOPY PLANS
DRAWN BY: E. TUNSTALL

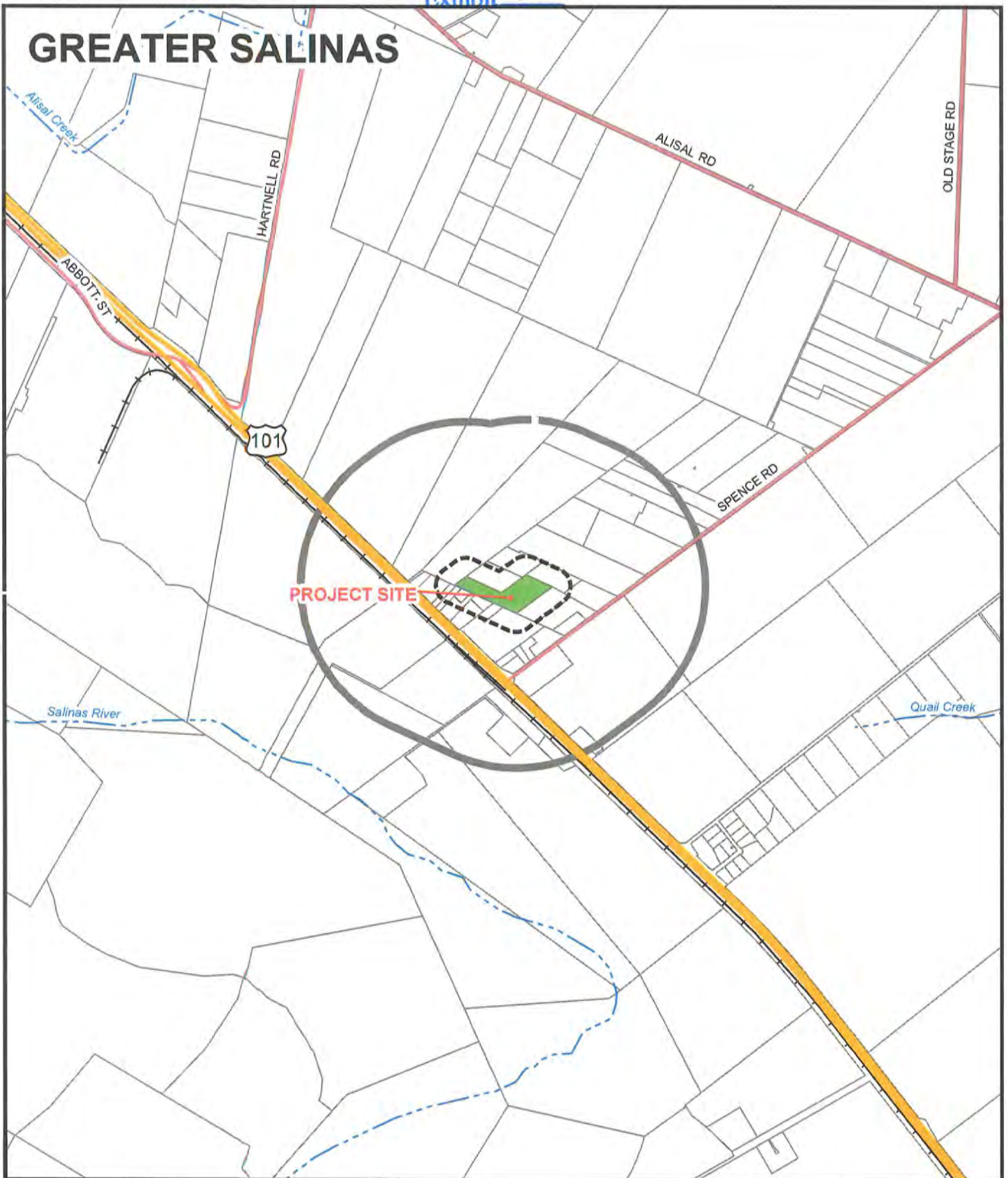
REVISIONS

EXHIBIT 'D'  
REV. 5/02/2014



### CANOPY ELEVATIONS

# GREATER SALINAS



APPLICANT: BOOZER

APN: 137-021-029-000

FILE # PLN130141

 2500' Limit 
  300' Limit 
  Water 
  City Limits





PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 80-306

USE PERMIT NO. 2704

A.P. # 137-011-69

FINDINGS AND DECISION

In the matter of the application of

ELI BOOZER (PC-4016)

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow automobile dismantling yard, located on Parcel B, portion of Lot 18, Assessor's Map 1, Buena Esperanza Rancho, Sponce area, located north of Spence Road.

came on regularly for hearing before the Planning Commission on May 28, 1980

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

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

DECISION

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

1. Provide off-street parking. Layout to be approved by Director of Planning.
2. Provide drainage improvement study onsite and offsite. Study to be approved by County Surveyor.
3. That all access roads and parking areas be kept mud free and dust free.
4. Area to be screened and landscaped around the periphery as approved by the Director of Planning.
5. Area to be fenced to the approval of the Director of Planning.
6. That no vehicles be stacked.
7. That no burning be allowed.
8. No petroleum or other debris escape into the drainage area.
9. That the areas to be used by this operation be approved by the Director of Planning.
10. That this permit expire on May 28, 1995.

