

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 25, 2015	Agenda Item No.: 3
Project Description: Three (3) Extensions for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for: <ul style="list-style-type: none"> • PLN140713 "S&S Land Development" - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510 • PLN140677 "Pick-n-Pull Auto" - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498 • PLN140714 "Gerard & Deborah Cutler" - Parcel C - Assessor's Parcel Number 131-054-003-000 - Renewal of PLN030501 <p>The properties are located at 516 A, 516 B & 516 C Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone.</p>	
Project Location: 516 A, 516 B & 516 C Dolan Road, Moss Landing	APNs: 131-054-001-000 131-054-002-000 131-054-003-000
Planning File Numbers: PLN140713/PLN140677/PLN140714	Owners: S&S Land Development Co./Pick-N-Pull Auto/Gerald & Deborah Cutler Applicant: Pick-N-Pull Auto Agent: Trinh Retterer
Planning Area: North County Land Use Plan	Flagged and staked: No
Zoning Designation: "AC(CZ)" and "LI(CZ)" [Agricultural Conservation (Coastal Zone)] and [Light Industrial (Coastal Zone)]	
CEQA Action: Consider previously adopted Mitigated Negative Declaration with Addendum.	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Consider the previously adopted Mitigated Negative Declaration, with Addendum; and
- 2) Approve Three (3) Extensions for previously approved Coastal Development Permits allowing vehicle dismantling and parts sales for:
 - PLN140713 "S&S Land Development" - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510
 - PLN140677 "Pick-n-Pull Auto" - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498
 - PLN140714 "Gerard & Deborah Cutler" - Parcel C - Assessor's Parcel Number 131-054-003-000 - Renewal of PLN030501

based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The applicant, Pick-n-Pull Auto, is requesting to extend the Coastal Development Permits to allow the existing auto dismantling facilities at the three (3) subject parcels to continue ongoing operations. Vehicle dismantling has been permitted at the site since the early 1970's. These sites are in compliance with Conditions of Approval and no new concerns have been identified. For a more detailed discussion, see **EXHIBIT A**.

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

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

All Conditions that were included in the 1995-approved Coastal Development Permits are recommended for inclusion in the Permit Renewals.

The applications were reviewed by the North County Coastal Land Use Advisory Committee (LUAC) at their December 16, 2014 meeting, at which time the LUAC recommended approval of the proposed Extensions by a 4-0 vote.

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



Steve Mason, Associate Planner
(831) 755-5228, masons@co.monterey.ca.us
February 17, 2015

cc: Front Counter Copy; Planning Commission; North County Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; California Native American Heritage Commission; Luke Connolly, RMA Services Manager; Steve Mason, Project Planner; S&S Land Development, Owner; Pick-n-Pull Auto, Owner; Gerard & Deborah Cutler, Owners; Trinh Retterer, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Roger McCurdy, Neighbor; Planning File PLN140713/PLN140677/PLN140714

Attachments: Exhibit A Project Discussion
Exhibit B Draft Resolutions, including:
• Conditions of Approval
• Site Plans/Satellite Photo
Exhibit C Advisory Committee Minutes (LUAC)
Exhibit D 2005 Mitigated Negative Declaration and 2015 Addendum
Exhibit E 2005 Resolutions for previously-approved Permits

This report was reviewed by John Ford, Planning Services Manager.



EXHIBIT A DISCUSSION

Project Description and Background

Vehicle dismantling businesses have operated at the Dolan Industrial Park project site since the early 1970's. The site is comprised of four separate parcels:

- Parcel A - APN 131-054-001 – 7.5 acres – owned by S&S Land Development
- Parcel B – APN 131-054-002 - 4.5 acres – owned by Pick-n-Pull Auto Dismantlers
- Parcel C – APN 131-054-003 - 5 acres - owned by Gerard & Deborah Cutler
- Parcel D – APN 131-054-004 - 70 acres – owned by the Loan Exchange Group

Permits for the auto dismantling businesses were issued in 1995, and again in 2005 (For Parcels A, B and C). The present application for 10-year Coastal Development Permit (CDP) Extensions applies only to the operations on Parcels A, B and C. Pick-n-Pull auto Dismantlers presently manages operations on all three parcels and is the sole applicant for the Extensions for the CDP's which were granted in 2005 by Planning Commission Resolutions 05050 (Parcel A), 05048 (Parcel B) and 05049 (Parcel C). These Resolutions are attached for reference as **EXHIBIT E**.

The 2005 Permits were approved as a part of Combined Development Permits which included the above-mentioned Coastal Development Permits as well as General Development Plans which also permitted infrastructure improvements at that time including water system connections and improvements for fire-suppression, drainage improvements, septic improvements and a 212,000 gallon water tank. These infrastructure improvements have been subsequently implemented and the Extensions currently under consideration are only to allow ongoing vehicle dismantling and parts sales as were approved by the Coastal Development Permits in 2005. The Permit Extensions currently under consideration would not allow for any new development or improvements to, nor expansion or intensification of, the previously-approved uses. Parcel D is not included in this application.

Project Issues

Parcel B is zoned "AC (CZ)" [Agricultural Conservation (Coastal Zone)] and Parcels A and C are split-zoned "AC (CZ)" and "LI (CZ)" [Light Industrial (Coastal Zone)]. All three of the project parcels are included within a designated "Special Treatment Area" pursuant to the North County Land Use Plan (underlining added):

4.3.2 Land Use Locations

Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use

permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation.

AMENDED JUNE 9, 1993

Operations at the project site are conducted according to Best Management Practices as established according to the 1995-approved Permits:

- Auto dismantling must occur on impervious surfaces with secondary containment features.
- Un-usable auto remnants are transported off-site for disposal
- A comprehensive stormwater management plan has been implemented which directs runoff to controlled areas on each parcel where pollutants are separated from the drainage water, collected and disposed of off-site.
- Drainage and erosion control improvements including detention basins and earthen berms are installed and must be maintained.
- Regular inspections are conducted by the Environmental Health Bureau and State Water Resources Control Board to ensure on-going compliance with the Best Management Practices.

As a matter of standard practice, all vehicles upon arrival are drained of fluids (gasoline, freon, etc.) which are put into holding tanks and disposed of at a later time according to regulatory requirements. Removal of any potentially hazardous materials, including batteries and mercury switches, is also completed before vehicles are placed in the parts sales area. Vehicles in the sales yard are placed on stands with underlying mats on top of a gravel base in order to minimize ground contact and potential drainage contamination.

The site is not a vehicle “junkyard”, in the traditional sense, as majority of the on-site stock is turned over approximately every 30-60 days. Prior to removal, most vehicles are “de-cored” and anything that can be recycled or re-conditioned (alternators, compressors, wiring harnesses, etc.) are removed before the vehicles are crushed and trucked from the site.

Environmental Review

A Mitigated Negative Declaration was adopted in 2005 for the previously-approved Combined Development Permits. This document is attached as **EXHIBIT D**, for reference. Staff considers this Mitigated Negative Declaration to be of continued adequacy and relevance of the Extensions as proposed. An addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions, as said impacts were not commonly analyzed in 2005.

All Mitigation Measures which were implemented in 2005, and remain relevant to ongoing operations, have been carried over to these entitlements. Said Mitigations relate to ongoing annual reports regarding maintenance of roads, drainage facilities and screening vegetation. The “Best Management Practices” as outlined in the 2005 Mitigations shall also continue to be observed pursuant to project conditions.

Recommendation

Staff is recommending approval of the Coastal Development Permit Extensions as requested.

**EXHIBIT B.1
DRAFT RESOLUTION
(S&S Land Development Co.)**

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

In the matter of the application of:

OWNER: S&S Land Development Co. (PLN140713)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Considering the previously adopted Mitigated Negative Declaration, with Addendum; and
- 2) Approving an Extension of a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:

- "S&S Land Development" - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510

[PLN140713, S&S Land Development Co, 516 A Dolan Road, Moss Landing, North County Land Use Plan (APN: 131-054-001-000)]

The Pick-n-Pull application (PLN140713) came on for public hearing before the Monterey County Planning Commission on February 25, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Extension of a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:
 - PLN140713 "S&S Land Development" - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510**EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140713.

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 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 2;
 - Monterey County Zoning Ordinance (Title 20);

Title 20 does not list auto wrecking yards as an allowed or permitted use under the present (split) zoning of “AC(CZ)” and “LI(CZ)” [Agricultural Conservation (Coastal Zone)] and [Light Industrial (Coastal Zone)]. The North County Land Use Plan, however, does designate the parcels as a “Special Treatment Area,” with the following allowances:

4.3.2 Land Use Locations

Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation. **AMENDED JUNE 9, 1993**

Additionally, the Monterey County Coastal Implementation Plan Part 2 (Regulations for Development in the North County Land Use Plan Area) notes in “Land Use and Development Standards”:

- 21.144.140.B.5.a: Existing industrial uses located outside of “LI” (Light Industrial) and “HI” (Heavy Industrial) zoning Districts are considered to be non-conforming uses. As such, expansion of such uses shall not be permitted.

The Extension proposed herein would not grant any new development, improvements or expansion.

- b) No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- c) The property is located at 516 A Dolan Road, Moss Landing (Assessor’s Parcel Number 131-054-001-000), North County Land Use Plan. The parcels are zoned “AC(CZ)” and “LI(CZ)” [Agricultural Conservation (Coastal Zone)] and [Light Industrial (Coastal Zone)].
- d) The project planner conducted a site inspection on February 3, 2015, to verify that the project on the subject parcel conforms to the plans listed above.

- e) The applications were reviewed by the North County Coastal Land Use Advisory Committee (LUAC) at their December 16, 2014 meeting, at which time the LUAC recommended approval of the proposed Extensions by a 4-0 vote.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140713.

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, North County 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 February 3, 2015, 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 found in Project File PLN140713.

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, North County 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 have been previously established.
 - c) Staff conducted a site inspection on February 3, 2015, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140713.

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 February 5, 2015, and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) 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 PLN140713.

6. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned 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) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) A Mitigated Negative Declaration was adopted in 2005 for the previously-approved Combined Development Permits. This document is attached as **EXHIBIT D** of the February 25, 2015 staff report to the Planning Commission, for reference. Staff considers this Mitigated Negative Declaration to be of continued adequacy and relevance to the Extensions as proposed as the uses analyzed within the document will continue to be of the same type with no increase in intensity of use and no additional development proposed. A technical addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions.
 - c) All of the mitigation measures as outlined in the 2005 Mitigated Negative Declaration shall remain in effect.
 - d) The Draft Mitigated Negative Declaration (“MND”)/Negative Declaration (“ND”) for PLN030510/PLN030501/PLN030498 was prepared in accordance with CEQA and circulated for public review from June 6, 2005 through July 5, 2005.
 - e) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
 - f) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes in circumstances that do not reflect project changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) A MND for S&S Land Development Co, Pick-N-Pull San Jose Auto

and Gerald & Deborah Cutler was certified by the Planning on September 14, 1995 (Resolution 05050)

- b) An Addendum to the S&S Land Development Co/Pick-N-Pull San Jose Auto/Gerald & Deborah Cutler project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum attached as **Exhibit D** to the February 25, 2015, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or new Initial Study/Negative Declaration have occurred.
- e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND as the proposed Extensions would not allow for any new development, improvements or expansion of the previously-permitted uses.
- f) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND as the proposed Extensions would not allow for any new development, improvements or expansion of the previously-permitted uses.
- g) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. The addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions, as said impacts were not commonly analyzed in 2005.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal to the Coastal Commission because the project involves an entitlement which is permitted in the underlying zone as a conditional use.

DECISION

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

- 1) Consider the previously adopted Mitigated Negative Declaration, with Addendum; and
- 2) Approve a Coastal Development Permit Extension renewing a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:

- PLN140713 "S&S Land Development" - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510 based on the findings and evidence and subject to the conditions of approval

PASSED AND ADOPTED this 25th day of February, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN140713

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit Extension (PLN140713) allows vehicle dismantling and parts sales for:

- "S&S Land Development" - Renewal of PLN030510

The property is located at 516 A Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-001-000), North County Land Use 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 Coastal Development Permit Extension (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 131-054-001-000 on February 25, 2015. The permit was granted subject to nine (9) conditions of approval and four (4) mitigation measures 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 prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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. PDSP01 - ADHERENCE TO MITIGATION MEASURES

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

All of the Conditions of Approval and Mitigation Measures regarding ongoing use as required for PLN030510 pursuant to Resolution No. 05050 (attached as EXHIBIT E to the February 25, 2015 Planning Commission staff report) shall remain in effect.

**Compliance or
Monitoring
Action to be Performed:**

5. PDSP02 - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The subject Permit Extension shall be granted for a time period of ten (10) years, to expire on July 13, 2025. 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. (RMA- Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: As described in the above-listed Condition.

6. PDSP03 - PROPERTY ABANDONMENT (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: In the event of use abandonment or permit revocation restore within six (6) months - Clean up and restore site.

7. PDSP04 - NO SALES OUTSIDE OF YARDS (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No storage or sales of vehicles or parts are allowed outside of the fenced yard areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Ongoing - Adhere to condition

8. PDSP05 - YARD OPERATIONS (Non- Std.)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Ongoing - Adhere to condition

9. PDSP06 - PERMIT REVOCATION (Non-Std)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Failure of the owner to comply with any condition of the subject permits (PLN030510/PLN140713) 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)

Compliance or Monitoring Action to be Performed: Ongoing - Comply with permit conditions.

10. MITIGATION MEASURE #1 (Screening)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, each owner (Parcel A, B and C) shall submit an inspection report of the screening and vegetation by a qualified arborist or registered forester to the Director of RMA-Planning for review and approval. The arborist or forester shall evaluate the conditions and health of the trees and vegetation and certify that any necessary maintenance or replacement of trees has been completed for the respective parcels.

Compliance or Monitoring Action to be Performed: As indicated above

11. MITIGATION MEASURE #2 (Stormwater Facilities)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, each owner shall provide documentation by September 1 of each year to the Director of RMA-Planning certifying that each operator is in compliance with their stormwater permit and that each operator has submitted their annual report to the Regional Water Quality Control Board (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.

Compliance or Monitoring Action to be Performed: As indicated above

12. MITIGATION MEASURE #3 (Access Road Improvements)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, the applicant shall submit documentation to the Director of RMA-Planning 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

Compliance or Monitoring Action to be Performed: As indicated above

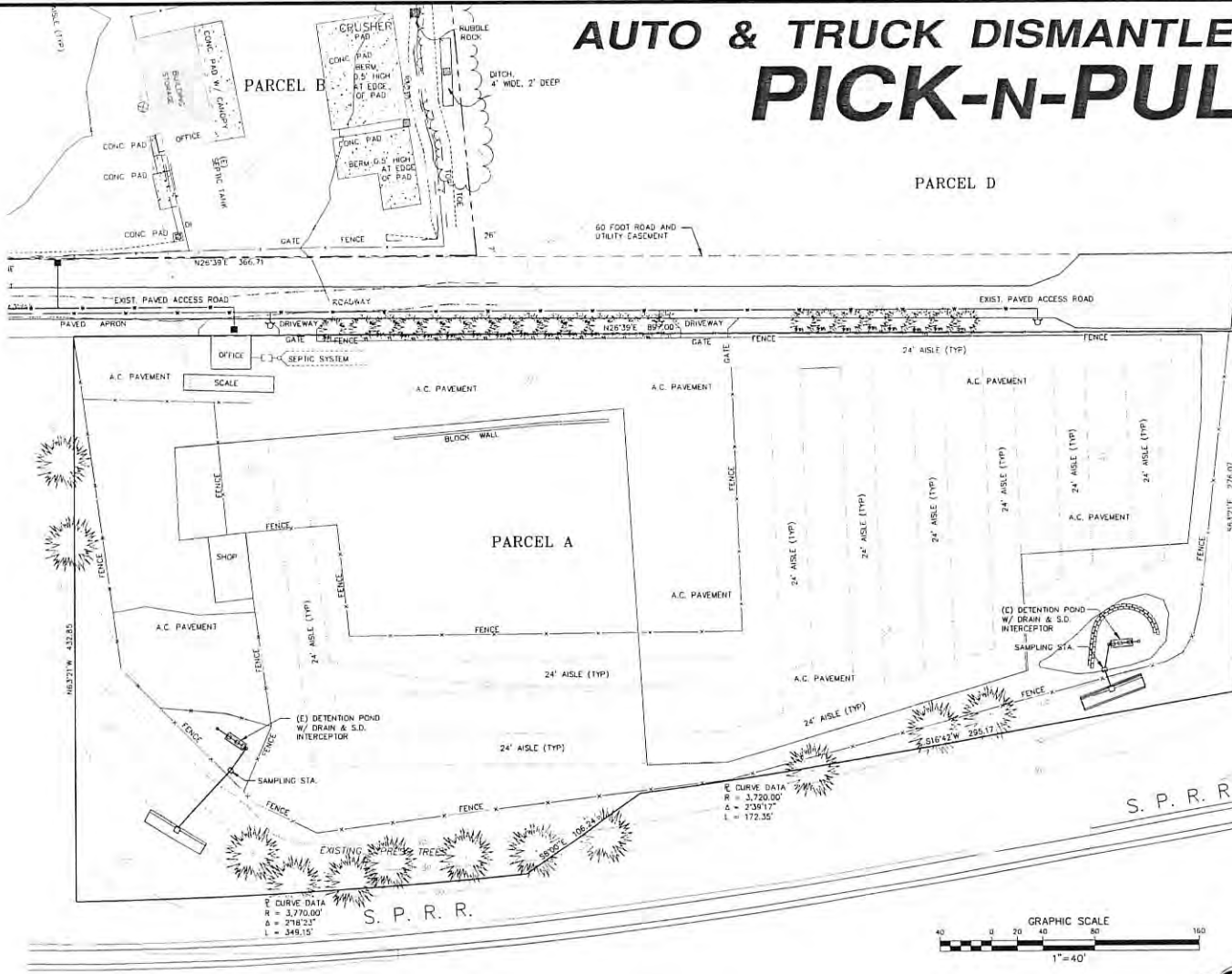
13. MITIGATION MEASURE #4 (Visibility)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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, earth-tone color subject to review and approval by the Director of RMA-Planning.

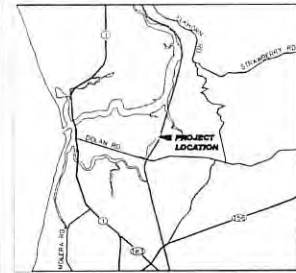
Compliance or Monitoring Action to be Performed: As indicated above

AUTO & TRUCK DISMANTLERS PICK-N-PULL



PARCEL 'A' SITE PLAN

SCALE: 1" = 40'



VICINITY MAP
NO SCALE

PROJECT DATA

A.P.N. 131-054-001
 ZONING U (C) LIGHT INDUSTRIAL (COASTAL ZONE)
 LOT SIZE 3,500 SQ.FEET
 LOT COVERAGE 2,283 SQ.FEET (67.0%)
 FLOOR AREA RATIO 0.70
 IMPERVIOUS (RUBBL + PAV) 180,489 SQ.FEET (49%)
 GRASSES (ECL + M) 5,012/SQ.FEET
 TREES REMOVAL NONE
 TREES REMOVAL NONE
 ENVIRONMENTAL/HAZARDOUS WASTE: NONE

UTILITIES
 GAS NONE
 ELECTRICITY NONE
 SEWER ON-SITE SEPTIC
 WATER DOLAN INDUSTRIAL
 PARK

NOTES:

1. SETBACKS OF EXISTING BUILDINGS ARE ALL IN EXCESS OF THE COUNTY REQUIREMENTS.
2. ALL YARD OFFICES SERVED BY PORTABLE TOILETS EXCEPT AS NOTED ON PLAN.

PARCEL DATA

API: 131-054-001-000
 ADDRESS: 516A DOLAN ROAD
 MOSS LANDING, CA 95039
 TENANT: PICK-N-PULL
 OWNERS: S AND S LAND DEVELOPMENT CO
 P.O. BOX 955
 SALINAS, CA 93912

REVISIONS

PARCEL 'A'
SITE PLAN

TUNSTALL ENGINEERING
CONSULTANTS, INC.

PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
516A Dolan Road
Moss Landing, CA 95039

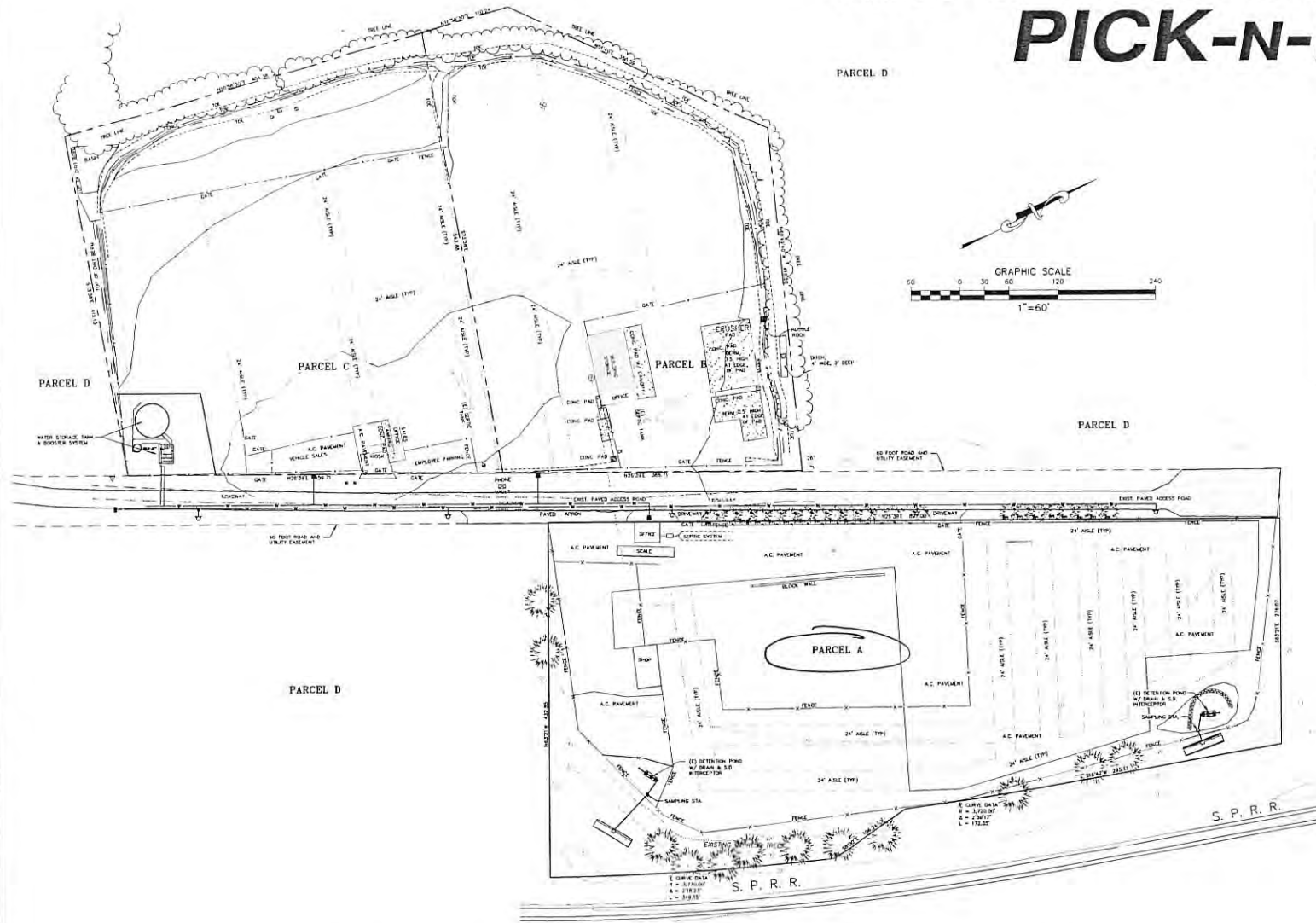
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SHEET NO. SP



PLOTTED: 11/7/2014 10:53 AM

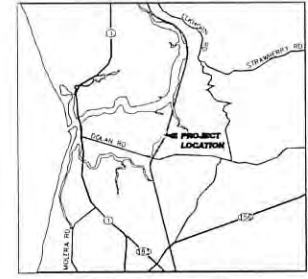
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AUTO & TRUCK DISMANTLERS PICK-N-PULL



COMPOSITE SITE PLAN

SCALE: 1" = 60'



REVISIONS

COMPOSITE SITE PLAN
PARCELS A, B, & C

TUNSTALL ENGINEERING
CONSULTANTS, INC.
174 EAST ADJAL STREET
SUNOLING CALIFORNIA 94704
(831) 758-2785 FAX (831) 758-2141
CIVIL ENGINEERING - BUILDING DESIGN

PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
516 Dorian Road
Moss Landing, CA 95039
DESIGNED BY: KRT DATE: NOVEMBER 4, 2014



PROJECT NO.
14-15
SHEET NO.
CSP
OF

PLOTTED: 11/4/2014 9:35 AM

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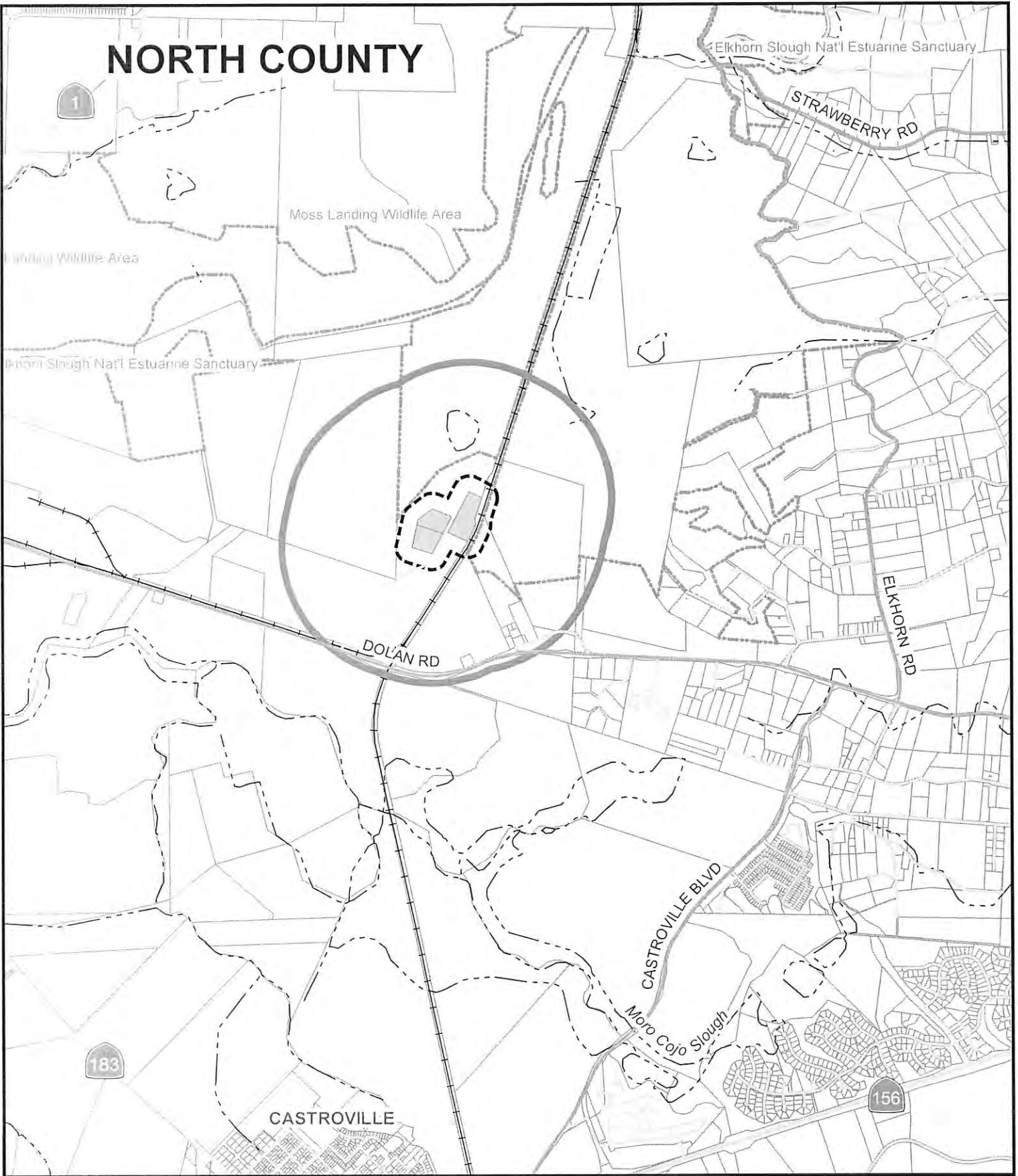


Google earth

feet
meters






NORTH COUNTY

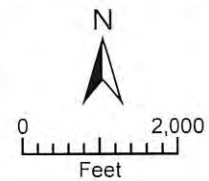


APPLICANT: S & S LAND DEVELOPMENT CO

APN: 131-054-001, 002, 003

FILE # PLN140713

 2500' Limit  300' Limit  Water



PLANNER: MASON

**EXHIBIT B.2
DRAFT RESOLUTION
(Pick-N-Pull Auto)**

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

In the matter of the application of:

OWNER: Pick-N-Pull Auto (PLN140677)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Considering the previously adopted Mitigated Negative Declaration, with Addendum; and
- 2) Approving an Extension of a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:
 - PLN140677 "Pick-n-Pull Auto" - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498

[PLN140677, Pick-N-Pull Auto, 516 B Dolan Road, Moss Landing, North County Land Use Plan (APN: 131-054-002-000)]

The Pick-n-Pull application (PLN140677) came on for public hearing before the Monterey County Planning Commission on February 25, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Extension of a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:
 - PLN140677 "Pick-n-Pull Auto" - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498**EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140677.

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 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 2;
 - Monterey County Zoning Ordinance (Title 20);

Title 20 does not list auto wrecking yards as an allowed or permitted use under the present (split) zoning of “AC(CZ)” and “LI(CZ)” [Agricultural Conservation (Coastal Zone)] and [Light Industrial (Coastal Zone)]. The North County Land Use Plan, however, does designate the parcels as a “Special Treatment Area,” with the following allowances:

4.3.2 Land Use Locations

Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation. **AMENDED JUNE 9, 1993**

Additionally, the Monterey County Coastal Implementation Plan Part 2 (Regulations for Development in the North County Land Use Plan Area) notes in “Land Use and Development Standards”:

- 21.144.140.B.5.a: Existing industrial uses located outside of “LI” (Light Industrial) and “HI” (Heavy Industrial) zoning Districts are considered to be non-conforming uses. As such, expansion of such uses shall not be permitted.

The Extension proposed herein would not grant any new development, improvements or expansion.

- b) No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- c) The property is located at 516 B Dolan Road, Moss Landing (Assessor’s Parcel Number 131-054-002-000), North County Land Use Plan. The parcels are zoned “AC(CZ)” and “LI(CZ)” [Agricultural Conservation (Coastal Zone)] and [Light Industrial (Coastal Zone)].
- d) The project planner conducted a site inspection on February 3, 2015, to verify that the project on the subject parcel conforms to the plans listed above.

- e) The applications were reviewed by the North County Coastal Land Use Advisory Committee (LUAC) at their December 16, 2014 meeting, at which time the LUAC recommended approval of the proposed Extensions by a 4-0 vote.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140677.

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, North County 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 February 3, 2015, 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 found in Project File PLN140677.

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, North County 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 have been previously established.
 - c) Staff conducted a site inspection on February 3, 2015, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140677.

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 February 5, 2015, and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) 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 PLN140677.

6. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned 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) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) A Mitigated Negative Declaration was adopted in 2005 for the previously-approved Combined Development Permits. This document is attached as **EXHIBIT D** of the February 25, 2015 staff report to the Planning Commission, for reference. Staff considers this Mitigated Negative Declaration to be of continued adequacy and relevance to the Extensions as proposed as the uses analyzed within the document will continue to be of the same type with no increase in intensity of use and no additional development proposed. A technical addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions.
 - c) All of the mitigation measures as outlined in the 2005 Mitigated Negative Declaration shall remain in effect.
 - d) The Draft Mitigated Negative Declaration (“MND”)/Negative Declaration (“ND”) for PLN030510/PLN030501/PLN030498 was prepared in accordance with CEQA and circulated for public review from June 6, 2005 through July 5, 2005.
 - e) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
 - f) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes in circumstances that do not reflect project changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:** a) A MND for S&S Land Development Co/Pick-N-Pull San Jose Auto/

Gerald & Deborah Cutler was certified by the Planning on September 14, 1995 (Resolution 05048)

- b) An Addendum to the S&S Land Development Co, Pick-N-Pull San Jose Auto and Gerald & Deborah Cutler project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum attached as **Exhibit D** to the February 25, 2015, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or new Initial Study/Negative Declaration have occurred.
- e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND as the proposed Extensions would not allow for any new development, improvements or expansion of the previously-permitted uses.
- f) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND as the proposed Extensions would not allow for any new development, improvements or expansion of the previously-permitted uses.
- g) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. The addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions, as said impacts were not commonly analyzed in 2005.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal to the Coastal Commission because the project involves an entitlement which is permitted in the underlying zone as a conditional use.

DECISION

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

- 1) Consider the previously adopted Mitigated Negative Declaration, with Addendum; and
- 2) Approve a Coastal Development Permit Extension renewing a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:

- PLN140677 "Pick-n-Pull Auto" - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498 based on the findings and evidence and subject to the conditions of approval

PASSED AND ADOPTED this 25th day of February, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN140677

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit Extension (PLN140677) allows vehicle dismantling and parts sales for:

- "Pick-n-Pull Auto" - Renewal of PLN030498

The property is located at 516 B Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-002-000), North County Land Use 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 Coastal Development Permit Extension (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 131-054-002-000 on February 25, 2015. The permit was granted subject to ten (10) conditions of approval and four (4) mitigation measures 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 prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) 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 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 Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed:

Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

5. PDSP01 - ADHERENCE TO MITIGATION MEASURES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All of the Conditions of Approval and Mitigation Measures regarding ongoing use as required for PLN030498 pursuant to Resolution No. 05048 (attached as EXHIBIT E to the February 25, 2015 Planning Commission staff report) shall remain in effect.

Compliance or Monitoring Action to be Performed:

6. PDSP02 - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The subject Permit Extension shall be granted for a time period of ten (10) years, to expire on July 13, 2025. 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. (RMA- Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: As described in the above-listed Condition.

7. PDSP03 - PROPERTY ABANDONMENT (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: In the event of use abandonment or permit revocation restore within six (6) months - Clean up and restore site.

8. PDSP04 - NO SALES OUTSIDE OF YARDS (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No storage or sales of vehicles or parts are allowed outside of the fenced yard areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Ongoing - Adhere to condition

9. PDSP05 - YARD OPERATIONS (Non- Std.)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Ongoing - Adhere to condition

10. PDSP06 - PERMIT REVOCATION (Non-Std)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Failure of the owner to comply with any condition of the subject permits (PLN030498/PLN140677) 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)

Compliance or Monitoring Action to be Performed: Ongoing - Comply with permit conditions.

11. MITIGATION MEASURE #1 (Screening)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, each owner (Parcel A, B and C) shall submit an inspection report of the screening and vegetation by a qualified arborist or registered forester to the Director of RMA-Planning for review and approval. The arborist or forester shall evaluate the conditions and health of the trees and vegetation and certify that any necessary maintenance or replacement of trees has been completed for the respective parcels.

Compliance or Monitoring Action to be Performed: As indicated above

12. MITIGATION MEASURE #2 (Stormwater Facilities)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, each owner shall provide documentation by September 1 of each year to the Director of RMA-Planning certifying that each operator is in compliance with their stormwater permit and that each operator has submitted their annual report to the Regional Water Quality Control Board (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.

Compliance or Monitoring Action to be Performed: As indicated above

13. MITIGATION MEASURE #3 (Access Road Improvements)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, the applicant shall submit documentation to the Director of RMA-Planning 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

Compliance or Monitoring Action to be Performed: As indicated above

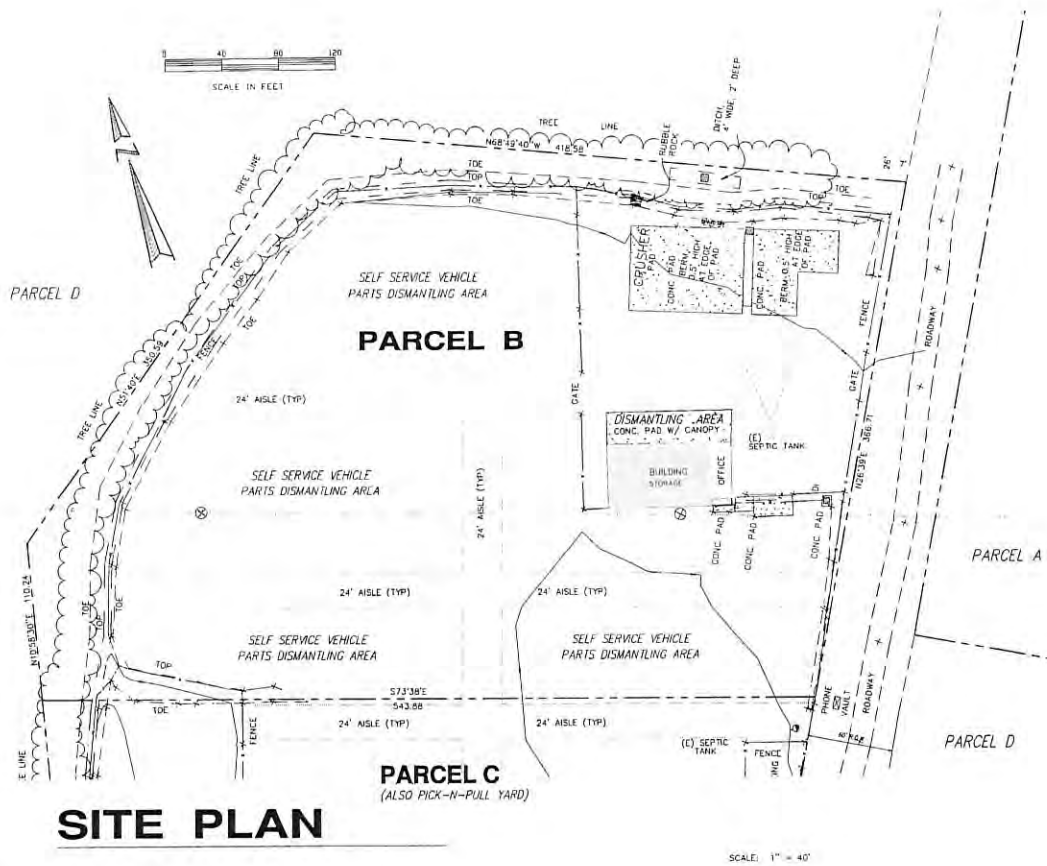
14. MITIGATION MEASURE #4 (Visibility)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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, earth-tone color subject to review and approval by the Director of RMA-Planning.

Compliance or Monitoring Action to be Performed: As indicated above

AUTO & TRUCK DISMANTLERS PICK-N-PULL



SITE PLAN

LEGEND

- ⊙ MANHOLE
- ⊕ POWER POLE
- ⊕ SEPTIC SYSTEM
- DROP INLET
- CHAINLINK FENCE
- TOP OF BANK
- TOE OF BANK

TOPOGRAPHIC SURVEY

OF
PICK - N - PULL
PARCELS B & C, VOL. B - P. M. - PG. 64
516 B & C DOLAN ROAD, MOSS LANDING,
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: PICK-N-PULL AUTO & TRUCK DISMANTLERS
SURVEYED BY: POLARIS CONSULTING
POLARIS CONSULTING
2500 BUCKLE UP BLVD
CORNELIUS, CALIFORNIA 95908

SCALE: 1" = 40' V.M.: PS-PLDT DATE: OCT. 2, 2009
FILE NAME: PICKNPLDLS

SITE DATA

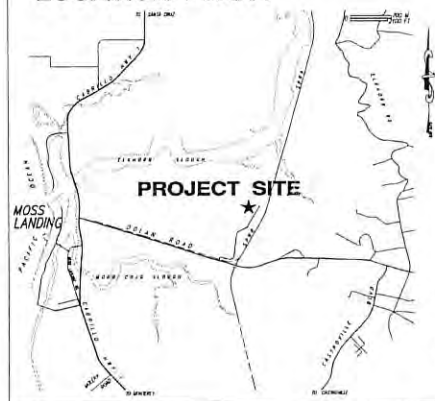
LOCATION : 516B DOLAN ROAD, MOSS LANDING, CA 95039
 PARCEL : 131-054-002
 OWNER : Pick-n-Pull Auto Dismantlers
 7590 Stockton Boulevard
 Sacramento, CA 95823-3970
 ZONING : LI (C2), LIGHT INDUSTRIAL (COASTAL ZONE)
 TENANT : PICK-N-PULL AUTO DISMANTLERS

PROJECT AREAS :
 PARCEL SIZE : 4.51 ACRES (196,455.6 S.F.)
 EXISTING BUILDING : 3,360 S.F.
 EXISTING CANOPY : 1,728 S.F.
 TOTAL : 5,088 S.F. (2.59% LOT COVERAGE)

UTILITIES :
 GAS : NONE
 ELECTRICITY : P.O.B.E.
 SEWER : ON-SITE SEPTIC
 WATER : DOLAN INDUSTRIAL PARK

NOTE :

LOCATION PLAN :



REVISIONS

RENEW USE PERMIT
PARCEL B

DRAWN BY: P.C.C.

