

Attachment D - 3

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

In the matter of the application of:

GERALD/DEBORAH CUTLER (PLN140714)

RESOLUTION NO. 15-022

Resolution by the Monterey County Planning
Commission:

- 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 and March 11, 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 are 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 3, 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 March 11, 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 Mitigated Negative Declaration.

- EVIDENCE:** a) A MND for S&S Land Development Co/Pick-N-Pull San Jose Auto/Gerald & Deborah Cutler was certified by the Planning Commission 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 March 11, 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.

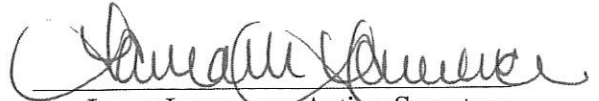
DECISION

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 11th day of March, 2015 upon motion of Commissioner Rochester, seconded by Commissioner Brown, by the following vote:

AYES: Brown, Getzelman, Rochester, Salazar, Diehl, Roberts, Hert, Mendez
NOES: None
ABSENT: Vandevere, Padilla
ABSTAIN: None


Laura Lawrence, Acting Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 16 2015

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 MAR 26 2015

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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.

Monterey County RMA Planning

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

PLN140714

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit Extension (PLN140714) allows:
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 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 15-022) was approved by the Planning Commission for Assessor's Parcel Number 131-054-003-000 on March 11, 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 PLN030501 pursuant to Resolution No. 05049 (attached as EXHIBIT E to the March 11, 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 (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

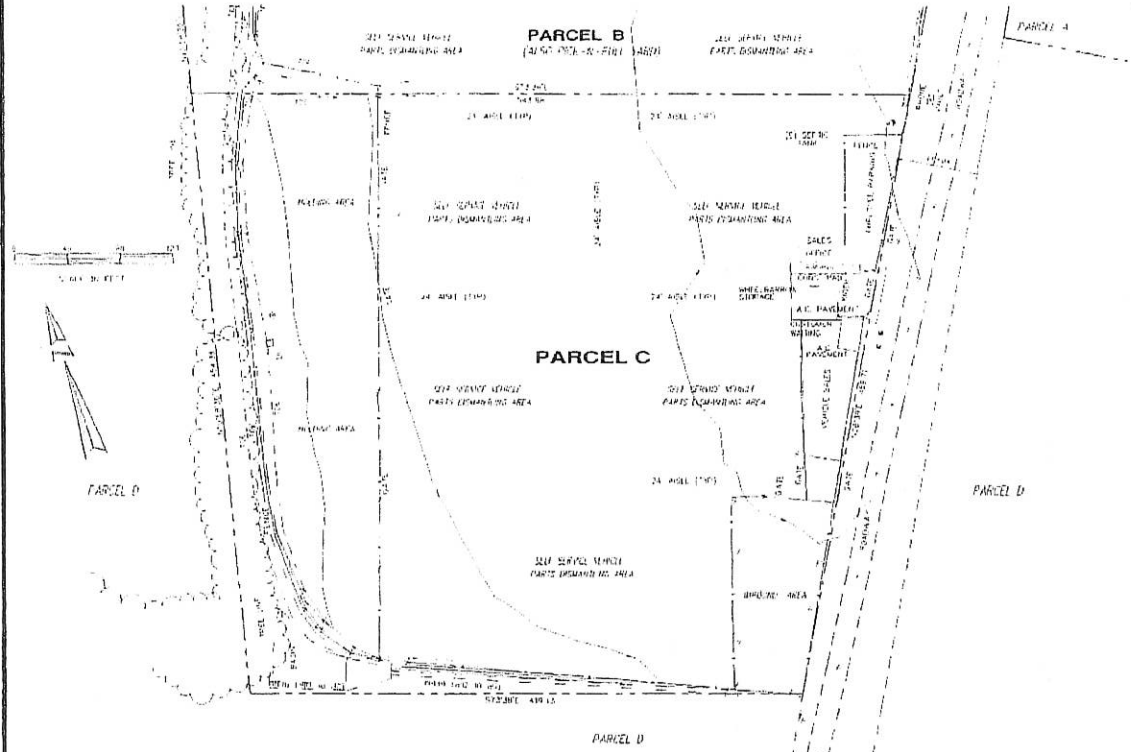
13. MITIGATION MEASURE #4 (Visibility)

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



SITE PLAN

LEGEND

- MANHOLE
- POWER POLE
- SEPTIC SYSTEM
- WADP DRAIN
- DIVISION FENCE
- TOP OF BANK
- TOE OF BANK

TOPOGRAPHIC SURVEY

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

PREPARED BY: PICK-N-PULL AUTO & TRUCK DISMANTLERS
DESIGNED BY: CAROL LINDY, CIVIL ENGINEER
DATE: 12-15-83

SITE DATA

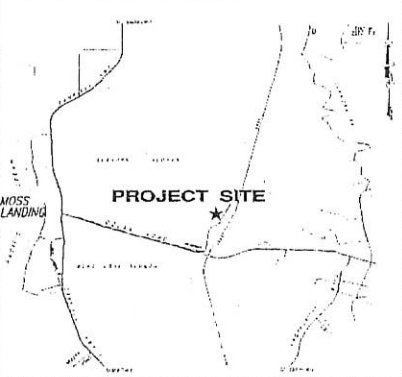
LOCATION: 518 DELAN ROAD, MOSS LANDING, CA 95039
 PARCEL: 100-104-001
 OWNER: DONALD & FREDERICK COLLIS
 518 DELAN ROAD
 MOSS LANDING, CA 95039
 TENANT: PICK-N-PULL
 ZONING: U (GENERAL INDUSTRIAL LOCAL ORDINANCE 2001)