PASSED AND ADOPTED this 28th day of May, 1980, by the following vote:

Ayes: Basham, Callotto, Sullivan, Del Piero

Noes: Reaves

Absent: Jimenez, Owen, Peters, Varga

THIS PERMIT EXPIRES ONE YEAR AFTER THE DATE OF GRANTING THEREOF UNLESS CONSTRUCTION OR USE IS STARTED WITHIN THIS PERIOD.

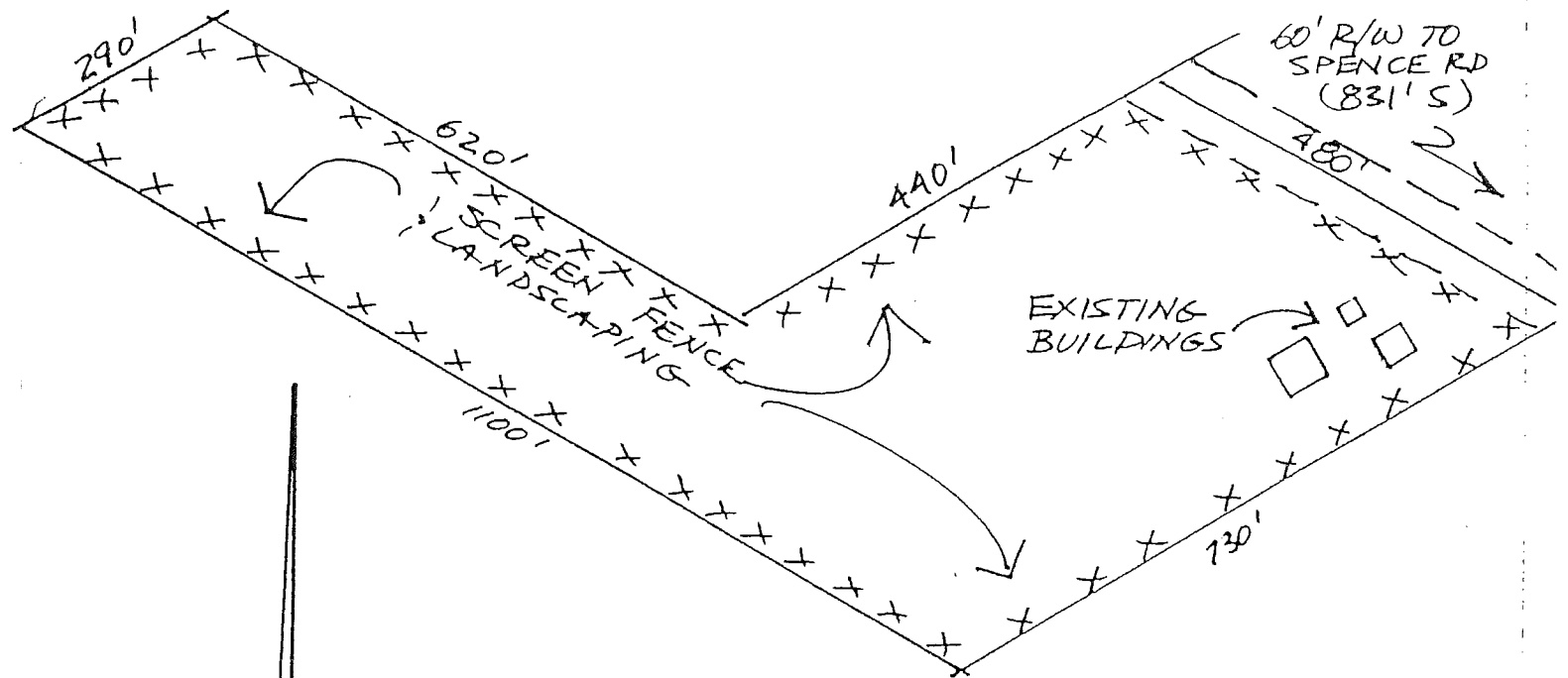
*E. W. DeMars*  
E. W. DeMARS  
Secretary of the Planning Commission

Copy of this decision was mailed to the applicant on June 19, 1980

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 June 29, 1980.