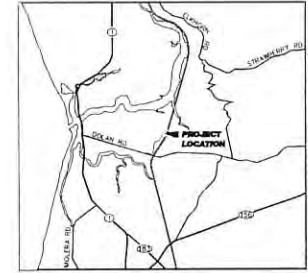
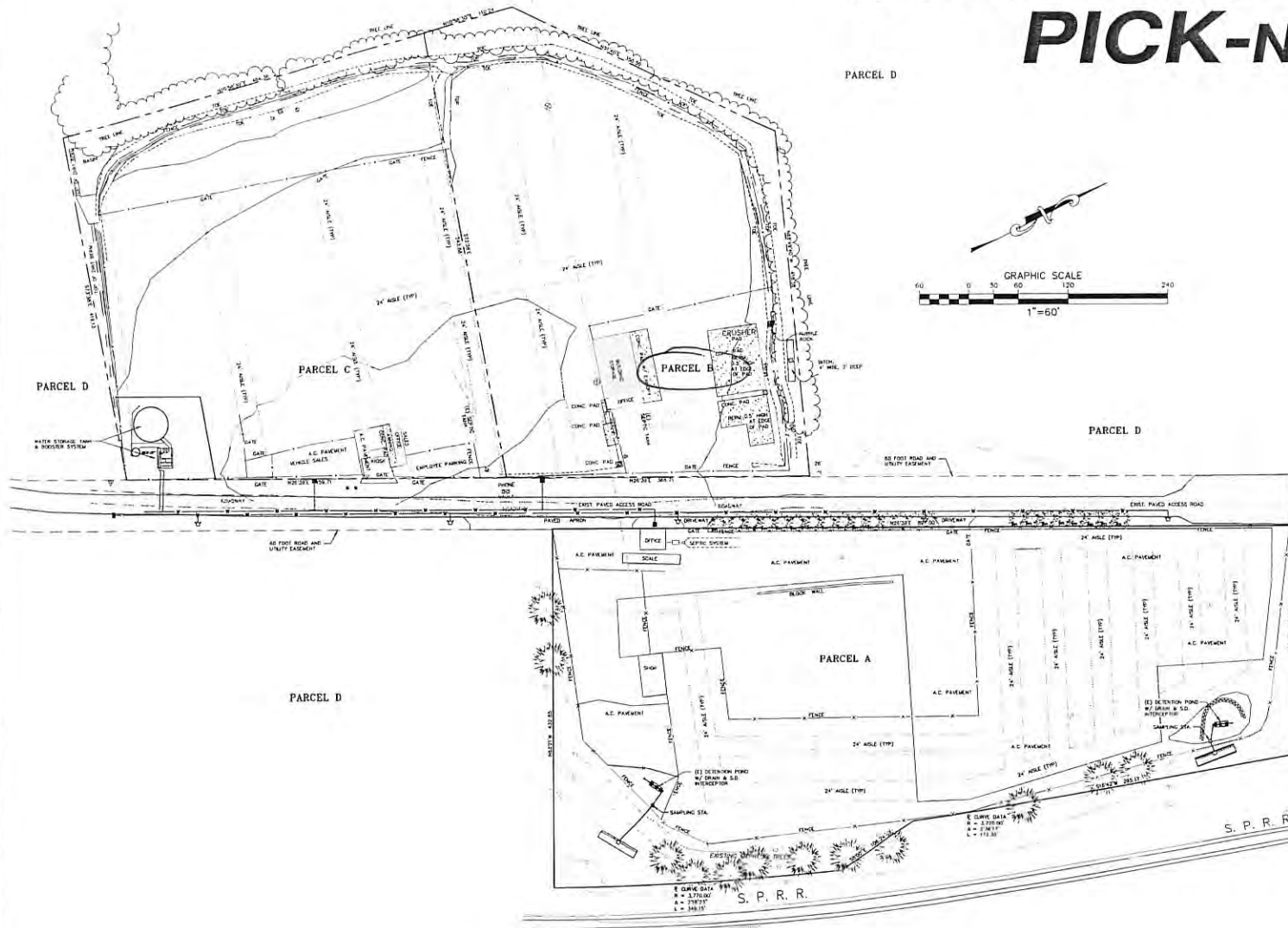
PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
516 Dolan Road
MOSS LANDING, CA 95039
DATE: MAR 27 2004

PROJECT NO.
03-83

SHEET NO.
OF 1

AUTO & TRUCK DISMANTLERS PICK-N-PULL

PARCEL D



VICINITY MAP
NO SCALE

COMPOSITE SITE PLAN

SCALE: 1" = 60'

REVISIONS

**COMPOSITE SITE PLAN
PARCELS A, B, & C**

DESIGNED BY: ART
DRAWN BY: KEVIN R. TUNSTALL
C&A ENGINEERING - BUILDING DESIGN

**TUNSTALL ENGINEERING
CONSULTANTS, INC.**

124 EAST ALisal STREET
Moss Landing, CA 95039
(831) 758-2755 FAX (831) 758-2141

PICK-N-PULL

COASTAL DEVELOPMENT PERMIT
518 Dolan Road
Moss Landing, CA 95039

DATE: AUGUST 4, 2014



PROJECT NO.
14-15

SHEET NO.
CSP

OF

PLOTTED: 11/4/2014 9:35 AM

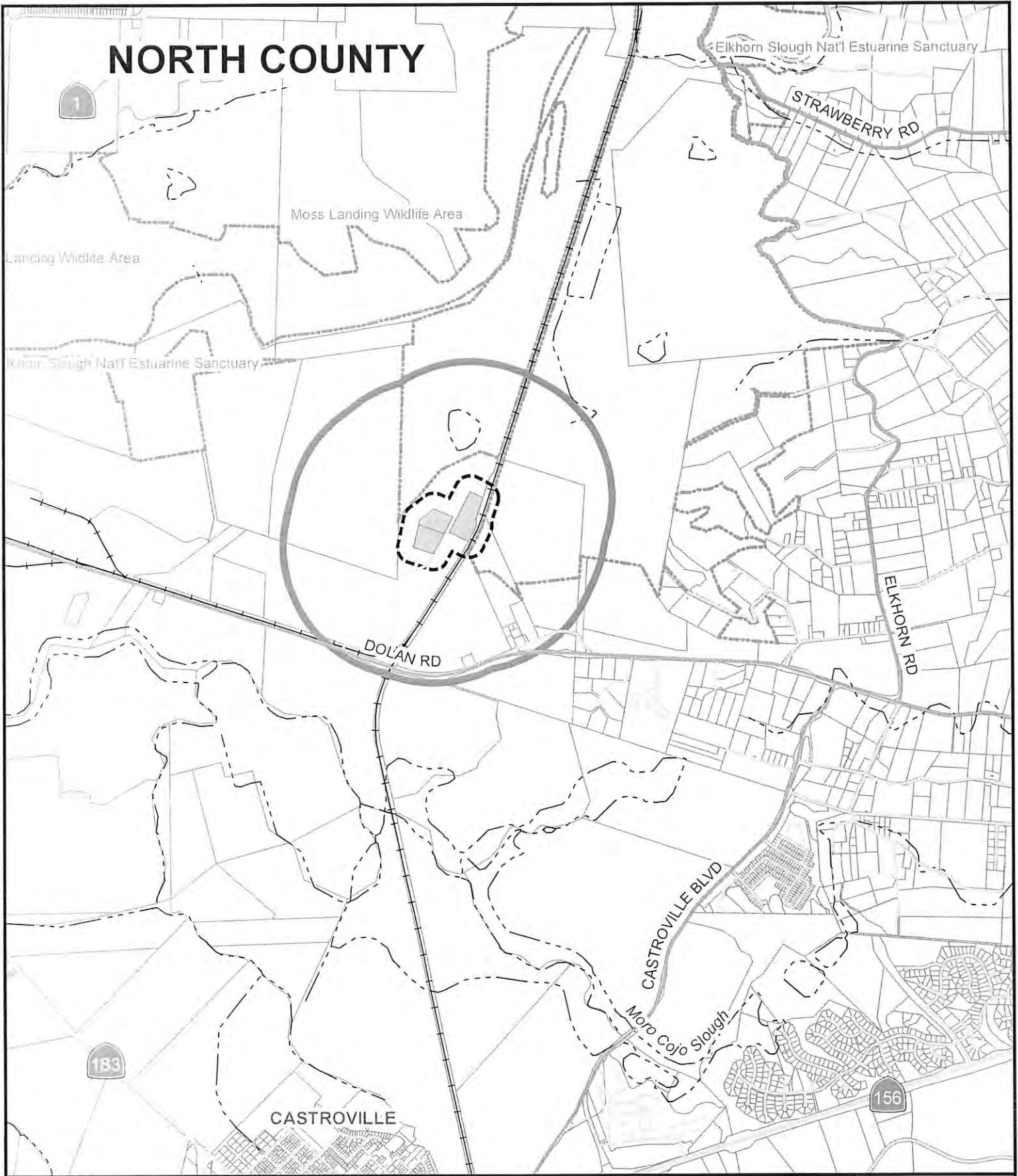


Google earth

feet
meters






NORTH COUNTY

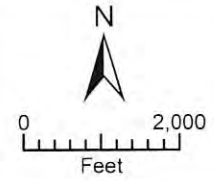


APPLICANT: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

APN: 131-054-001, 002, 003

FILE # PLN140677

 2500' Limit  300' Limit  Water



PLANNER: MASON

**EXHIBIT B.3
DRAFT RESOLUTION
(Gerald & Deborah Cutler)**

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

In the matter of the application of:

OWNER: Gerald & Deborah Cutler (PLN140714)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Considering the previously adopted Mitigated Negative Declaration, with Addendum; and
- 2) Approving an Extension of a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:

- PLN140714 "Gerard & Deborah Cutler" - Parcel C - Assessor's Parcel Number 131-054-003-000 - Renewal of PLN030501

[PLN140714, Gerald & Deborah Cutler, 516 C Dolan Road, Moss Landing, North County Land Use Plan (APNs: 131-054-003-000)]

The Pick-n-Pull application (PLN140714) came on for public hearing before the Monterey County Planning Commission on February 25, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is an Extension of a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:
 - PLN140714 "Gerard & Deborah Cutler" - Parcel C - Assessor's Parcel Number 131-054-003-000 - Renewal of PLN030501
- EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140714.
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 1982 Monterey County General Plan;
 - North County Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 2;
 - Monterey County Zoning Ordinance (Title 20);

Title 20 does not list auto wrecking yards as an allowed or permitted use under the present (split) zoning of “AC(CZ)” and “LI(CZ)” [Agricultural Conservation (Coastal Zone)] and [Light Industrial (Coastal Zone)]. The North County Land Use Plan, however, does designate the parcels as a “Special Treatment Area,” with the following allowances:

4.3.2 Land Use Locations

Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation. **AMENDED JUNE 9, 1993**

Additionally, the Monterey County Coastal Implementation Plan Part 2 (Regulations for Development in the North County Land Use Plan Area) notes in “Land Use and Development Standards”:

- 21.144.140.B.5.a: Existing industrial uses located outside of “LI” (Light Industrial) and “HI” (Heavy Industrial) zoning Districts are considered to be non-conforming uses. As such, expansion of such uses shall not be permitted.

The Extension proposed herein would not grant any new development, improvements or expansion.

- b) No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- c) The property is located at 516 C Dolan Road, Moss Landing (Assessor’s Parcel Numbers 131-054-003-000), North County Land Use Plan. The parcels are zoned “AC(CZ)” and “LI(CZ)” [Agricultural Conservation (Coastal Zone)] and [Light Industrial (Coastal Zone)].
- d) The project planner conducted a site inspection on February 3, 2015, to verify that the project on the subject parcel conforms to the plans listed above.

- e) The applications were reviewed by the North County Coastal Land Use Advisory Committee (LUAC) at their December 16, 2014 meeting, at which time the LUAC recommended approval of the proposed Extensions by a 4-0 vote.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140714.

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, North County 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 February 3, 2015, 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 found in Project File PLN140714.

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, North County 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 have been previously established.
 - c) Staff conducted a site inspection on February 3, 2015, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140714.

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 February 5, 2015, and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) 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 PLN140714.

6. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned 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) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) A Mitigated Negative Declaration was adopted in 2005 for the previously-approved Combined Development Permits. This document is attached as **EXHIBIT D** of the February 25, 2015 staff report to the Planning Commission, for reference. Staff considers this Mitigated Negative Declaration to be of continued adequacy and relevance to the Extensions as proposed as the uses analyzed within the document will continue to be of the same type with no increase in intensity of use and no additional development proposed. A technical addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions.
 - c) All of the mitigation measures as outlined in the 2005 Mitigated Negative Declaration shall remain in effect.
 - d) The Draft Mitigated Negative Declaration (“MND”)/Negative Declaration (“ND”) for PLN030510/PLN030501/PLN030498 was prepared in accordance with CEQA and circulated for public review from June 6, 2005 through July 5, 2005.
 - e) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, and utility/service systems.
 - f) Monterey County RMA-Planning, located at 168 W. Alisal, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

7. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes in circumstances that do not reflect project changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:** a) A MND for S&S Land Development Co/Pick-N-Pull San Jose Auto/

Gerald & Deborah Cutler was certified by the Planning on September 14, 1995 (Resolution 05049)

- b) An Addendum to the S&S Land Development Co/Pick-N-Pull San Jose Auto/Gerald & Deborah Cutler project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum attached as **Exhibit D** to the February 25, 2015, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or new Initial Study/Negative Declaration have occurred.
- e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND as the proposed Extensions would not allow for any new development, improvements or expansion of the previously-permitted uses.
- f) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes with respect to the circumstances under which the project is undertaken that would require major revisions to the prior MND as the proposed Extensions would not allow for any new development, improvements or expansion of the previously-permitted uses.
- g) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. The addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions, as said impacts were not commonly analyzed in 2005.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal to the Coastal Commission because the project involves an entitlement which is permitted in the underlying zone as a conditional use.

DECISION

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

- 1) Consider the previously adopted Mitigated Negative Declaration, with Addendum; and
- 2) Approve a Coastal Development Permit Extension renewing a previously approved Coastal Development Permit allowing vehicle dismantling and parts sales for:

- PLN140714 "Gerard & Deborah Cutler" - Parcel C - Assessor's Parcel Number 131-054-003-000 - Renewal of PLN030501 based on the findings and evidence and subject to the conditions of approval

PASSED AND ADOPTED this 25th day of February, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, 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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN140714

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation This Coastal Development Permit Extension (PLN140714) allows:

Monitoring Measure: Continuing vehicle dismantling and parts sales for Gerard & Deborah Cutler - Renewal of PLN030501

The property is located at 516 C Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-003-000), North County Land Use 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 The Owner/Applicant shall adhere to conditions and uses specified in the permit on an
Monitoring ongoing basis unless otherwise stated.
Action to be Performed:

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Coastal Development Permit Extension (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 131-054-003-000 on February 25, 2015. The permit was granted subject to nine (9) conditions of approval and four (4) mitigation measures 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 prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Prior to the issuance of grading and building permits or commencement of use, the
Monitoring Owner/Applicant shall provide proof of recordation of this notice to the RMA -
Action to be Performed: 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. PDSP01 - ADHERENCE TO MITIGATION MEASURES

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

All of the Conditions of Approval and Mitigation Measures regarding ongoing use as required for PLN030501 pursuant to Resolution No. 05049 (attached as EXHIBIT E to the February 25, 2015 Planning Commission staff report) shall remain in effect.

**Compliance or
Monitoring
Action to be Performed:**

5. PDSP02 - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The subject Permit Extension shall be granted for a time period of ten (10) years, to expire on July 13, 2025. 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. (RMA- Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: As described in the above-listed Condition.

6. PDSP03 - PROPERTY ABANDONMENT (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: In the event of use abandonment or permit revocation restore within six (6) months - Clean up and restore site.

7. PDSP04 - NO SALES OUTSIDE OF YARDS (Non-Standard)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No storage or sales of vehicles or parts are allowed outside of the fenced yard areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed: Ongoing - Adhere to condition

8. PDSP05 - YARD OPERATIONS (Non- Std.)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Ongoing - Adhere to condition

9. PDSP06 - PERMIT REVOCATION (Non-Std)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Failure of the owner to comply with any condition of the subject permits (PLN030501/PLN140714) 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)

Compliance or Monitoring Action to be Performed: Ongoing - Comply with permit conditions.

10. MITIGATION MEASURE #1 (Screening)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, each owner (Parcel A, B and C) shall submit an inspection report of the screening and vegetation by a qualified arborist or registered forester to the Director of RMA-Planning for review and approval. The arborist or forester shall evaluate the conditions and health of the trees and vegetation and certify that any necessary maintenance or replacement of trees has been completed for the respective parcels.

Compliance or Monitoring Action to be Performed: As indicated above

11. MITIGATION MEASURE #2 (Stormwater Facilities)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, each owner shall provide documentation by September 1 of each year to the Director of RMA-Planning certifying that each operator is in compliance with their stormwater permit and that each operator has submitted their annual report to the Regional Water Quality Control Board (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.

Compliance or Monitoring Action to be Performed: As indicated above

12. MITIGATION MEASURE #3 (Access Road Improvements)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Annually for the duration of the permit, the applicant shall submit documentation to the Director of RMA-Planning 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

Compliance or Monitoring Action to be Performed: As indicated above

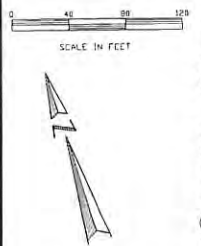
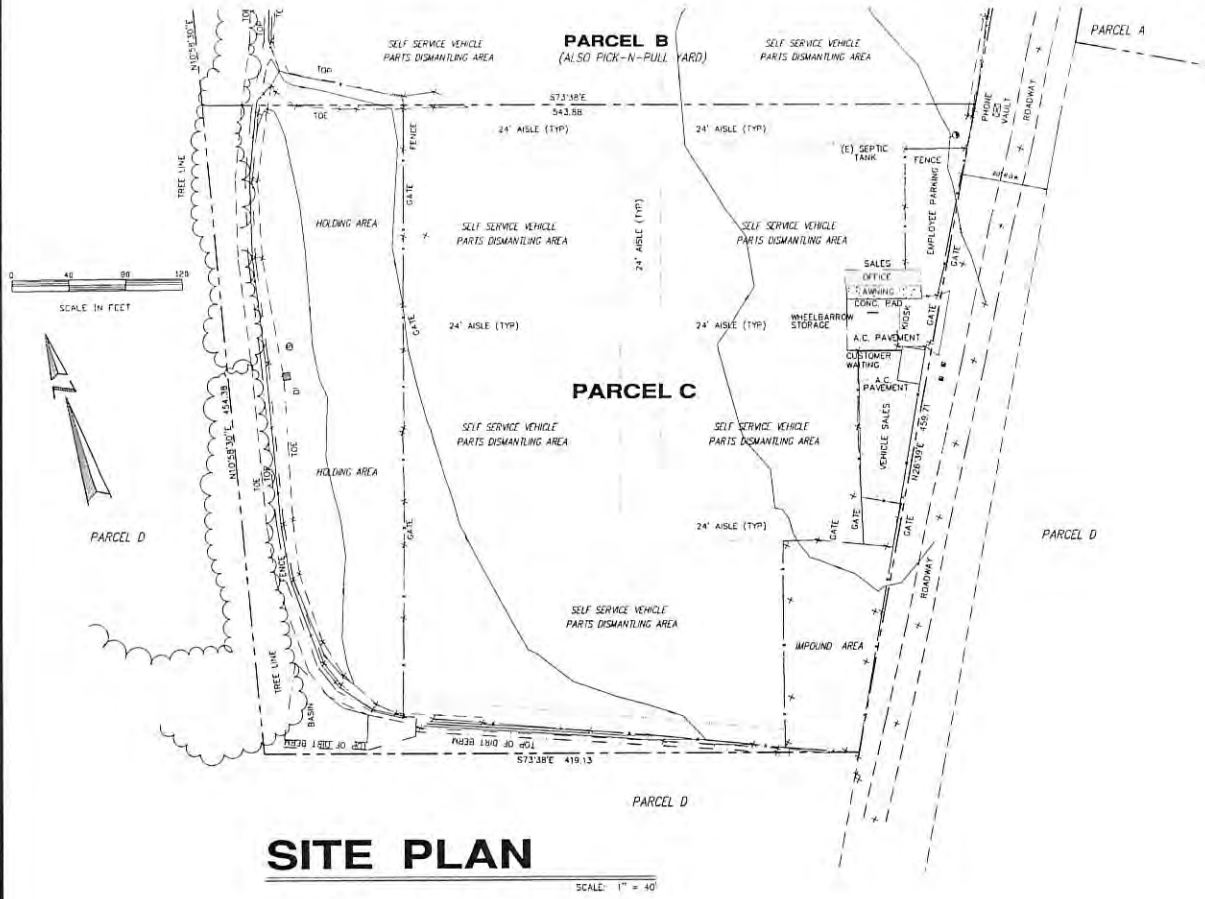
13. MITIGATION MEASURE #4 (Visibility)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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, earth-tone color subject to review and approval by the Director of RMA-Planning.

Compliance or Monitoring Action to be Performed: As indicated above

AUTO & TRUCK DISMANTLERS PICK-N-PULL



- LEGEND**
- ⊙ MANHOLE
 - ⊕ POWER POLE
 - ⊖ SEPTIC SYSTEM
 - DROP INLET
 - CHAIN-LINK FENCE
 - TOP OF BANK
 - TOE OF BANK

TOPOGRAPHIC SURVEY
OF
PICK-N-PULL
PARCELS B & C, VOL. 8 - P. M. - PG. 64
516 B & C DOLAN ROAD, MOSS LANDING,
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: PICK-N-PULL AUTO & TRUCK DISMANTLERS
DESIGNED BY: PGLARIS CONSULTING
P.O. BOX 5079
CARROLL, CALIFORNIA 95924

SCALE: 1" = 40' VIEW: PS-1/01 DATE: OCT 2, 2000
FILE NAME: PICKN.PULL.DWG

SITE DATA

LOCATION :	516C DOLAN ROAD, MOSS LANDING, CA 95039
PARCEL :	131-054-003
OWNER :	GERALD & DEBORAH CUTLER 3020 CIENEGA ROAD HOLLISTER, CA 95023
TENANT :	PICK-N-PULL
ZONING :	LI (CZ) LIGHT INDUSTRIAL (COASTAL ZONE)

PROJECT AREAS :

PARCEL SIZE :	5.0 ACRES (217,800 S.F.)
EXISTING OFFICE :	572 S.F.
EXISTING KIOSK :	64 S.F.
TOTAL :	636 S.F. (0.29% LOT COVERAGE)

UTILITIES :

GAS :	NONE
ELECTRICITY :	P.C.&E.
SEWER :	ON-SITE SEPTIC
WATER :	DOLAN INDUSTRIAL PARK

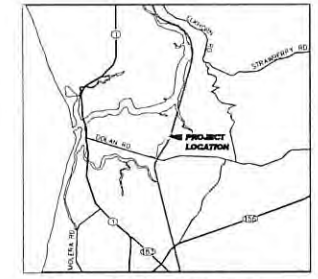
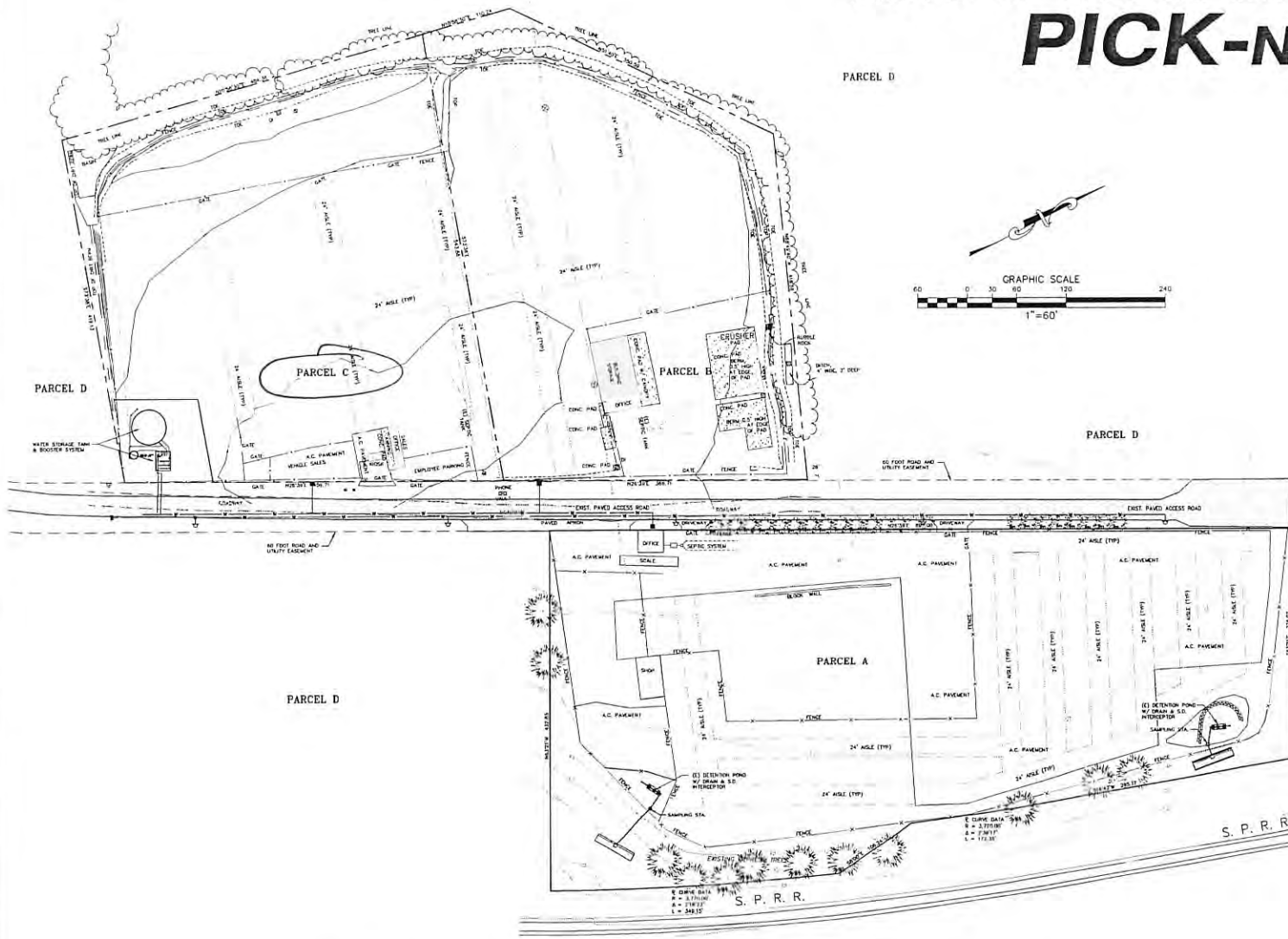
NOTE :



REVISIONS
RENEW USE PERMIT PARCEL C
DRAWN BY: DATE: 04/23/2004
PICK-N-PULL COASTAL DEVELOPMENT PERMIT 516 Dolan Road Moss Landing, CA 95039
PROJECT NO: 03-83
SHEET NO. 1

AUTO & TRUCK DISMANTLERS PICK-N-PULL

PARCEL D



VICINITY MAP
NO SCALE

COMPOSITE SITE PLAN

SCALE: 1" = 60'

REVISIONS

**COMPOSITE SITE PLAN
PARCELS A, B, & C**

DRAWN BY: KENNETH R. TUNSTALL

**TUNSTALL ENGINEERING
CONSULTANTS, INC.**

22 EAST ALDAN STREET
SUNING CALIFORNIA 92581
(817) 758-2785 FAX (817) 758-2141

CIVIL ENGINEERING - BUILDING DESIGN

PICK-N-PULL

COASTAL DEVELOPMENT PERMIT
518 Dolan Road
Moss Landing, CA 95039

DESIGNED BY: KRT DATE: NOVEMBER 4, 2014



PROJECT NO. **14-15**
SHEET NO. **CSP**

PLOTTED: 11/4/2014 9:35 AM

P:\14-15 Pick-N-Pull Permit Review\Parcel A Site Plan.dwg, DWGDATE: 11/02/14 8:35:34 AM, WENT, 13/00018

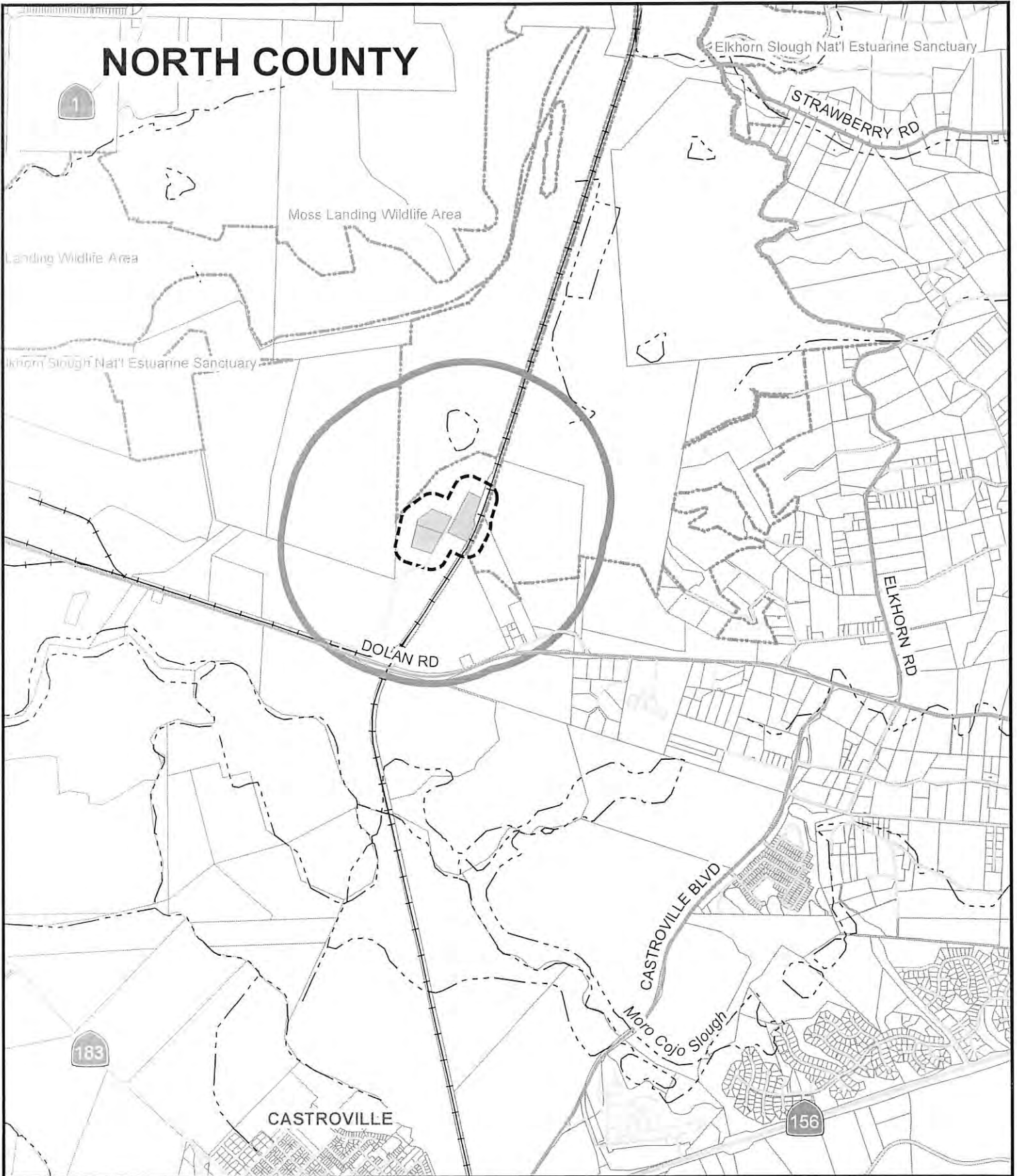


Google earth

feet
meters



NORTH COUNTY

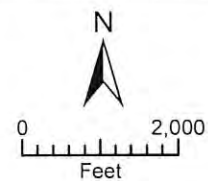


APPLICANT: CUTLER

APN: 131-054-001, 002, 003

FILE # PLN140714

2500' Limit 300' Limit Water



PLANNER: MASON

EXHIBIT C

LUAC Minutes

MINUTES
North County Coastal Land Use Advisory Committee
Tuesday, December 16, 2014

1. **Meeting called to order** by David Evans at 9:00 am

2. **Roll Call**

Members Present: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

Members Absent: Ed Centeno (1) – unexcused absence

3. **Approval of Minutes:**

A. December 2, 2014 minutes

Motion: Warren Church (LUAC Member's Name)

Second: Robert McDonald (LUAC Member's Name)

Ayes: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

Noes: 0

Absent: Ed Centeno (1)

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair. - None

5. **Scheduled Item(s)**

6. **Other Items:**

A) Formation of Subcommittee to Oversee Development of Local Coastal Program, Part I (General Provisions) **Robert McDonald and Margie Kay volunteered to represent NCCLUAC**

B) Consider establishing a Land Use Advisory Committee (LUAC) for the Castroville Community Plan Area and merging the two North County Land Use Advisory Committees (Board of Supervisors Referral No. 2014.06) - **No NCCLUAC member supports the merging of the 2 committees. New members need to be added to both committees.**

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects – None

D) Announcements - None

7. **Meeting Adjourned:** 12:19 pm

Minutes taken by: Margie Kay, secretary to LUAC

Minutes received via email December 18, 2014

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **December 16, 2014**

Project Title: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

File Number: PLN140677

File Type: PC

Planner: MASON

Location: 516 D DOLAN RD MOSS LANDING

Project Description:

Three (3) Combined Development Permits renewing previously approved Coastal Development Permits and General Development Plans allowing vehicle dismantling and parts sales for "Pick-N-Pull". (PLN140713 - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510), (PLN140677 - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498), (PLN140714 - Parcel C - Assessor's Parcel Number 130-054-003-000 - Renewal of PLN030501). The properties are located at 516 C, 516 D & 516 E Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Bob Silva who owns parcel B & leases out C & D and owns the Pick N' Pull.
Parker Landon of Pick N' Pull.
Trinh Retterer with L&G LLP Attorneys at Law, representing applicants.

Was a County Staff/Representative present at meeting? Steve Mason & Craig Spencer (Name)

Continued to next page

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Roger McCurdy	X Owns 70 acres of property surrounding applicants.		<p>Has great concern for health of Elkhorn Slough and agricultural lands in area. In 2002/2003 there was a spill of contaminated runoff into Elkhorn Slough and his property. Pavement conducts the runoff and railroad ties and telephone poles have been placed to make a barrier where washout previously occurred. Spoke of being a good neighbor and wants protection of his property.</p> <p>CEQA & Native American Indian land in immediate area - made mention that there is a law that requires their council be made aware of application & 3 members must approve.</p> <p>Water quality sampling: How often is it done? Who gets reports of analysis? How is arsenic being treated? What water are the employees drinking? Is there a potable water system or just for fire suppression?</p> <p>Hazardous materials containment? Are the concrete pads used properly?</p>
			<p>Mr. McCurdy acknowledged that county planner Steve Mason said this is not new development but a renewal of existing permit so Mr. McCurdy would like to suggest conditions:</p> <ol style="list-style-type: none"> 1) Water sampling be made public for last 3 years of reports required by CCRWQCB. 2) Soil sampling results reports be made public from past. 3) Arsenic tank moved to not encroach on his property. 4) Better safe containment of runoff. 5) Hazardous materials containment. 6) New stormwater runoff plan. 7) Security system upgrade. Theft is a problem.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
From project description: 516 D & 516 E Dolan Road		Project description must be corrected for address errors: 516 D should be A 516 E should be B

ADDITIONAL LUAC COMMENTS

Committee learned a lot from listening to Mr. McCurdy and to county staff and to the applicants and also have concern for the health of the soil & water. No changes are suggested by committee expecting that if permits are renewed, everything that must be addressed and can be, will be.

Applicants told committee:

The water system has been upgraded and also the system for runoff. They did not own the property in 2003 or before.

The vehicles are drained of fluids before storing unless it is a car that can be resold and not stripped and crushed.

There is security on site but "some is out of our control."

We have an environmental team.

Mr. Landon explained further practices and Central Coast Regional Water Quality Control Board monitoring.

County Planner Craig Spencer said there are no outstanding code enforcement issues at this time.

Applicants send water analysis to county and CCRWQCB.

Addressed the height limitations and that the crushed cars are stacked before transporting off site.

Roadway improvements & fire suppression system upgrades have been made.

This is a renewal of current use with no amendments to current permit.

RECOMMENDATION:

Motion by: Warren Church (LUAC Member's Name)

Second by: David Evans (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

NOES: 0

ABSENT: Ed Centeno (1)

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **December 16, 2014**

Project Title: S & S LAND DEVELOPMENT CO

File Number: PLN140713

File Type: PC

Planner: MASON

Location: 516 C DOLAN RD MOSS LANDING

Project Description:

Three (3) Combined Development Permits renewing previously approved Coastal Development Permits and General Development Plans allowing vehicle dismantling and parts sales for "Pick-N-Pull". (PLN140713 - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510), (PLN140677 - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498), (PLN140714 - Parcel C - Assessor's Parcel Number 130-054-003-000 - Renewal of PLN030501). The properties are located at 516 C, 516 D & 516 E Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

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Parker Landon of Pick N' Pull.
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Motion by: Warren Church (LUAC Member's Name)

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Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

NOES: 0

ABSENT: Ed Centeno (1)

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **North County Coastal**

Please submit your recommendations for this application by: **December 16, 2014**

Project Title: CUTLER DEBORAH L

File Number: PLN140714

File Type: PC

Planner: MASON

Location: 516 E DOLAN RD MOSS LANDING

Project Description:

Three (3) Combined Development Permits renewing previously approved Coastal Development Permits and General Development Plans allowing vehicle dismantling and parts sales for "Pick-N-Pull". (PLN140713 - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of PLN030510), (PLN140677 - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of PLN030498), (PLN140714 - Parcel C - Assessor's Parcel Number 131-054-003-000 - Renewal of PLN030501). The properties are located at 516 C, 516 D & 516 E Dolan Road, Moss Landing, North County Land Use Plan, Coastal Zone.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

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Parker Landon of Pick N' Pull.
Trinh Retterer with L&G LLP Attorneys at Law, representing applicants.

Was a County Staff/Representative present at meeting? Craig Spencer & Steve Mason (Name)

Continued to next page

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Roger McCurdy	<p style="text-align: center;">X</p> <p>Owens 70 acres of property surrounding applicants.</p>		<p>Has great concern for health of Elkhorn Slough and agricultural lands in area. In 2002/2003 there was a spill of contaminated runoff into Elkhorn Slough and his property. Pavement conducts the runoff and railroad ties and telephone poles have been placed to make a barrier where washout previously occurred. Spoke of being a good neighbor and wants protection of his property.</p> <p>CEQA & Native American Indian land in immediate area - made mention that there is a law that requires their council be made aware of application & 3 members must approve.</p> <p>Water quality sampling: How often is it done? Who gets reports of analysis? How is arsenic being treated? What water are the employees drinking? Is there a potable water system or just for fire suppression?</p> <p>Hazardous materials containment? Are the concrete pads used properly?</p>
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Addressed the height limitations and that the crushed cars are stacked before transporting off site.
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RECOMMENDATION:

Motion by: Warren Church (LUAC Member's Name)

Second by: David Evans (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: David Evans, Robert McDonald, Warren Church, Margie Kay (4)

NOES: 0

ABSENT: Ed Centeno (1)

ABSTAIN: 0

EXHIBIT D

2005 Mitigated
Negative Declaration &
2015 Addendum

EXHIBIT D

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

S&S Land Development Co/Pick-N-Pull Auto/Gerald & Deborah Cutler
Planning File No. PLN140713/PLN140677/PLN140714
Coastal Development Permits

1. Introduction

A Mitigated Negative Declaration (MND) was adopted for three Permits which allowed the ongoing use of auto wrecking yards and auto part sales at neighboring parcels located at 516 A, 516 B & 516 C Dolan Road, Moss Landing. The MND was circulated from June 6, 2005 to July 5, 2005. These Permits are presently being considered for 10-year extensions pursuant to the following current applications:

- Project# PLN140713 "S&S Land Development" - Parcel A - Assessor's Parcel Number 131-054-001-000 - Renewal of 2005 Permit PLN030510
- Project# PLN140677 "Pick-n-Pull Auto" - Parcel B - Assessor's Parcel Number 131-054-002-000 - Renewal of 2005 Permit PLN030498
- Project# PLN140714 "Gerard & Deborah Cutler" - Parcel C - Assessor's Parcel Number 131-054-003-000 - Renewal of 2005 Permit PLN030501

The 2005 entitlements were approved as Combined Development Permits which included Coastal Development Permits (for auto wrecking yards and auto part sales) as well as General Development Plans which also permitted infrastructure improvements at that time including water system connections and improvements, drainage improvements and a 212,000 gallon water tank. The infrastructure improvements have been subsequently implemented and the Extensions currently under consideration are only to allow ongoing vehicle dismantling and parts sales as were approved by the Coastal Development Permits in 2005. These Extensions would not allow for any new development, improvements or expansion of the previously-permitted uses.

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

2. Scope and Purpose of this Addendum

Staff considers the 2005 Mitigated Negative Declaration to be of continued adequacy and relevance for the Extensions as proposed as the uses analyzed within the document will continue to be of the same type with no increase in intensity of use and no additional development proposed.

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

This addendum to the 2005 Mitigated Negative Declaration has been drafted in order to specifically address potential impacts resulting from greenhouse gas emissions, which were not commonly addressed in environmental review documents in 2005.

The Office of Planning and Research (OPR) is the state-wide, comprehensive planning agency that is responsible for making policy recommendations and coordinating land use planning efforts. The OPR also coordinates the state-level review of environmental documents pursuant to the CEQA. Currently, the OPR's stance on greenhouse gases (GHG) significance thresholds has been to allow each lead agency to determine their own level of significance. At this time, the Monterey Bay Unified Air Pollution Control District (MBUAPCD) has not finalized specific GHG thresholds of significance. However, construction-related air quality impact thresholds are addressed in the MBUAPCD's Air Quality Management Plan (AQMP). The short-term impacts of the proposed project are well under said threshold. On October 24, 2008, the California Air Resources Board (CARB) released their interim CEQA significance thresholds for GHG impacts dictating that a project would be considered less than significant if it meets minimum performance standards during construction and if the project, with mitigation, would emit no more than approximately 7,000 million metric tons of carbon dioxide per year during operation. This projects impact is well below this CARB threshold. There are presently no County-based thresholds for GHG emissions.

The only source of criteria air pollutant and GHG emissions for the proposed project would stem from the vehicles which travel to and from the site. The diesel motor which powered the on-site vehicle crusher was replaced several years ago by a 50 horse-power electric motor, effectively eliminating the primary on-site source of GHG emissions. Pollutant emissions resulting from heavy equipment use for construction will not result from the Extensions under consideration as no new construction will be permitted under the entitlements.

3. Conclusion

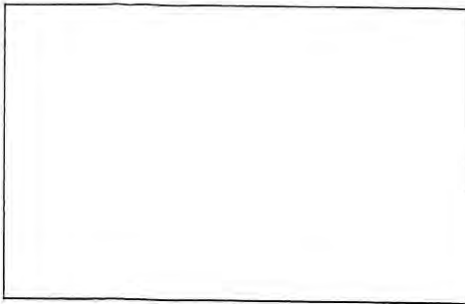
It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have

occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous MND/IS was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed included the MND/IS prepared and adopted for PLN030510/PLN030498/PLN030501, and associated technical reports, plans, site visits, and applications submitted for the Permit Extensions. Based upon this review, it has been determined that the project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

Attachment: Mitigated Negative Declaration/Initial Study for
PLN030510/PLN030498/PLN030501, certified September 14, 2005

MITIGATED NEGATIVE DECLARATION



Project Title: S & S LAND DEVELOPMENT CO
File Number: PLN030510
Owner: S & S LAND DEVELOPMENT CO
PO BOX 955
CASTROVILLE CA 95012

Project Location: (PARCEL A) 516 C DOLAN RD MOSS
Primary APN: 131-054-001-000
Project Planner: ERIC LEE
Permit Type: Combined Development Permit

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT TO ALLOW VEHICLE DISMANTLING AND PARTS SALES WITHIN DOLAN INDUSTRIAL PARK (PARCEL A/S&S LAND DEVELOPMENT); AND A GENERAL DEVELOPMENT PLAN INCLUDING CONNECTION TO A WATER SYSTEM. THE PREVIOUS PERMIT (PC94223) EXPIRED ON JUNE 14, 2000. THE SITE IS LOCATED AT 516-C DOLAN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 131-054-001-000), ON VIA TANQUES ROAD OFF OF DOLAN ROAD AND WESTERLY OF STATE HIGHWAY 1, NORTH COUNTY AREA, COASTAL ZONE.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body (check one):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Subdivision Committee |
| <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Chief of Planning Services |
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Other: _____ |

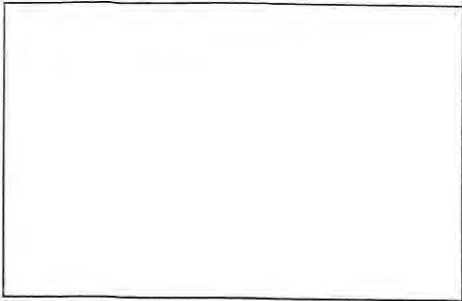
Responsible Agency: County of Monterey

Review Period Begins: 06/06/2005

Review Period Ends: 07/05/2005

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, Monterey County Courthouse, 240 Church St., Salinas, CA. (831) 755-5025

County of Monterey, State of California
**MITIGATED NEGATIVE
DECLARATION**



Project Title: PICK-N-PULL SAN JOSE AUTO
File Number: PLN030498
Owner: PICK-N-PULL SAN JOSE AUTO DISMANTLE
C/O TOM KLAUER
7590 STOCKTON BLVD
SACRAMENTO CA 95823

Project Location: (PARCEL B) 516 D DOLAN RD MOSE
Primary APN: 131-054-002-000
Project Planner: ERIC LEE
Permit Type: Combined Development Permit

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT TO ALLOW VEHICLE DISMANTLING AND PARTS SALES WITHIN THE DOLAN INDUSTRIAL PARK (PARCEL B/PICK-N-PULL); AND GENERAL DEVELOPMENT PLAN INCLUDING DRAINAGE IMPROVEMENTS AND A WATER SYSTEM CONNECTION. THE PREVIOUS PERMIT (PC94195) EXPIRED ON JUNE 14, 2000. THE PROJECT IS LOCATED AT 516-D DOLAN ROAD, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-054-002-000), ON VIA TANQUES ROAD NORTH OF DOLAN ROAD, NORTH COUNTY AREA, COASTAL ZONE.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
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Decision Making Body (check one):

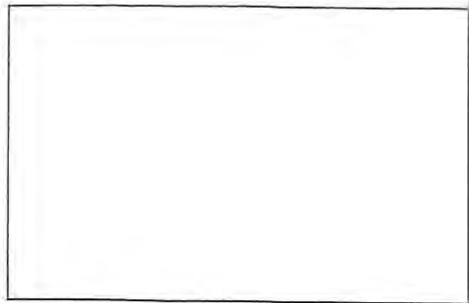
- | | |
|---|---|
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Subdivision Committee |
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Date Printed: 06/02/2005

MITIGATED NEGATIVE DECLARATION



Project Title: CUTLER GERALD & DEBORAH
File Number: PLN030501
Owner: CUTLER GERALD & DEBORAH
3020 CIENEGA RD
HOLLISTER CA 95023

Project Location: (PARCEL C) 516 E DOLAN RD MOS
Primary APN: 131-054-003-000
Project Planner: ERIC LEE
Permit Type: Combined Development Permit

Project Description: COMBINED DEVELOPMENT PERMIT 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 (ASSESOR'S PARCEL NUMBER 131-054-003-000), ON VIA TANQUES ROAD OFF OF DOLAN ROAD, NORTH COUNTY AREA, COASTAL ZONE.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body (check one):

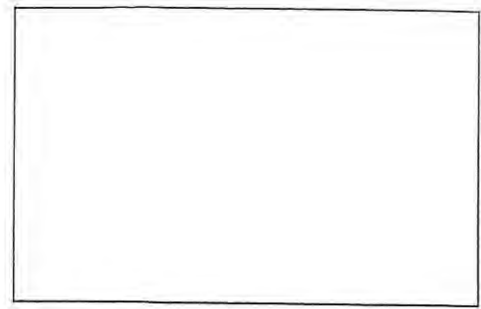
- Planning Commission
- Zoning Administrator
- Board of Supervisors
- Subdivision Committee
- Chief of Planning Services
- Other: _____

Responsible Agency: County of Monterey
Review Period Begins: 06/06/2005
Review Period Ends: 07/05/2005

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, Monterey County Courthouse, 240 Church St., Salinas, CA 93101 (831) 755-5025

Dated: 06/02/2005

**MITIGATED NEGATIVE
DECLARATION**



Project Title: DOLAN DEVELOPMENT PARTNERS LTD
File Number: PLN030504
Owner: DOLAN DEVELOPMENT PARTNERS LTD
PO BOX 1069
MONTEREY CA 93942

Project Location: (PARCEL D) 516 DOLAN RD MOSS
Primary APN: 131-054-004-000
Project Planner: ERIC LEE
Permit Type: Combined Development Permit

Project Description: COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT TO ALLOW VEHICLE DISMANTLING AND SALES WITHIN DOLAN INDUSTRIAL PARK (PARCEL D/DOLAN DEVELOPMENT PARTNERS LTD); A GENERAL DEVELOPMENT PLAN INCLUDING SIX (6) VEHICLE DISMANTLING YARDS, AGRICULTURAL OPERATIONS ON TWO PORTIONS (14 ACRES AND 24 ACRES) OF THE PARCEL, THE TWO (2) EXISTING "DOLAN" RESIDENCES, PLUS IMPROVEMENTS TO INSTALL A WELL, WATER SYSTEM, SEPTIC SYSTEMS, BOOSTER SYSTEM, PRESSURE TANK, 212,000 GALLON WATER TANK, AND GRADING FOR THE WATER SYSTEM AND TANK (APPROXIMATELY 2,830 CUBIC YARDS CUT/2,200 CUBIC YARDS FILL) AND DRAINAGE IMPROVEMENTS (APPROXIMATELY 8,500 CUBIC YARDS CUT/8,500 CUBIC YARDS FILL). THE PREVIOUS PERMIT (PC94196) EXPIRED ON JUNE 14, 2000. THE PROJECT IS LOCATED AT 516 DOLAN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 131-054-004-000), ON VIA TANQUES ROAD NORTH OF DOLAN ROAD, NORTH COUNTY AREA, COASTAL ZONE.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
 - b) That said project will have no significant impact on long-term environmental goals.
 - c) That said project will have no significant cumulative effect upon the environment.
 - d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.
-

Project Title: DOLAN DEVELOPMENT PARTNERS LTD
File Number: PLN030504
Owner: DOLAN DEVELOPMENT PARTNERS LTD
PO BOX 1069
MONTEREY CA 93942

Project Location: (PARCEL D) 516 DOLAN RD MOSS
Primary APN: 131-054-004-000
Project Planner: ERIC LEE
Permit Type: Combined Development Permit

Decision Making Body (check one):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Planning Commission | <input type="checkbox"/> Subdivision Committee |
| <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Chief of Planning Services |
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Other: _____ |

Responsible Agency: County of Monterey
Review Period Begins: 06/06/2005
Review Period Ends: 07/05/2005

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, Monterey County Courthouse, 240 Church St., Salinas, CA (831) 755-5025

Date Printed: 06/02/200

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
2620 FIRST AVENUE, MARINA, CA 93933
(831) 883-7500 FAX: (831) 384-3261



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit (S & S Land Development, File Number PLN030510) at Parcel A, 516 Dolan Road, Moss Landing (APN 131-054-001-000) (see description below). The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina. The Planning Commission will consider this proposal at a meeting on a date to be determined in the Monterey County Board of Supervisors Chambers, 240 Church Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from June 6, 2005 to July 5, 2005. Comments can also be made during the public hearing.

Project Description: Combined Development Permit for Parcel A consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and a General Development Plan.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Lee, Project Planner
Monterey County Planning & Building Inspection Department
2620 1st Avenue
Marina, CA 93933
(831) 883-7521

For reviewing agencies: The Planning and Building Inspection Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

Distribution: (see below)

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

Return to: Eric Lee
 Monterey Co. Planning and Building Inspection Dept.
 2620 1st Avenue
 Marina, CA 93933

From: Agency Name: _____
 Contact Person: _____
 Phone Number: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Department of Fish & Game
5. Regional Water Quality Control Board
6. Others

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit (CUTLER, File Number PLN030501) at Parcel C, 516 Dolan Road, Moss Landing (APN 131-054-003-000) (see description below). The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina. The Planning Commission will consider this proposal at a meeting on a date to be determined in the Monterey County Board of Supervisors Chambers, 240 Church Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from June 6, 2005 to July 6, 2005. Comments can also be made during the public hearing.

Project Description: 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.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Lee, Project Planner
Monterey County Planning & Building Inspection Department
2620 1st Avenue
Marina, CA 93933
(831) 883-7521

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Distribution: (see below)

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Monterey Co. Planning and Building Inspection Dept.
2620 1st Avenue
Marina, CA 93933

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Phone Number: _____

DISTRIBUTION

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6. Others

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
2620 FIRST AVENUE, MARINA, CA 93933
(831) 883-7500 FAX: (831) 384-3261



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit (PICK-N-PULL, File Number PLN030498) at Parcel B, 516 Dolan Road, Moss Landing (APN 131-054-002-000) (see description below). The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina. The Planning Commission will consider this proposal at a meeting on a date to be determined in the Monterey County Board of Supervisors Chambers, 240 Church Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from June 6, 2005 to July 5, 2005. Comments can also be made during the public hearing.

Project Description: Combined Development Permit for Parcel B consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and General Development Plan.

FOR ADDITIONAL INFORMATION CONTACT:

Eric Lee, Project Planner
Monterey County Planning & Building Inspection Department
2620 1st Avenue
Marina, CA 93933
(831) 883-7521

For reviewing agencies: The Planning and Building Inspection Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

Distribution: (see below)

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

Return to: Eric Lee
 Monterey Co. Planning and Building Inspection Dept.
 2620 1st Avenue
 Marina, CA 93933

From: Agency Name: _____
 Contact Person: _____
 Phone Number: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Department of Fish & Game
5. Regional Water Quality Control Board
6. Others

MONTEREY COUNTY

LANNING & BUILDING INSPECTION DEPARTMENT
2620 FIRST AVENUE, MARINA, CA 93933
(831) 883-7500 FAX: (831) 384-3261



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit (Dolan Development Partners, Ltd., File Number PLN030504) at Parcel D, 516 Dolan Road, Moss Landing (APN 131-054-004-000) (see description below). The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 2620 1st Avenue, Marina. The Planning Commission will consider this proposal at a meeting on a date to be determined in the Monterey County Board of Supervisors Chambers, 240 Church Street, Salinas, California. Written comments on this Mitigated Negative Declaration will be accepted from June 6, 2005 to July 5, 2005. Comments can also be made during the public hearing.

Project Description: Combined Development Permit for Parcel D consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; a General Development Plan including six (6) vehicle dismantling yards, agricultural operations on two portions (14 acres and 24 acres) of the parcel, the two (2) existing "Dolan" residences, plus improvements to install a well, water system for fire suppression and domestic and agricultural use, a booster system, pressure tank, 212,000 gallon water tank, and grading for the water system and tank (approximately 2,830 cubic yards cut/2,200 cubic yards fill) and drainage improvements (approximately 8,500 cubic yards cut/8,500 cubic yards fill).

FOR ADDITIONAL INFORMATION CONTACT:

Eric Lee, Project Planner
Monterey County Planning & Building Inspection Department
2620 1st Avenue
Marina, CA 93933
(831) 883-7521

For reviewing agencies: The Planning and Building Inspection Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

Distribution: (see below)

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

Return to: Eric Lee
Monterey Co. Planning and Building Inspection Dept.
2620 1st Avenue
Marina, CA 93933

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Department of Fish & Game
5. Regional Water Quality Control Board
6. Others

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT

PO BOX 1208 SALINAS, CA 93902

PHONE: (831) 755-5025 FAX: (831) 755-5487



INITIAL STUDY (MITIGATED) NEGATIVE DECLARATION

I. BACKGROUND INFORMATION

Project: Dolan Industrial Park Vehicle Dismantling Yards

	File No.	Property Owner/Applicant	Assessor's Parcel Number	Acreage
Parcel A:	PLN030510	S&S Land Development	131-054-001-000	7.52 acres
Parcel B:	PLN030498	Pick-n-Pull	131-054-002-000	4.51 acres
Parcel C:	PLN030501	Gerald & Deborah Cutler	131-054-003-000	5.0 acres
Parcel D:	PLN030504	Dolan Development Partners	131-054-004-000	70.08 acres

Location: 516 Dolan Road, Moss Landing

Land Use Plan Designation: Light Industrial (LI), Coastal Zone (CZ) (Parcels A, B, C);
Light Industrial (LI), Agricultural Conservation (AC), Resource Conservation (RC), Coastal Zone (CZ) (Parcel D);

Zoning District: "LI(CZ) & AC(CZ)" (Parcel A); "AC(CZ)" (Parcel B);
"LI(CZ) & AC(CZ)" (Parcel C); "LI(CZ), AC(CZ) & RC(CZ)" (Parcel D)

Lead Agency: Monterey County, Planning & Building Inspection Department

Prepared By: Eric Lee, Associate Planner

Date Prepared: June 1, 2005

Contact: Eric Lee, Associate Planner

Phone No: (831) 883-7521

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. PROJECT DESCRIPTION:

Background

Since the early 1970s vehicle dismantling activities have occurred at Dolan Industrial Park, which is made up of four (4) separate parcels (Parcels A, B, C, D) (Figure 1). Parcel D is the largest of the properties and surrounds the other three parcels. It also includes residential and agricultural activities. Presently six (6) separate dismantling yards operate on the four parcels. Two additional yards currently used for storage and impound purposes are proposed as additional dismantling facilities. Permits allowing the dismantling use were granted in 1995 (PC94195; PC94196; PC94210; PC94223), but expired in 2000.

Previous Permits & Environmental Review

The permits obtained in 1995 for the dismantling operations on the four parcels permitted five (5) dismantling yards on Parcel D and one yard each on the three (3) remaining parcels for a total of eight (8) yards. The permits required improvements to address stormwater runoff from the dismantling facilities and included earthen berms, catch basins, runoff interceptors with oil/grease separators, and spreaders to dissipate water. Additional requirements included dismantling canopies, impervious surfaces, operational improvements, road improvements, and a fire suppression water system.

An initial study, prepared by Linda Weiland dated April 3, 1995, was completed for the 1995 permits. It included mitigation measures, primarily related to stormwater runoff, drainage, erosion control, fire and aesthetic issues. The permits subsequently expired in 2000 before the owners were able to obtain permit renewals as required. Operations were allowed to continue as existing uses provided new permits were applied for and because they were determined to be in substantial compliance with the permit conditions. However, a water system for fire suppression was not completed or installed as required. The owners have currently applied for new use permits to allow continuation of the dismantling activities. This initial study evaluates the potential environmental impacts of those activities using the baseline of 1995 when environmental review was last completed to assess new or changed circumstances. Policies from Monterey County's North County Land Use Plan generally serve as guidance for thresholds of significance, unless otherwise stated.

General Operations

The auto dismantling yards provide opportunities for recycling and reusing vehicle parts, a place to impound and disposal of abandoned cars, and lower cost auto repair options. The yards operate either as a self-service "do-it-yourself" facility or service counter facilities where customers request specific parts from staff. Some operators specialize in providing specific parts. Vehicles are generally obtained from auto salvage auctions, through agreements with towing and insurance companies, or as abandoned vehicles.

Dismantling operations at Dolan Industrial Park are conducted according to Best Management Practices and the measures outlined in the previous 1995 permits. They require dismantling and storage to occur on impervious surfaces with secondary containment features, the collection and

control of runoff, and the appropriate storage of vehicles or parts containing contaminants. After all the usable, sellable, or recyclable parts have been salvaged, the vehicles are transported elsewhere for disposal. A comprehensive stormwater management plan was prepared for the dismantling yards directing runoff to controlled areas on each parcel where the runoff is intercepted and pollutants such as oil and grease are separated from the drainage water and subsequently collected and disposed offsite. Drainage and erosion control improvements consist of detention basins, earthen berms, haybales, and runoff dissipation. Inspections are conducted by the Monterey County Division of Environmental Health for compliance with regulations on an annual basis or as needed. Regular inspections and sampling are also required by the State Water Resources Control Board.

Existing Conditions and Proposed Improvements

Parcels A, B, and C are used exclusively for vehicle dismantling activities. Parcel D includes agricultural and residential uses. Combined acreage of all four parcels totals 87.11 acres. Existing facilities are summarized in below (Table 1).

Table 1: Existing and Proposed Dismantling Facilities

<u>Location</u>	<u>Acreage</u>	<u>Usage</u>	<u>Operator</u>
Parcel A	7.52 acres	Dismantling Facility	“Salinas Salvage”
Parcel B/ Parcel C	9.51 acres	Dismantling Facility	“Pick-n-Pull”
Parcel D Yard #1	2.27 acres (3.93 acres proposed)	Dismantling Facility	“Jim Pettit”
Parcel D Yard #2	4.34 acres (5.26 acres proposed)	Vehicle Impound (proposed Dismantling Facility)	“Marina Beach Towing & Dismantling”
Parcel D Yard #3	1.64 acres	Dismantling Facility	“All Import/All American Autowreckers”
Parcel D Yard #4	1.83 acres	Dismantling Facility	“Lopez Autodismantlers”
Parcel D Yard #5	2.50 acres	Dismantling Facility	“Villarreal Autodismantlers”
Parcel D Yard #6	2.09 acres	Vehicle Storage (proposed Dismantling Facility)	“All Import/All American Autowreckers”
Total	31.70 acres currently (34.28 acres proposed)	6 facilities currently (8 facilities proposed)	

Overall the proposed projects include:

- Installation of a water system for fire suppression and domestic use;
- Completion of measures addressing stormwater runoff;
- Maintenance and upgrades to various drainage facility components;
- Site improvements for traffic, circulation and parking;
- Grading to increase in the usable acreage on two of the yards and improve drainage; and
- Two additional dismantling facilities on Parcel D.

- Landscaping to screen the site from adjacent offsite uses
- Specific details and proposed improvements for each parcel follow.

Parcel A

Parcel A consists of a 7.52 acre dismantling yard operated by “Salinas Salvage.” Facilities include three structures comprised of an office, a storage shed, and dismantling canopy totaling 2,670 square feet. An eight-foot tall fence encompasses the yard and two storm drain interceptors for surface runoff are located at the northeastern and southeastern corners of the property. Dismantled vehicles are parked and stacked around the property.

Parcel A Improvements

The project entails a Use Permit to allow the dismantling activities on the parcel and a General Development Plan for the overall use. No changes, improvements or structures are proposed on the property.

Parcels B & C

Parcels B and C are 4.51 acres and 5.0 acres respectively. Dismantling operations are conducted by “Pick-n-Pull” on a single yard covering both parcels. Facilities include the 3,360 square foot office building and a 1,728 square foot dismantling canopy on Parcel B and a 572 square foot sales office and 64 square foot entrance kiosk on Parcel C. There is also a dismantling area with a vehicle crusher and concrete pads. Storm drain interceptors and detention basins for surface runoff are installed in two areas of the yard. Crushed vehicles are stacked and vehicles for self-service dismantling line the yard. An eight-foot tall fence rings the perimeter of the yard.

Parcel B/C Improvements

The project entails a Use Permit to allow the dismantling activities on the parcels and a General Development Plan detailing the overall use. Proposed improvements on the parcels include:

1. Installation of a well, 212,000 gallon water tank, 5,000 gallon water tank, pressure tank, and booster pump on Parcel C;
2. Installation of a fire suppression water system to service the entire industrial park;
3. Installation of a separate domestic water system; and
4. Basic site improvements and maintenance related to drainage facilities.

Parcel D

Parcel D encompasses 70.08 acres and surrounds the other three parcels. Approximately 39.28 acres of the Parcel D is zoned for light industrial uses with the remainder zoned for agriculture or conservation. The proposed project entails a Use Permit for vehicle dismantling and a General Development Plan for overall combined activities on the parcel. Proposed activities include six (6) vehicle dismantling yards, continuing agricultural operations on two portions of the parcel, and the two (2) existing "Dolan" residences, which are currently vacant. No changes or improvements are proposed for the residential or agricultural activities. A 90-120 foot Pacific Gas and Electric Company easement crosses a portion of the property and contains high voltage power lines. Existing uses and acreage on the property are devoted to the following:

- 26.90 acres in agriculture,
- 13.75 acres cultivated under electrical power lines,

- 17.25 acres for six (6) auto dismantling and vehicle storage yards,
 - 5.68 acres for roads,
 - 3.4 acres for wetlands/marsh,
 - 2.6 acres for the two vacant residences,
 - 0.5 acres for a railway right-of-way
- 70.08 Total

Parcel D contains six separate yards with dismantling activities occurring on four of the yards.

Yard #1: Yard #1 contains an existing office trailer, dismantling canopy and storage containers.

Yard #2: Yard #2 is currently used for vehicle impound storage. There is a dismantling canopy. Although this yard had been approved as a dismantling facility under the previous permit, the building permits for the facilities were never finalized and the facility has not been used. It also contains a storm drain interceptor and detention basin.

Yard #3: Yard #3 contains an existing office trailer, dismantling canopy, storage trailer and sheds, storage containers, and a 5,000 gallon water tank.

Yard #4: Yard #4 contains an existing office trailer, dismantling canopy, storage trailer and shed, and storage containers.

Yard #5: Yard #5 contains an existing office trailer, dismantling canopy, and septic system.

Yard #6: Yard #6 is currently used as storage for vehicles for Yard #3.

Parcel D Improvements

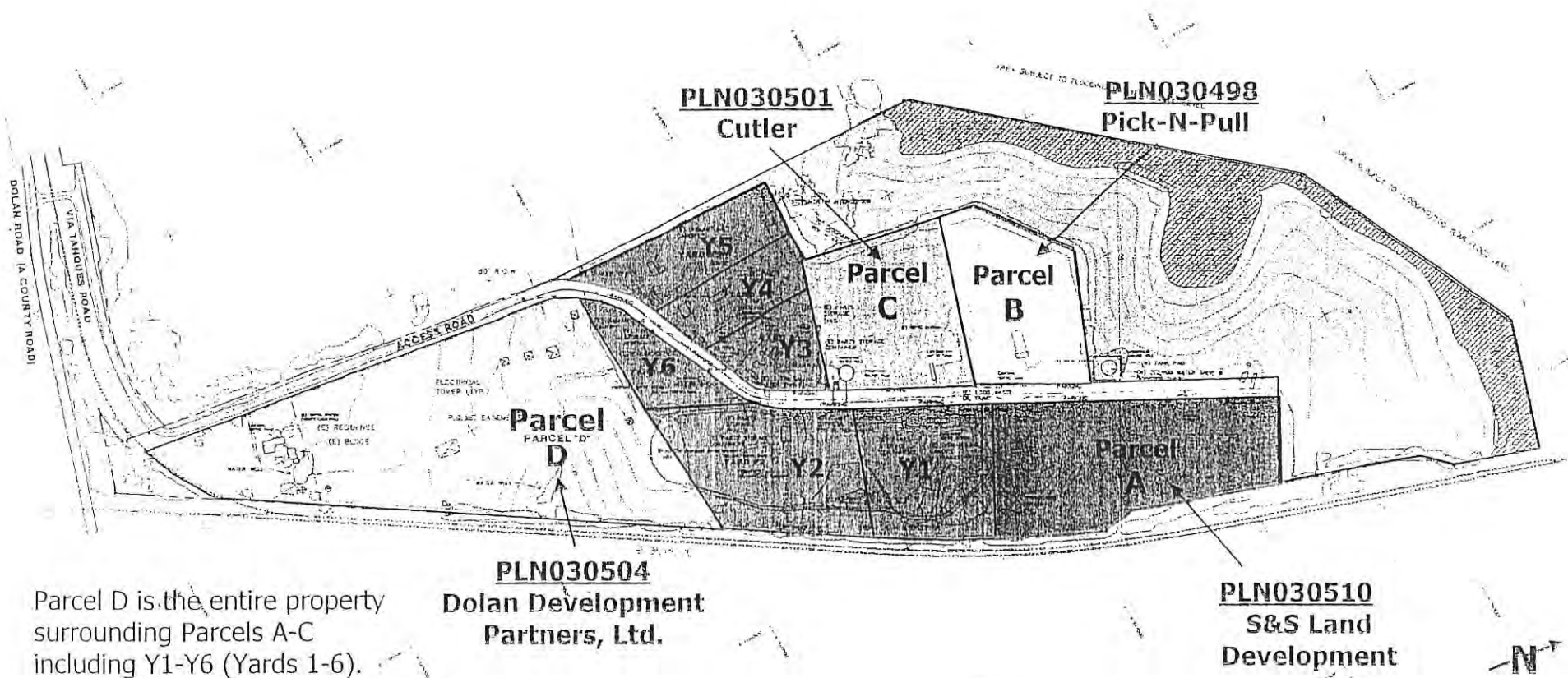
For the dismantling yards, the project proposes on:

1. Yard #1 to increase the usable acreage from 2.27 to 3.93 acres by filling in a portion of the yard that is currently unusable;
2. Yard #1 to extend an existing earthen berm along the perimeter to complete improvements for a stormwater control plan required under the previous permit and grading to improve the slope and drainage;
3. Yard #2 to increase the usable acreage from 4.34 to 5.26 acres by excavating soil from a portion of the yard to be used on Yard #1 and improve drainage;
4. Yard #2 to finalize improvements and allow the previously permitted dismantling activities on the yard which is currently used as a vehicle impound area;
5. Yard #6 to create a new dismantling facility on the yard and would include an office trailer, concrete slab, dismantling canopy, and storage areas similar to other yards.

Project improvements include:

1. Installation of a new well, booster system, pressure tank, 212,000 gallon water tank;
2. Installation of a water system for fire suppression and agricultural irrigation;
3. Installation of a domestic water system and relocation of the 5,000 gallon water tanks;
4. Septic systems for domestic and employee use on Yards 2, 3, 4 and 6;
5. Grading for the water system and tank (approximately 2,830 cubic yards cut/2,200 cubic yards fill);
6. Grading for drainage improvements and to increase acreage on Yard #1 and Yard #2 (approximately 8,500 cubic yards cut/8,500 cubic yards fill);

Dolan Industrial Park



Parcel D is the entire property surrounding Parcels A-C including Y1-Y6 (Yards 1-6).

PLN030504
Dolan Development
Partners, Ltd.

PLN030510
S&S Land
Development

516 Dolan Road, Moss Landing,
North County Area, Coastal Zone

FIGURE 1. Site Plan

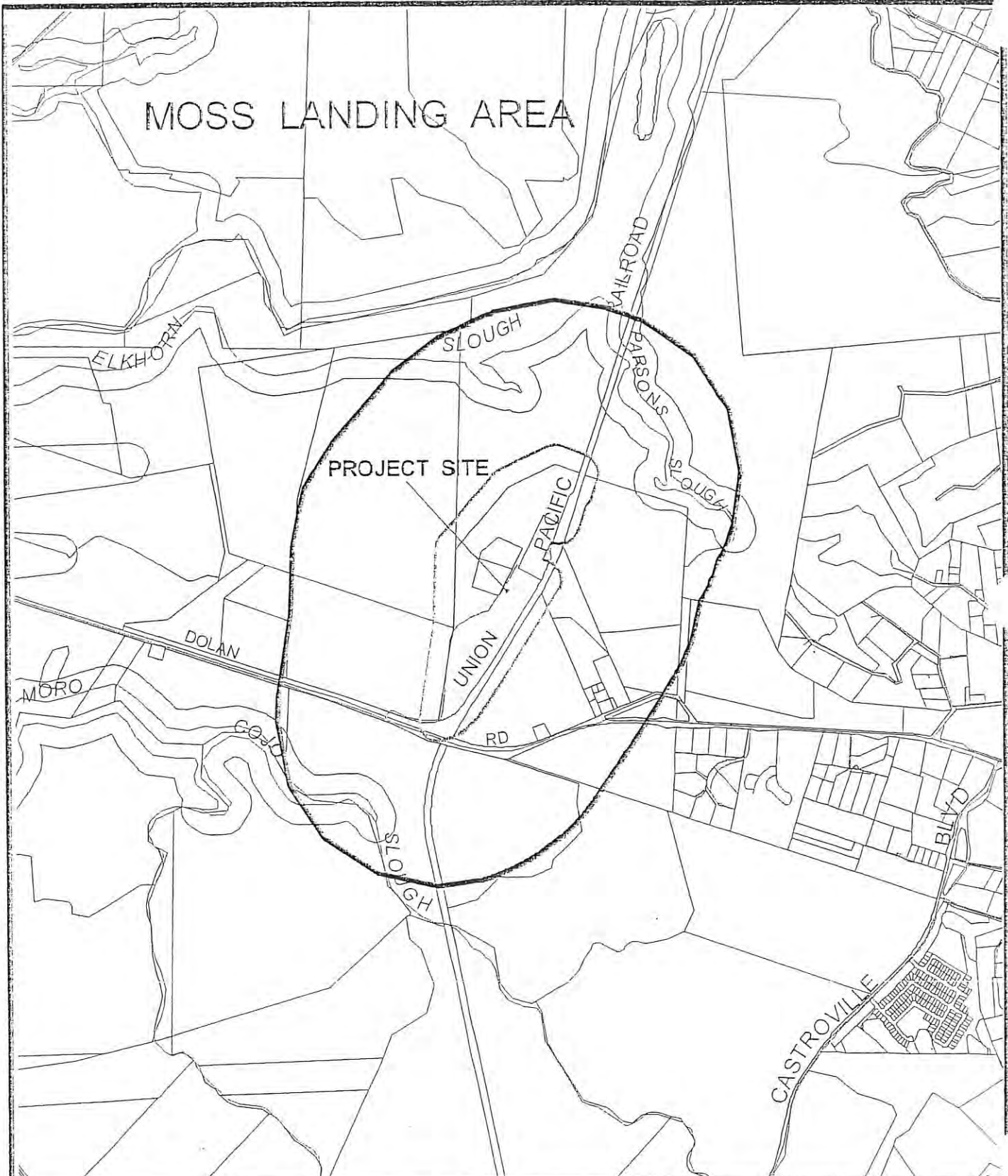
B. ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:**Setting**

Dolan Industrial Park is located at 516 Dolan Road northerly of the intersection of Via Tanques Road and Dolan Road in the Moss Landing area of northern Monterey County (Figure 2). Dolan Road, a well-used county arterial road, runs east-west to the south of the Park and connects up to Highway 1 at Moss Landing. A Union Pacific Railroad line runs north-south along the eastern boundary of the park. Access to the site is provided from Via Tanques Road, a public road which turns into a private access road for the four parcels. Via Tanques Road also provides access to a gated entrance for an adjacent parcel owned by Duke Energy.

Dolan Industrial Park consists of three smaller parcels (Parcels A, B and C) ranging in size from 4.5 to 7.5 acres surrounded by the larger 70.08 acre parcel (Parcel D). Surrounding land uses include agriculture, Duke Energy Plant facilities, rural residential uses, open space and wetland areas part of the Elkhorn Slough National Estuarine Research Reserve.

Dolan Industrial Park is located adjacent to Elkhorn Slough National Estuarine Research Reserve on the northwest and Parson's Slough, an arm of Elkhorn Slough, on the northeast. The Industrial Park is located on a marine terrace between Elkhorn Slough and Parson's Slough. The access road is located on the crest of the terrace with the terrain sloping down on both sides to the west and east. The average cross slope of the dismantling yards on the west-facing side range from 2% for Parcels B and C to 5% for yards #3, #4, and #5 (Parcel D). On the west-facing side beyond the dismantling yards, the land slopes down with an approximate 20% grade across the existing agricultural land to the wetland areas of Elkhorn Slough. On the east-facing side the average cross slope ranges from 5% for Parcel A to 12% and steeper for yards #1, #2 and #6 (Parcel D). On the east-facing side, the yards slope down unevenly to the Union Pacific Railroad right-of-way and Parson's Slough beyond because of previous grading, areas of previous cut and fill, drainage channels and gullies.

Elkhorn Slough which is adjacent to the subject properties contains sensitive wetland habitat. Dolan Industrial Park itself is completely developed and disturbed by the current and past industrial activities. Vegetation is minimal except for non-native cypress trees that partially line the perimeter of the yards. Parcel D contains approximately 40.65 acres in cultivation. Undeveloped and uncultivated areas include several gullies and a buffer area on the perimeter of Parcel D.



APPLICANT: DOLAN INDUSTRIAL PARK


PLN 030504
 PLAN 030504

APN: 131-054-004-000; 131-054-004-000

FILE# PLN 030504

131-054-002-000, 131-054-001-000

PLAN 030504

 300' Limit

 2500' Limit



III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan/Area Plan	<input type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

Air Quality Management Plan (AQMP): The 2000 Air Quality Management Plan for the Monterey Bay Region (AQMP) prepared by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) addresses the attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). The project is for an ongoing use with no substantial intensification of use. Proposed road improvements will reduce the amount of dust generated by vehicles. Measures applied to this project will provide AQMP consistency related to short-term construction activity. Project consistency with the AQMP is evaluated in more detail in Section IV-3 (Air Quality). **CONSISTENT**

Water Quality Control Plan: Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (Regional Board), which extends from Santa Clara County to northern Ventura County. The Regional Board regulates the sources of water quality related problems which could result in actual or potential impairment or degradation of beneficial uses or degradations of water quality. The Regional Board regulates both point and non-point source discharge activities through control actions that are set forth for implementation by the State Water Resources Control Board, by other agencies with water quality or related authority, and by the Regional Board. The Monterey County Water Resources Agency has reviewed the project relative to runoff and drainage for the area. Monterey County Environmental Health Division has reviewed the project relative to water use and waste treatment. Vehicle dismantling activities are regulated and inspected by both the Monterey County Environmental Health Division and the Regional Board to ensure that activities comply with State and local laws. **CONSISTENT**

Local Coastal Program/LUP - The project is consistent with the North County Land Use Plan, Local Coastal Program, which designates the site as suitable for auto dismantling. The North County Land Use Plan designates Dolan Industrial Park as a Special Treatment Area where continued operation of the auto dismantling activities is not prohibited. 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.*” A Land Use Plan Map Change was approved February 19, 1992 (PC06607) which adjusted the land use designations so that the whole of parcels A, B and C were designated Light Industrial (“LI”) and only parcel D is designated Agricultural Conservation (“AC”) and Resource Conservation (“RC”) in addition to Light Industrial (“LI”). Changes were not incorporated into the Zoning Map, but the proposed dismantling yards are allowed because the Land Use Plan designations supersede. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- Aesthetics
- Biological Resources
- Hazards/Hazardous Materials
- Mineral Resources
- Public Services
- Utilities/Service Systems
- Agriculture Resources
- Cultural Resources
- Hydrology/Water Quality
- Noise
- Recreation
- Air Quality
- Geology/Soils
- Land Use/Planning
- Population/Housing
- Transportation/Traffic

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE: Agricultural Resources. In addition to the industrial activities at Dolan Industrial Park, agricultural activities occur in the project area on a portion of Parcel D. Cultivated areas on the 70.08 acre parcel include 26.9 acres on the northern portion of the property and 13.75 acres under the electrical power lines on the southern portion of the property. No agriculture occurs on any of the other parcels. The projects do not propose any changes to the cultivated areas and do not impact continued cultivation or agricultural resources. (Project Description; Reference #1, 2, 3, 4)

Air Quality. The current proposals continue the existing uses with minimal new development, which is limited to access road improvements, installation of a new water system, completion and maintenance of the drainage improvements and facilities. It includes grading for the water system and tank and grading for drainage improvements. Grading does not exceed Air District standards or thresholds. In addition, the access road which currently is only partially paved will be paved as part of the project and required mitigation (see Section VI-15, Transportation/Traffic). This will reduce the amount of particulate matter generated by the project. Because construction activities are temporary and consistent with the AQMP and overall activities will not lead to an increase in particulate matter, the projects have no significant impact. (Project Description; Reference #1, 2, 3, 6, 7)

Cultural Resources. No cultural or historical resources will be impacted. An archaeological survey prepared by Archaeological Consulting dated September 15, 1994 found no evidence of cultural resources on the property. (Project Description; Reference #1, 2, 3, 5,9)

Mineral Resources. The project site does not have any significant mineral resources. (Project Description; Reference #1, 2, 3)

Noise. The project does not contribute excessive noise to the area. Noise is primarily generated from truck and car traffic and occasional machinery noise, such as the crusher. General operations occur during daylight business hours, including weekends. Vehicle dismantling is done manually. The proposed uses and activities are existing and do not create any additional noise impacts. Additional noise from construction traffic and activity will be temporary and take place during daylight hours and will be no different from other normal construction work and in accordance with Monterey County noise standards. Surrounding land uses are primarily large agricultural parcels. Two vacant residences are located on one of the subject parcels (Parcel D), approximately 1,000 feet from the nearest yard. Except for the houses which are a sizable distance from operations, no other sensitive receptors are within a ¼ mile of the project. (Project Description; Reference #1, 2, 3, 14)

Population/Housing. The project does not affect population or housing. Two existing vacant residences on Parcel D will remain. No other residences are located on the subject parcels. The project does not add any population or create or destroy any housing. (Project Description; Reference #1, 14)

Public Services. The project consists of existing uses and activities. It does not require any additional public services, public facilities or any significant physical alterations as a result of required public services. (Project Description; Reference #1)

Recreation. The project does not create any additional need for recreation facilities nor does it disturb any existing facilities. (Project Description; Reference #1)

B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Eric Lee

Printed Name

June 1, 2005

Date

Associate Planner

Title

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1,2,3,5,14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: 1,2,3,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: 1,2,3,5,14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1,2,3,5,14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

Dolan Industrial Park is located on a marine terrace situated approximately 70 feet above Elkhorn Slough to the north and northwest. To the south of the park runs Dolan Road in an east-westerly direction. Dolan Industrial Park is roughly divided into two parts bisected by the access road. The northwestern-facing yards are comprised of Parcel B, Parcel C and Yards #3, #4 and #5 on Parcel D. They are located on a well-screened gentle slope oriented to Elkhorn Slough. The southeastern-facing yards are comprised of Parcel A and Yards #1, #2 and #6 on Parcel D. Yards #1 and #2 are located on more exposed steeper slopes looking out towards Dolan Road.

The site is located adjacent to and within public view of Elkhorn Slough. The proximity to Elkhorn Slough places it in a visually sensitive area according to the North County Land Use Plan (Policy 2.2.2.1). Development in this area is allowed provided it meets certain visual criteria outlined in the Coastal Implementation Plan, Part 2 (§20.144.030.B). Existing Cypress trees on the north and western sides screen Parcel B and Parcel C and portions of Parcel D. However, other portions of the site are visible from areas along Dolan Road to the south, as well as from public roads on the hills to the east. Relevant criteria from the Land Use Plan which serve as thresholds of significance include minimizing visibility by using appropriate design and colors, screening with landscaping, and controlling location, height and size of development, and minimizing tree removal.

The development does not obstruct any views because of the topography and terrain, but it is visible from public areas. Although dismantling activities are allowed in this location under the Land Use Plan, views of site contrast greatly with the surrounding agricultural fields and adjacent wetlands and slough. Mitigation measures and conditions of approval related to aesthetics for the previous 1995 permits largely addressed visual issues and included:

- Painting all buildings an earthtone color;

- Landscaping to provide maximum screening with native vegetation;
- Installing 8-foot tall fencing around the dismantling yards;
- Limiting the height of stacked cars.

Although the applicants generally complied with these requirements, evaluation of current conditions reveals a number of continuing issues. Visual impacts of the proposed projects that need to be addressed in order to minimize visibility consist of:

- Visibility of dismantling yards from Dolan Road and from Elkhorn Slough because of insufficient screening or gaps in the screening vegetation. This includes the western sides Parcel A and Yard 5, eastern sides of Yard 1 and Yard 2, and the southern side Yard 6.
- Off-site glare from the stored and dismantled vehicles.
- Potential visibility of stacked cars.
- Potential visibility of new structures.
- In addition, Yards #1 and #2 on Parcel D have exposed eastern facing slopes that require grading in order to create a more level viewing plane which can be better screened.

CONCLUSION

Aesthetic Impact 1(a) – Less than significant with mitigation. The project site is visible from public viewing areas, including Elkhorn Slough, Dolan Road and other public roads in the region. The project is located in an area valued for its open spaces, rural agriculture and views of Elkhorn Slough. Although the proposed development does not obstruct any views, it does contrast with and impact the natural and agricultural setting. Mitigation to screen the dismantling yards and facilities from public view, grading on Yard #1 and #2 to reduce the slope exposure, limit the height of stacked cars, and use earthtone colors for any new structures reduce the impact to a less than significant level. Screening includes trees along the access road to screen Parcel A on the west side outside of the parcel's boundaries, but in the event it is not feasible to plant trees in this location, mitigation includes painting the fence a natural earthtone color.

Aesthetic Impact 1(b) – No Impact. The proposed projects are not located within a designated state scenic highway and do not impact any scenic resources.

Aesthetic Impact 1(c) – Less than significant with mitigation. Dismantling activities have historically occurred on the project site and no new development or activities are currently proposed that would substantially alter the visual quality of the site. Previous permits included requirements related to fencing, screening, storage, and structures that improved the visual quality. Mitigation consistent with previous mitigation includes tree screening, limiting the height of stacked cars, and use of earthtone colors for any structures ensure that the visual impacts are reduced to a less than significant level.

Aesthetic Impact 1(d) – Less than significant with mitigation. The proposed projects do not propose any additional exterior lighting. Existing dismantling operations operate during regular daylight business hours and any exterior lighting is limited to the minimum necessary for security. Plans for any new exterior lighting are subject to County regulations that require exterior lighting to be unobtrusive and minimal, which ensure that the impact would be less than significant. However, the dismantling yards are not fully screened and several are located on

south and southeast facing slopes which are visible from public viewing areas. As a result the glare from the stored and dismantled vehicles is substantial and visible from a distance. Mitigation to reduce impacts to a less than significant level includes fully screening and maintaining the exposed outside perimeter of all of the dismantling yards with a row of trees and limiting the height of stacked vehicles.

MITIGATION MEASURES

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.

- 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 shall maintain the existing row of perimeter trees and fill in any gaps in the treeline.
- 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.

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 estimate of the cost of installation of the plan and ongoing maintenance.

Monitoring Action #1B: 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, on-going 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.

Monitoring Action #1C: 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.

Monitoring Action #1D: 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.

Monitoring Action #1E: 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.

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.

Monitoring Action #2A: 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.

Monitoring Action #2B: 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.

Monitoring Action #2C: Adhere to condition.

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 slopes steeper than a 2:1 ratio.

Monitoring Action #3A: 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.

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.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

<u>Would the project:</u>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: 1,2,3,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1,2,3,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1,2,3,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1,2,3,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1,2,3,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1,2,3,6,7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

4.	BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1,2,3,4,5,12,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: 1,2,3,4,5,12,13,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: 1,2,3,4,5,12,13,14,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1,2,3,4,5,12,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: 1,2,3,4,5,12,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: 1,2,3,4,5,12,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The proposed projects are located on parcels that have been heavily developed and disturbed with a history of industrial and agricultural activities. Parcels A, B and C are entirely developed with no native or natural habitat. The dismantling yards and agricultural fields cover most of Parcel D. Naturally vegetated areas only occur on Parcel D in the gullies and in buffer areas adjacent to Elkhorn Slough. Much of this area was previously disturbed as a result of dredging activities for freshwater ponds and agricultural land and excavation of fill for the bridge on Dolan Road over the railroad tracks. The project site is adjacent to and drains into the wetland and saltwater marsh areas of Elkhorn Slough to the northwest and Parsons Slough to the northeast. A stormwater management plan was implemented for the dismantling yards to control erosion and to filter out any harmful pollutants. Review of the facilities by Ken Tunstall, the designing engineer,

determined that the stormwater facilities are operating as designed. Communication with the Regional Water Quality Control Board confirmed that the dismantling yards are substantially in compliance with their stormwater discharge permits.