# EXISTING SITE PLAN

LOCATION:  
FOR LOT 18 ASSR MAP 1  
BUENA ESPERANZA RO 10ACT



1" = 200'

WYNNE & E.H. BOOZER  
TRUSTEES

APN 137-021-29  
ZONING: HI-B-5 (5AC)

# Exhibit F

PC95028

## PLANNING COMMISSION COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 95066

A.P. # 137021029000

### FINDINGS AND DECISION

In the matter of the application of Wyn Nell Boozer (PC95028) for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow an extension of Use Permit PC04016 for an automobile dismantling yard, located on Volume 8 Parcel Maps, Page 62, Parcel B, 10 Acres area located north of Spence Road and east of Eckhart Road, 20856 Spence Road, Salinas, came on regularly for hearing before the Planning Commission on May 31, 1995.

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

1. FINDING: The extension request is consistent with Section 21.74.110, Title 21 (Zoning Ordinance) Monterey County Code which designates the property as "HI/B-5, 5 acre minimum building site. (Heavy Industrial) and with the Greater Salinas Area Plan which designates the property as Industrial.  
EVIDENCE: Application for the extension request was received at least 30 days prior to expiration.  
EVIDENCE: There have been no changes in the use or circumstances which would prohibit the approval of the extension.
2. FINDING: That the granting of this extension request will not create a significant environmental effect and the Negative Declaration is still adequate.  
EVIDENCE: The environmental issues identified in the Initial Study have not changed since the initial approval of this proposed use.  
EVIDENCE: Additional conditions have been applied to this permit to deal with new environmental management practices which have been established.

### 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:

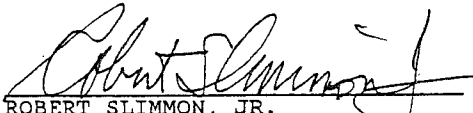
1. The permit shall expire May 31, 2010.
2. Existing dismantling areas shall be improved as necessary to be impervious, shall have secondary containment features, and shall allow for collection of any runoff from dismantling operations. Submit an improvement design for the existing impound area and dismantling areas for review and approval by the Director of Environmental Health. (Division of Environmental Health)
3. All vehicles or parts stored for longer than 48 hours that contain gasoline, oils, lubricants, coolants, or any other hazardous materials/wastes shall be stored in impervious areas with secondary containment features approved by the Division of Environmental Health. The 48 hour storage time limit shall not apply to impounded vehicles. (Division of Environmental Health)
4. As necessary, submit a site Spill Prevention Control Countermeasure (SPCC) Plan to the director of Environmental Health for review and approval. The Plan shall meet the standards as per Title 26, Division 22, Article 3 Sections 66264.30-66264.56; Preparedness and Prevention. (Division of Environmental Health)

5. Provide evidence from the Regional Water Quality Control Board that the project is in compliance with Board's Amended General Industrial Activities Storm Water Permit document and the National Pollutant Discharge Elimination System Permit (NPDES) requirements. Preparedness and Prevention. (Division of Environmental Health)
6. The premises shall be maintained so as to be free of litter, trash and rubbish and to prevent the breeding and harborage of rodents, flies and other vectors. (Division of Environmental Health)
7. The storage of tires shall be such so as to prevent breeding and harborage of flies, mosquitos and other vectors. (Division of Environmental Health)
8. If necessary, the project shall comply with the California Integrated Waste Management Board's Waste Tire Management Act. (Division of Environmental Health)
9. As necessary, the applicant shall destroy the existing abandoned well(s) according to State of California Bulletin 74-81, and Monterey County Ordinance No. 3317. A permit for the destruction of the well(s) shall be obtained from the Division of Environmental Health prior to destruction. (Division of Environmental Health)
10. Provide evidence that the existing operation has an adequate septic system that meets the standards of the Septic Ordinance (Chapter 15.20 M.C.C.). As necessary, install a septic system approved by the Director of Environmental Health and submit plans for review and approval showing the location and design of the septic system. A permit for the installation of the system is required. (Division of Environmental Health)
11. Comply with Title 19 of the California Administrative Code Subchapter 3 and Health and Safety Code Chapter 6.95 (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Division of Environmental Health)
12. Prior to final sign off of this permit PC95028, the applicant shall prepare, and submit for the approval of the Water Resources Agency, a Stormwater Pollution Prevention Plan (SWPPP) that addresses the problems of contaminants including oil/grease, heavy metals, and silt from the entire auto dismantling facility. All applicable best management practices shall be considered. A firm with expertise in the handling of contaminated stormwater runoff should be retained to assist in the completion of the SWPPP, and to recommend necessary drainage system improvements. Drainage improvements shall be constructed in accordance with approved plans. (Water Resources Agency)
13. 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)