A biological assessment was originally performed by Jud Vandevere in 1994 for all four parcels and revealed no significant biological issues. None of the plants inventoried are rare, endangered or threatened. No adverse effects from the dismantling operations were noted and no biological measures were recommended or required as part of the initial study. A biological update conducted by Jud Vandevere in 2004.

CONCLUSION: Less than significant impact.

The biological assessment found that biological conditions had not changed from 1994. The survey indicated “no adverse impact on vegetation down slope from the yards.” In addition, the stormwater facilities were functioning as designed, effectively treating runoff water, and stormwater runoff samples fall within water quality benchmarks set by the Regional Water Quality Control Board. The proposed projects continue the existing uses and further implement and maintain the stormwater runoff system. Any proposed grading occurs in already disturbed areas and is subject to erosion control measures. As a result the proposed projects have a less than significant impact.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: 1,2,3,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1,2,3,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1,2,3,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1,2,3,9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

6. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1,2,3,5) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1,2,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1,2,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1,2,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: 1,2,3,13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1,2,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: 1,2,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: 1,2,3,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The Initial Study prepared by Linda Weiland in 1995 noted that previous excavation of areas by Caltrans for fill to use in construction of the bridge over the railway tracks on Dolan Road caused gully erosion and disrupted natural drainage. However, it concluded that there were “no signs of historical problems with erosion of soil from the parcel and deposition in the adjacent wetlands.” Grading under the previous permits was also intended to create more gradual slopes and reduce hill-top erosion.

CONCLUSION: Less than significant impact.

The proposed projects involve minimal new grading or development and do not result in additional runoff or erosion. Recent investigations and inspections by County staff have uncovered no signs of substantial erosion. The biological assessment by Jud Vandevere also identified no erosion problems. The stormwater facilities were evaluated by the designing engineer, Ken Tunstall, who determined that aside from minor maintenance and cleaning, the facilities were functioning as designed.

7. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1,2,3,14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1,2,3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source:1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

Auto dismantling yards routinely handle and dispose of potentially hazardous chemicals and fluids associated with vehicles and vehicle parts. On the subject properties, all dismantling occurs under covered canopies on top of an impervious surface with secondary containment features in case of a spill. The handling, storage and disposal of these hazardous materials are subject to regulations and inspections by the Monterey County Division of Environmental Health and North County Fire Protection District. However, the existing and proposed facilities currently lack an adequate water system for fire suppression and domestic water use that are necessary to meet basic health and safety requirements and provide protection from potential hazards. Existing and additional facilities will be required to continue to comply with best management practices to minimize the potential risk.

CONCLUSION

Hazards Impact 7(a), (b) - Less than significant with mitigation. The subject parcels lack an adequate water system for fire suppression and domestic water use for their facilities. The Division of Environmental Health and the North County Fire District have determined that the existing conditions pose a potential on-going hazard that could result in adverse environmental impacts. Mitigation includes compliance with Fire requirements and best management practices, installation of a comprehensive water system, and performance guarantees to ensure the work is completed and adequately maintained. In addition, in order to minimize conflicts between the two proposed water systems, mitigation also requires that each system be designed to allow for connections between them to allow for mutual support. The measures ensure that potential impacts will be reduced to a less than significant level.

Hazards Impact 7(c), (d), (e), (f), (g), (h) – No Impact. The projects are not located in close proximity to any schools, airstrips, airports, or on a hazardous material site and do not interfere with an emergency response plan. The subject parcels are located in an industrial, agricultural and open space area and do not expose people or residences to wildland fires.

MITIGATION MEASURES

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:

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, *“Any future construction of buildings beyond those included in this approval will immediately initiate required fire flow.”*

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.
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.
7. All yard owners shall maintain compliance with Article 34 of the Uniform Fire Code.
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.
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 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.

Monitoring Action #4A: Within three (3) months of permit approval, each applicant/owner shall submit evidence of compliance with item #3 (Road Agreement), item #4 (Water Company), and item #5 (Recorded Notice) to the satisfaction of the Director of Planning and Building Inspection Department and the North County Fire Marshall for review and approval.

Monitoring Action #4B: 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 necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.

Monitoring Action #4C: 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.

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 comply.

Monitoring Action #5A: Within two (2) months of 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.

Monitoring Action #5B: Within six (6) months of permit approval, 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.

8. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements? (Source: 1,2,3,5,8,13,15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: 1,2,3,5,)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 1,2,3,5,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 1,2,3,5,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: 1,2,3,5,13,14,15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1,2,3,5,12,13,14,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source:1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

Dismantling facilities are regulated by the Regional Water Quality Control Board and Monterey County Division of Environmental Health for compliance with discharge standards and for the protection of water quality. The Division of Environmental Health has reviewed the proposals which include new wells for the water systems and new septic systems and identified no significant impacts related to them. Communication with the Regional Water Quality Control Board confirmed that the existing dismantling yards are substantially in compliance with their stormwater discharge permits. The facilities will continue to be subject to state and local laws and implement best management practices.

A comprehensive stormwater management system was required and installed under previous permit requirements for the subject parcels. According to a review of the system by the designing engineer, Ken Tunstall, the system is functioning properly, but that minor maintenance and repairs are necessary to ensure compliance. The project (PLN030504) also proposes grading and additional dismantling facilities to be located on Yard #2 and Yard #6 which will contribute additional runoff to be managed. Mitigation includes an updated stormwater management plan with improvements incorporating the two new yards, yearly reports to ensure the maintenance of the stormwater system and compliance with RWQCB discharge permits. The measures reduce impacts to a less than significant level.

CONCLUSION

Water Impact 8(a), (e) – Less than significant with mitigation. Although the projects include industrial activities with the potential to adversely impact water quality or create additional runoff, the existing stormwater system and compliance with state and local discharge and water quality standards largely address these issues. Mitigation requiring adequate maintenance, compliance with stormwater permits, and an updated stormwater plan incorporating Yard #2 and Yard #6 on Parcel D reduce impacts to a less than significant level.

Water Impact 8(b), (c), (d), (f) – Less than significant impact. Development of the new wells will provide for water storage for the fire suppression system and some additional amount for domestic use for employees. The proposals have been reviewed by the Division of Environmental Health which identified no significant impacts related to water use or intensification. Additional grading related to Yard #2 and Yard #6 does not substantially alter drainage patterns or the topography.

Water Impact 8(g), (h), (i), (j) – No Impact. The projects do not propose or affect any residences or structures that could be impacted by flooding or inundation and do not include any development within the 100 year flood zone.

MITIGATION MEASURES

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 1st 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.

Monitoring Action #6B: Annually for the duration of the permit, each owner/applicant shall provide documentation by September 1st 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 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.

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.

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.

9. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: 1,2,3,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: 1,2,3,4,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The North County Land Use Plan designates Dolan Industrial Park as a Special Treatment Area in order to not prohibit the auto dismantling activities that were in operation at the time the Local Coastal Program (LCP) was prepared. 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.” The industrial park is zoned for light industrial uses with other portions of Parcel D zoned for agricultural preservation and resource conservation.

CONCLUSION: Less than significant impact.

The project is consistent with the land use plan and zoning designations which determined that the overall proposed use for vehicle dismantling is compatible with the surrounding area. Potential impacts or conflicts for specific resources are addressed in sections on Aesthetics, Hazards, Hydrology/Water, and Transportation.

10. MINERAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1,2,3)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1,2,3)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

11. NOISE		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1,2,3)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1,2,3)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1,2,3)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1,2,3)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1,2)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: 1,2)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

12. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source:1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: 1,2,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1,2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

13. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

14. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION/CONCLUSION: See Sections II and IV.

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: 1,2,3,5,10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: 1,2,3,5,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source:1,2,3,5,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: 1,2,3,5,10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1,2,3, 5,10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity? (Source: 1,2,3, 5,10,11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: 1,2,3,5,10,11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The subject properties are located off of Dolan Road, a minor county arterial, which connects up to Highway 1 approximately two miles to the west at Moss Landing. Access to the site from Dolan Road is provided by Via Tanques which turns into a private access road. Via Tanques also serves as a back entrance for a parcel that is owned by Duke Energy.

Dolan Road/Via Tanques Intersection

The project is for existing uses and is not expected to generate an increase in traffic. A traffic report was prepared by Engineering Consulting Services dated April 11, 1993 for the previous permits which were approved in 1995. At that time, Average Daily Traffic on Dolan Road was 2,500 trips and Via Tanques was 750 trips. PM peak hour turning counts for the Dolan Road and Via Tanques intersection were 15 trips entering and 55 trips leaving the parcels (70 total).

The numbers correspond to a recent traffic study for the current project, conducted by Pinnacle Engineering dated January 21, 2004. The study assessed the number and type of vehicle trips associated with the existing operations and evaluated traffic-related issues to identify any needed improvements. The Pinnacle report calculated average weekday traffic generated by Dolan Industrial Park at 759 trips with a PM peak hour count of 30 inbound and 54 outbound trips (84 total trips). The report also observed that more trips were generated on the weekend. Average weekend traffic (Saturday) totaled 960 trips with a total of 148 trips during the mid-day peak hour. However, overall thru-traffic on Dolan Road was about 30% less on the weekend. In addition, the study noted that the Annual Average Daily Traffic for Dolan Road according to County figures is approximately 5,000 vehicles which is double the 1993 figures. The increase is related to an overall rise in trips not attributable to the subject projects.

The report determined that traffic operations at the Dolan Road/Via Tanques intersection was operating within an acceptable Level of Service A. It also found that all existing traffic related to Dolan Industrial Park had already been evaluated in traffic studies for other projects in the area and that *“no improvements are required at the SR 1/Dolan Road intersection.”* However, given the existing conditions and traffic volumes on Dolan Road, the report concluded that:

- Trees and vegetation should be trimmed to improve sight distance looking east on Dolan Road from Via Tanques to a minimum of 660 feet;
- Installation of an “Intersection Ahead” sign for westbound traffic on Dolan Road approaching Via Tanques should be installed; and
- Construction of a left-turn lane in the eastbound approach of Dolan Road at the Via Tanques intersection is warranted under existing guidelines.

Access Road/Circulation

The Pinnacle report also evaluated on-site access and general circulation issues. Via Tanques and the access road that provide entry to the subject parcels are characterized by several sharp bends and unevenly paved or unpaved sections. Since the 1995 permits, the access road was not fully improved and has not been adequately maintained. Recommended improvements to address deficiencies and hazards include:

- Regrading the 90 degree bend where the Union Pacific Railroad track cross Via Tanques to improve truck turning movements;
- Regrading the corner where Via Tanques intersects the access road to provide better “line of sight”;
- Paving, striping and signing improvements for the access road to improve conditions and circulation; and
- Delineating the parking more clearly.

A Road Improvement and Parking Plan for the access road dated October 20, 2004 has been prepared by Tunstall Engineering and incorporates the recommendations to address traffic and circulation related impacts. However, the plan does not install pavement to the end of the access road or have a turnaround for Fire. These items have been added as mitigation.

CONCLUSION:

Transportation Impact 15(a), (d), (e), (f) – Less than significant with mitigation.

Although the proposed project is for existing uses and is not expected to generate increased traffic, a number of impacts related to circulation, parking, traffic and design hazards have been identified because of changed circumstances and inadequate maintenance of the access road, detailed in the Traffic Study by Pinnacle Engineering. Mitigation, which includes road and parking improvements for the access road, traffic and safety improvements on Dolan Road, and performance securities to ensure completion and adequate maintenance, reduce the impacts to a less than significant level.

Transportation Impact 15(b), (c), (g) – No Impact.

The proposed uses are not expected to generate increased traffic and the Traffic Study by Pinnacle Engineering concluded that overall operations at the Dolan Road/Via Tanques intersection are “*within acceptable limits (LOS A) during all peak hour time periods.*” It also added that the Level of Service at the Highway 1/Dolan Road intersection will continue to be within acceptable limits and that the existing traffic from the project site has already been factored in. The project does not impact any air traffic patterns and does not impact alternative transportation.

MITIGATION & MONITORING

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 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 comply.

Monitoring Action #8A: Within two (2) months 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 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.

Monitoring Action #8B: Within two (2) months of 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 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.

Monitoring Action #8C: Within 6 months of permit approval, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the improvements have been completed consistent with the approved road improvement plans.

Monitoring Action #8D: Annually for the life 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.

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:

- Construct a left-turn channelization on eastbound Dolan Road at the intersection of Dolan Road and Via Tanques and obtain the necessary encroachment permits.
- 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.

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 complete the work.

Monitoring Action #9A: Within two (2) months of 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 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.

Monitoring Action #9B: Within two (2) months of permit approval, the applicants shall:

- 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.
- 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 6 months of permit approval, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.

16. UTILITIES AND SERVICE SYSTEMS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1,8,15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1,2,3,13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source:1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

The proposed project includes installation of two separate domestic water systems to serve the dismantling yards along with the fire suppression system. New wells have been drilled to serve the water systems. Water quality and quantity tests conducted for the wells have proven adequate. Septic systems are also proposed for each of the dismantling yards. Existing septic systems are located on Parcel A, Parcel B, Parcel C, and Yard #5 of Parcel D. New systems will be installed on Yards #1, #2, #3, #4, and #6. Grading is minimal and all facilities are located in already disturbed areas within the dismantling yards and roadway. Proposed water and septic systems have been reviewed by and will continue to be regulated by the Monterey County Division of Environmental Health. Proposed dismantling facilities on Yard #2 and Yard #6 will be incorporated into the overall stormwater management system and may result in minor improvements to the site.

CONCLUSION

Utilities Impact 1(a), (b), (c), (d) – Less than significant impact.

Proposed septic systems and water systems will be regulated by the Monterey County Division of Environmental Health for compliance with health regulations. The systems require minimal grading and are located in already disturbed areas. Adequate water is available and an overall stormwater management system is already in place. Any improvements or expansion for proposed facilities on Yard #2 and Yard #6 are minor. The projects will therefore have a less than significant impact.

Utilities Impact 1(e), (f), (g) – No Impact.

The proposed projects have no adverse impact on wastewater treatment facilities, landfill capacity, or solid waste regulations. The projects will remain in compliance with applicable laws and regulations and benefits local landfills by diverting potential waste.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source:1,2,3,5,12,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) (Source:1,2,3,5,10,12,14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: 1,2,3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion: Less than significant impact.

The proposed projects consist of vehicle dismantling activities which occur on properties located adjacent to sensitive habitat in the Elkhorn Slough area. Vehicles contain pollutants and hazardous materials that are potentially released during dismantling operations with potential

cumulative impacts to the environment. The subject dismantling facilities are regulated and inspected by the Monterey County Division of Environmental Health and the Regional Water Quality Control Board for compliance with local and state laws. The sites include canopies and containment features to prevent potential contamination and minimize the risk. In addition, an overall stormwater management plan has been implemented and further minimizes potential impacts. Any existing or expanded activities would remain consistent with these requirements and operations and have a less than significant impact.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plant life and ecological communities dependent on plant life, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

De minimis Fee Exemption: For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources V. A-G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inceptions Department Procedures for filing a de minimis exemption.

Conclusion: The projects **will** be required to pay the fee.

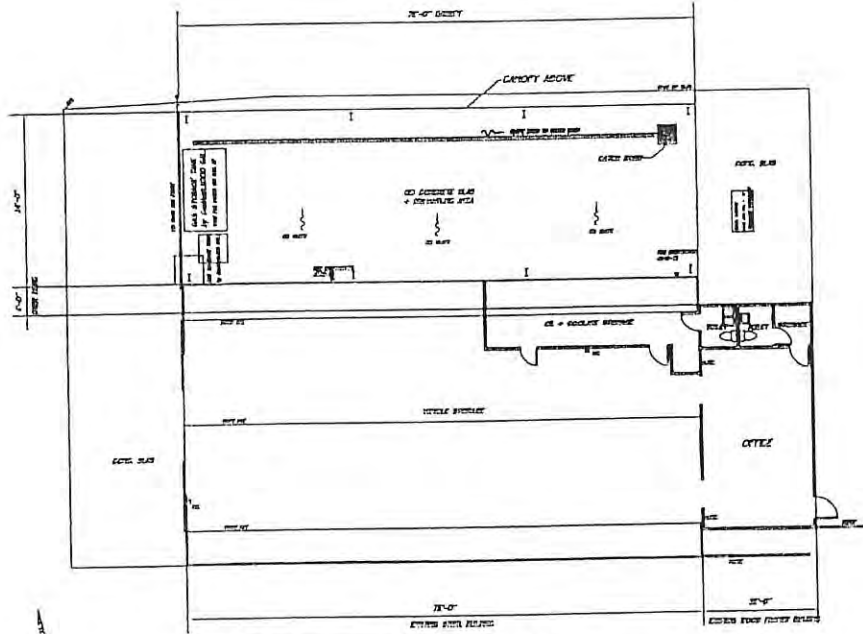
Evidence: Each project includes soil disturbance and industrial activities with runoff adjacent to wetlands and waterways that result in changes resources and natural habitat.

IX. REFERENCES

1. Project Application and Plans for PLN030498, PLN030501, PLN030504, PLN030510.
2. Monterey County. North County Land Use Plan, Local Coastal Program.
3. Monterey County Coastal Implementation Plan, Part 2.
4. Monterey County Zoning Ordinance, Title 20.
5. Linda Weiland. April 3, 1995. Initial Study/Mitigated Negative Declaration for Dolan Development Partners. Monterey County Planning and Building Inspection File Nos. PC94196, PC94195, PC94210, PC94223.
6. Monterey Bay Unified Air Pollution Control District. May 2001. *2000 Air Quality Management Plan for the Monterey Bay Region*.
7. Monterey Bay Unified Air Pollution Control District. June 2004. *CEQA Air Quality Guidelines*.
8. Water Quality Control Plan for the Central Coast Basin.
9. Archaeological Consulting. September 15, 1994. *Preliminary Cultural Reconnaissance Survey*.
10. Pinnacle Engineering. January 21, 2004. *Dolan Industrial Park (516 Dolan Road) Trip Generation Report*.
11. Engineering Consulting Services. April 11, 1993. *Dolan Industrial Park Traffic Study*.
12. Jud Vandevere. February 26, 2004 letter regarding Dolan Development Partners, LTD. Project Plan. April 17, 2004 letter regarding Dolan Development Partners, LTD. Project Plan, Road Improvement. March 12, 2004 letter regarding Tunstall Engineering, Storm water, Pick-n-Pull Yards B&C. March 24, 2004 letter regarding Biological Concerns for Auto Dismantling Parcel A.
13. Kenneth Tunstall. March 15, 2004 letter regarding Field Review of Drainage System for Parcel B. March 17, 2004 letter regarding Field Review of Drainage System for Parcel C. March 23, 2004 letter regarding Field Review of Drainage System for Parcel D. March 24, 2004 letter regarding Field Review of Drainage System for Parcel A.
14. Site Visits by Project Planner on April 19, 2004, April 30, 2004, June 1, 2004.
15. Donnette Dunaway, Regional Water Quality Control Board. Personal Communication. July 8, 2004.

X. ATTACHMENTS

1. Project Plans PLN030498 (Parcel B/Pick-n-Pull)
2. Project Plans PLN030501 (Parcel C/Cutler)
3. Project Plans PLN030504 (Parcel D/Dolan Development Partners)
4. Project Plans PLN030510 (Parcel A/S&S Land Development)
5. Vicinity Map

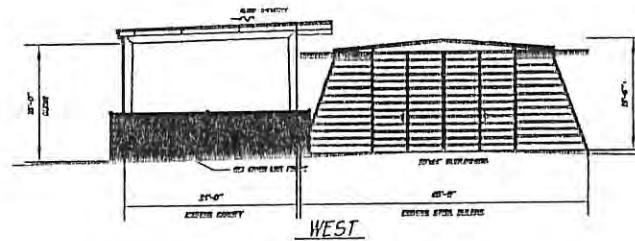
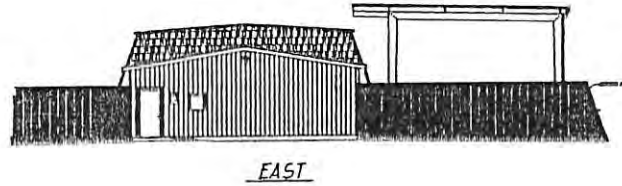
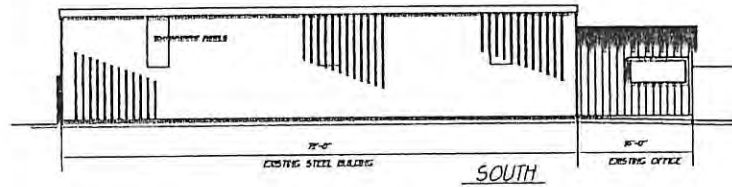
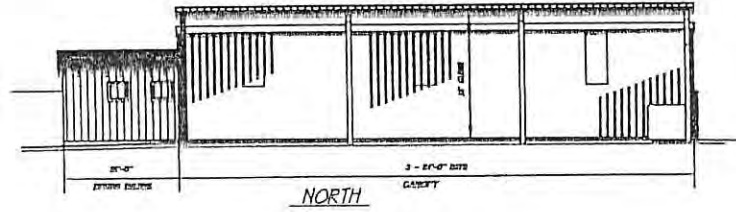


FLOOR PLAN EXISTING

SCALE 1/8" = 1'-0"



PICK-N-PULL COASTAL DEVELOPMENT PERMIT 516 Dolan Road Moss Landing, CA 95039 <small>PERMITTED BY DATE</small>	PARCEL B FLOOR PLAN OF EXISTING BUILDING <small>DATE: 01/11/11</small>	REVISIONS _____ _____ _____ _____ _____ _____
	_____ _____ _____ _____ _____ _____	_____ _____ _____ _____ _____ _____



PARCEL B ELEVATIONS (EXISTING)

SCALE 1/4" = 1'-0"

REVISORS

PARCEL B
EXISTING BUILDING
ELEVATIONS

PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
Morris Landing, CA 95039
516 Dolan Road
TUCUMCUM, OR

03-83
1

Pick-n-Pull General Operations Information

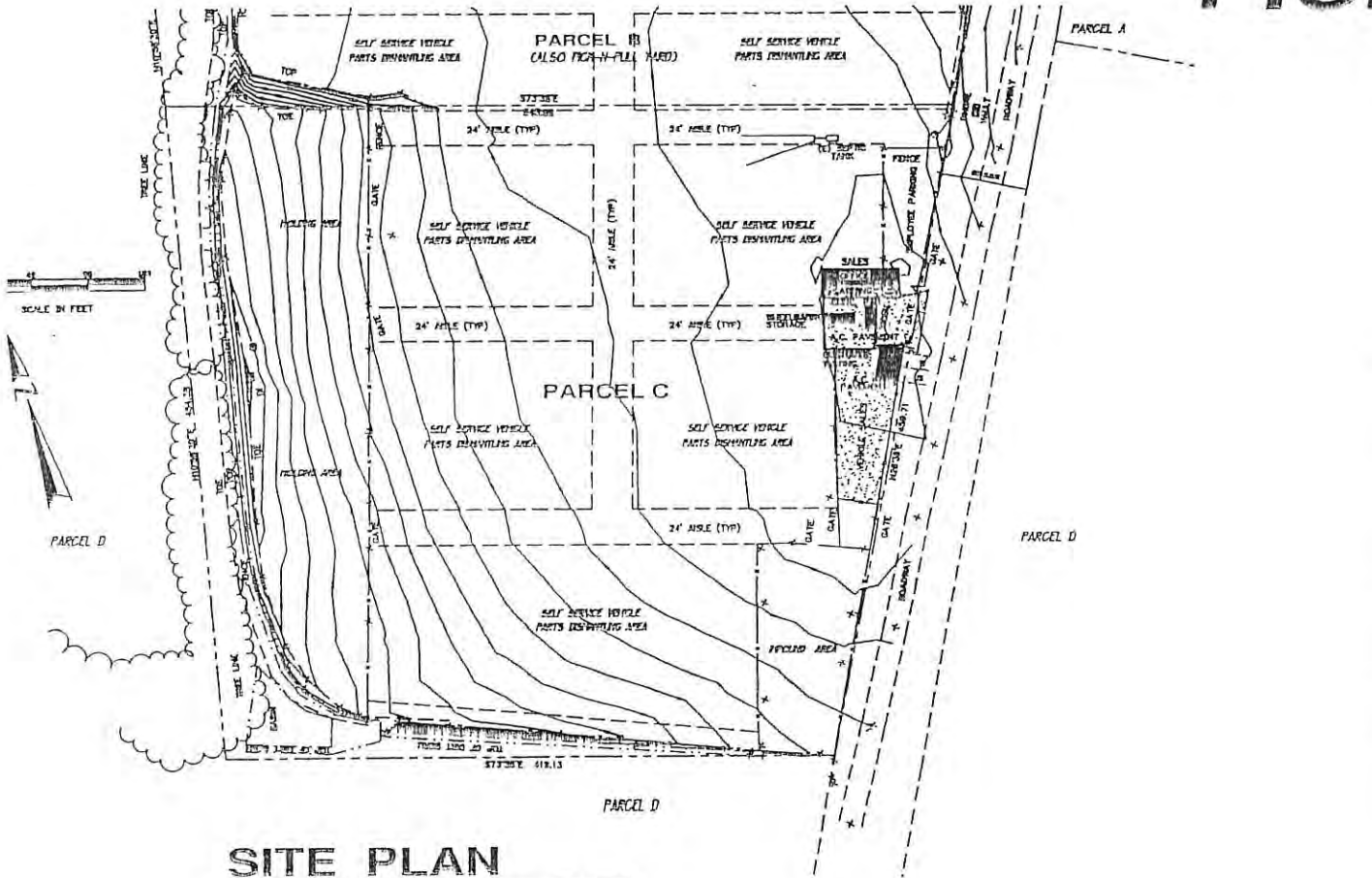
ITEM	Description
General Description of Operations	Pick-N-Pull's Moss Landing facility is a self-service auto dismantling operation where customers pay for car parts which they remove themselves from a selection of salvage cars. The industrial processes performed onsite include: draining fluids from new arrival cars, including gas, oil, and radiator fluid; mounting cars on stands in the yard for customer access; removing radiators and cores from picked-over cars; crushing vehicles, and loading core parts and tires and onto separate trucks for off-site recycling. The facility includes a covered vehicle fluid drainage area.
Number of Wrecking Yards/operators	Pick-N-Pull is the sole operator on parcels B and C
Operations Capacities	Approximately 1071 salvage cars stood Approximately 50 cars crushed daily (M-F) Approximately 25-30 cars processed (drained) daily (M-F)
Number of Employees	18
Hours and Days of Operation	Customer parts area is open everyday of the year except Christmas Day 8am - 6pm Processing area Monday - Friday 7:30am - 4pm
Approximate number of customers	Approximately 200 per day
Time and Number of truck trips	Scrap metal loads picked up by Pick-n-Pull's own trucks twice daily, usually in the afternoon Tow truck vendors deliver vehicles Monday - Friday at varying times throughout the day.
Number of Parking Spaces	With the exception of our Handicapped parking areas, no formal parking markings exist. Customers park at the shoulder of the road, head-in against the fencing.

AUTO & TRUCK DISMANTLERS PICK-N-PULL

REVISIONS

RENEW USE PERMIT
PARCEL C

DRAWN: TTT



SITE PLAN

SCALE: 1" = 40'

- LEGEND**
- ⊙ WINDHOLE
 - ⊙ POWER POLE
 - ⊙ SEPTIC SYSTEM
 - ⊙ BORN DALEY
 - CHATELAIN FENCE
 - - - - - TOP OF BANK
 - TOE OF BANK

TOPOGRAPHIC SURVEY
OF
PICK - N - PULL
PARCELS B & C, VOL. 8 - P. 14 - PG. 84
518 B & C DOLAN ROAD, MOSS LANDING,
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: PICK-N-PULL AUTO & TRUCK DISMANTLERS
SURVEYED BY: POLARIS CONSULTING
710 SAN LUIS
750 HILL VALLEY CA 95031

SCALE: 1" = 40' DATE: FEBRUARY 2008 DATE: 2/2008
FILE 0303 PROJECT: 03-83

SITE DATA

LOCATION : 516C DOLAN ROAD, MOSS LANDING, CA 95039
PARCEL : 131-054-003
OWNER : GERALD + DEBORAH CUTLER
 3020 DENEGA ROAD
 HOLLISTER, CA 95023

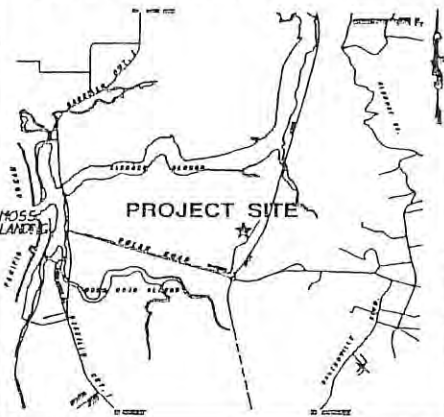
TENANT : PICK-N-PULL
ZONING : U (CZ) LIGHT INDUSTRIAL (COASTAL ZONE)

PROJECT AREAS :
PARCEL SIZE : 5.0 ACRES (217,800 S.F.)
EXISTING OFFICE : 572 S.F.
EXISTING ROOF : 64 S.F.
TOTAL : 636 S.F. (0.2% LOT COVERAGE)

UTILITIES :
GAS : NONE
ELECTRICITY : F.G.+E.
SEWER : ON-SITE SEPTIC
WATER : DOLAN INDUSTRIAL PANS

NOTE :

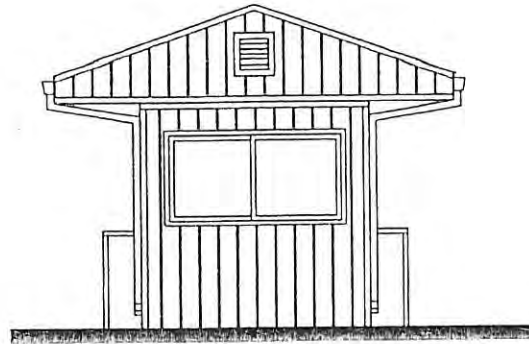
LOCATION PLAN :



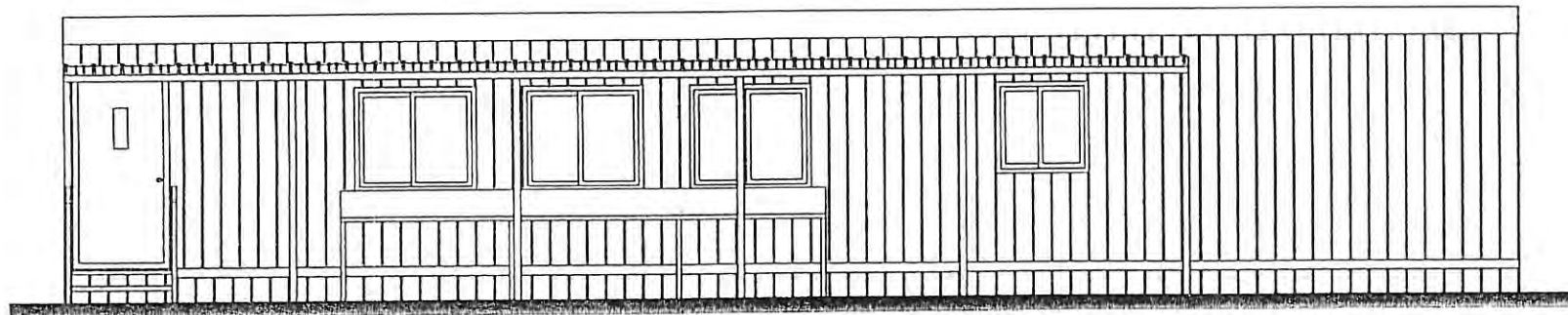
PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
516 Dolan Road
Moss Landing, CA 95039
DATE: 02/20/08

PROJECT NO.
03-83
SHEET NO.
1

ATTACHMENT 2



KIOSK - WEST ELEVATION

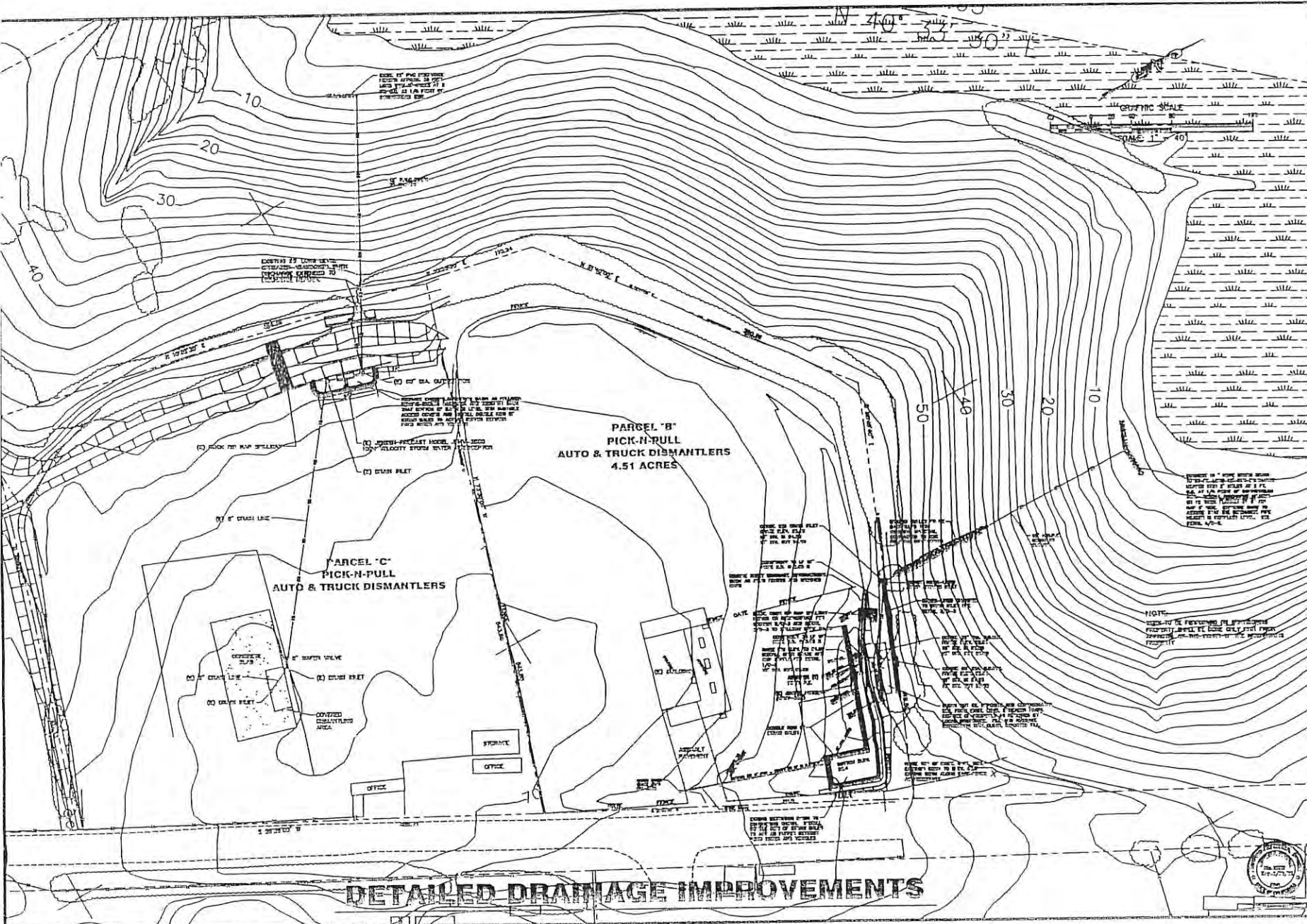


POINT-OF-SALE - NORTH ELEVATION

PARCEL "C" BUILDING ELEVATIONS (EXISTING)

SCALE 1/4" = 1'-0"

REVISIONS
PARCEL C EXISTING BUILDING ELEVATIONS
PICK-N-PULL COASTAL DEVELOPMENT PERMIT 516 Dolan Road Moss Landing, CA 95039 <small>ISSUED: 03/03</small>
03-03 <small>DATE</small>



DETAILED DRAINAGE IMPROVEMENTS

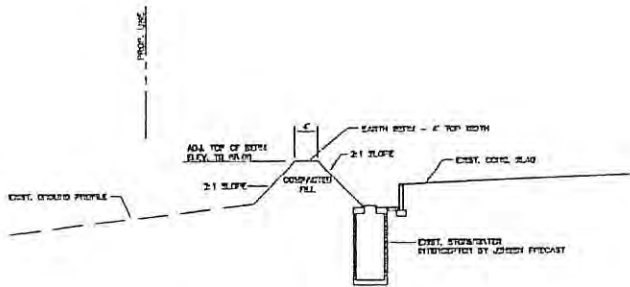
<p>REVISIONS</p>	
<p>DETAILED DRAINAGE IMPROVEMENTS</p>	
<p>TUNSTALL ENGINEERING CONSULTANTS, INC.</p> <p>(817) 758-2700 FAX (817) 758-1141 10000 W. PARKWAY, SUITE 1000, FORT WORTH, TEXAS 76130</p>	<p>DATE: 11/04/04</p>
<p>EROSION CONTROL MODIFICATIONS PARCELS 'B' & 'C' - BOLAN INDUSTRIAL PARK PREPARED FOR: TOM KLAUER</p>	<p>DATE: 11/04/04</p>
<p>PROJECT NO. 03-90</p> <p>SHEET NO. C-1</p>	<p>DATE: 11/04/04</p>



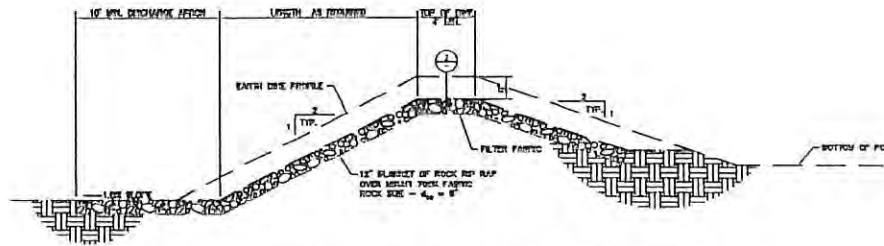
NOTE:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

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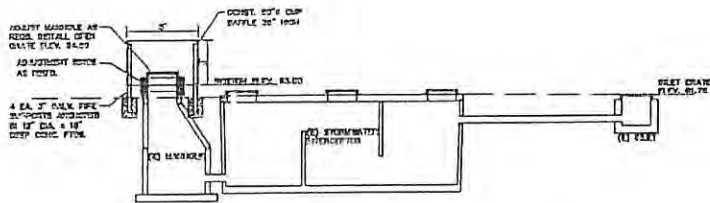
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 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



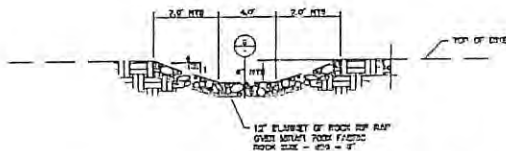
A DIKE - TYPICAL SECTION
SCALE: 1" = 10'
1" = 4'



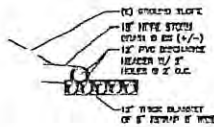
B SPILLWAY - LONGITUDINAL SECTION
SCALE: 1" = 4'



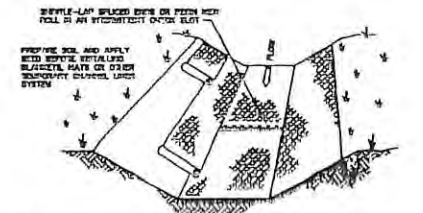
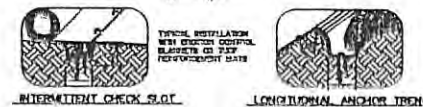
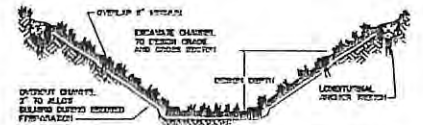
1 STORMWATER INTERCEPTOR SECTION
SCALE: 1" = 4'



2 SPILLWAY - TYPICAL SECTION
SCALE: 1" = 4'



4 DISCHARGE HEADER
SCALE: 1" = 4'

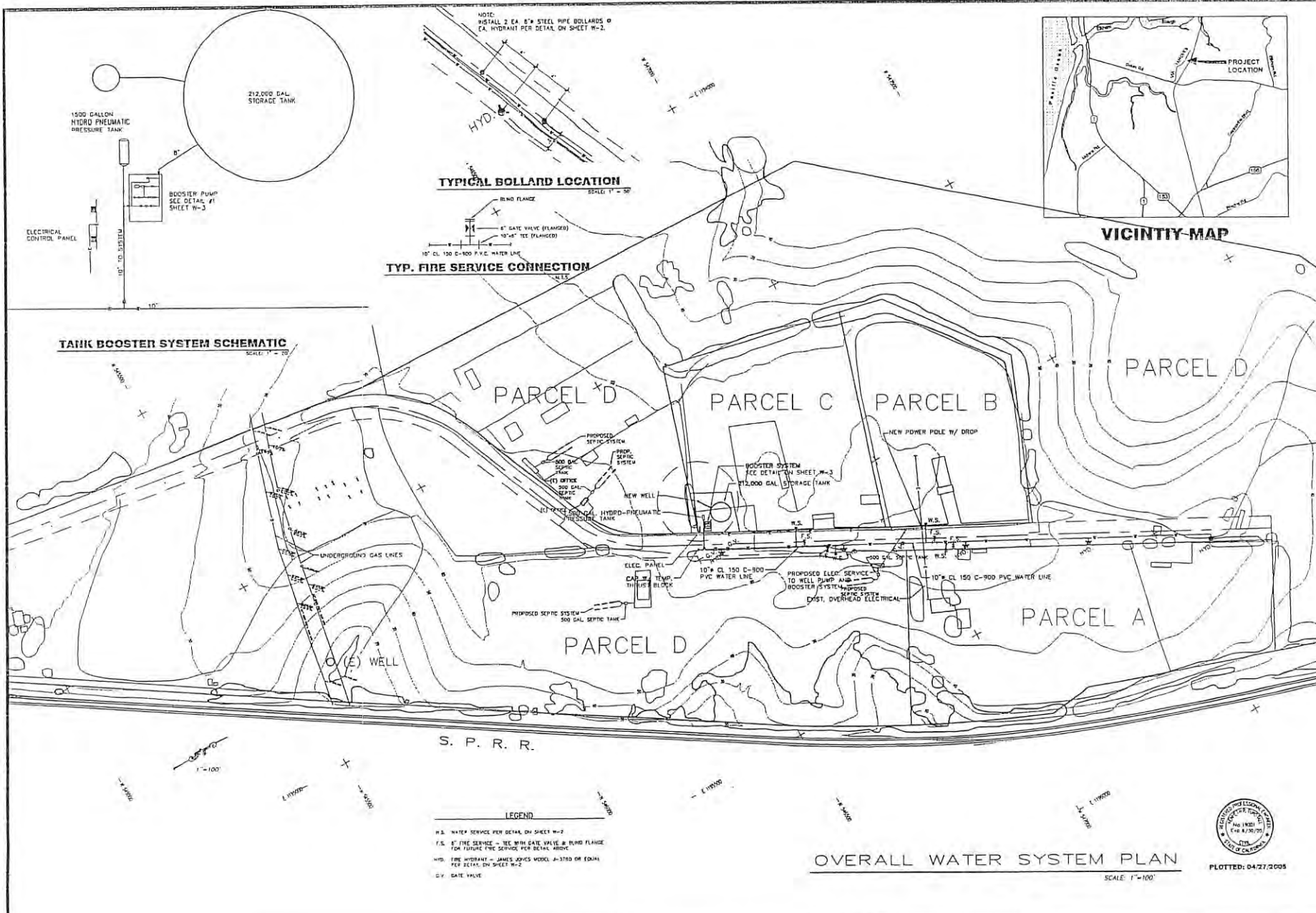


NOTES:
1. DESIGN VELOCITIES EXCEEDING 3 FT/SEC REQUIRE VELOCITY FLAPGATES, MATS OR CHECKS LOCATED TO PREVENT SEED AND SOIL LOSS. VEGETATION ESTABLISHED.
2. GRASS-LINED CHANNELS WITH DESIGN VELOCITIES EXCEEDING 3 FT/SEC SHOULD HAVE TYP. REINFORCEMENT MATS.

3 GRASS-LINED CHANNEL
NOT TO SCALE



REVISIONS
DETAILS & SECTIONS
TUNSTALL ENGINEERING CONSULTANTS, INC. 1341 EAST 14TH STREET, SUITE 100 OAKLAND, CALIFORNIA 94612 (415) 778-2700 FAX (415) 768-2111 CIVIL ENGINEERING - FIELDING DESIGN
EROSION CONTROL MODIFICATIONS PARCELS 'B' & 'C' - DOLAN INDUSTRIAL PARK PREPARED FOR: TOM KLAUER
PROJECT NO. 03-90
SHEET NO. C-2
DATE: 03/20/90
DRAWN BY: JET



NO.	REVISIONS

OVERALL WATER SYSTEM PLAN

TUNSTALL ENGINEERING CONSULTANTS, INC.
154 EAST ALLEN STREET
SALINAS CALIFORNIA 93901 (831) 754-2141
CIVIL ENGINEERING - BUILDING DESIGN

PICK UP PULL WATER SYSTEM IMPROVEMENTS FOR: TOM KLAUER

PROJECT NO. **02-59**
SHEET NO. **W-4**
OF **4**



PLOTTED: 04/27/2005

WATER SYSTEM GENERAL NOTES

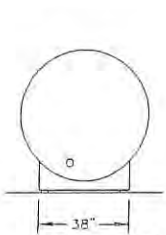
1. 2" and 3" diameter water lines and fittings shall be P.V.C. Schedule 40 and shall be N.S.F. approved.
2. 4" and larger water mains shall be P.V.C. Class 150 water pipe conforming to A.W.W.A. C-900.
3. Valves and fittings shall conform to A.W.W.A. requirements.
4. All above ground piping and fittings shall be Schedule 40 galvanized iron pipe or ductile iron pipe with class 125 flanges.
5. Check valve shall be Clayton Model No. 81-01 Non-slam check valves or approved equal.
6. Care shall be exercised to ensure that the motor on the well pump matches the power available at the site.
7. Power supply shall be arranged for through Pacific Gas and Electric Company.
8. The interior of the pressure tank shall be painted with a two coat, two component catalyzed epoxy paint system in conformance with AWWA standards and shall be preferably white in color. The exterior of the pressure tank shall be painted with a three coat vinyl paint system in conformance with AWWA standards. The third coat shall be of an earth tone color as approved by the Director of Planning, County of Monterey.
9. Before being placed in service, the entire water system shall be disinfected in accordance with A.W.W.A. standards.
10. Water samples shall be collected for bacteriological examination after disinfection and a copy of the lab report shall be submitted to the Health Department.
11. All concrete shall have a minimum compressive strength of 3000 P.S.I. at 28 days.
12. Install a 1" PVC conduit in trench with water main from storage tank to well with pull boxes at 300' intervals.

OPERATIONAL AND INSTALLATION NOTES

1. The storage tank shall be equipped with a set of probes to activate the well.
2. The storage tank shall be equipped with a low level set of probes to shut down the booster pumps should the water level in the storage tank fall below the predetermined minimum level.
3. The discharge line from hydro-pneumatic tank shall be equipped with two pressure sensors or switches to activate the booster pumps at two predetermined pressures.
4. Each pump control panel shall include all the electrical equipment to control the booster pump operation and shall include a timer to cause the booster pump to operate a minimum of three (3) minutes each time it is called to operate.
5. The 25 H.P. Agricultural booster pump shall be controlled such that it is locked out at any time the 40 H.P. booster pump is activated.
6. Care shall be exercised to ensure that the motors on the pumps match the power available at the site.
7. Drains shall be installed into the steel side of the storage tank shall be adjusted to maintain the residual level required by the Monterey County Health Dept.
8. Brackets shall be fabricated and installed under piping and valves as necessary.

TANK STRAP DETAIL

SCALE: 1" = 2"

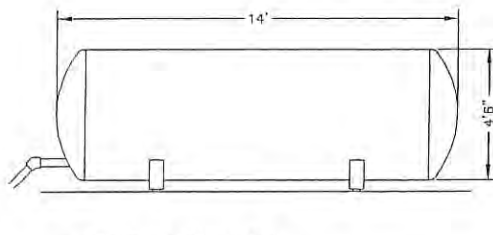


PRESSURE TANK END VIEW

SCALE: 1" = 2"

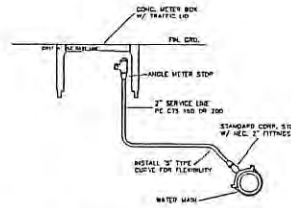
PRESSURE TANK PAD PLAN VIEW

SCALE: 1" = 4'



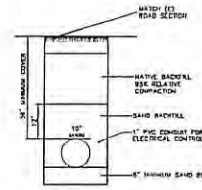
PRESSURE TANK SIDE VIEW

SCALE: 1" = 2"



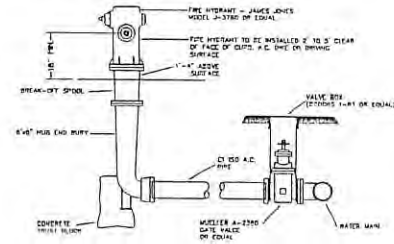
WATER SERVICE DETAIL

NO SCALE



TYPICAL TRENCH DETAIL

NO SCALE



FIRE HYDRANT DETAIL (TYP.)

NO SCALE

4" PIPE

MINIMUM BEARING AREA (SQ. FT. FOR HORIZ. THRUST BLOCKS) (FOR 4" PIPE ONLY)

TYPE OF SOIL CONDITION	TYPE OF SOIL CONDITION					
	A	B	C	D	E	F
CLAY & CAPS	3.7	1.8	1.1	1.1	1.1	1.1
80 DEG. BEND	5.1	2.6	1.6	1.3	1.3	1.1
90 DEG. BEND	2.9	1.4	1.1	1.1	1.1	1.1
22.5 DEG. BEND	3.2	1.6	1.1	1.1	1.1	1.1

TO DETERMINE AREA OF THRUST BLOCKS FOR OTHER PIPE SIZES MULTIPLY ABOVE VALUES BY THE FACTORS SHOWN BELOW.

PIPE SIZE	FACTOR
4"	1.00
6"	1.50
8"	2.00
10"	3.00
12"	6.00

10" PIPE

MINIMUM BEARING AREA (SQ. FT. FOR HORIZ. THRUST BLOCKS) (FOR 10" PIPE ONLY)

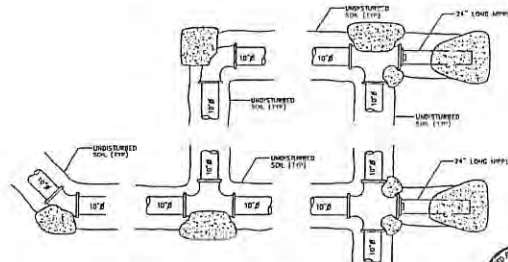
TYPE OF SOIL CONDITION	TYPE OF SOIL CONDITION					
	A	B	C	D	E	F
CLAY & CAPS	22.6	11.8	7.0	3.9	3.0	2.4
80 DEG. BEND	33.3	16.7	11.1	6.3	5.6	4.3
90 DEG. BEND	16.1	8.0	6.1	4.3	4.1	3.3
22.5 DEG. BEND	17.1	8.5	6.2	4.4	4.2	3.4

TO DETERMINE AREA OF THRUST BLOCKS FOR OTHER PIPE SIZES MULTIPLY ABOVE VALUES BY THE FACTORS SHOWN BELOW.

PIPE SIZE	FACTOR
4"	0.16
6"	0.25
8"	0.62
10"	1.00
12"	1.60

HORIZONTAL THRUST BLOCK MINIMUM BEARING AREAS

TYPE OF SOIL CONDITION	LATERAL BEARING PRESSURE
A. SOFT CLAY, FINE LOESS SAND	500 LBS. PER SQ. FT.
B. SAND AND CLAY, SANDS OR W. LAYERS FINE COMBED SAND	1,000 LBS. PER SQ. FT.
C. HARD DRY CLAY	1,500 LBS. PER SQ. FT.
D. LOESS SAND	2,000 LBS. PER SQ. FT.
E. GRAVEL	3,000 LBS. PER SQ. FT.
F. SOFT ROCK	4,000 LBS. PER SQ. FT.
G. HARD PAN	5,000 LBS. PER SQ. FT.



THRUST BLOCK DETAILS

NO SCALE



PLOTTED: 04/27/2005

APN 131-054-004
PC 94196

REVISIONS

WATER SYSTEM NOTES & DETAILS

TUNSTALL ENGINEERING CONSULTANTS, INC.

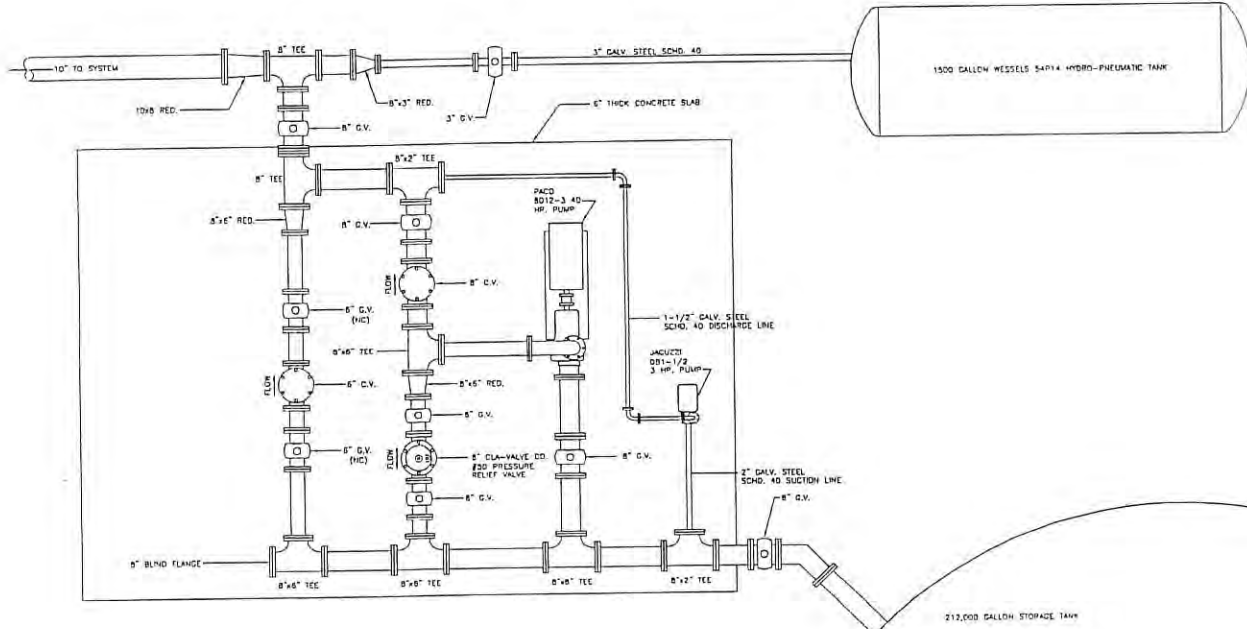
124 EAST ALGON STREET
SAN JOSE, CALIFORNIA 95131
(415) 759-7745 FAX (415) 758-2141
CIVIL ENGINEERING - BUILDING DESIGN

WATER SYSTEM IMPROVEMENTS

PICK 'N' PULL FOR:
TOM KLAUER
DATE: OCTOBER 2001
DESIGNED BY: E.R.L.

PROJECT NO:
02-59
SHEET NO:
W-2
OF

E:\02-59\02-59\WATER\13\DWG\PLANS\DWG_P11:13.AVI, LBWBW, 1:3:38/2



1 BOOSTER PUMP SYSTEM

1" = 8'



PLOTTED: 06/27/2005

REVISIONS

BOOSTER PUMP SYSTEM

EMANN, INC. - SDC

TUNSTALL ENGINEERING CONSULTANTS, INC.

15115 CALIFORNIA STREET
SUNNYVALE, CALIFORNIA 95086
(415) 758-2785 FAX (415) 758-2141

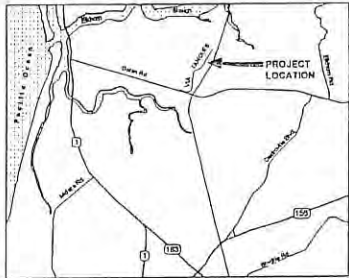
CIVIL ENGINEERING — BUILDING DESIGN

WATER SYSTEM IMPROVEMENTS

PICK 'N' PULL
FOR: TOM KLAUER

DATE: 06/27/2005

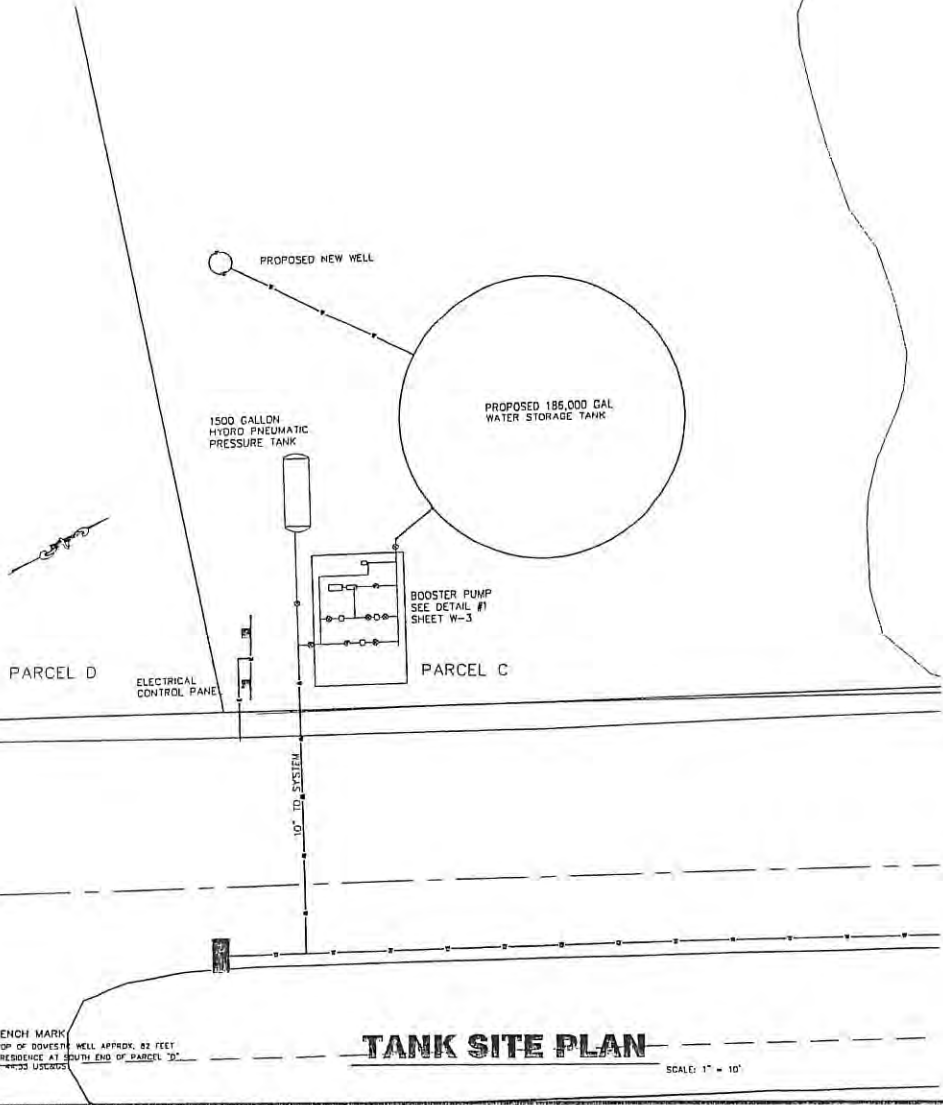
PROJECT NO.	02-59
SHEET NO.	W-3
OF	3



VICINITY MAP

GENERAL NOTES:

1. THE WATER STORAGE TANK AND APPURTENANCE FOUNDATION SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL OBTAIN NECESSARY BUILDING PERMITS FROM THE COUNTY BUILDING DEPARTMENT. THE STORAGE TANK SHOWN IS CALLED OUT AS A 212,000 GALLON WATER STORAGE TANK, HOWEVER, THE MINIMUM SIZE TANK TO BE PROVIDED IS 186,000 GALLONS.
2. NO SPECIFIC ROOF DRAINAGE FACILITIES ARE TO BE PROVIDED FOR THE WATER STORAGE TANK. ROOF AND TANK SIDEWALL DRAINAGE IS TO FLOW DOWN THE SIDE OF THE TANK AND DISCHARGE ONTO THE EXPOSED TOP OF THE CONCRETE TANK FOUNDATION.



TANK SITE PLAN

SCALE: 1" = 10'

TOPOGRAPHIC INFORMATION FROM DISKETTE PROVIDED BY WILLIAM WRIGHT



PLOTTED: 01/27/2005

<p>TANK SITE PLAN</p>	
<p>REVISIONS</p>	
<p>TUNSTALL ENGINEERING CONSULTANTS, INC.</p>	
<p>(651) 756-2742 5000 S. UNIVERSITY AVE. SUITE 200 SAN ANTONIO, TEXAS 78248 FAX (651) 756-2114</p>	
<p>CIVIL ENGINEERING - BUILDING DESIGN</p>	
<p>PICK 'N' PULL WATER SYSTEM IMPROVEMENTS</p>	<p>DATE: OCTOBER 2002</p>
<p>FOR: TOM KLAUER</p>	<p>PROJECT NO. 02-59</p>
<p>DESIGNED BY: NOT</p>	<p>SHEET NO. W-4</p>
<p>OF</p>	<p>OF</p>

ROAD IMPROVEMENT PLANS

DOLAN INDUSTRIAL PARK

FOR
LOT OWNERS - DOLAN INDUSTRIAL PARK SHEET INDEX





EROSION CONTROL ORDINANCE - #2806

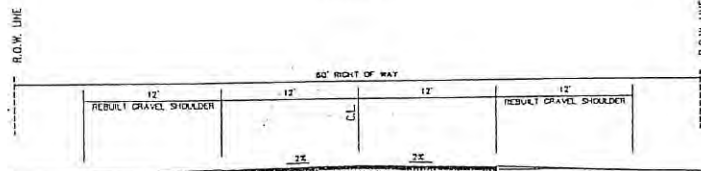
WHEN GRADING IS DONE BETWEEN OCTOBER 15 & APRIL 25, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION; RUNOFF FROM SITE SHALL BE RETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE; THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE PERMITTEE AND/OR PROPERTY OWNER AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT; ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DAY.

GENERAL NOTES:

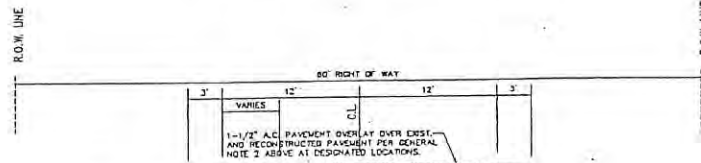
- REMOVE EXIST. A.C. PAVEMENT AND BASEROCK TO A DEPTH OF 8 INCHES. SCARIFY SUBGRADE AND RECOMPACT TO 90% RELATIVE COMPACTION TO A DEPTH OF 12 INCHES. CONSTRUCT NEW PAVEMENT WITH 2 INCHES A.C. OVER 7 INCHES CL3 BASEROCK. DRESS UP EXISTING A.C. AND CLEAN EXISTING BASEROCK MAY BE REUSED AS BASE IF APPROVED BY SOIL ENGINEER.
- CONSTRUCT 1-1/2" A.C. OVERLAY OVER TACK COAT OVER REINFORCING FABRIC DRIVING EXIST. A.C. MIN. 8 FT. WIDE AT EACH END OF SECTION TO RECEIVE OVERLAY.
- THE UPPER 12" OF SUBGRADE UNDER BASEROCK SHALL BE SCARIFIED AND COMPACTED TO 90% RELATIVE COMPACTION PRIOR TO PLACEMENT OF BASEROCK.
- BASEROCK SHALL BE PLACED TO ATTAIN THE MINIMUM DEPTH CALLED FOR AND SHALL BE COMPACTED TO 92% RELATIVE COMPACTION PRIOR TO PLACEMENT OF ASPHALTIC CONCRETE PAVEMENT.
- COMPACTION REPORTS SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
- CONTRACTOR SHALL OBTAIN NECESSARY ENCROACHMENT PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS FOR ALL CONSTRUCTION WITH IN THE COUNTY RIGHT OF WAY.

LEGEND

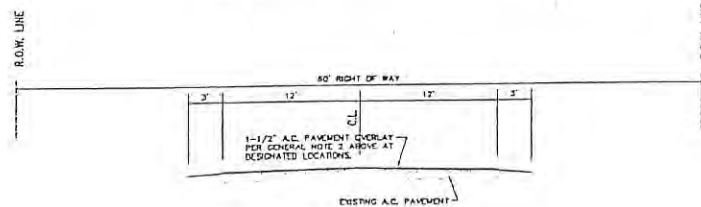
-  PAVEMENT RECONSTRUCTION (SEE NOTE 1 ABOVE)
-  A.C. OVERLAY (SEE NOTE 2 ABOVE)
-  ROAD CONSTRUCTION PER GENERAL NOTES (SEE GENERAL NOTES AND TYPICAL ROAD SECTION 3 THIS SHEET)
-  EXISTING PAVEMENT



③ TYPICAL ROAD SECTION
STA. 30+28 TO 40+31.14
SCALE 1" = 3'



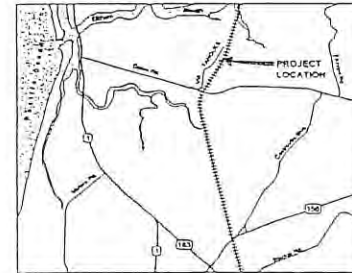
② RECONST. EXIST. ROAD
STA. 3+45 TO 7+25
SCALE 1" = 3'



① OVERLAY EXIST. ROAD
STA. 0+12 TO 30+28
SCALE 1" = 3'

TITLE TITLE, NOTES AND SHEET INDEX

- C-1 INTERSECTION PLAN - DOLAN ROAD AT VIA TANQUES
- C-2 ACCESS ROAD PLAN & PROFILE - STA. 0+00 TO 10+00
- C-3 ACCESS ROAD PLAN & PROFILE - STA. 10+00 TO 22+00
- C-4 ACCESS ROAD PLAN & PROFILE - STA. 22+00 TO 31+00
- C-5 ACCESS ROAD PLAN & PROFILE - STA. 31+00 TO 40+31.14



VICINITY MAP

CONFORMS TO APPLICABLE ORDINANCES & REQUIREMENTS

BY DEPUTY - DATE: _____

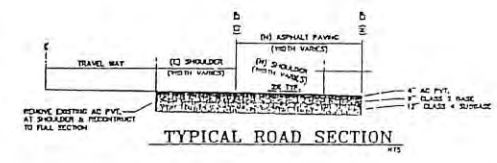
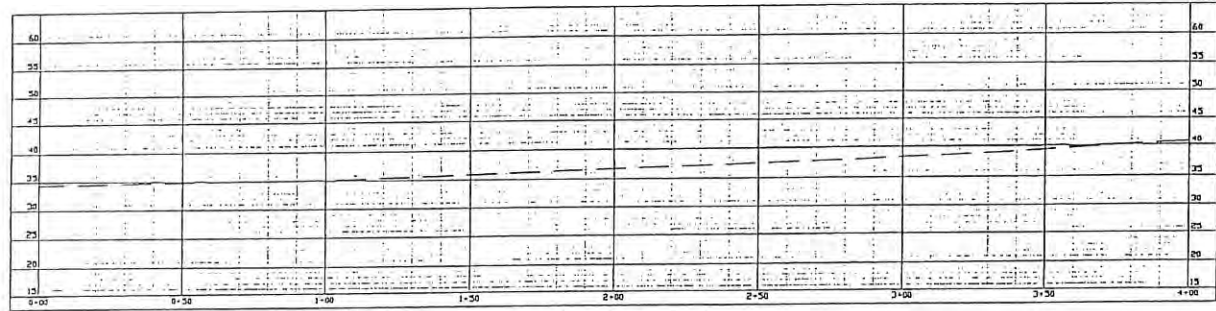
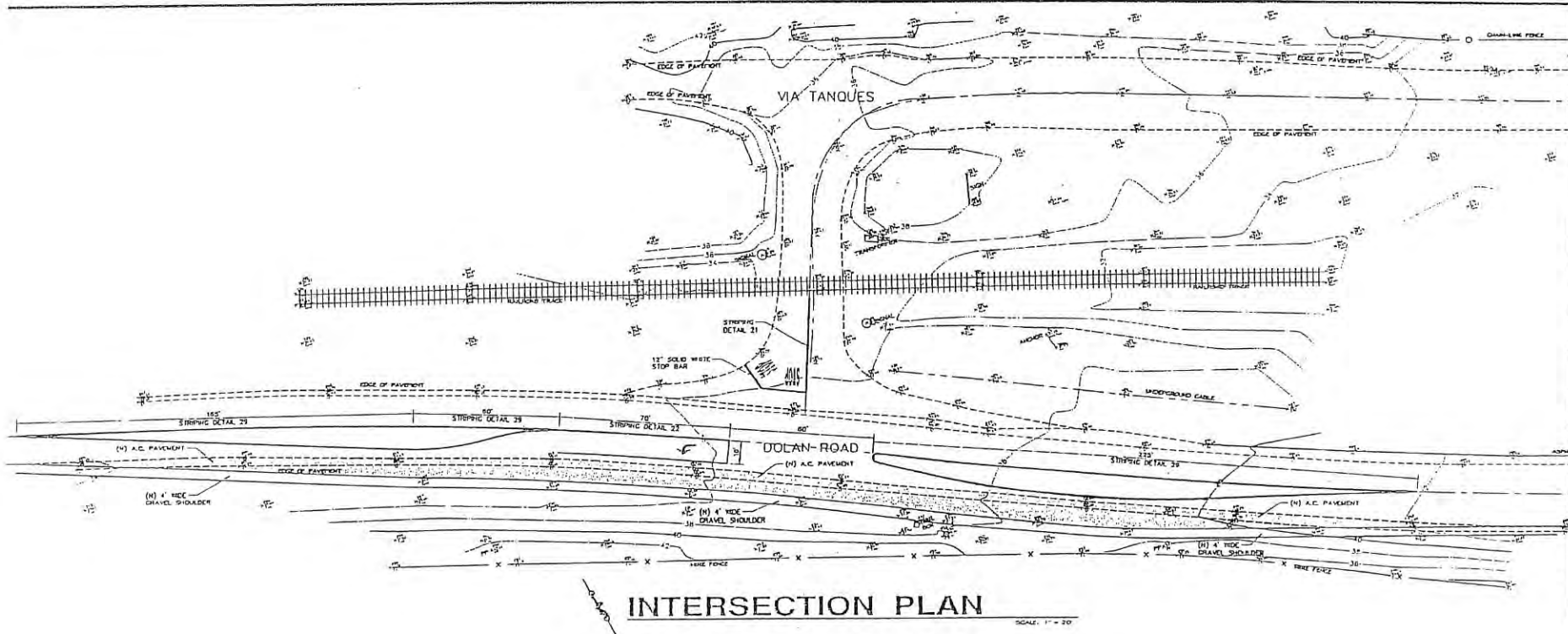
APPROVED:

KENNETH R. TUNSTALL R.C.E. 19001
PROJECT ENGINEER

NOTE:
ANY REVISION TO THESE PLANS SUBSEQUENT TO SIGNING BY THE COUNTY SURVEYOR MUST BE APPROVED AND AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS.

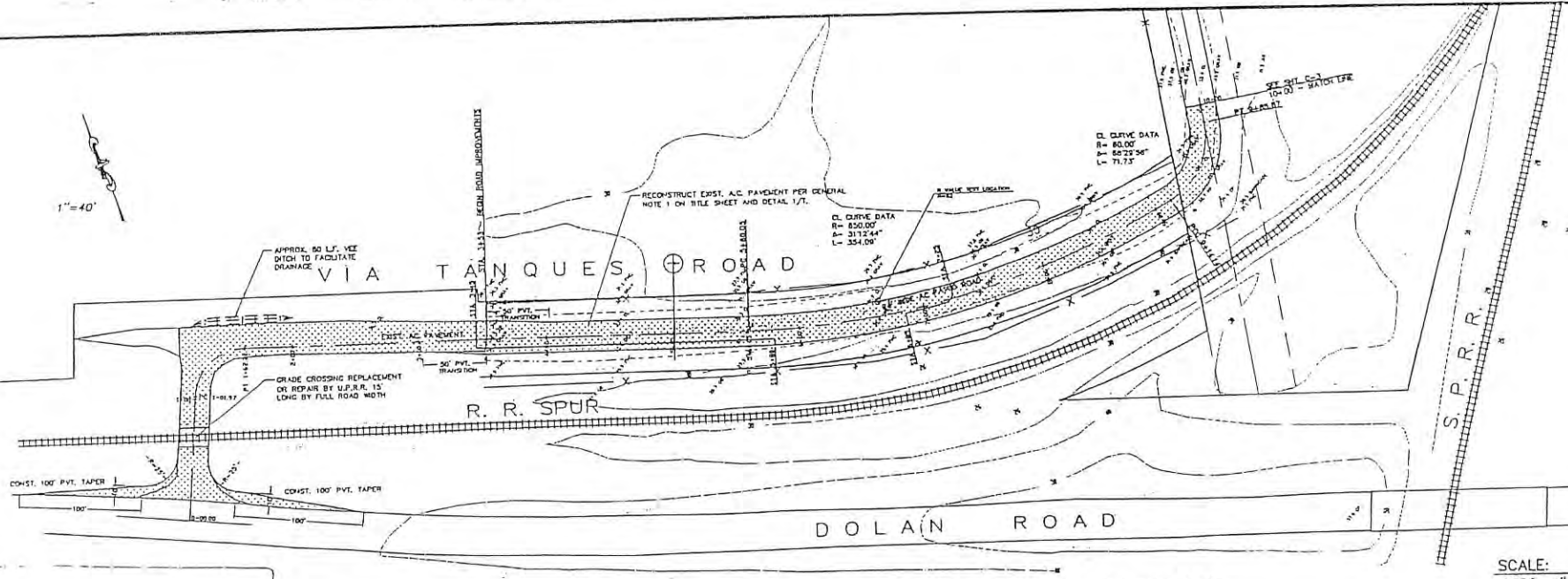
PAPER "A" A.P.N. 131-054-01 PDS#223 SEE LAND DEVELOPMENT CO.
PAPER "B" A.P.N. 131-054-02 PDS#153 TOM KEASLER / PDS#-FULL (OPERATOR)
PAPER "C" A.P.N. 131-054-03 PDS#210 JERRY OUTLEY
PAPER "D" A.P.N. 131-054-04 PDS#166 BILL BROWN / DOLAN DEVELOPMENT

REVISIONS
TITLE, NOTES, TYPICAL SECTION AND SHEET INDEX
TUNSTALL ENGINEERING CONSULTANTS, INC. 131 EAST ALCALA STREET SUNNYVALE, CALIFORNIA 95086 (415) 754-7145 FAX (415) 754-7141 CIVIL ENGINEERING - BUILDING DESIGN
ROAD IMPROVEMENT PLANS FOR DOLAN INDUSTRIAL PARK FOR LOT OWNERS - DOLAN INDUSTRIAL PARK
DATE: JUN. 7, 1997
PROJECT NO. 03-88
SHEET NO. 9
TITLE



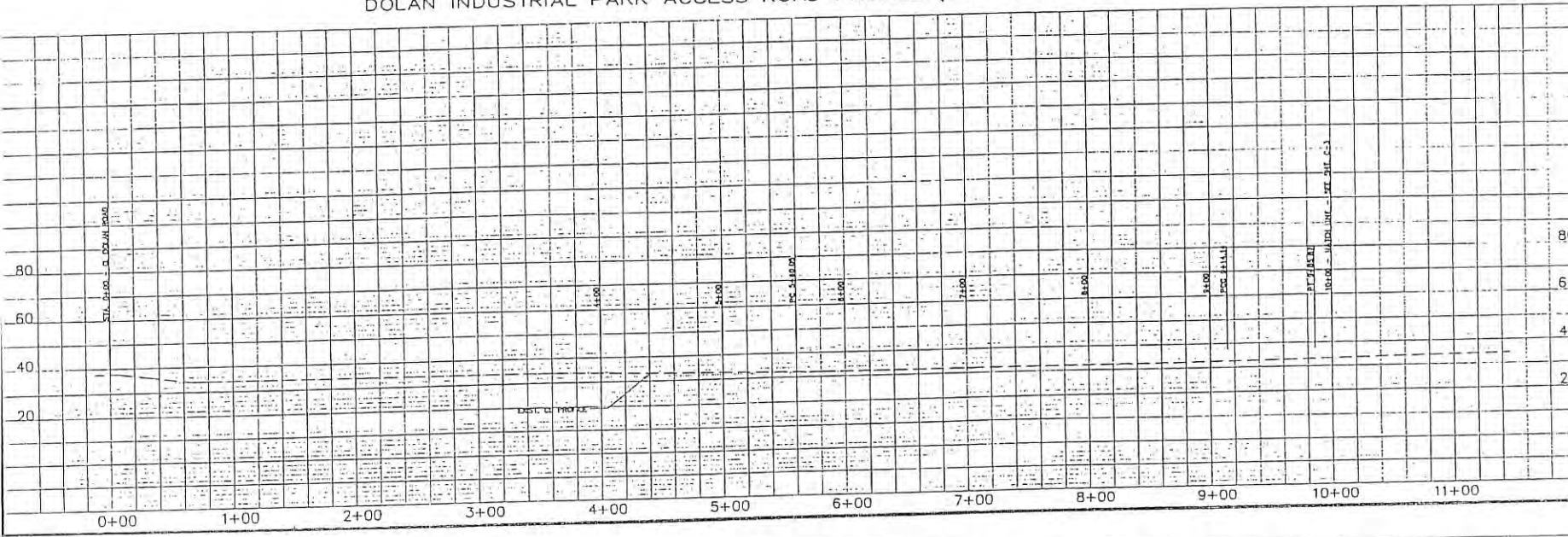
TUNSTALL ENGINEERING CONSULTANTS, INC. <small>(415) 754-7744 1000 CALIFORNIA STREET, SUITE 1000 OAKLAND, CALIFORNIA 94612</small>	DOLAN ROAD WIDENING AND LEFT TURN POCKET
ROAD IMPROVEMENT PLANS DOLAN INDUSTRIAL PARK FOR LOT OWNERS - DOLAN INDUSTRIAL PARK	REVISIONS DRAWN BY:
PROJECT NO. 03-88	SHEET NO. C-1

1" = 40'

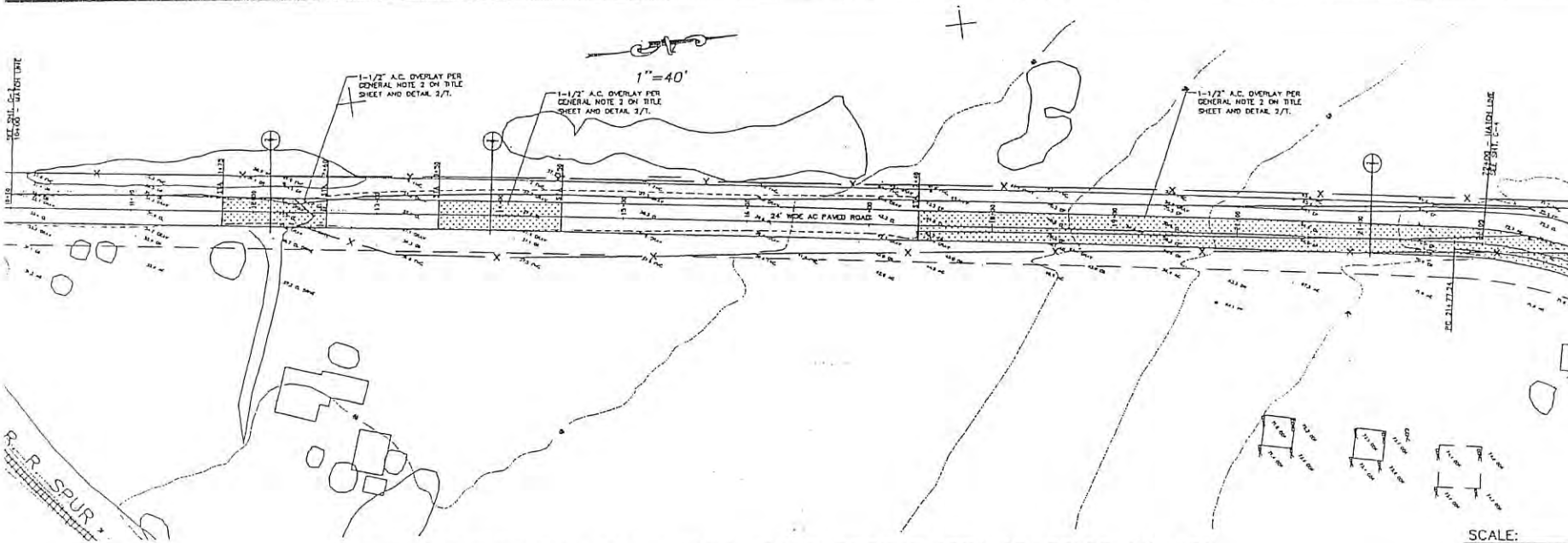


DOLAN INDUSTRIAL PARK ACCESS ROAD PROFILE (STA 0+00 TO 10+00)

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 20'

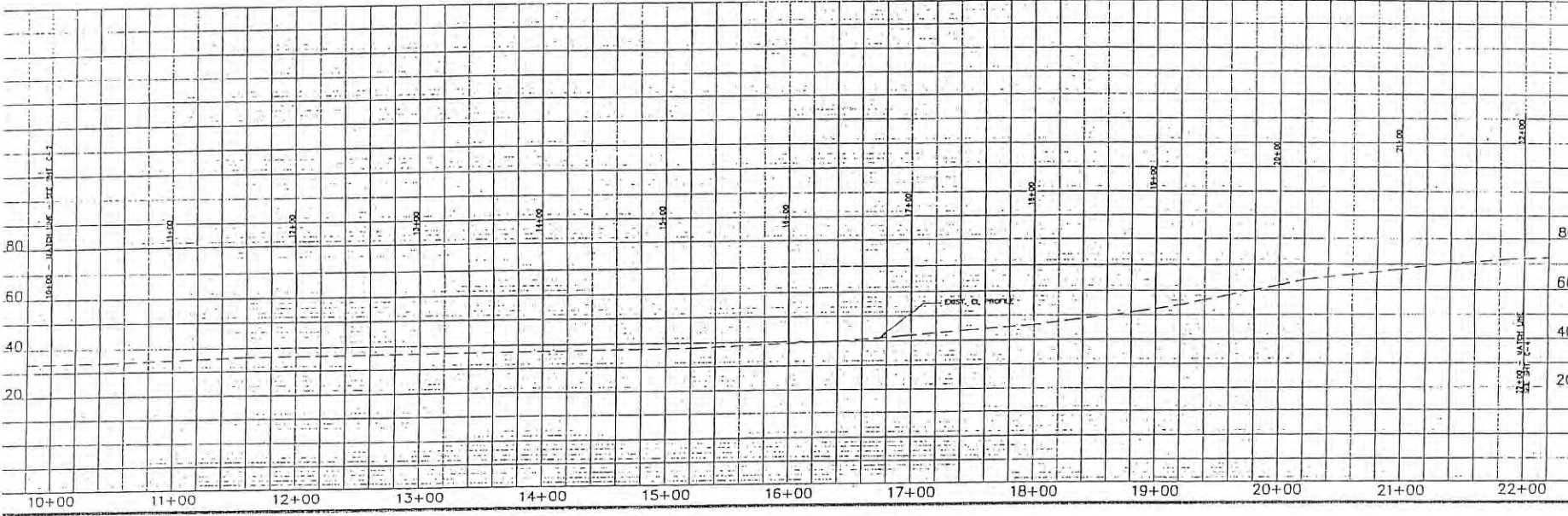


REVISIONS _____ _____ _____	
ACCESS ROAD PLAN AND PROFILE STA. 0+00 TO STA. 10+00 DRAWN BY: DWM	
TUNSTALL ENGINEERING CONSULTANTS, INC. 101 EAST ALASKA STREET SALT LAKE CITY, UTAH 84111 (801) 734-7785 FAX (801) 734-7141 DON DICKERSON - REGISTERED LICENSED	
ROAD IMPROVEMENT PLANS DOLAN INDUSTRIAL PARK FOR LOT OWNERS - DOLAN INDUSTRIAL PARK CHECKED BY: DWT DATE: 7/7	
PROJECT NO. 03-88	
SHEET NO. 2	

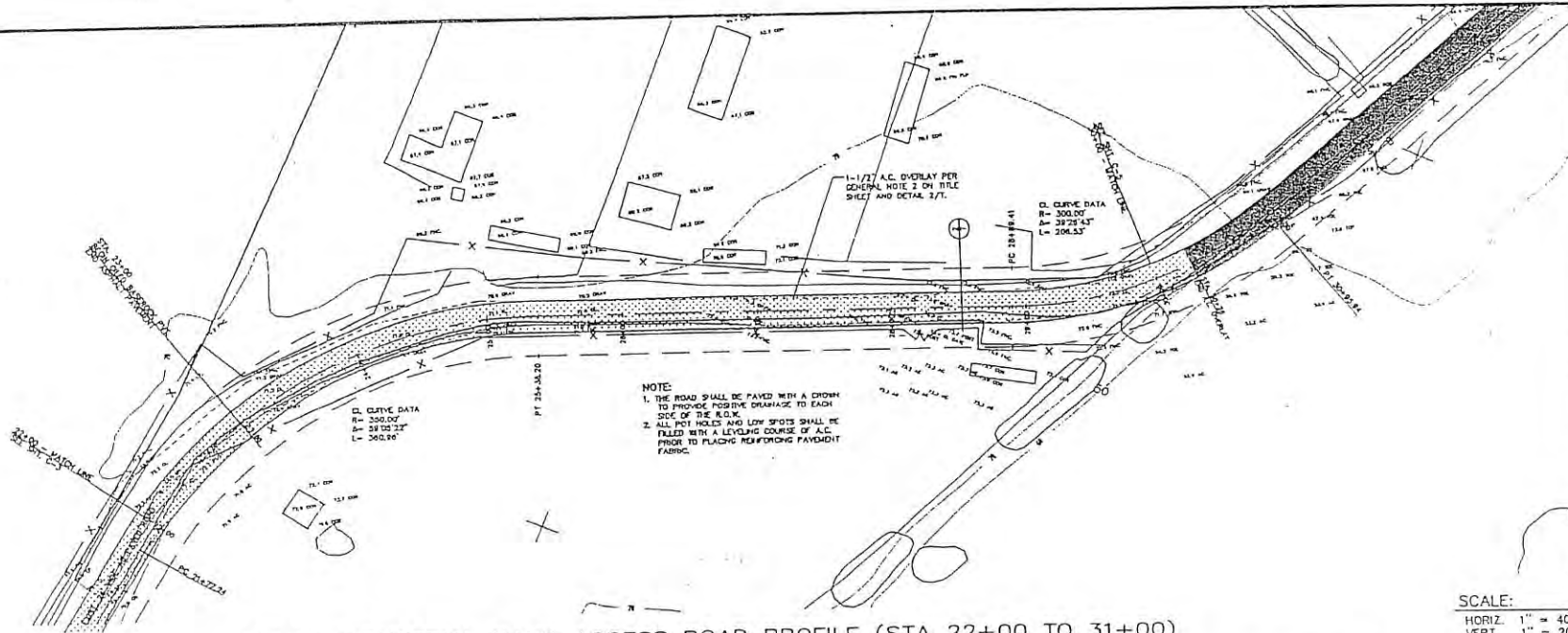
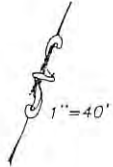