14. The applicant shall record a notice which states: "A permit (Resolution 95066) was approved by the Planning Commission for Assessor's Parcel Number 137-021-029 on May 31, 1995. The permit was granted subject to (15) fifteen conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

PASSED AND ADOPTED this 31st day of May, 1995, by the following vote:

Ayes: Calcagno, Derdivanis, Diaz-Infante, Errea, Hawkins, Lacy, Orrett,  
Stallard  
Noes: None  
Absent: Hernandez, Reaves

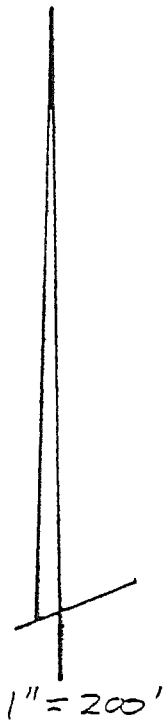
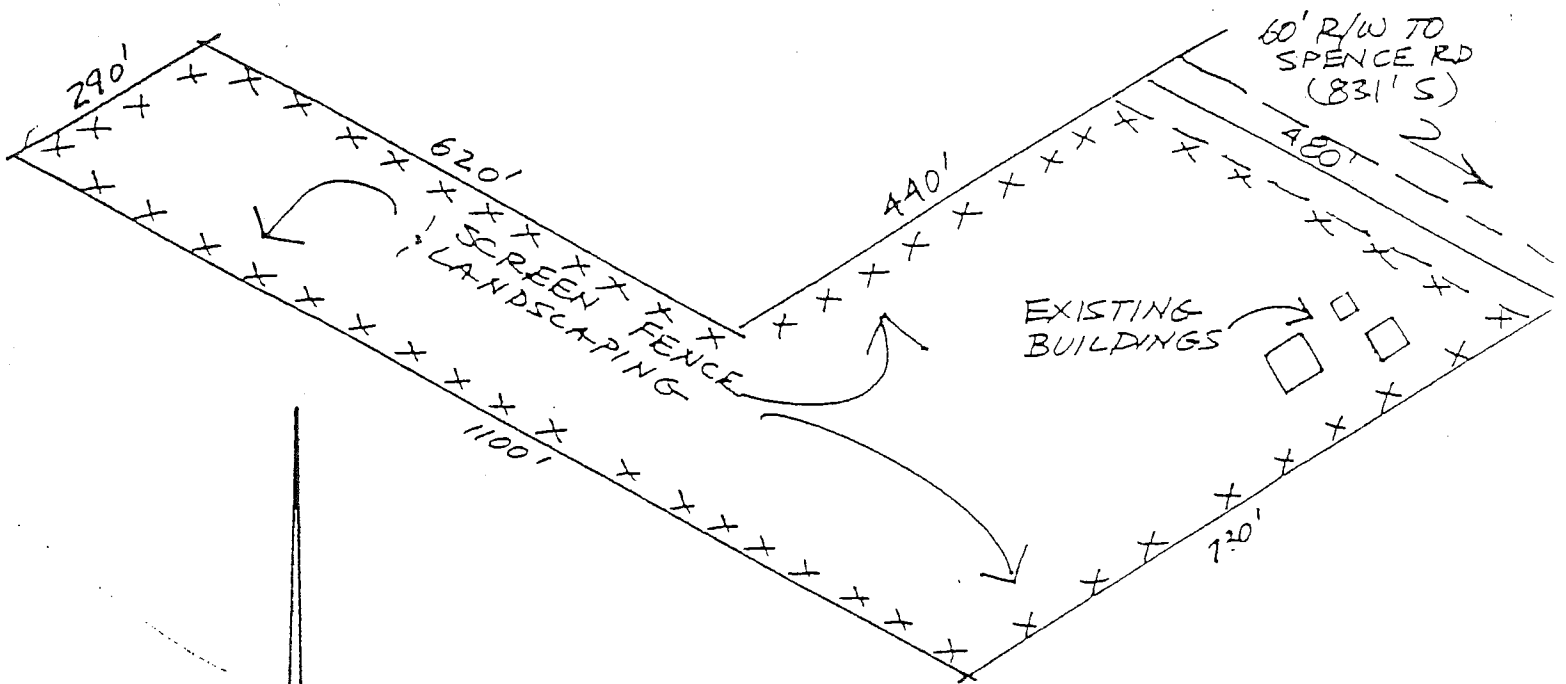
  
ROBERT SLIMMON, JR.  
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on JUN 09 1995

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 19 1995



LOCATION:  
FOR LOT 18 ASSR MAP 1  
BUENA ESPERANZA RO 10AC±



WYNNE & E.H. BOOZER  
TRUSTEES

APN 137-021-29  
ZONING: HI-B-5 (5AC)