DOLAN INDUSTRIAL PARK ACCESS ROAD PROFILE (STA 10+00 TO 22+00)

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 20'

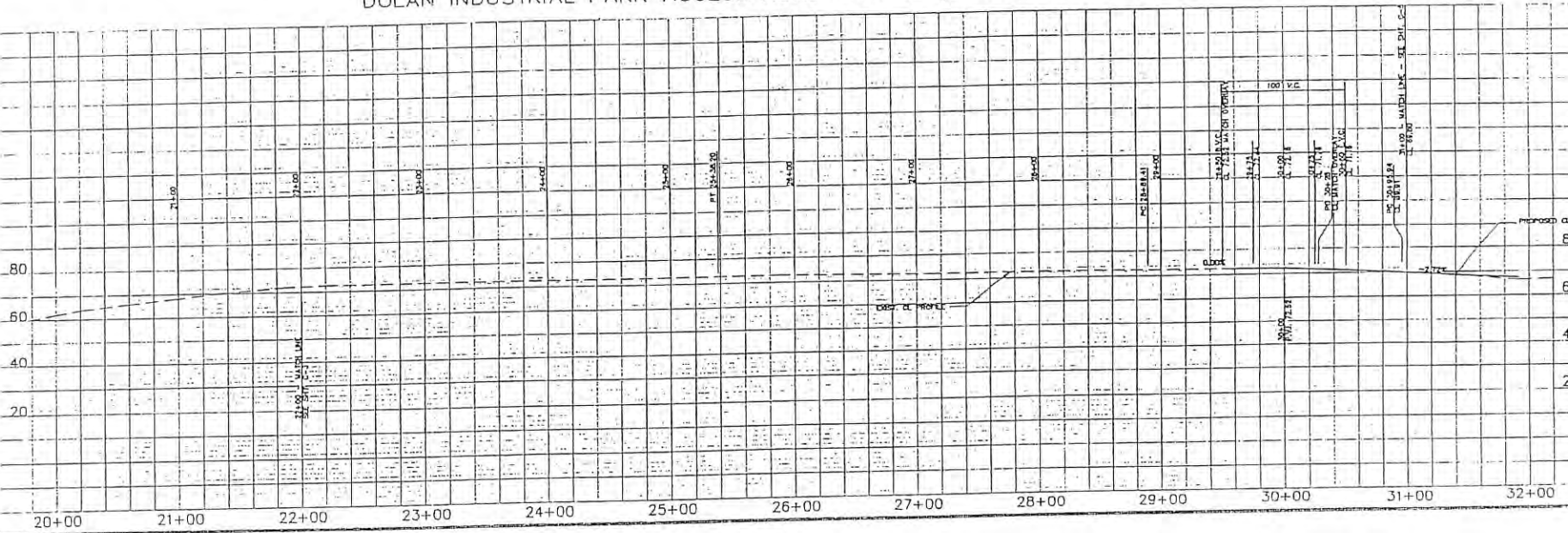


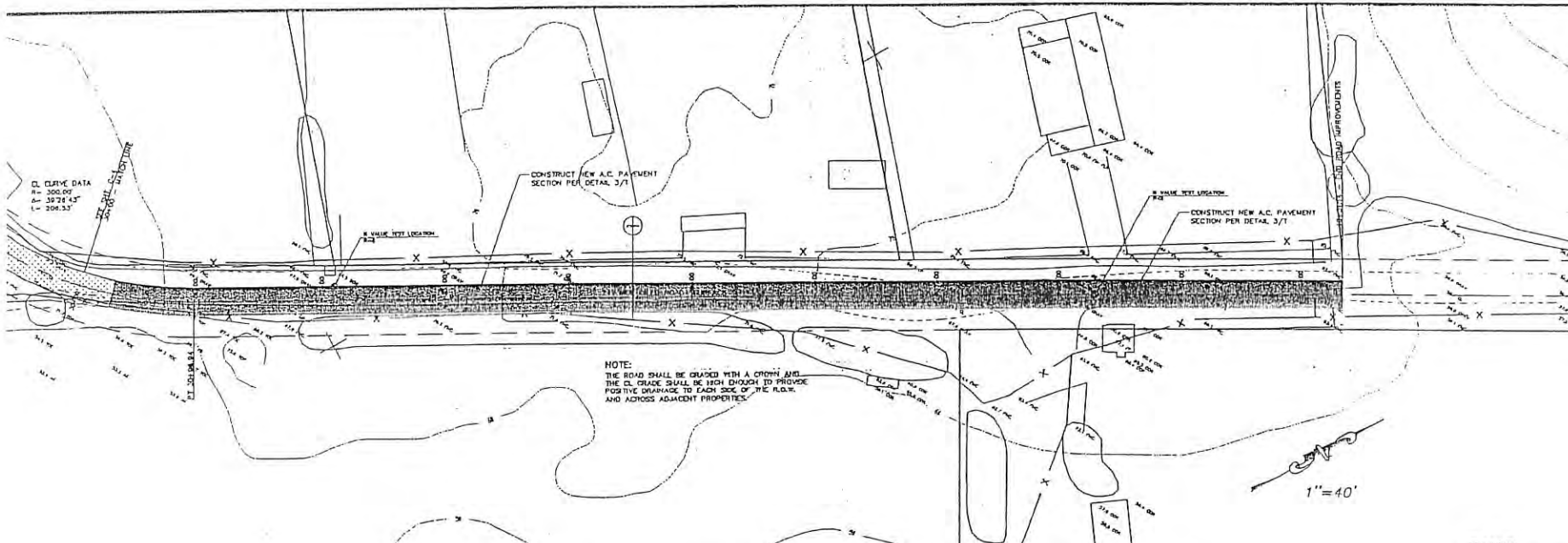
REVISIONS	
	ACCESS ROAD PLAN AND PROFILE STA. 10+00 TO STA. 22+00 DRAWN BY: JRM
	TUNSTALL ENGINEERING CONSULTANTS, INC. <small>124 EAST ALASKA STREET PALMDALE CALIFORNIA 93550 (811) 794-7111 FAX (811) 794-7145</small>
	ROAD IMPROVEMENT PLANS FOR DOLAN INDUSTRIAL PARK FOR LOT OWNERS - DOLAN INDUSTRIAL PARK DESIGNED BY: JRM DATE: 1/1
	PROJECT NO. 03-88 SHEET NO. C-3



DOLAN INDUSTRIAL PARK ACCESS ROAD PROFILE (STA 22+00 TO 31+00)

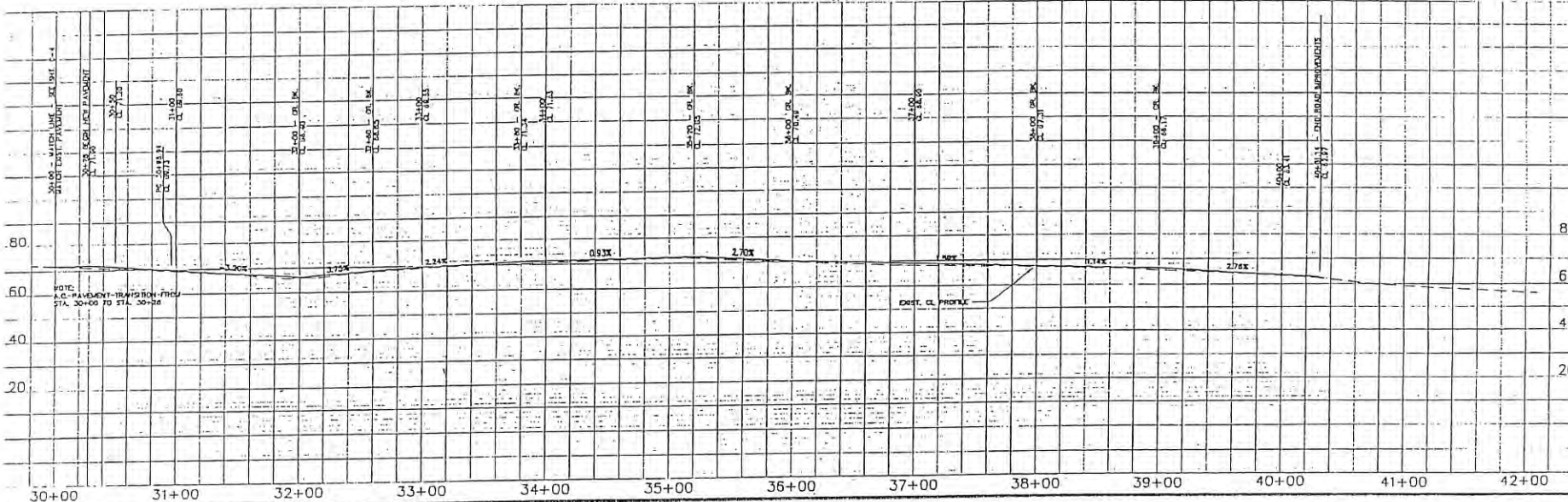
SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = 20'





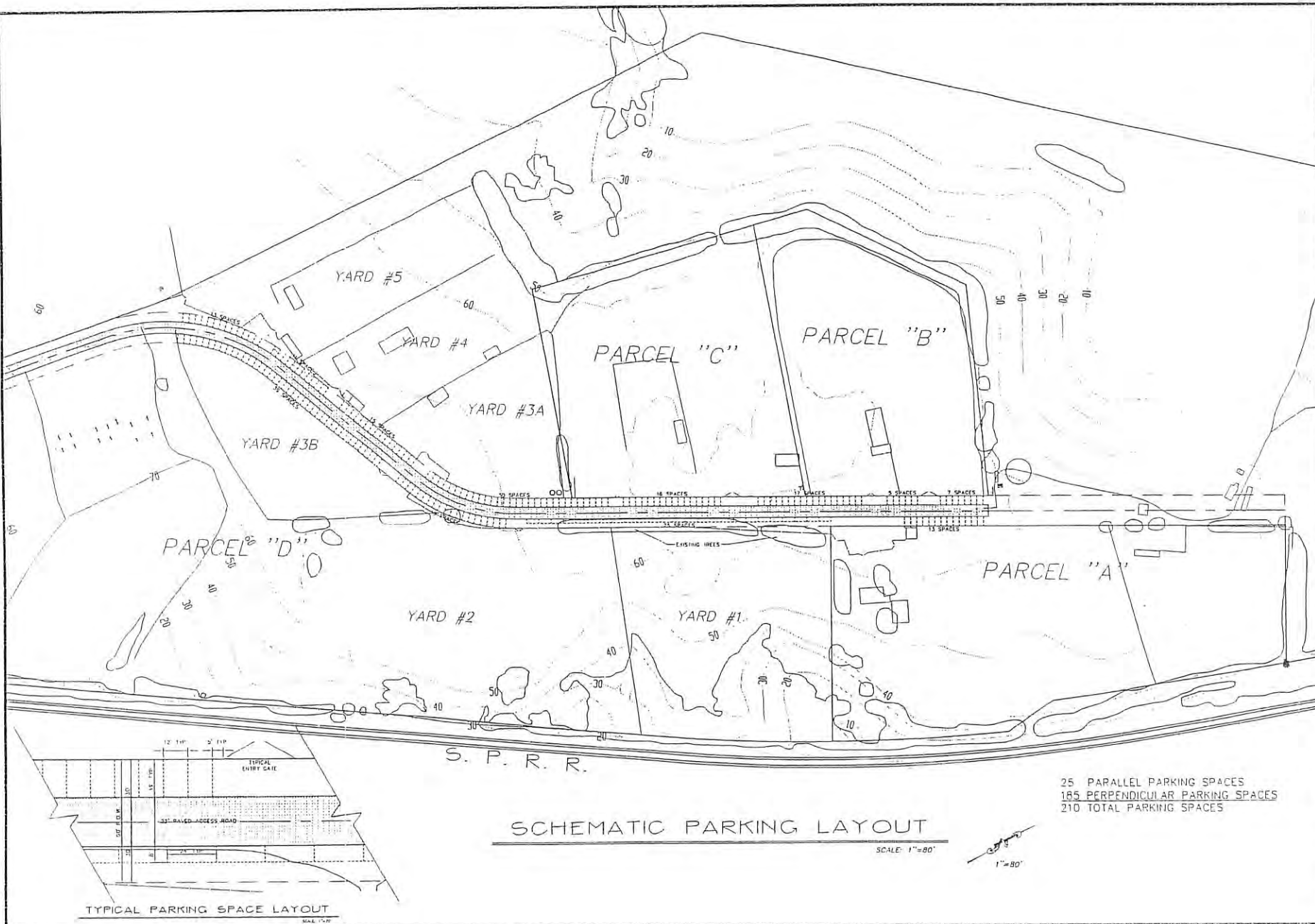
DOLAN INDUSTRIAL PARK ACCESS ROAD PROFILE (STA 31+00 TO 40+31.14)

SCALE:
HORIZ. 1" = 40'
VERT. 1" = 20'



REVISIONS	ACCESS ROAD PLAN AND PROFILE STA. 31+00 TO STA. 40+31.14	DATE: 7/1/88
TUNSTALL ENGINEERING CONSULTANTS, INC. 114 EAST ALASKA STREET SUNLAND CALIFORNIA 91761 (811) 754-3141	ROAD IMPROVEMENT PLANS FOR DOLAN INDUSTRIAL PARK LOT OWNERS - DOLAN INDUSTRIAL PARK	PROJECT NO. 447
SCALE: HORIZ. 1" = 40' VERT. 1" = 20'	DATE: 7/1/88	
03-88		
C-5		

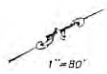
P:\03-88 Dolan Road Maintenance\W\ROADSITE VZ.DWG, PARKING, 4/27/2005 10:46:06 AM, DOWNEY, I.C. J00000



25 PARALLEL PARKING SPACES
 185 PERPENDICULAR PARKING SPACES
 210 TOTAL PARKING SPACES

SCHMATIC PARKING LAYOUT

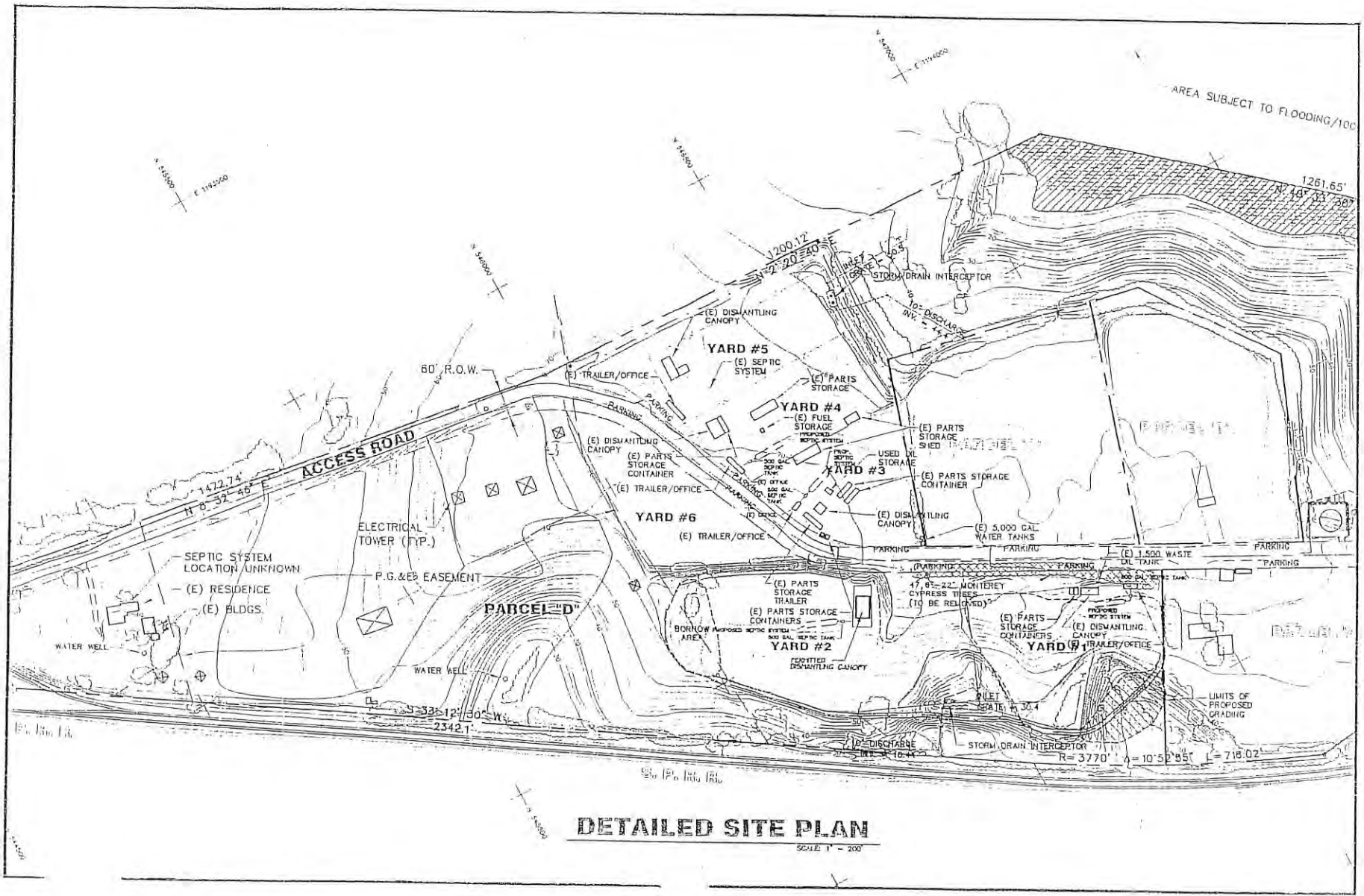
SCALE: 1"=80'



1"=80'

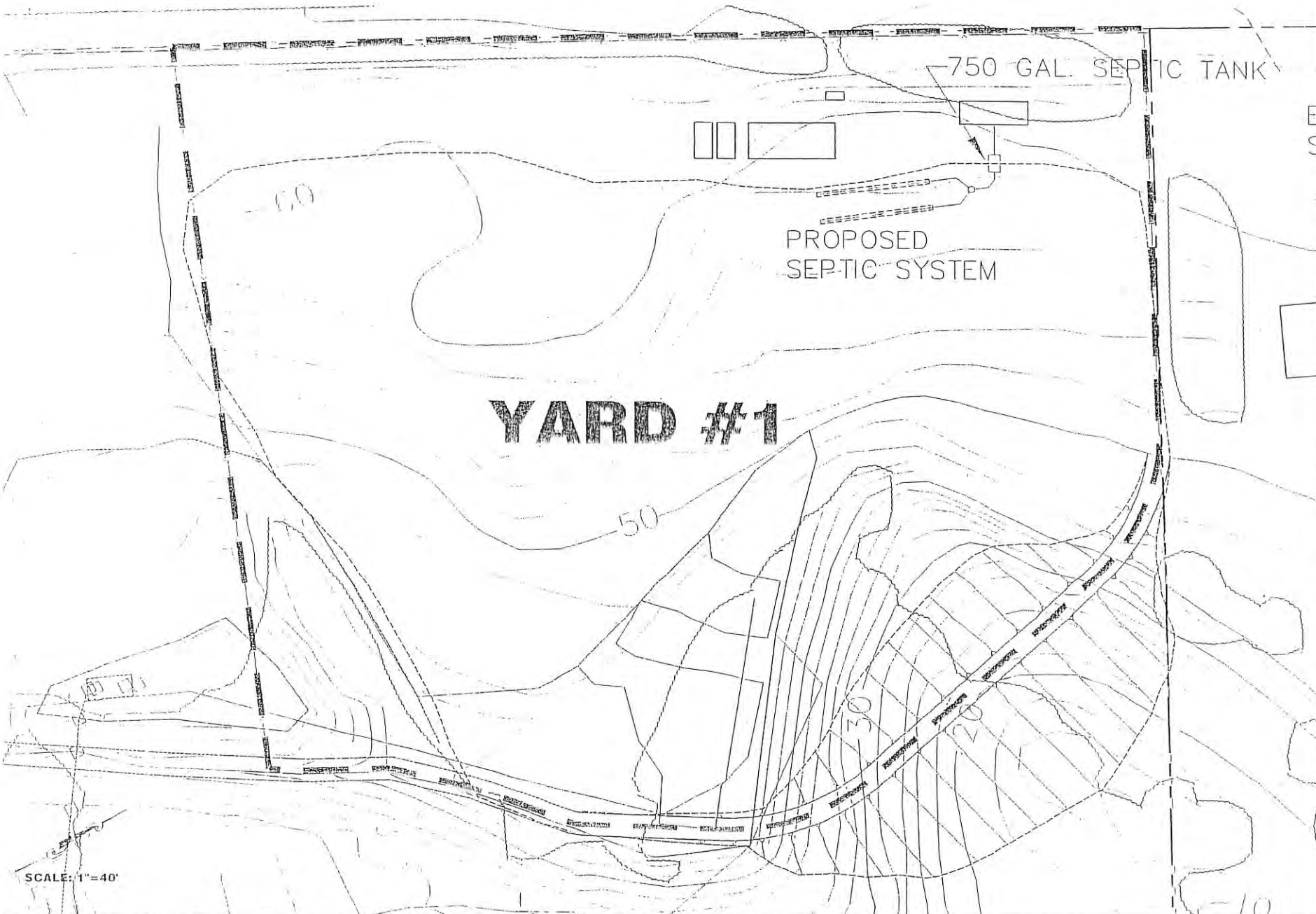
TYPICAL PARKING SPACE LAYOUT
 SCALE: 1"=80'

REVISIONS 	
SCHEMATIC PARKING LAYOUT ALONG ROAD RIGHT OF WAY	
TUNSTALL ENGINEERING CONSULTANTS, INC. 5140 S. GULFSTREAM BL. #300 DALLAS, TEXAS 75243 TEL: (972) 758-2785 FAX: (972) 758-2144 CORP. REGISTRATION NO. - 000000000000	PROJECT NO. 03-88
ROAD IMPROVEMENT PLANS FOR DOLAN INDUSTRIAL PARK FOR LOT OWNERS - DOLAN INDUSTRIAL PARK	SHEET NO. P-1
DATE:	OF



DETAILED SITE PLAN

SCALE: 1" = 200'



SCALE: 1"=40'

YARD #1

PROPOSED SEPTIC SYSTEM

750 GAL. SEPTIC TANK

S E

PROJECT NO. 93-34 SHEET 5	YARD 1 SITE PLAN FOR BILL WRIGHT	TUNSTALL ENGINEERING CONSULTANTS, INC. 224 EAST JENSEN STREET SUITE 200 ANAHEIM, CALIFORNIA 92801 (951) 794-7700 FAX (951) 794-2141	REVISIONS
			DATE

SITE PLAN

DATE

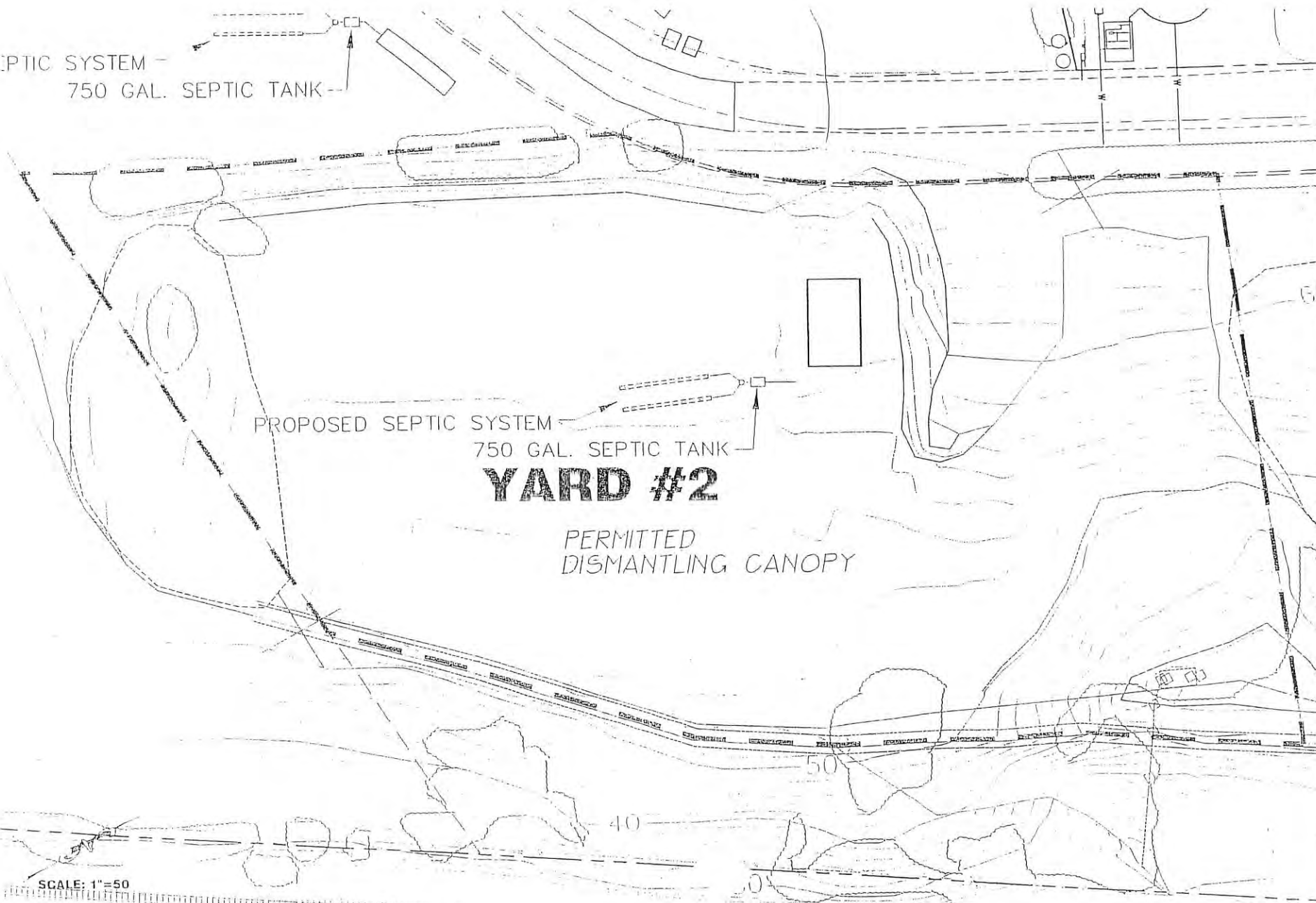
DRAWN BY

EXISTING SEPTIC SYSTEM -
750 GAL. SEPTIC TANK

PROPOSED SEPTIC SYSTEM
750 GAL. SEPTIC TANK

YARD #2

PERMITTED
DISMANTLING CANOPY



SCALE: 1"=50'

REVISIONS

SITE PLAN

TUNSTALL ENGINEERING
CONSULTANTS, INC.
124 EAST ALLEN STREET
SALADO, CALIFORNIA 93141
(818) 750-2700 FAX (818) 750-2141
CAL. ENGINEER NO. 44100 LICENSE

YARD 2 SITE PLAN FOR BILL WRIGHT

PROJECT NO.
93-34

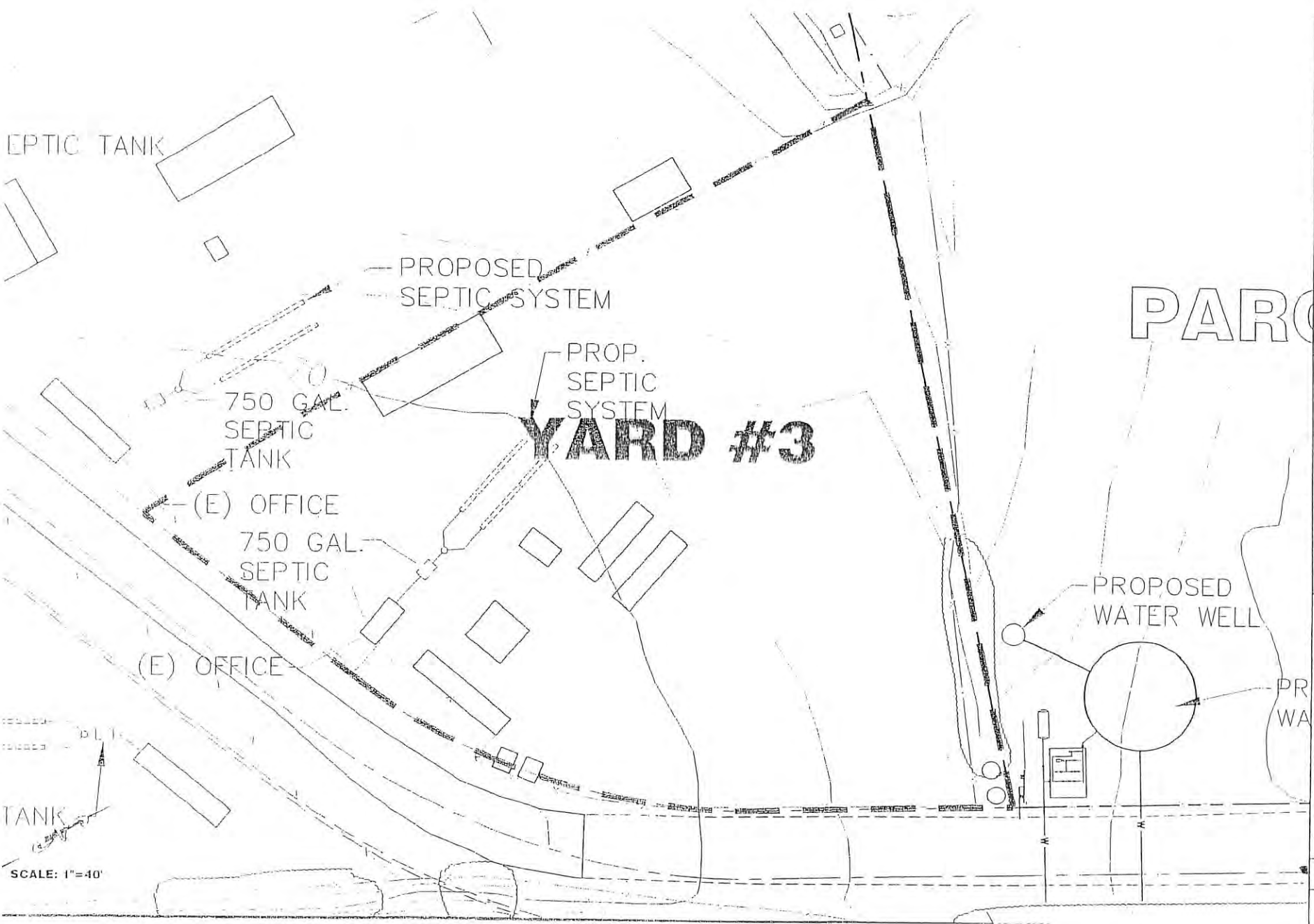
DATE

DRAWN BY

DATE

SCALE

DATE



PARC

YARD 3A SITE PLAN FOR BILL WRIGHT	TUNSTALL ENGINEERING CONSULTANTS, INC. <small>3000 GARDEN CITY AVENUE, GARDEN CITY, NY 11530</small> (516) 796-2786 FAX (516) 796-2141 <small>CIVIL ENGINEERING - SURVEYING</small>	REVISIONS
		DATE: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____
93-34		

LANDSCAPING AND FENCING PLAN DOLAN INDUSTRIAL TRACT - PARCEL "D"

FOR
DOLAN DEVELOPMENT PARTNERS, LTD.

PLANTING NOTES

1. ALL PLANTING AND PLANTING AREAS SHALL HAVE A DRAINAGE SYSTEM WITH A MINIMUM OF 1% SLOPE AND FREE OF OBSTACLES AND UNWANTED PLANTING OR LIMBS.
2. PLANTING AREAS SHALL BE PROTECTED FROM THE IMPACT OF TRAFFIC CONTAINERS AND OTHER OBSTACLES.
3. ALL PLANTING MATERIALS SHALL CONFORM TO CALIFORNIA DEPT. OF AGRICULTURE "BEST PRACTICES FOR PROTECTION OF PLANTS AND ANIMALS" AND SHALL BE GROWN IN THIS STATE OR COLLECTED OUT OF A STATE NATURALLY ENDOWED FOR PLANT CONTAINER.
4. PLANTING WITH PLANTING NOTES WITH 1/2" DRAINAGE DRAINAGE AND 1/2" IN THE SUN EXPOSED WITH A 20-30% PLANTING PLANT WITH 2 CALIFORNIA PLANT.
5. ALL PLANTING AREAS SHALL BE WATERED DURING THE PLANTING PERIOD BY A METHOD OF PLANTING AND MAINTAINED WATERED AFTER PLANTING.
6. ALL PLANTING AREAS SHALL BE MAINTAINED WITH A MINIMUM OF 10% PLANTING TO THE PLANTING PERIOD.
7. ALL PLANTING AREAS SHALL BE MAINTAINED WITH A MINIMUM OF 10% PLANTING TO THE PLANTING PERIOD.
8. ALL PLANTING AREAS SHALL BE MAINTAINED WITH A MINIMUM OF 10% PLANTING TO THE PLANTING PERIOD.
9. ALL PLANTING AREAS SHALL BE MAINTAINED WITH A MINIMUM OF 10% PLANTING TO THE PLANTING PERIOD.
10. STAKE AND BUILT WITH 2-2 1/2" DRAINAGE.
11. STAKE AND BUILT WITH 2-2 1/2" DRAINAGE.

PLANT SPECIES	QUANTITY
1. PLANT SPECIES	20
2. PLANT SPECIES	20
3. PLANT SPECIES	20
4. PLANT SPECIES	20
5. PLANT SPECIES	20
6. PLANT SPECIES	20
7. PLANT SPECIES	20
8. PLANT SPECIES	20
9. PLANT SPECIES	20
10. PLANT SPECIES	20

1. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
2. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
3. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
4. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
5. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
6. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
7. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
8. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
9. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
10. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
11. PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.

PLANT MATERIAL LIST

SYMBOL	PLANT NAME	QUANTITY
1	PLANT NAME	20
2	PLANT NAME	20
3	PLANT NAME	20
4	PLANT NAME	20
5	PLANT NAME	20
6	PLANT NAME	20
7	PLANT NAME	20
8	PLANT NAME	20
9	PLANT NAME	20
10	PLANT NAME	20

PLANTING NOTES:
PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.
PLANTING PERIOD SHALL BE FROM MARCH 15 TO MAY 15 OF EACH YEAR.

LEGEND



SHEET INDEX

- | TITLE | TITLE, NOTES AND SHEET INDEX |
|-------|--|
| LS-1 | LANDSCAPE AND FENCING PLAN - YARDS 1 AND 2 |
| LS-2 | LANDSCAPE AND FENCING PLAN - YARDS 1 AND 2 CONT. |
| LS-3 | LANDSCAPE AND FENCING PLAN - YARDS 3, 4, AND 5 |



VICINITY MAP

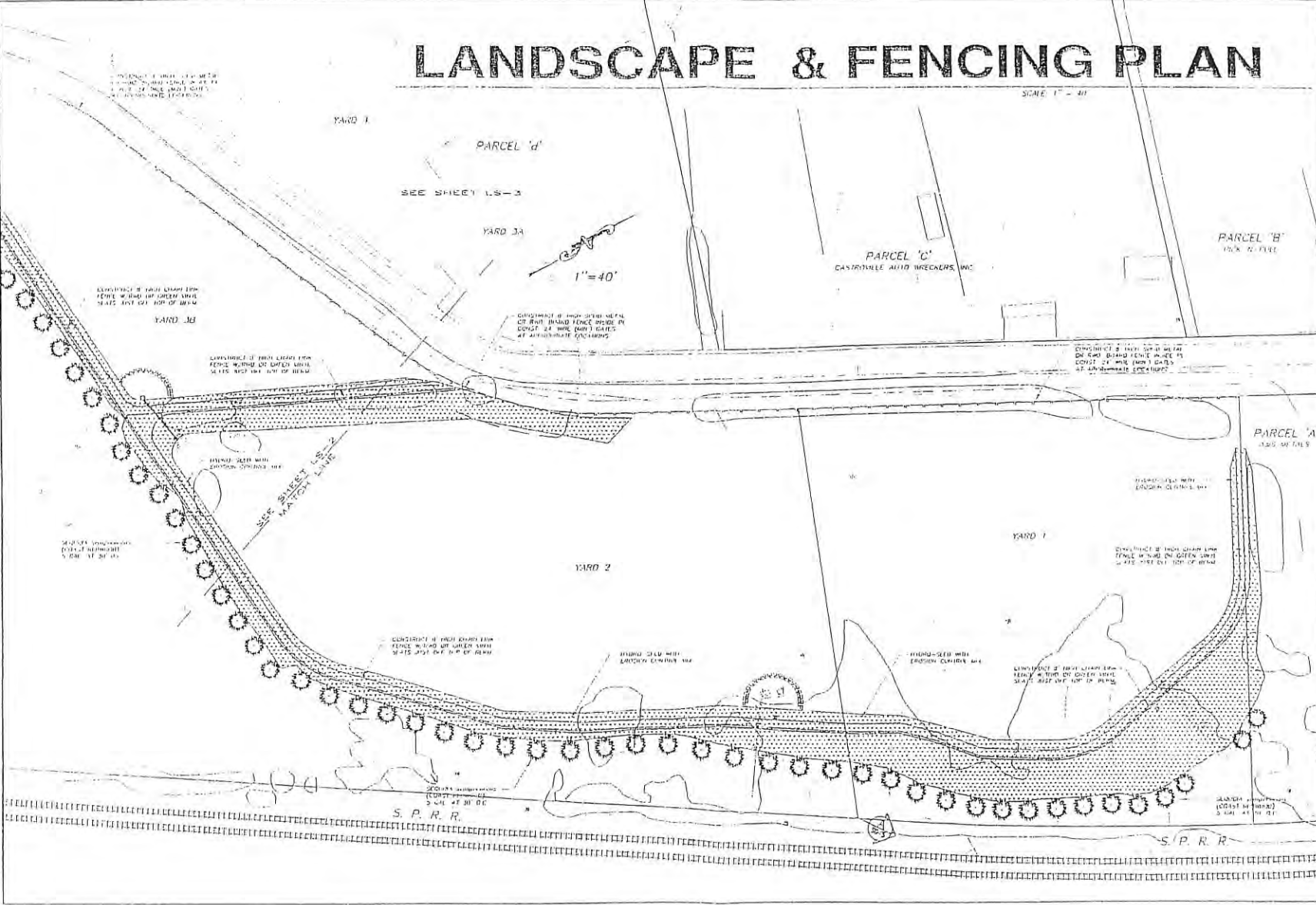
PROJECT DATA

PROJECT NUMBER: 93-34
 ADDRESS: 3100 COLBY BLVD
 CITY: LOS ANGELES, CA 90008
 CLIENT: DOLAN DEVELOPMENT PARTNERS, LTD.
 PROJECT LOCATION: 3100 COLBY BLVD
 PROJECT NO: 93-34
 SHEET NO: 01 OF 04

REVISIONS	TUNSTALL ENGINEERING CONSULTANTS, INC.
TITLE SHEET TITLE, NOTES AND SHEET INDEX	STORMWATER MANAGEMENT PLAN FOR DOLAN INDUSTRIAL TRACT - PARCEL "D"
PROJECT NO: 93-34	DOLAN DEVELOPMENT PARTNERS, LTD.
SHEET NO: 01	TITLE

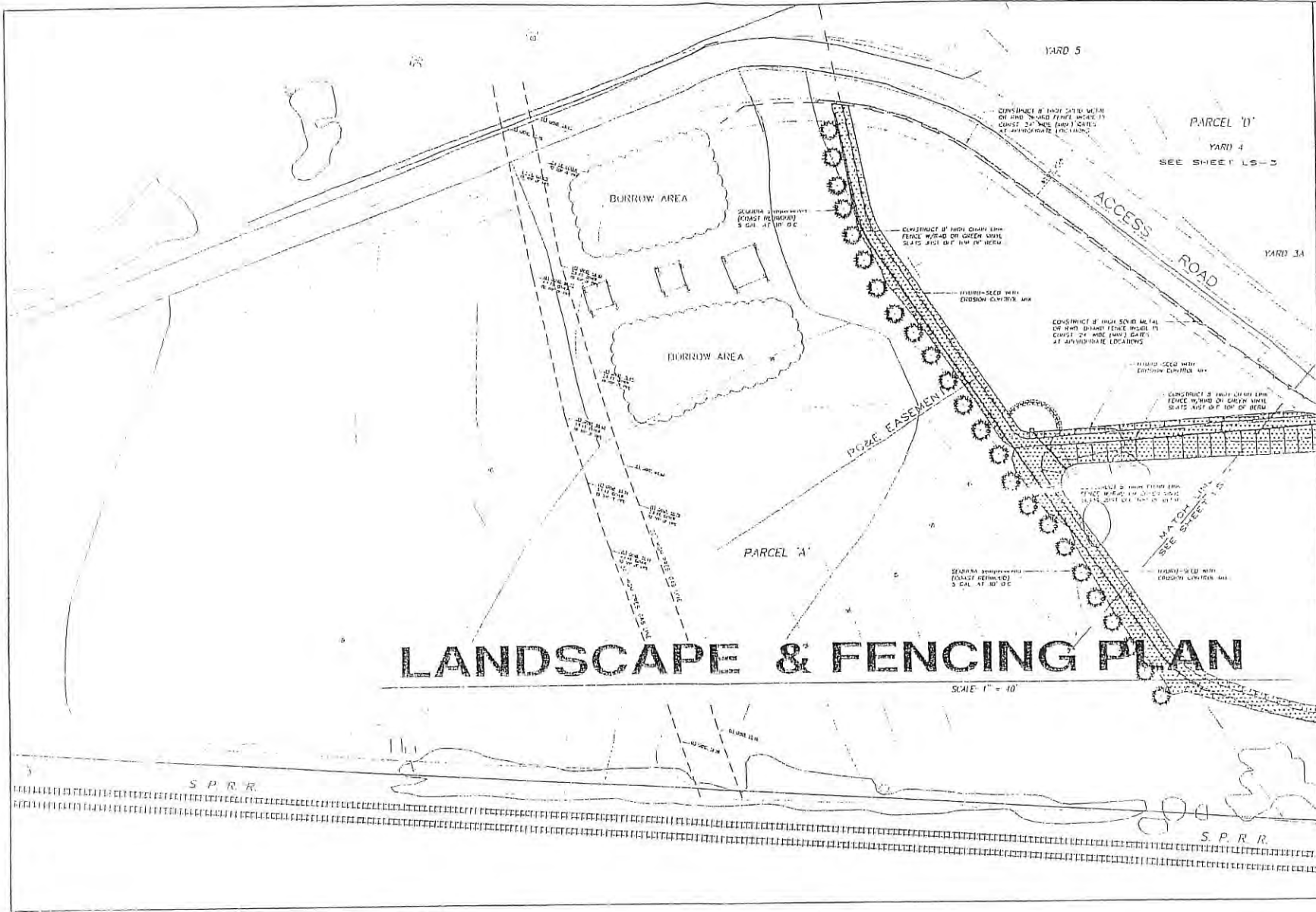
LANDSCAPE & FENCING PLAN

SCALE 1" = 40'



<p>ST. SIGNS</p>
<p>LANDSCAPE & FENCING PLAN YARDS 1, 2, & 3B</p>
<p>TUNSTALL ENGINEERING CONSULTANTS, INC. 111 EAST MAIN STREET SUITE 200 DOLAN INDUSTRIAL TRACT DOLAN DEVELOPMENT PARTNERS, LTD.</p>
<p>STORMWATER MANAGEMENT PLAN DOLAN INDUSTRIAL TRACT - PARCEL "D"</p>
<p>PROJECT NO. 93-31</p>
<p>SHEET NO. 12-1</p>

P:93-31-Dolan-Industrial-Dolan-Development-Plan-Landscape-Fencing-Layout-11/22/2004 04:07:56 PM



LANDSCAPE & FENCING PLAN

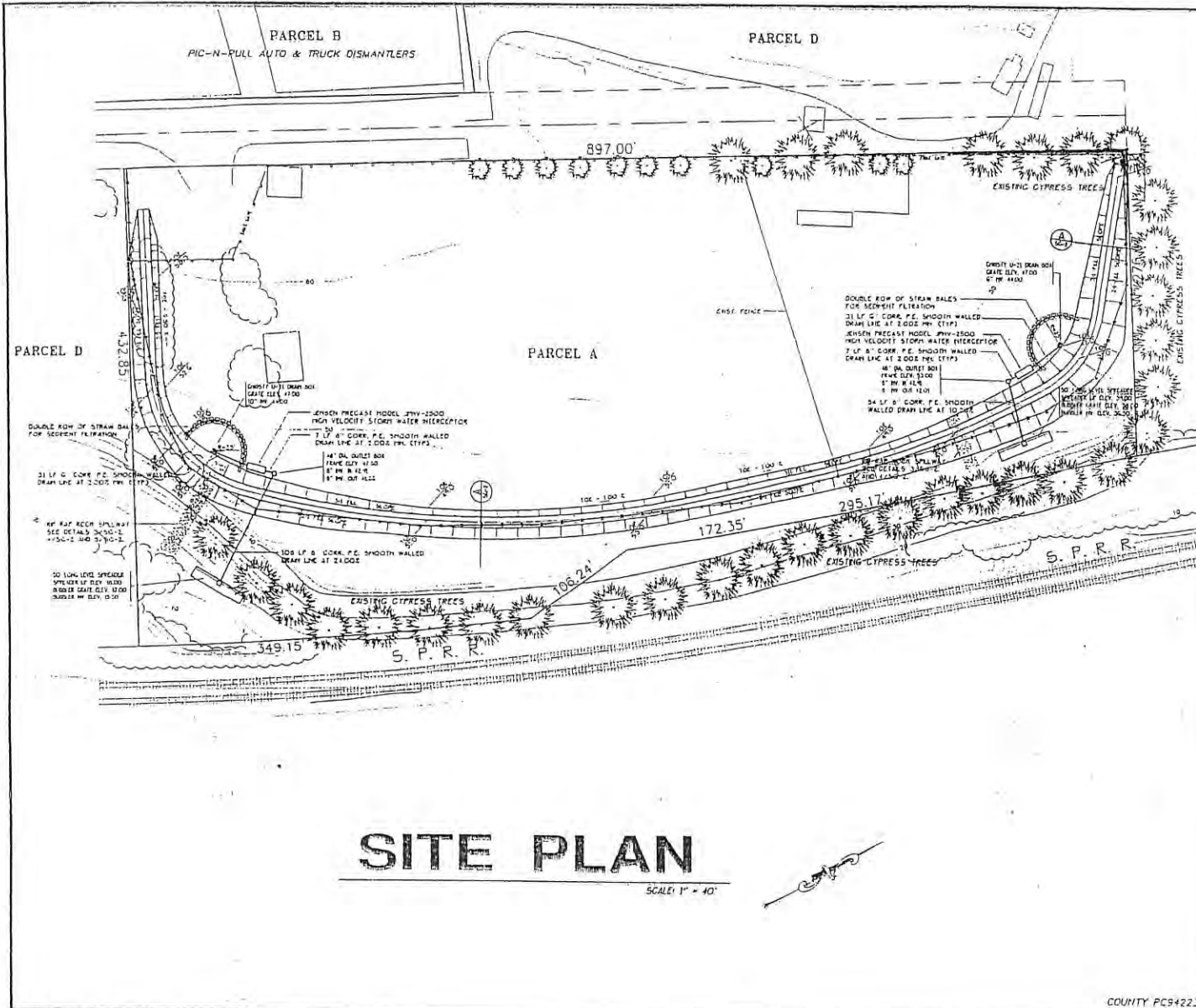
SCALE 1" = 40'

REVISIONS NO. DATE DESCRIPTION _____ _____ _____	
LANDSCAPE & FENCING PLAN YARDS 1, 2, & 3B	
TUNSTALL ENGINEERING CONSULTANTS, INC. 141 OLD ASHLAR STREET SUITE 200 (813) 244-7144 WWW.TUNSTALL-INC.COM	
STORMWATER MANAGEMENT PLAN DOLAN INDUSTRIAL TRACT - PARCEL "D" FOR DEVELOPMENT BY WATKINS, LTD. DOLAN DEVELOPMENT, WATKINS, LTD. (813) 244-7144 WWW.WATKINS-INC.COM	
PROJECT NO. 93-34	SHEET NO. 10 OF 10

PARCEL "D"
OPERATORS AND OPERATIONS

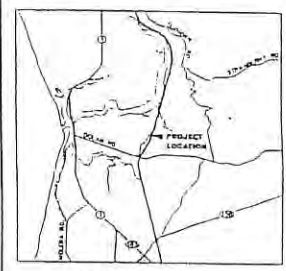
<u>Location</u>	<u>Operator</u>	<u>Address</u>	<u>Phone</u> (831)	<u>Employees</u>	<u>Hours</u>
Yard #1	Jim Pettit	516 "P" Dolan Rd.	633-2588	11	8:30AM-5PM
Yard #2	"Marina Beach Towing & Dismantling" Frank Piers	516 "M" Dolan Rd.	883-0924	2	7:30AM-4PM Wed: 7:30AM-2P
Yard #3	"All Import/ All American Autowreckers" Randy Lemmon	516 "F" Dolan Rd.	633-2188	1	9:00AM-4:30PM
Yard #4	"Lopez Autodismantlers" Eddie Lopez	516 "E" Dolan Rd.	633-5685	1	9:00AM-5:00PM
Yard #5	"Villarreal Autodismantlers" Sandra Villarreal Ocampo	516 "D" Dolan Rd.	New	New	To be announced
Yard #6	Proposed New Facility	516 "N" Dolan Rd.			

NOTE: All the yards, with the present exception of Yard #2, are presently being used for the dismantling, salvage and recycling of motor vehicles, primarily automobiles. All the fluids and tires removed from the vehicles are being recycled with licensed permitted recyclers. Yard #2 is presently being used for vehicle impound storage only, and is designated to also become a Dismantling Facility when the 2000 Building Permit is released for construction by the Monterey County Planning Department.



SITE PLAN

SCALE: 1" = 40'



PROJECT DATA

APR 11, 2009
 LOT AREA: 1.12 ACRES
 LOT COVERAGE: 1.17% (21' SETBACK)
 FLOOR AREA: 1,000 SQ FT
 DRIVEWAY: 10' x 20' (10' SETBACK)
 DRIVEWAY: 10' x 20' (10' SETBACK)
 DRIVEWAY: 10' x 20' (10' SETBACK)

NOTES:
 1. SEE SHEET OF EXISTING CONDITIONS FOR ALL EXISTING OR TO BE REMOVED.
 2. ALL FLOOR SURFACES SHALL BE PORTLAND CEMENT CONCRETE 4" THICK UNLESS OTHERWISE NOTED.

LEGEND

- CONCRETE - AS PER STANDARD SPECIFICATIONS
- ASPHALT
- GRAVEL OR SOFT OF ANY KIND
- PAVED ROAD
- DIRT ROAD
- RAILROAD TRACK
- SLOPE 1:1
- SLOPE 2:1
- WET AREA TO REMAIN, 100 YEAR FLOOD LEVEL

PARCEL DATA

ADDRESS: 5184 DOLAN ROAD
 MOSS LANDING, CA 95039
 TENANT: 4455 PICTURES
 OWNER: S AND S LAND DEVELOPMENT CO
 P.O. BOX 1955
 SHERMAN, CA 95972

REVISIONS
SITE PLAN
TUNSTALL ENGINEERING CONSULTANTS, INC.
GENERAL DEVELOPMENT PLAN
PREPARED FOR: S & S LAND DEVELOPMENT CO. 5184 DOLAN ROAD MOSS LANDING, CA
PROJECT NO: 03-84
SHEET NO: SP

ATTACHMENT 4

PLANTING NOTES

1. THIS DRAWING AND ALL TO BE DONE AREAS SHALL HAVE A FINISH SURFACE WHO IS FINISH OR FIVE FEET AND FIVE IN BORDERS AND/OR CURBS IF DEMANDER ON LANDER
2. PLANTING THIS SHALL BE TWO TIMES THE WIDTH OF PLANT CONTAINER AND 20% MORE IN DEPTH
3. PLANT MATERIALS SHALL CONFORM TO CALIFORNIA CODE OF REGULATIONS REGARDING FOR NURSERY INSPECTIONS OF TREES AND SHRUBS AND SHALL BE OF THE HEALTHY AND DEVELOPED AND OF A SIZE NORMALLY EXPECTED FOR PLANT CONTAINER
4. DISTRIBUTE ALL PLANTING HOLES WITH 1/2 MEDIUM COMPOST AND 1/2 NITROGEN NUTRIENT WITH 1 LB. 20-20-20 FERTILIZER PER CONTAINER
5. FERTILIZE WITH 8-20-20 AS FERTILIZER FOR CONTAINER PLANTS
6. ALL PLANTING AREAS SHALL BE WATERED REGULARLY TO A MINIMUM DEPTH OF 10" PRIOR TO PLANTING AND THROUGHOUT WATERED AFTER PLANTING
7. ALL PLANTING AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THESE DRAWINGS AND THE CONDITIONS TO THE OWNER PRIOR TO COMMENCING WORK
8. ALL LANDSCAPED AREAS, INCLUDING FENCES AND PLANT MATERIALS, SHALL BE MAINTAINED AND MONITORED IN A LITTER-FREE, WEED-FREE, HEALTHY, GRASSING CONDITION
9. STAKE ALL HOLES WITH 2x2x8 LODGE POLES
10. GROUND COVER SHALL BE AN EMBROIDERED SEED MIX INDICATED AT THE RATE OF 20 POUNDS PER ACRE WITH THE FOLLOWING PERCENTAGES OF EACH VARIETY IN SEED

TYPE OF SEED	PERCENTAGE
LEGUME RESCUE	20
CLOVER HYBRID RUSE (INDICATED)	25
RAV OILSEED	15
LONGIC SCORPUS (SPERMATOPHYTES)	15
DACOTIA ANNUA (SCORPUS BRUSI)	8
ARABIDOPSIS THALIANA (PINK SAND VERDEA)	7
CALIFORNIA NATIVE WILDFLOWERS	10

12. AFTER CULTIVATION, THE EROSION CONTROL MATERIALS SHALL BE MIXED AND APPLIED TO ALL EXPOSED AND PALE SURFACES IN APPROXIMATELY THE FOLLOWING MANNER:

MATERIAL	PER 100' (SLOPE MEASUREMENT)
SEED	70 POUNDS
FERTILIZER	500 POUNDS
WATER	AS REQUIRED
STRAW MULCH (ALSO PICTURES MAY BE KEPT IN USE OF STRAW MULCH)	1 TON PER 100'

13. SHOULD SEED BE SO SCARCELY, IT WILL BE NECESSARY TO REPEAT THE SEEDING PROCESS.

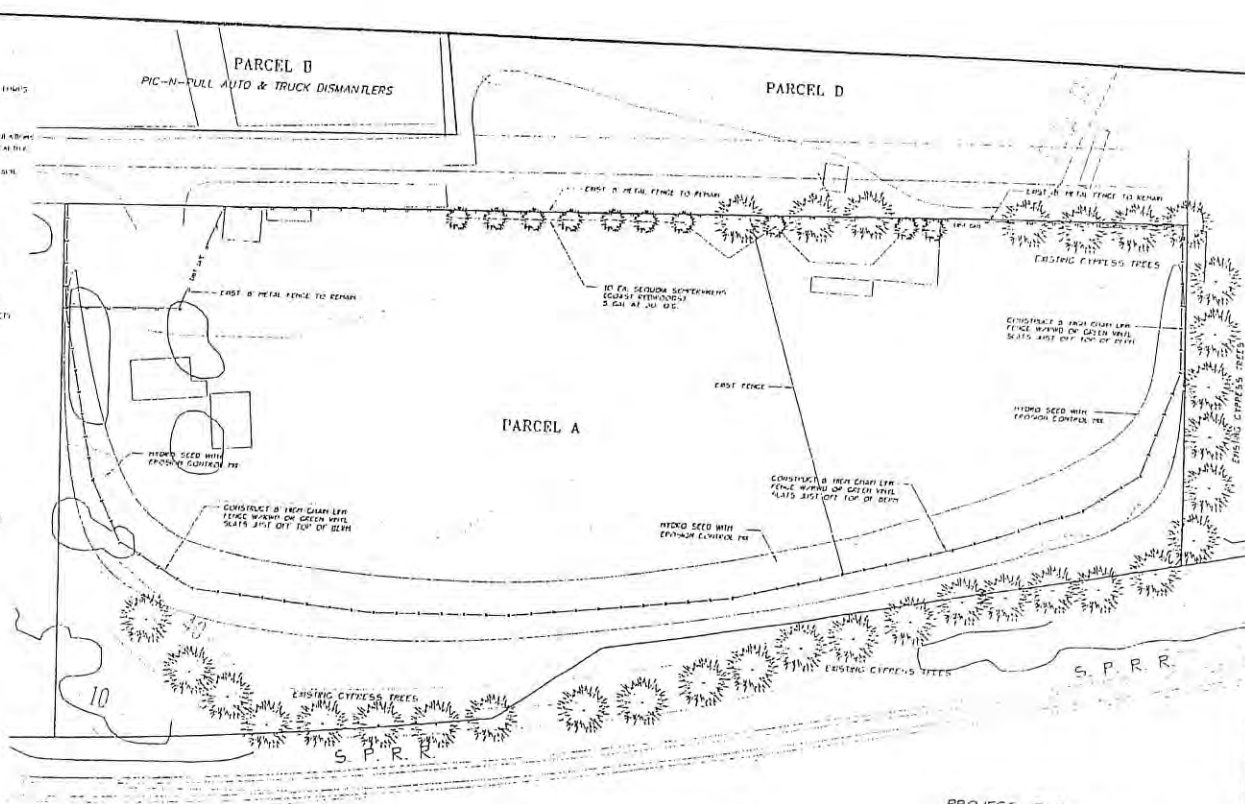
PLANT MATERIAL LIST

QUANTITY	SYMBOL	PLANT NAME	COMMON NAME	DATE
10	(Symbol)
...

FINISHING NOTES:
 PRIOR TO PLANTING, ALL TO BE PLANTED AREAS SHALL BE ESTABLISHED PLANTS WITH EXISTING FROM THE COUNTY OF CALIFORNIA LIST OF REGISTERED PLANTS AND PLANTS RESISTANT TO DISEASES.

LEGEND

- (Symbol) GROUND COVER
- (Symbol) TREES
- (Symbol) EXISTING TREES



PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 131-054-001
 ADDRESS: 5184 DOLAN ROAD
 MOSS LANDING, CA 94039
 CLIENT: A & S METALS
 OWNER: S AND S LAND DEVELOPMENT CO.
 P.O. BOX 400
 SALINAS, CA 94712
 PARCEL SIZE: 7.32 ACRES

LANDSCAPE & FENCING PLAN

SCALE: 1" = 40'

REVISIONS

LANDSCAPE PLAN + FENCING PLAN

TUNSTALL ENGINEERING CONSULTANTS, INC.

STORMWATER MANAGEMENT PLAN FOR A & S METALS

PROJECT NO. 03-84
 SHEET 51 OF L-1

COUNTY PC94223

S & S LAND DEVELOPMENT
 POST OFFICE BOX 955
 CASTROVILLE, CA 95012-0955
 (831) 633-3379
 (831) 633-2447 OFACSIMILE

March 26, 2004

Mr. Eric Lee
 County of Monterey
 Coastal Office
 2620 First Avenue
 Marina, CA 93933

Re: PLN030510.

Dear Mr. Lee,

The following is in regards to the 516-A Dolan Road, Castroville facility. The following is a brief synopsis of the function of the property.

The property is used as an automobile dismantler, and operates from 8:00 AM to 6:00 PM, seven (7) days per week. Currently, the facility is host to four (4) employees.

Although an exact total has not been established, approximately eighty (80) patrons visit the facility daily.

Additionally, two (2) 'truck trips' are made to and from the facility daily.

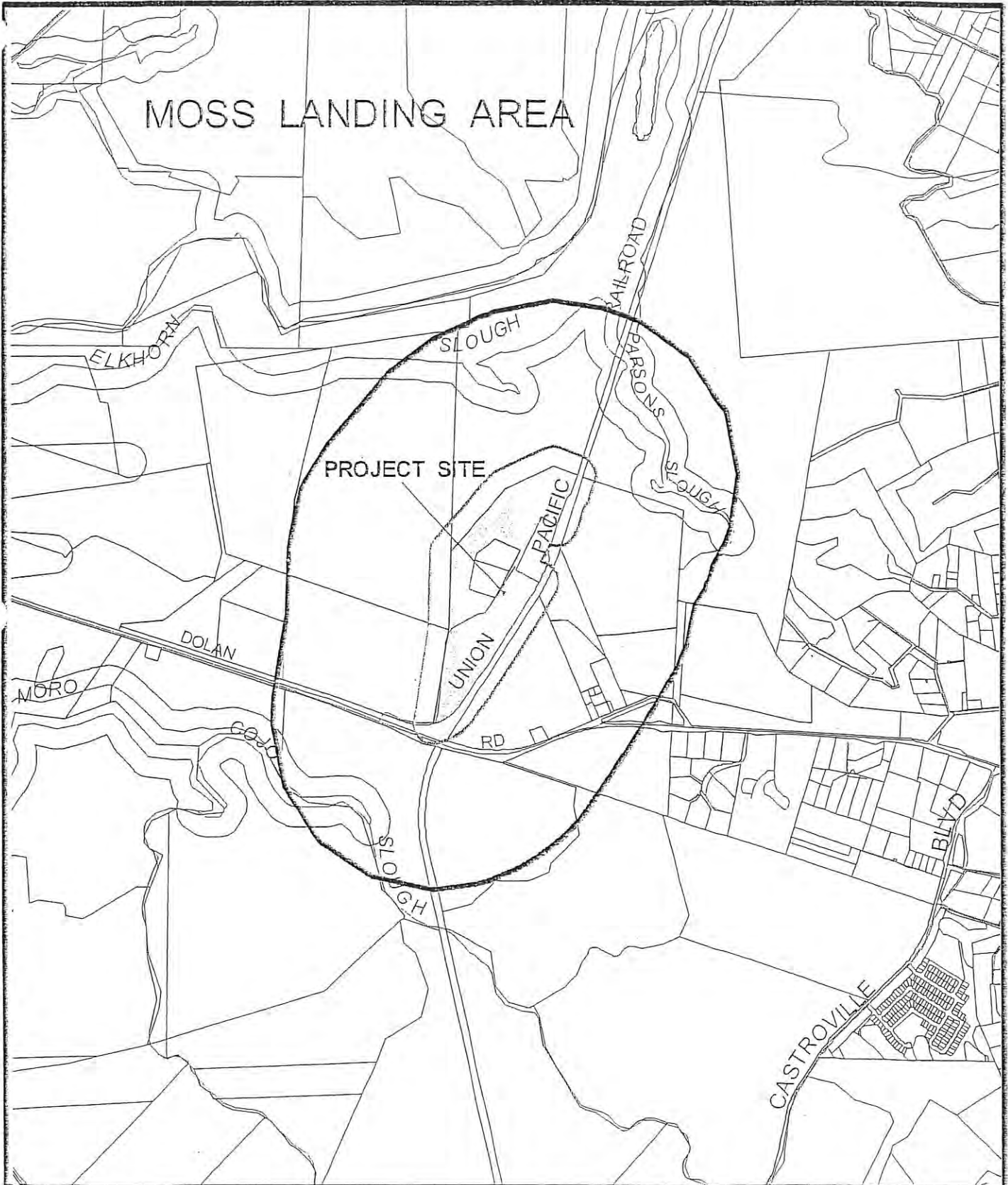
If you have any other questions regarding the facility, please do not hesitate to give me a call.

Sincerely,



Jeffery J. Vezzolo

cc: File.
 /jv



APPLICANT: DOLAN INDUSTRIAL PARK


PLN 030499
PLN 030501

APN: 131-054-004-000; 131-054-005-000

FILE# PLN 030504

131-054-002-000, 131-054-001-000

PLN 030502

 300' Limit

 2500' Limit



EXHIBIT E

2005 CDP

Resolutions

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 05050

A. P. # 131-054-001-000 A

In the matter of the application of
S&S Land Development Company (PLN030510)

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 Dolan Industrial Park (Parcel A/S& Land Development); and a General Development Plan including connection to a water system. The previous permit (PC94223) expired on June 14, 2000. The site is located at 516-C Dolan Road, Moss Landing, on Via Tanques Road off of Dolan Road and westerly of State Highway 1, 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 PLN030510.
(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 PLN030510.

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 in Project File PLN030510 include:
- Biological Report prepared by Jud Vandevere dated March 24, 2004
 - Field Review of Drainage System prepared by Ken Tunstall dated March 24, 2004.
- (c) 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.
- (d) 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.
- (e) 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. (PLN030510).
- (b) Evidence that has been received and considered includes:
- The application and materials in project file number PLN030510.
 - Initial Study/Mitigated Negative Declaration prepared by Eric Lee for project file PLN030510, dated June 1, 2005.
 - Biological Report prepared by Jud Vandevere dated March 24, 2004 found no significant or sensitive biological resources on the property.
 - 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. PLN030510) 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.

(d) 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 (CE020297) currently exists on the subject property for the dismantling activities which are operating without a valid use permit. The previous permit PC94223 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 (PLN030510) and compliance with the conditions will clear the violation.

(b) Application, plans and materials in Project File PLN030510.

(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.

Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: S & S Land Development File No: PLN030510 APNs: 131-054-001-000 Approval by: Planning Commission Date: September 14, 2005
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**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		<p>SPECIFIC USES ONLY</p> <p><i>This is a Combined Development Permit for Parcel B consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and General Development Plan. The project is located at 516-D Dolan Road, Castroville (131-054-002-000), on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone.</i></p> <p>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)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

Permit Cond. No.	Mit lg. 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)
2		<p>NOTICE-PERMIT APPROVAL & EXPIRATION The applicant shall record a notice which states: "A permit (Resolution 05050) was approved by the Planning Commission for Assessor's Parcel Number <u>131-054-004-000</u> on September 14, 2005. The permit 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 new use</u> 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)</p>	<p>Proof of recordation of this notice shall be furnished to PBI.</p>	<p>Owner/ Applicant</p>	<p>Within one (1) month of permit approval</p>	
3		<p>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</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.</p>	<p>Owner/ Applicant</p>	<p>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</p>	

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)
		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 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 filling 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.	

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)
5		<p>PBD022 - MITIGATION MONITORING PROGRAM</p> <p>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 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)</p>	<ol style="list-style-type: none"> 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 agreement. 	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, which-ever occurs first.	
6		<p>PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN</p> <p>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)</p>	Submit three (3) sets of the exterior lighting plan.	Owner/ Applicant	Ongoing prior to installation of exterior lighting	
7		<p>PERFORMANCE SECURITY (Non-Standard)</p> <p>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 <u>pursuant to related conditions contained in this permit</u> to the Director of Planning and Building Inspection for review and approval.</p>	Submit the performance security to PBI.	Owner/ Applicant	Within two (2) months <u>At the time of permit approval</u>	

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)
		(Planning and Building Inspection)				
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. lg. 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	
15		PERMIT REVOCATION (Non-Std) Failure of the owner to comply with any condition of the subject permit (<u>PLN030510</u>) 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	Comply with permit conditions.	Owner/ Applicant	Ongoing	

S&S Land Development Company (PLN030510)
Additions shown in underline and deletions shown in ~~strikeout~~.

<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>
		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)				
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	
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	Submit a letter and any associated permits to the Water Resources Agency for review and approval.	Owner/ Applicant	Within 3 months of permit approval	

Permit Cond. No.	Mit lg. 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)
		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)				
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/Oper ator	Within 45 days At the time of 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/Oper ator	Within 45 days of DEH review and approval of the septic system design.	
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/Oper ator	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	Contact the Hazardous Materials Program of the Division of Environmental Health.	Owner/ Applicant/Oper ator	Continuous	

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)
		Environmental Health. (Environmental Health)				
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> At the time of approval of the Use Permit	
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	<u>Monitoring Action #1A:</u> Within one (1) month of permit approval, the owners of <u>Parcel A and Parcel D</u> 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	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>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.</p> <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 shall maintain the existing row of perimeter trees and fill in any gaps in the treeline. 	<p>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 estimate of the cost of installation of the plan and ongoing maintenance.</p>			
		<p>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.</p> <ul style="list-style-type: none"> 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 	<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</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)
		<p>maintained in a healthy growing condition.</p> <ul style="list-style-type: none"> ▪ 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>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>			
			<p><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.</p>	Owner/ Applicant	Within three (3) months of permit approval	
			<p><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.</p>	Owner/ Applicant	Within six (6) months of permit approval.	
			<p><u>Monitoring Action #1E:</u> Annually for the duration of the permit, each owner (Parcel A, B, C, and D) shall submit an inspection</p>	Owner/ Applicant/ Arborist or	Annually for duration of permit	

S&S Land Development Company (PLN030510)
 Additions shown in underline and deletions shown in ~~strikeout~~.

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)
			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.	Forester		
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 commencement 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	

S&S Land Development Company (PLN030510)
Additions shown in underline and deletions shown in ~~strikeout~~.

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		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"> 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). The owners of the affected parcels shall create a road agreement that will ensure maintenance of the required fire apparatus access. 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. Each parcel owner shall record a notice stating that, "Any future construction of buildings beyond those included in this approval will immediately initiate required fire flow." All H-4 occupancies shall be restricted to a maximum of 1800 square feet with a canopy 	Monitoring Action #4A: At the time of approval (Items 2&3) and w Within 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. Monitoring Action #4B: 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 necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.	Owner/ Applicant	: At the time of approval (Items 2&3) and w Within three (3) months of permit approval	
				Owner/ Applicant	Six (6) months after permit approval	
					One (1) year after permit approval	
					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)
30 cnt		<p>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 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</p>	<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>	<p>Owner/ Applicant/ Operator</p>	<p>Prior to permit final or commencement of business for a new operator</p>	

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)
		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>	<p><u>Monitoring Action #5A:</u> Within one (1) month At the time 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></p> <p><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.</p>	Owner/Applicant	<p>Within two (2) months of <u>At the time of</u> permit approval</p> <p>Within one (1) months of permit approval</p>	

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			<p><u>Monitoring Action #5C:</u> 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.</p>	Owner/ Applicant	Within six (6) months <u>At the time of</u> permit approval	

Permit Cond. No.	Mit lg. 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 #5D:</u> Within six (6) months of permit approval <u>of issuance of 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	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).	<u>Monitoring Action #6A:</u> Annually for the duration of the permit, each owner/applicant shall submit a report by a qualified engineer by September 1st 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 1st for duration of permit	
			<u>Monitoring Action #6B:</u> Annually for the duration of the permit, each owner/applicant shall provide documentation by September 1st 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 RWQCB along with any necessary copies of water tests or current permits. In the event	Owner/ Applicant/ Operator	Annually by September 1st for duration of permit	

S&S Land Development Company (PLN030510)
Additions shown in underline and deletions shown in ~~strikeout~~.

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			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. <u>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.</u>	Owner/ Applicant/ Engineer	Within two (2) months of permit approval	
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 road and parking improvements, consistent with the Road Improvement Plans prepared by Tunstall	<u>Monitoring Action #8A: Within two (2) months At the time 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 among the property owners, such as a construction and maintenance agreement or</u>	Owner/ Applicant	Within two (2) months <u>At the time of permit approval</u>	

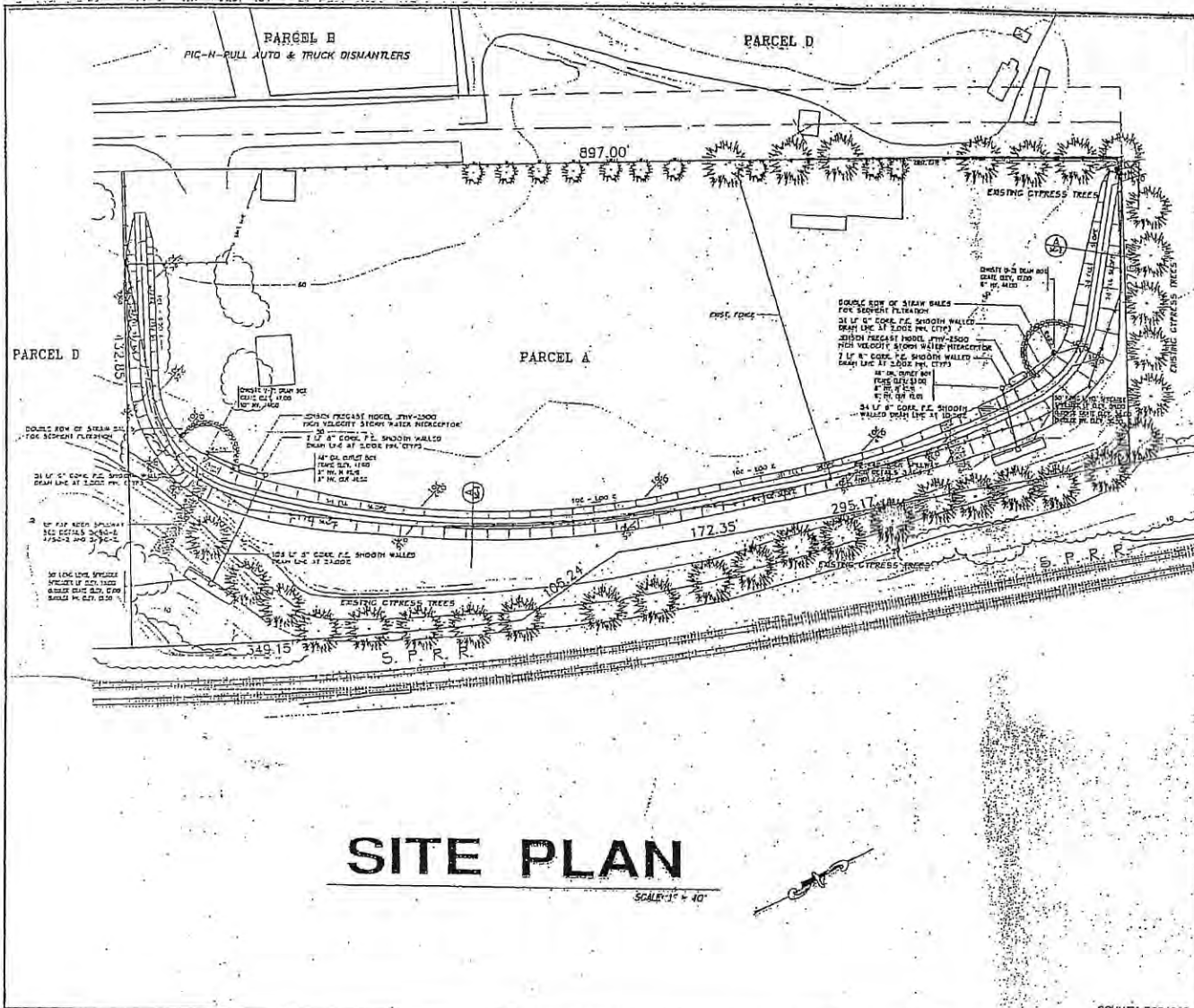
Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance.	Timing	Verification of Compliance (name/date)
34 cnt		<p>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></p>	<p>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></p> <p><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 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</p>	Owner/ Applicant	Within two (2) months <u>At the time of permit approval</u>	

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)
			<p>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.</p> <p><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.</p> <p><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.</p>	Owner/ Applicant	Within six (6) months of permit approval issuance of building and grading permits	
35	9	<p>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:</p> <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 necessary encroachment permits. ▪ Improve the sight distance on Via Tanques Road looking east on Dolan Road to a minimum of 660 feet by trimming the 	<p><u>Monitoring Action #9A:</u> Within two (2) months <u>At the time</u> of 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 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</p>	Owner/ Applicant	Within two (2) months <u>At the time</u> of permit approval	

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		<p>vegetation and maintaining the sight distance and obtain the necessary encroachment permits.</p> <ul style="list-style-type: none"> 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>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 permit approval</u>, 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. 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 	<p>Owner/ Applicant</p>	<p>Within two (2) months <u>At the time of permit approval</u></p>	

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			<p>the trimming.</p> <p>▪ 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.</p>			
			<p><u>Monitoring Action #9C:</u> Within six (6) months of permit approval <u>issuance of building and grading permits</u>, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.</p>	Owner/ Applicant	Within six (6) months of permit approval <u>of issuance of building and grading permits</u>	
36		<p><u>Upon Applicant agreement to implement conditions required by permit, Applicant guarantees</u> guarantees that Applicant has <u>the legal right to proceed and complete improvements required by this permit.</u> <u>Applicant acknowledges and accepts that failure to complete improvements because of a dispute over applicant's 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</u></p>		<u>Owner/ Applicant</u>	<u>At the time of approval of permit</u>	

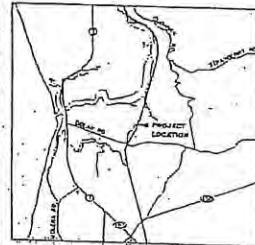
<i>Permit Cond. No.</i>	<i>Mit ig. No.</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<u>related conditions in this permit.</u>				



SITE PLAN

SCALE: 1" = 40'

COUNTY PCS4223



VICINITY MAP

PROJECT DATA

DATE: 07-12-2006
 SHEET NO.: 03 OF 04
 PROJECT NO.: 03-84
 CLIENT: S & S LAND DEVELOPMENT CO.
 DRAWN BY: JRM

- NOTES:
1. SITE PLAN OF EXISTING CONDITIONS IS NOT TO SCALE.
 2. ALL LOTS OFFICE SITES BY FUTURE TRACTS. CHECK AS NOTED ON PLAN.

LEGEND

- DRIVEWAYS - MEAN, HYDROLOGICAL
- ACCESS
- CENTER OF RIGHT OF WAY
- ROAD
- UTILITY
- DITCH
- RAILROAD TRACKS
- UTILITY POLE
- WATER LINE
- SEWER LINE
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- CABLE TV LINE
- EXISTING TREES
- PROPOSED TREES

PARCEL DATA

ADDRESS: 3180 DOLAN ROAD
 PREPARED FOR: PDC'S LANDING, LLC 450094
 445 METALS
 CLIENT: S & S LAND DEVELOPMENT CO.
 OWNERS: P.O. BOX 955
 SALT LAKE, UT 84142

REVISIONS
SITE PLAN
TUNSTALL ENGINEERING CONSULTANTS, INC. <small>10311 24th Street, Suite 100, Salt Lake City, UT 84119</small> <small>801.487.7222</small>
GENERAL DEVELOPMENT PLAN <small>PREPARED FOR: PDC'S LANDING, LLC</small> <small>445 METALS</small> <small>CLIENT: S & S LAND DEVELOPMENT CO.</small> <small>OWNERS: P.O. BOX 955, SALT LAKE, UT 84142</small>
PROJECT NO.: 03-84 SHEET NO.: 03

3242K

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 05048

A. P. # 131-054-002-000 B

FINDINGS & DECISION

In the matter of the application of
Pick-N-Pull San Jose Auto (PLN030498)

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 B/Pick-N-Pull); and General Development Plan including drainage improvements and a water system connection. The previous permit (PC94195) expired on June 14, 2000. The project is located at 516-D Dolan Road, Castroville, on Via Tanques Road north 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 PLN030498.
(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.

(c) 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 PLN030498.

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 PLN030498 include:
- Biological Report prepared by Jud Vandevere dated March 12, 2004
 - Field Review of Drainage System prepared by Ken Tunstall dated (March 23, 2004.
- (c) 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.
- (d) 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.
- (e) 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. (PLN030498).
- (b) Evidence that has been received and considered includes:
- The application and materials in project file number PLN030498.
 - Initial Study/Mitigated Negative Declaration prepared by Eric Lee for project file PLN030498, dated June 1, 2005.
 - Biological Report prepared by Jud Vandevere dated March 12, 2004 found no significant or sensitive biological resources on the property.
 - 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. PLN030498) 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 (CE020300) currently exists on the subject property for the dismantling activities which are operating without a valid use permit. The previous permit (PC94195) 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 (PLN030498) and compliance with the conditions will clear the violation.

(b) Application, plans and materials in Project File PLN030498.

(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, Vandeverc, 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.

Monterey County Planning and Building Inspection
 Condition Compliance and/or Mitigation Monitoring Reporting Plan

Project Name: Pick-n-Pull

File No: PLN030498 APNs: 131-054-001-000

Approval by: Planning Commission Date: September 14, 2005

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.	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)
1		<p>SPECIFIC USES ONLY This is a Combined Development Permit for Parcel B consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and General Development Plan. The project is located at 516-D Dolan Road, Castroville (131-054-001-000), on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone.</p> <p>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)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
2		<p>NOTICE-PERMIT APPROVAL & EXPIRATION The applicant shall record a notice which states: "A permit (Resolution 05048) was approved by the Planning Commission for Assessor's Parcel Number 131-054-001-000 on September 14, 2005. The permit 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</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Within one (1) month of permit approval	

Permit 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)
		owner shall obtain a renewal <u>new use</u> 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		<p>PBD016 - INDEMNIFICATION</p> <p>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 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</p>	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, whichever occurs first and as applicable	

Permit No.	Mitigation 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)
		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 record-ation 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 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)	<ol style="list-style-type: none"> 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 agreement. 	Owner/ Applicant	Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.	

mit 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)
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 installati-on 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 <u>pursuant to related conditions 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	
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	

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)
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	
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.	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	

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)
		resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)				
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	
15		PERMIT REVOCATION (Non-Std) Failure of the owner to comply with any condition of the subject permit (PLN030498) 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	

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)
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	
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	

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)
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/Operator	Within 45 days <u>At the time</u> of 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/Operator	Within 45 days of DEH review and approval of the septic system design.	
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	

Permit No.	Mitigation 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)
25		<p>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)</p>	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	Within 1 month At the time of approval of the Use Permit	
26		<p>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)</p>	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	<p>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.</p> <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 	<p><u>Monitoring Action #1A:</u> Within one (1) month of permit approval, the owners of <u>Parcel A and Parcel D</u> 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</p>	Owner/ Applicant/ Landscape Architect or Designer	Within one (1) month of permit approval	

Permit No.	Mitigation 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>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.</p> <ul style="list-style-type: none"> For Parcel B and Parcel C, the applicant shall maintain the existing row of perimeter trees and fill in any gaps in the treeline. 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 	<p>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 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</p>	<p>Owner/ Applicant</p>	<p>Within two (2) months of permit approval</p>	

Permit Bond 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)
		Building Inspection.	an irrevocable letter of credit and the balance by the bond.			
			<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	Owner/ Applicant/ Arborist or Forester	Annually for duration of 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)
			been completed for the respective parcels.			
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 commencement 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 slopes steeper than a 2:1 ratio.	<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 No.	Mitigation 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 #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: 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, "Any future construction of	<u>Monitoring Action #4A:</u> At the time of approval (Items 2&3) and w Within 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. <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	Owner/Applicant	: At the time of approval (Items 2&3) and w Within three (3) months of permit approval	
30	cut			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)
		<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 collection of any runoff from dismantling operations. Submit an improvement design</p>	<p>necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.</p> <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>	<p>Owner/ Applicant/ Operator</p>	<p>Annually for duration of permit</p> <p>Prior to permit final or commencement of business for a new operator</p>	

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)
		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>	Monitoring Action #5A: Within one (1) month- <u>At the time 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></u>	Owner/ Applicant	Within two (2) months of <u>At the time of permit approval</u>	
31			<u>Monitoring Action #5B: 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.</u>	Owner/ Applicant	Within one (1) months of permit approval	

Permit Bond 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)
cnt			<p><u>Monitoring Action #5C:</u> 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.</p>	Owner/ Applicant	Within six (6) months <u>At the time of</u> permit approval	
31 cnt			<p><u>Monitoring Action #5D:</u> Within six (6) months of <u>permit approval of issuance of 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</p>	Owner/ Applicant	Within six (6) months of <u>permit approval issuance of building and grading permits</u>	

Permit No.	Mitigation 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)
			permits to the Director of Planning and Building Inspection.			
32	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).	<u>Monitoring Action #6A:</u> 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	
32 cnt			<u>Monitoring Action #6B:</u> 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 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	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)
			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 commencement 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 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	<u>Monitoring Action #8A: Within two (2) months At the time 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 among the property owners, such as a construction and maintenance agreement or reimbursement agreement, for each to contribute their fair share towards the</u>	Owner/ Applicant	Within two (2) months <u>At the</u> time of permit approval	

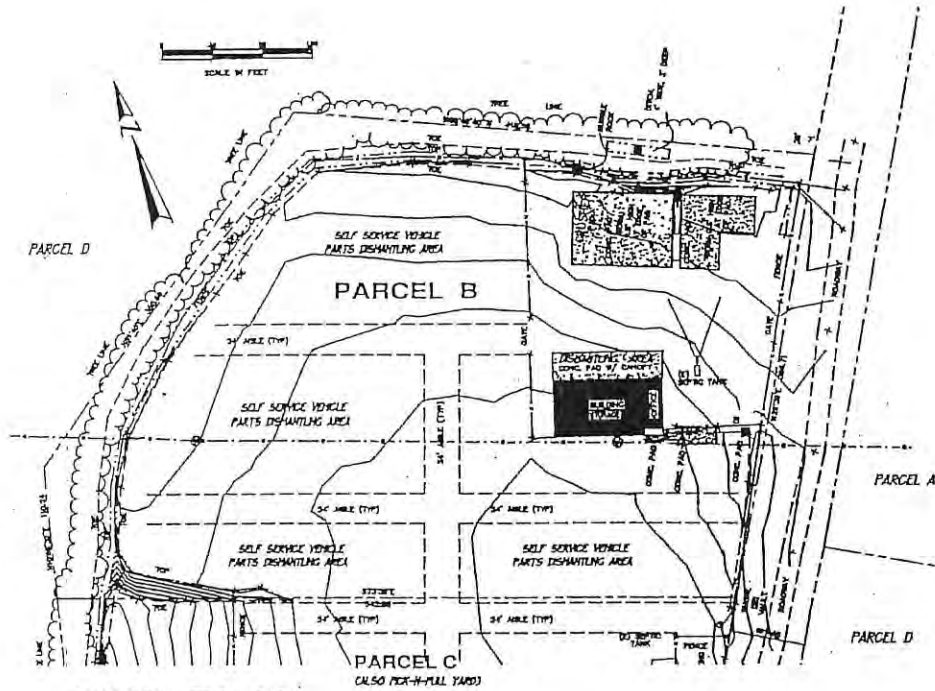
Permit Cond. No.	Mitig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
34 cnt		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>completely pay their own pro rata share and any amount delinquent from other property owners.</u>	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 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	Owner/ Applicant	Within two (2) months <u>At the time</u> 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)
			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 cnt	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 necessary encroachment permits. 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 	<u>Monitoring Action #9A:</u> Within two (2) months <u>At the time</u> of 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 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	Owner/ Applicant	Within two (2) months <u>At the time</u> 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)
		<p>permits.</p> <ul style="list-style-type: none"> 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 complete the work <u>pay their own pro rata share and any amount delinquent from other property owners and complete the work.</u></p>	<p>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 permit approval</u>, 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. 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 	Owner/ Applicant	Within two (2) months <u>At the time of permit approval</u>	

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)
			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.			
			<u>Monitoring Action #9C:</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 <u>of issuance of building and grading permits</u>	
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 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.</u>		Owner/ Applicant	<u>At the time of approval of permit</u>	

AUTO & TRUCK DISMANTLERS PICK-N-PULL



SITE PLAN

LEGEND

- MOUND
- ⊙ POWER POLE
- ⊙ SEPTIC SYSTEM
- DRAIN INLET
- CHAINLINE EVIDENCE
- - - - - TOP OF BANK
- - - - - TOP OF EAK

TOPOGRAPHIC SURVEY
 OF
PICK-N-PULL
PARCELS B & C, VOL. 8 - P. 44 - PG. 64
518 B & C DOLAN ROAD, MOSS LANDING, CALIFORNIA
 MONTEREY COUNTY, CALIFORNIA
 PROJECT: PICK-N-PULL AUTO & TRUCK DISMANTLERS
 DRAWN BY: POLARIS CONSULTING
 DATE: 05/15/2013
 SCALE: 1" = 40'

SITE DATA

LOCATION: 518 DOLAN ROAD, MOSS LANDING, CA 95039
 PARCEL: 131-004-002
 OWNER: PICK-N-PULL Auto Dismantlers
 7510 Stockton Boulevard
 Sacramento, CA 95813-3470
 ZONING: U (CZ) LIGHT INDUSTRIAL (COASTAL ZONE)
 TENANT: PICK-N-PULL AUTO DISMANTLERS

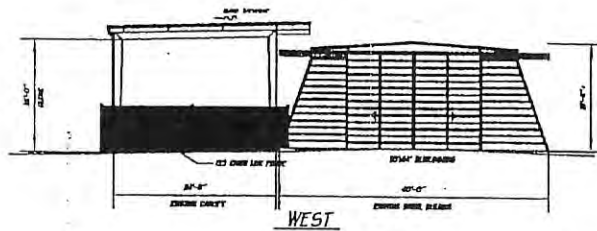
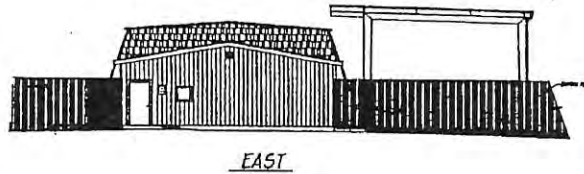
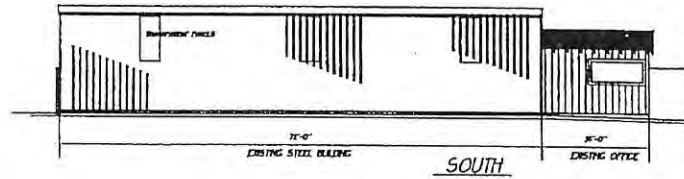
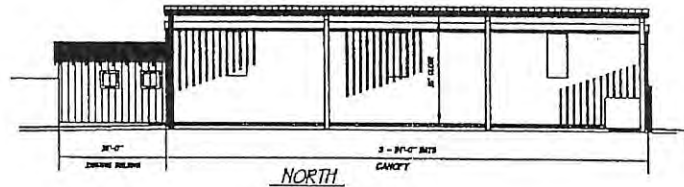
PROJECT AREAS:
 PARCEL SIZE: 4.51 ACRES (197,333 S.F.)
 EXISTING BUILDING: 3,360 S.F.
 EXISTING CAPACITY: 1,728 S.F.
 TOTAL: 5,088 S.F. (SLOPE LOT COVERAGE)

UTILITIES:
 GAS: NONE
 ELECTRICITY: P.U.N.C.
 SEWER: ON-SITE SEPTIC
 WATER: DOLAN INDUSTRIAL PARK

NOTE:



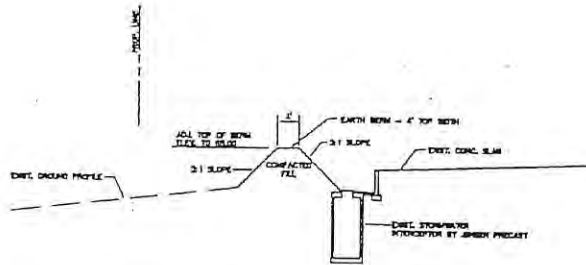
RENEW USE PERMIT PARCEL B	PROJECT 03-83
PICK-N-PULL COASTAL DEVELOPMENT PERMIT 518 Dolan Road Moss Landing, CA 95039	SHEET NO. 1



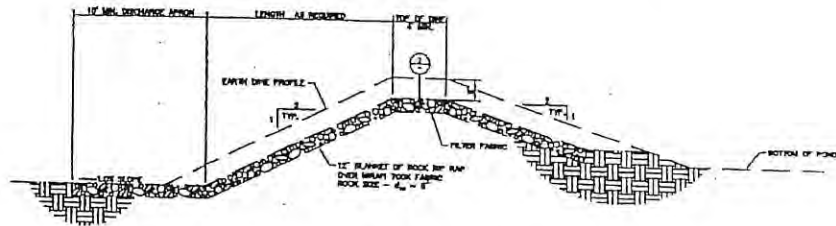
PARCEL B ELEVATIONS (EXISTING)

SCALE 1/8" = 1'-0"

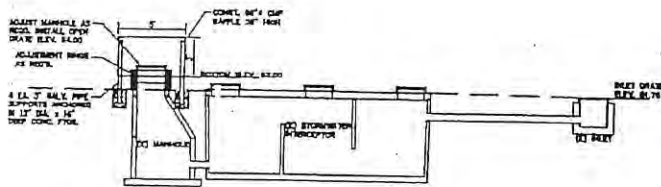
REVISIONS	
PARCEL B EXISTING BUILDING ELEVATIONS	
DATE: 03/20/08	
PROJECT: PICK-N-PULL	
COASTAL DEVELOPMENT PERMIT	
516 Dolan Road Moss Landing, CA 95039	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
DATE: 03-83	
SHEET NO. 1	



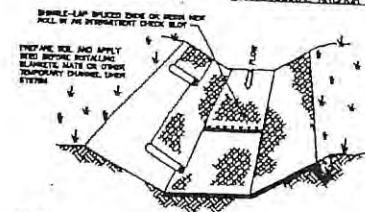
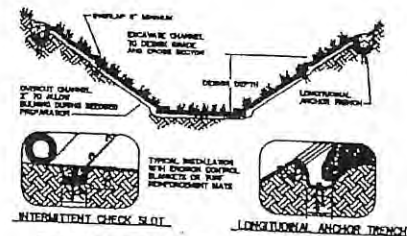
A DIKE - TYPICAL SECTION
SCALE 1" = 4'



B SPILLWAY - LONGITUDINAL SECTION
SCALE 1" = 2'

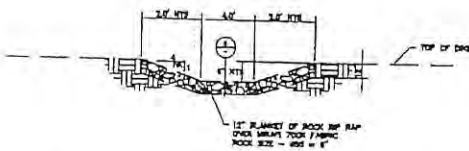


1 STORMWATER INTERCEPTOR SECTION
SCALE 1" = 4'

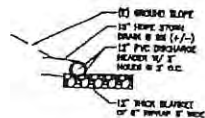


NOTES:
1. DESIGN VELOCITIES EXCEEDING 3 FT/SEC REQUIRE TEMPORARY BLANKETS, MATS OR SPUNNED LAYERS TO PROTECT BEDDING AND SOIL LAYER VEGETATION BECOMES ESTABLISHED.
2. DRAIN-LINED CHANNELS WITH DESIGN VELOCITIES EXCEEDING 8 FT/SEC SHOULD INCLUDE RAP REINFORCEMENT MATS.

3 GRASS-LINED CHANNEL
NOT TO SCALE



2 SPILLWAY - TYPICAL SECTION
SCALE 1" = 2'



4 DISCHARGE HEADER
SCALE 1" = 2'

REVISIONS

DETAILS & SECTIONS

TUNSTALL ENGINEERING CONSULTANTS, INC.
1201 W. LAKE AVE., SUITE 100
LAKE OAK, CALIFORNIA 92041
(619) 794-5776 FAX (619) 794-1111

EROSION CONTROL MODIFICATIONS
PARCELS 10, 11, 12 - BOLAN INDUSTRIAL PARK
PREPARED FOR
TOM KLAUER



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

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 05049

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

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, Vandever, 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: Cutler File No: <u>PLN030501</u> Approval by: <u>Planning Commission</u>	APNs: <u>131-054-002-000</u> Date: <u>September 14, 2005</u>
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**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.	<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>
1		<p>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 (<u>131-054-002-000</u>), on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone.</p> <p>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)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
2		<p>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</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Within one (1) month of permit approval	

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		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 new use</u> 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		<p>PBD016 - INDEMNIFICATION</p> <p>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</p>	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	

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		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 <u>pursuant to related conditions 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) <u>months</u> <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	

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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 (<u>PLN030501</u>) 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.	

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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/Operato r	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/Operato r	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	Within 1 <u>month</u> <u>At the</u> <u>time</u> of approval of the Use Permit	

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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 	<u>Monitoring Action #1A:</u> 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	

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		<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>	<p>Owner/ Applicant</p>	<p>Within two (2) months of permit approval</p>	

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			<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	

<i>Permit Cond. No.</i>	<i>Mitig. 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>
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 commencement 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	

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		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	<p>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:</p> <ol style="list-style-type: none"> 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). The owners of the affected parcels shall create a road agreement that will ensure maintenance of the required fire apparatus access. 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. Each parcel owner shall record a notice stating that, "<i>Any future construction of</i> 	<p><u>Monitoring Action #4A: At the time of approval (Items 2&3) and w</u>Within 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	: At the time of approval (Items 2&3) and w Within three (3) months of permit approval	
				Owner/ Applicant	Six (6) months after permit approval	
					One (1) year after permit approval	

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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>	<p>necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.</p> <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>	<p>Owner/ Applicant/ Operator</p>	<p>Annually for duration of permit</p> <p>Prior to permit final or commencement of business for a new operator</p>	

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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	<p>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>empty pay their own pro rata share and any amount delinquent from other property owners.</u></p>	<p>Monitoring Action #5A: Within one (1) month- <u>At the time 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></u></p>	Owner/ Applicant	Within two (2) months of <u>At the time of permit approval</u>	
			<p><u>Monitoring Action #5B: 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.</u></p>	Owner/ Applicant	Within one (1) months of permit approval	

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31 cnt			<p><u>Monitoring Action #5C:</u> 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.</p>	Owner/ Applicant	Within six (6) months <u>At the time of</u> permit approval	

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			<u>Monitoring Action #5D:</u> Within six (6) months of permit approval <u>of issuance of 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	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).	<u>Monitoring Action #6A:</u> 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	
32 cnt			<u>Monitoring Action #6B:</u> 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	

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			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 commencement of any use	
34	8	<u>Mitigation Measure #8 (Access Road Improvements):</u> 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	<u>Monitoring Action #8A:</u> 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</u> of permit approval	

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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: Within two (2) months 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	

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			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 <u>issuance of building and grading permits</u>	
			<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</u> of 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</u> of permit approval	
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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</u> of 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	

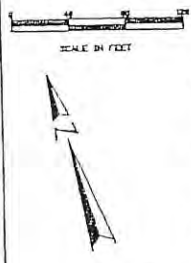
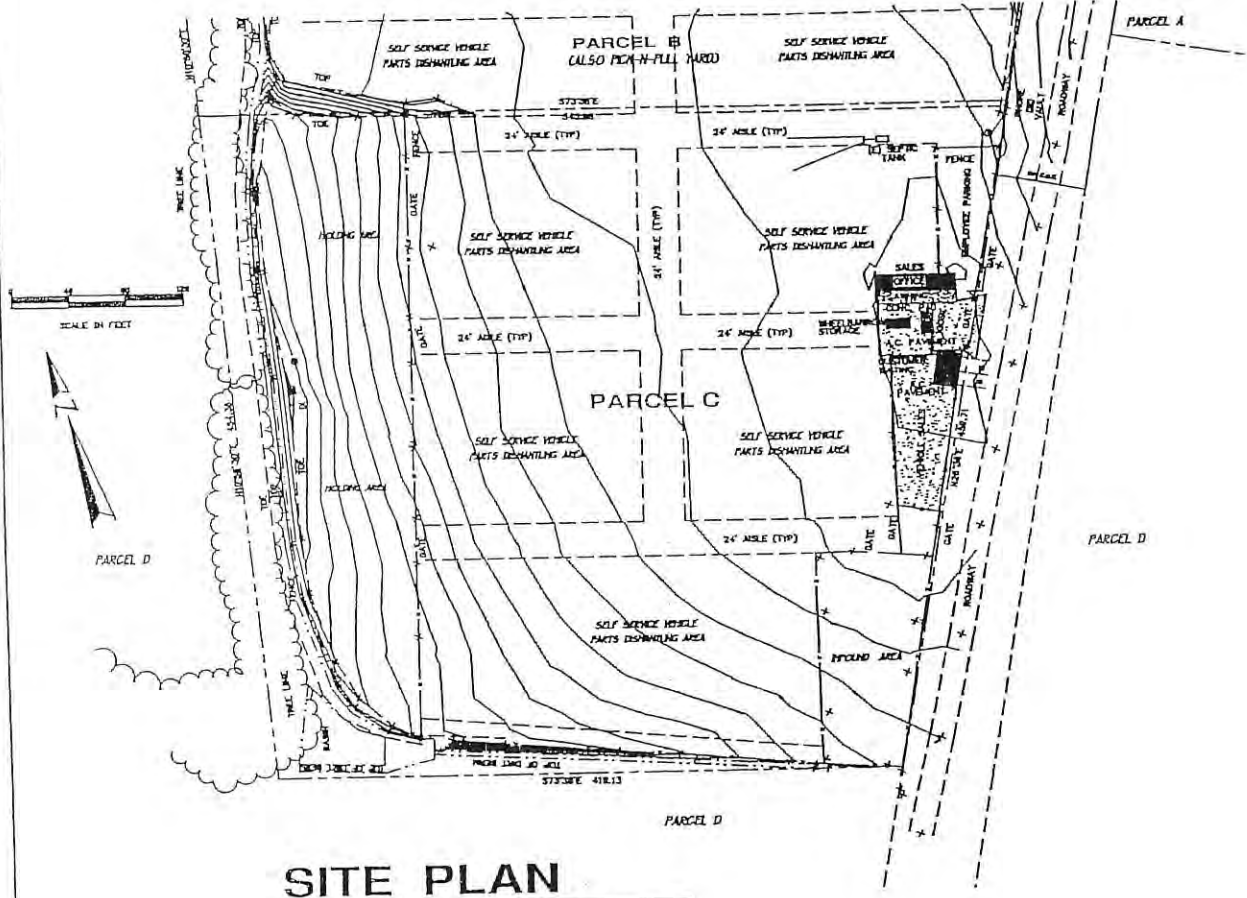
Permit Cond. No.	Mit ig. No.	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of 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. 			
			<u>Monitoring Action #9C:</u> Within six (6) months of permit approval <u>issuance of building and grading permits</u> , 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 <u>permit approval of issuance of building and grading permits</u>	
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 <u>approval of permit</u>	

<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>
		<u>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.</u>				

AUTO & TRUCK DISMANTLERS PICK-N-PULL

REVISIONS

RENEW USE PERMIT



SITE PLAN

SCALE: 1" = 40'

LEGEND

- MANHOLE
- ⊙ POWER POLE
- ⊖ SEPTIC SYSTEM
- SAND TRAP
- X- DRAINAGE FENCE
- - - - - TOP OF BANK
- - - - - TOE OF BANK

TOPOGRAPHIC SURVEY

OF
PICK - N - PULL
PARCELS B & C, VOL. 8 - P. M. - PG. 84
518 B & C DOLAN ROAD, MOSS LANDING,
MONTEREY COUNTY, CALIFORNIA

PREPARED BY: PICK-N-PULL AUTO & TRUCK DISMANTLERS
SURVEYED BY: POLARIS CONSULTING
P.O. BOX 2114
CALIFORNIA VALLEY, CA 95115
SCALE: 1" = 40' NEW P3-PLAT DATE: DEC 2, 2008
FILE NO.: P00011100

SITE DATA

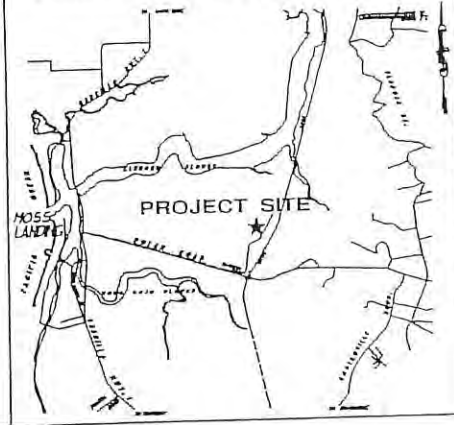
LOCATION: 518C DOLAN ROAD, MOSS LANDING, CA 95039
PARCEL SIZE: 131-054-003
OWNER: GERALD + DEBORAH CUTLER
3020 CANEVA ROAD
HOLLISTER, CA 95023
TENANT: PICK-N-PULL
ZONING: LI (LOW LIGHT INDUSTRIAL (COASTAL ECON))

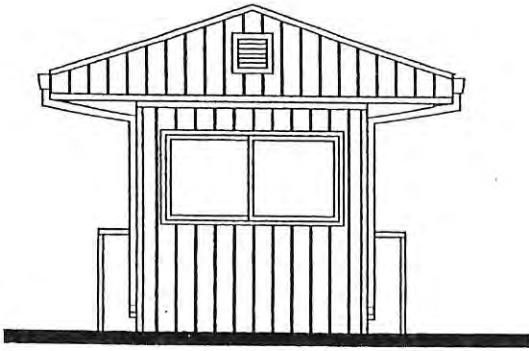
PROJECT AREAS:
PARCEL SIZE: 5.0 ACRES (217,800 S.F.)
EXISTING OFFICE: 572 S.F.
EXISTING ROAD: 64 S.F.
TOTAL: 636 S.F. (0.2% LOT COVERAGE)

LIMITIES:
GAS: NONE
ELECTRICITY: P.G.+E.
SEWER: ON-SITE SEPTIC
WATER: DOLAN INDUSTRIAL PARK

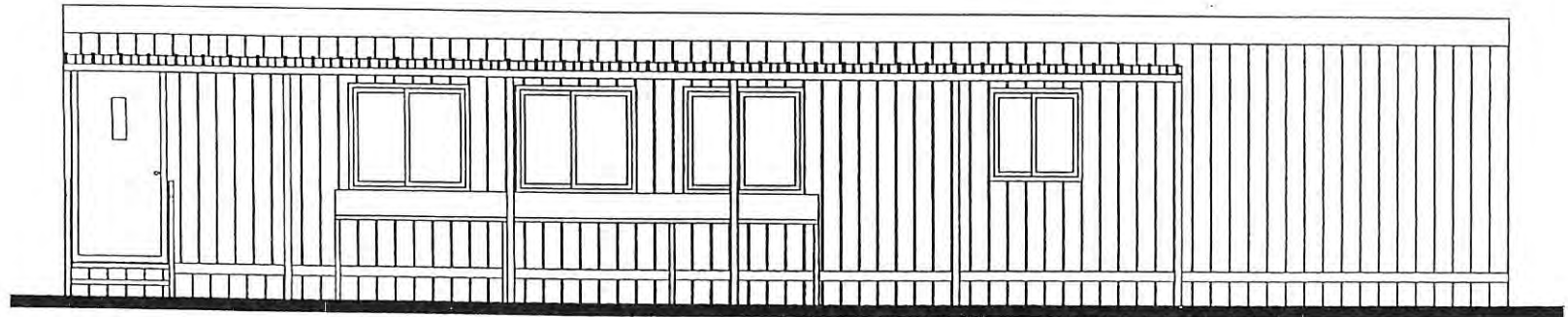
NOTE:

LOCATION PLAN:





KIOSK - WEST ELEVATION



POINT-OF-SALE - NORTH ELEVATION

PARCEL "C" BUILDING ELEVATIONS (EXISTING)

SCALE: 1/2" = 1'-0"

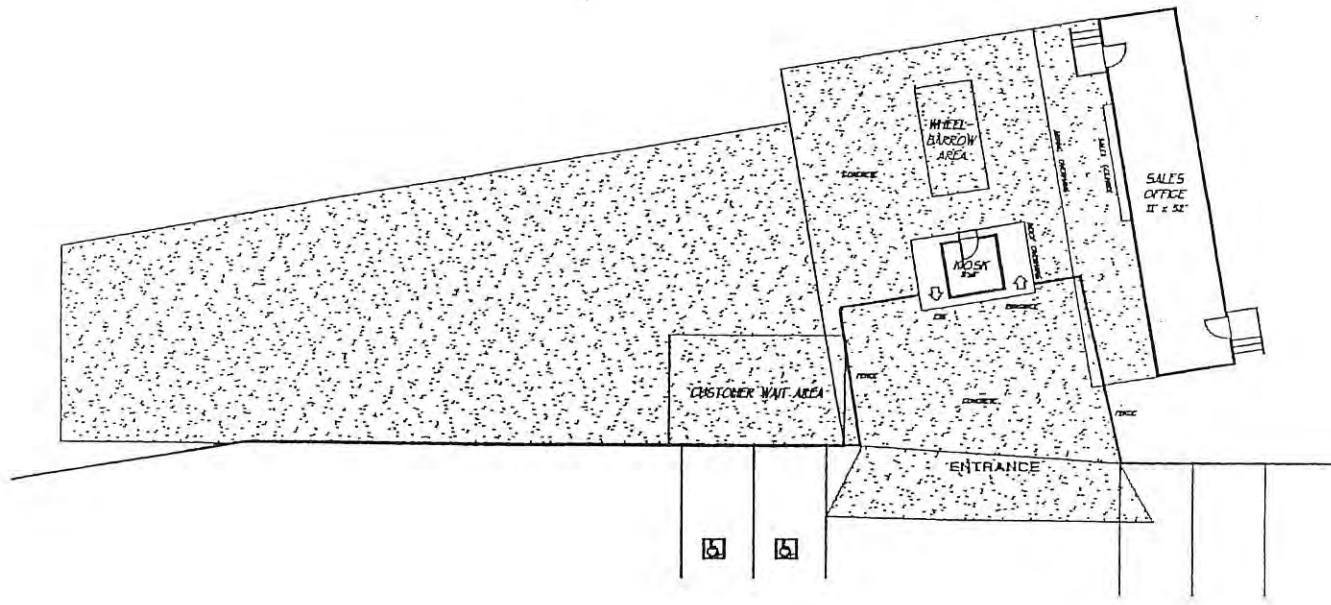
REVISIONS

PARCEL C
EXISTING BUILDING
ELEVATIONS

PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
516 Delmar Road
Morro Landing, CA 95039

03-83

1



PARCEL "C" FLOOR PLAN (EXISTING)

SCALE 1/8" = 1'-0"

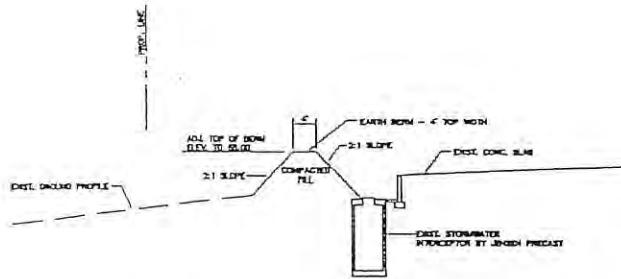
REVISIONS

PARCEL C
FLOOR PLAN OF
EXISTING BUILDING

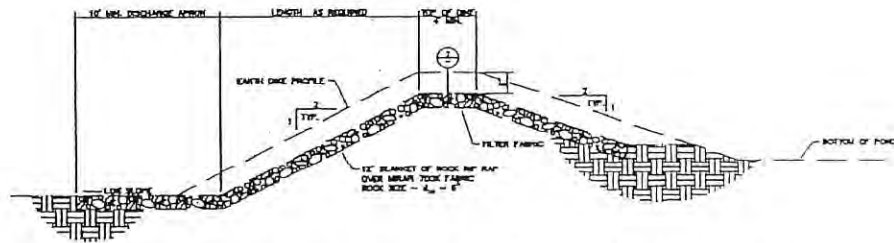
PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
515 Dolan Road
Moss Landing, CA 95039

03-83

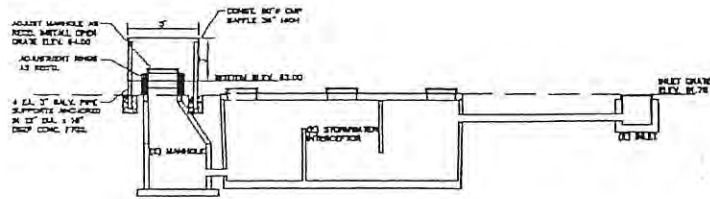
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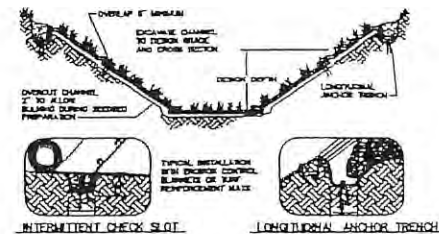
(A) DIKE - TYPICAL SECTION
 1/4" = 1'-0"
 1/4" = 5'



(B) SPILLWAY - LONGITUDINAL SECTION
 1" = 5'



(1) STORMWATER INTERCEPTOR SECTION
 SCALE 1" = 4'

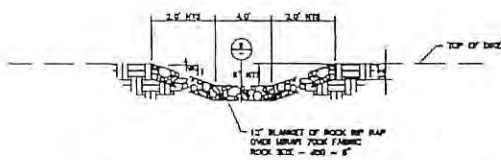


INTERMITTENT CHECK SLOT **LONGITUDINAL ANCHOR TRENCH**

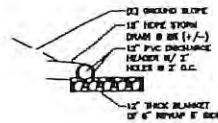


NOTES:
 1. DESIGN VELOCITIES EXCEEDING 3 FT/SEC INCLUDE TEMPORARY BLANKET MATS OR ROW-LAP LINERS TO PREVENT SEED AND SOIL LOSS. VELOCITIES BEYOND ESTABLISHED.
 2. GRASS-LINED CHANNELS WITH DESIGN VELOCITIES EXCEEDING 3 FT/SEC SHOULD INCLUDE ROW REINFORCEMENT MATS.

(3) GRASS-LINED CHANNEL
 NOT TO SCALE



(2) SPILLWAY - TYPICAL SECTION
 1" = 2'



(4) DISCHARGE HEADER
 1" = 2'

REVISIONS

DETAILS & SECTIONS

TUNSTALL ENGINEERING CONSULTANTS, INC.

124 ONE ADAM STREET, SUITE 200, SAN JOSE, CALIFORNIA 95128 (415) 738-1141

EROSION CONTROL MODIFICATIONS PARCELS 10' & 12' - DOLAN INDUSTRIAL PARK PREPARED FOR: TOM KLAUER

DATE: 01/07/01



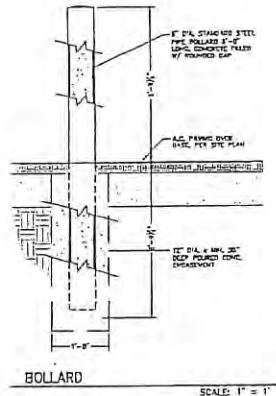
PROJECT NO. 03-90
 SHEET NO. C-2

WATER SYSTEM GENERAL NOTES

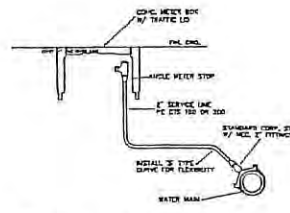
- 2" and 3" diameter water lines and fittings shall be P.V.C. Schedule 40 and shall be N.S.F. approved.
- 4" and larger water mains shall be P.V.C. Class 150 water pipe conforming to A.W.W.A. C-900.
- Valves and fittings shall conform to A.W.W.A. requirements of above ground piping and fittings shall be Schedule 40 galvanized iron pipe or ductile iron pipe with class 125 flanges when an overhead valve.
- Check valve shall be Clayton Model No. 81-01 Non-slam check valve in overhead main.
- Care shall be exercised to ensure that the motor on the well pump matches the power available at the site.
- Power supply shall be arranged for through Pacific Gas and Electric Company.
- The interior of the pressure tank shall be painted with a lead coat two component catalyzed epoxy paint system in conformance with AWWA standards and shall be preferable white in color. The exterior of the pressure tank shall be painted with a white coat, vinyl enamel system in conformance with AWWA standards. The zinc coat shall be of an earth tone color as approved by the Director of Planning, County of Monterey.
- Before being placed in service, the water-air system shall be disinfected in accordance with A.W.W.A. standards.
- Water samples shall be collected for bacteriological examination after disinfection and a copy of the lab report shall be submitted to the Health Department.
- All concrete shall have a minimum compressive strength of 2500 P.S.I. at 28 days.
- Install a 1" P.V.C. conduit in trench with water main from storage tank to well with end boss of 300's.C.

OPERATIONAL AND INSTALLATION NOTES

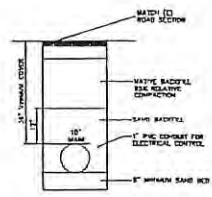
- The storage tank shall be equipped with a set of probes to monitor the water.
- The storage tank shall be equipped with a low level set of probes to shut down the booster pumps should the water level in the storage tank fall below the predetermined minimum level.
- The discharge line from hydro-pneumatic tank shall be equipped with low pressure sensors or switches to indicate the booster pumps at the predetermined pressures.
- Each pump control panel shall include off the electrical equipment to control the booster pump operation and shall include a timer to cause the booster pump to operate a minimum of three (3) minutes each time it is called to service.
- The 25 h.p. Agriculture booster pump shall be controlled such that it is locked out at any time the 40 h.p. booster pump is activated.
- Care shall be exercised to ensure that the motors on the pumps match the power available at the site.
- Drivings shall be tapered into the inlet side of the storage tank shall be adjusted to maintain the residual level required by the Monterey County Health Dept.
- Brackets shall be fabricated and installed under piping and valves as necessary.



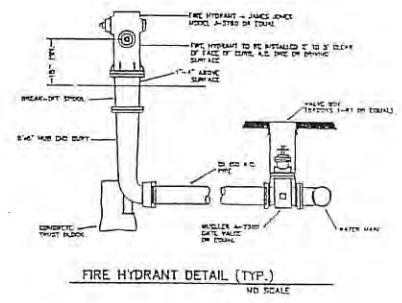
BOLLARD
SCALE: 1" = 1'



WATER SERVICE DETAIL
NO SCALE



TYPICAL TRENCH DETAIL
NO SCALE



FIRE HYDRANT DETAIL (TYP.)
NO SCALE

4" PIPE

MINIMUM BEARING AREA (SQ. FT. FOR HORIZ. THRUST BLOCKS FOR 4" PIPE ONLY)

PIPE	TYPE OF SOIL CONDITION					
	A	B	C	D	E	F
TREES & GRASS	2.2	1.9	3.5	1.1	1.1	1.1
20 DEG. BLEND	3.3	2.8	1.8	1.3	1.1	1.1
45 DEG. BLEND	4.2	3.2	1.7	1.1	1.1	1.1
22.5 DEG. BLEND	1.2	1.1	1.1	1.1	1.1	1.1

TO DETERMINE AREA OF THRUST BLOCKS FOR OTHER PIPE SIZES MULTIPLY ABOVE VALUES BY THE FACTORS SHOWN BELOW.

PIPE SIZE	FACTOR
6"	1.00
8"	1.22
10"	1.50
12"	1.88

10" PIPE

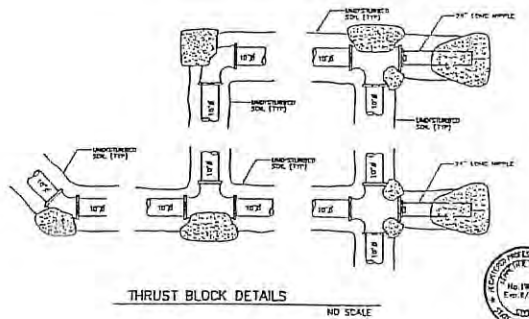
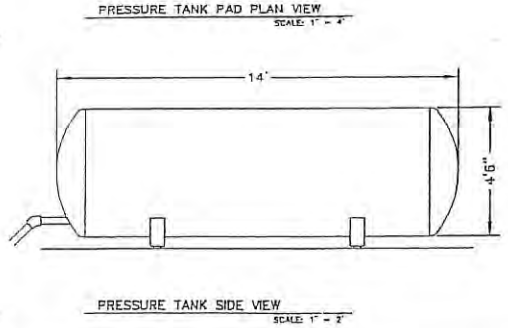
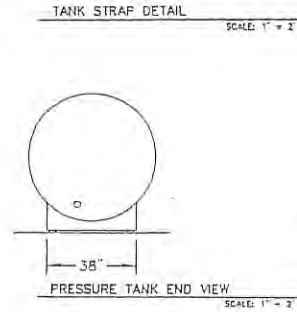
MINIMUM BEARING AREA (SQ. FT. FOR HORIZ. THRUST BLOCKS FOR 10" PIPE ONLY)

PIPE	TYPE OF SOIL CONDITION					
	A	B	C	D	E	F
TREES & GRASS	23.6	19.8	12.4	3.9	3.2	2.9
20 DEG. BLEND	35.1	29.7	17.1	5.3	3.6	4.2
45 DEG. BLEND	45.1	37.0	21.1	6.3	4.1	4.2
22.5 DEG. BLEND	12.7	11.9	11.7	11.7	11.7	11.7

TO DETERMINE AREA OF THRUST BLOCKS FOR OTHER PIPE SIZES MULTIPLY ABOVE VALUES BY THE FACTORS SHOWN BELOW.

PIPE SIZE	FACTOR
6"	0.16
8"	0.25
10"	0.33
12"	0.42

TYPE OF SOIL CONDITION	LATERAL BEARING PRESSURE
A. 100% CLAY, FINE LOOSE SAND	1.000 LBS. PER SQ. FT.
B. SAME AS A, BUT MOIST IN LAYERS AND OTHERWISE SAND	1.000 LBS. PER SQ. FT.
C. HARD FINE CLAY	1.500 LBS. PER SQ. FT.
D. GRAVEL SAND	2.000 LBS. PER SQ. FT.
E. GRAVEL	3.000 LBS. PER SQ. FT.
F. 100% ROCK	4.000 LBS. PER SQ. FT.
G. HANDBOOK	3.000 LBS. PER SQ. FT.



THRUST BLOCK DETAILS
NO SCALE



PLOTTED: 04/27/2005

AFN 131-054-004
PC 54155

REVISIONS

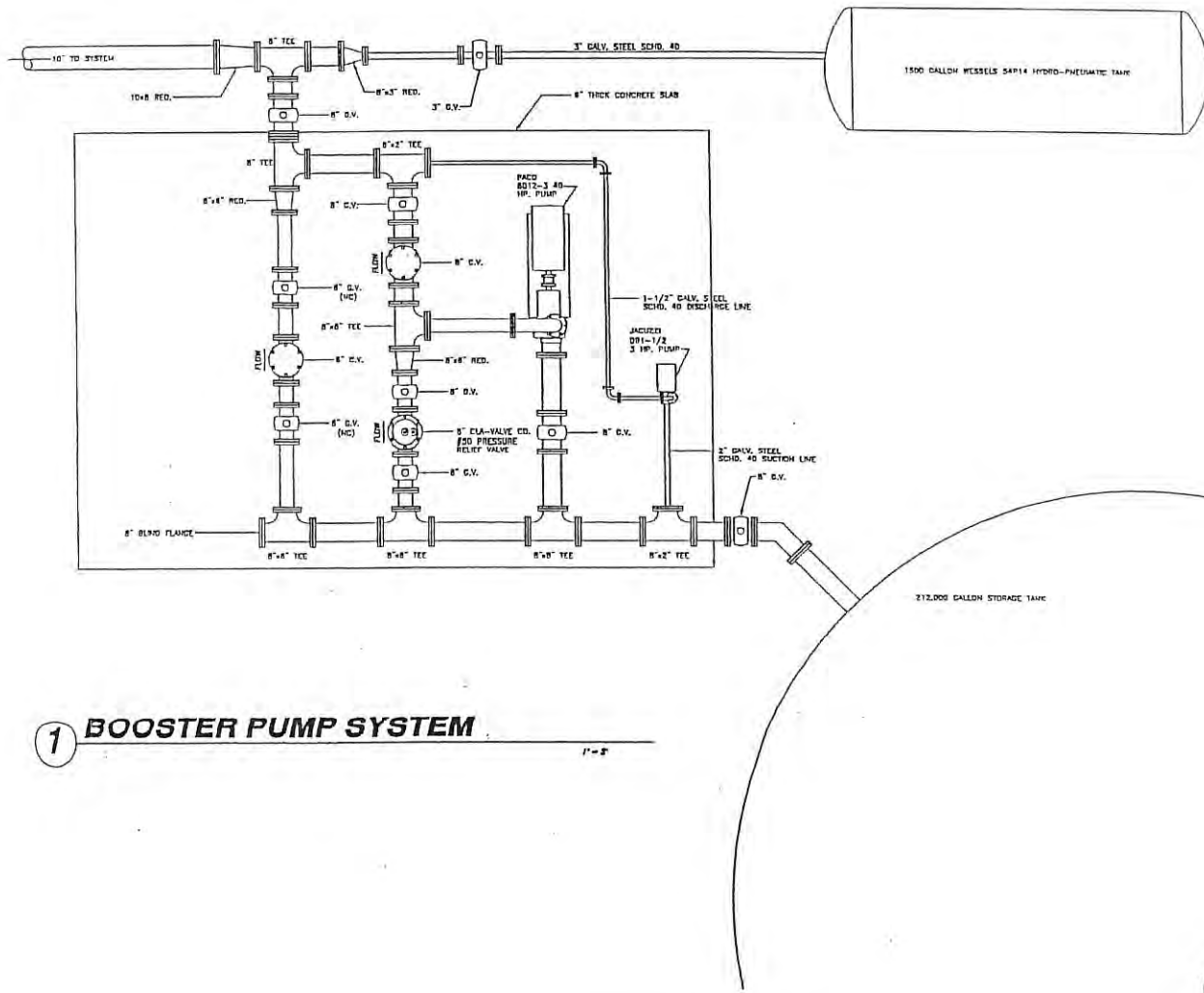
WATER SYSTEM NOTES & DETAILS

TUNSTALL ENGINEERING CONSULTANTS, INC.

WATER SYSTEM IMPROVEMENTS

PROJECT NO. **02-59**
SHEET NO. **W-2**

DATE: 03/20/05
DRAWN BY: J.H.L.
CHECKED BY: J.H.L.
SCALE: 1" = 1'
PROJECT NO. 02-59
SHEET NO. W-2



1 BOOSTER PUMP SYSTEM 1'-0"

REVISIONS

BOOSTER PUMP SYSTEM

DRAWN BY: JSC

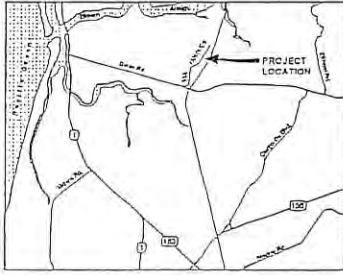
TUNSTALL ENGINEERING CONSULTANTS, INC.
 174 LOCUST STREET, SUITE 100
 SAN JOSE, CALIFORNIA 95131
 (415) 738-1745 FAX (415) 738-1141
 CIVIL ENGINEERING - BUILDING DESIGN

PICK 'N' BULL
WATER SYSTEM IMPROVEMENTS
 FOR:
TOM KLAUER

PROJECT NO. 02-59
 SHEET NO. W-3
 DATE: 04/21/2008



PLOTTED: 04/21/2008



VICINTY MAP

GENERAL NOTES:

1. THE WATER STORAGE TANK AND APPURTENANCE FOUNDATION SHALL BE DESIGNED BY OTHERS. CONTRACTOR SHALL OBTAIN NECESSARY BUILDING PERMITS FROM THE COUNTY BUILDING DEPARTMENT. THE STORAGE TANK SHOWN IS CALLED OUT AS A 100,000 GALLON WATER STORAGE TANK. HOWEVER, THE MINIMUM SIZE TANK TO BE PROVIDED IS 150,000 GALLONS.
2. NO SPECIFIC ROOF DRAINAGE FACILITIES ARE TO BE PROVIDED FOR THE WATER STORAGE TANK. ROOF AND TANK SIDEWALL DRAINAGE IS TO FLOW DOWN THE SIDE OF THE TANK AND DISCHARGE ONTO THE EXPOSED TOP OF THE CONCRETE TANK FOUNDATION.



TANK SITE PLAN

SCALE 1" = 10'

TOPOGRAPHIC INFORMATION FROM DISKETTE PROVIDED BY WILLIAM WRIGHT

BENCH MARK
CENTERLINE OF TOP OF DOMESTIC WELL APPROX. 62 FEET
EAST OF DOLAN RESIDENCE AT SOUTH END OF PARCEL D
ELEVATION: 4222.50



PLOTTED: 04/27/2005

TUNSTALL ENGINEERING CONSULTANTS, INC. (531) 758-7165 2424 S. CALIFORNIA ST. SUITE 100 SAN ANTONIO, TEXAS 78211		TANK SITE PLAN	REVISIONS _____ _____ _____
PICK UP PULL WATER SYSTEM IMPROVEMENTS FOR TOM KLAUER	PROJECT NO. 02-59	SHEET NO. W-4	DRAWN BY: TMM