PROJECT AREAS:
 PARCEL SIZE: 5.9 ACRES (174,000 SQ. FT.)
 ENGINEERING OFFICE: 1/2 AC.
 EXISTING MOON: 1/4 AC.
 TOTAL: 6.15 AC. (267,900 SQ. FT. COVERAGE)

UTILITIES:
 GAS: NONE
 ELECTRICITY: POLAR
 SEWER: ON-SITE SANITATION
 WATER: DELAN INDUSTRIAL PARK

NOTE:

LOCATION PLAN :

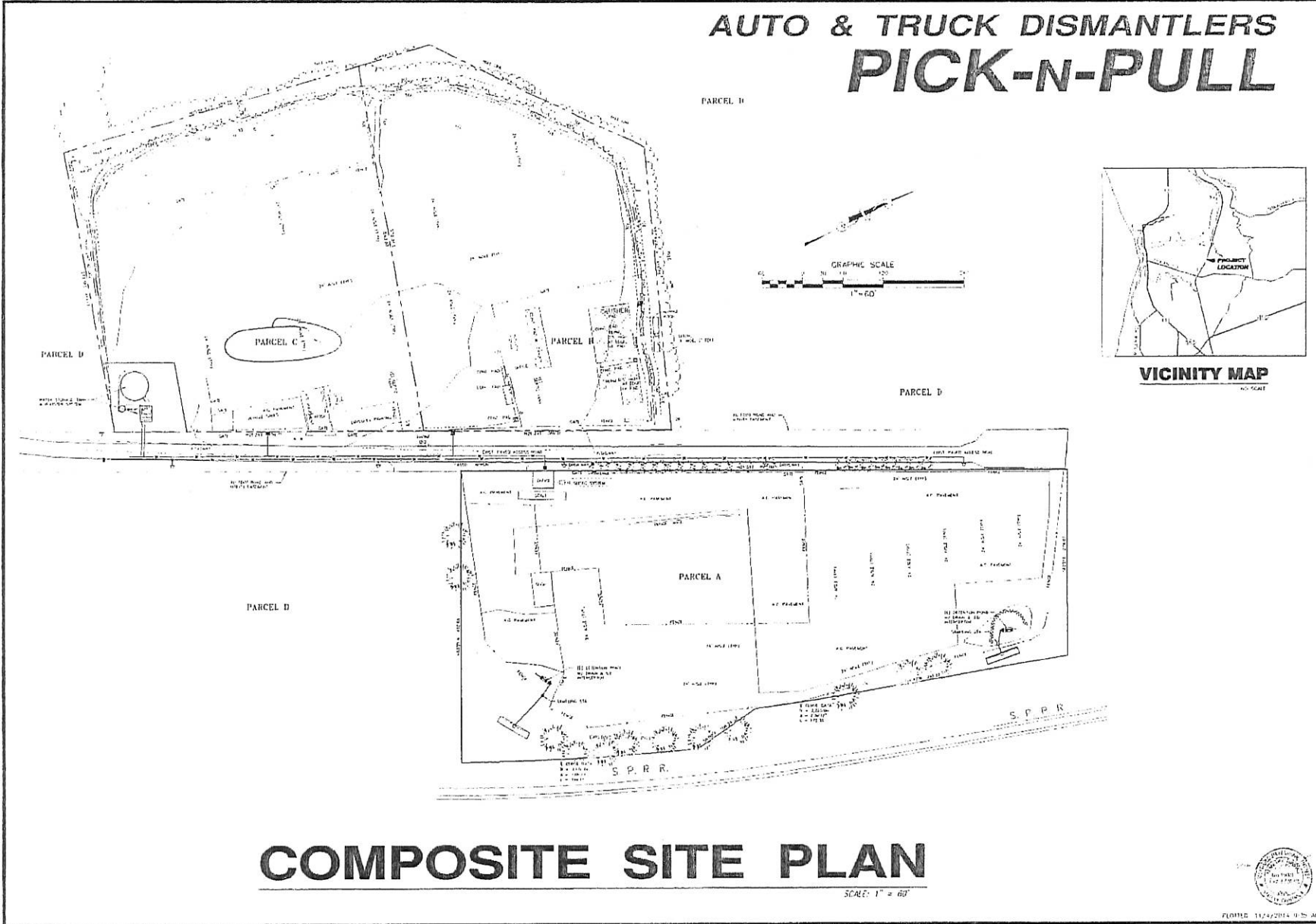


**RENEW USE PERMIT
PARCEL C**

PICK-N-PULL
COASTAL DEVELOPMENT PERMIT
 518 Delan Road
 Moss Landing, CA 95039

PROJECT NO: **03-83**
 SHEET NO: **1**

AUTO & TRUCK DISMANTLERS PICK-N-PULL



COMPOSITE SITE PLAN

SCALE: 1" = 60'

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

**TUNSTALL ENGINEERING
CONSULTANTS, INC.**
304 EAST JENSEN STREET
P.O. BOX 210
DAN EBELING & ASSOCIATES, INC.

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



PROJECT NO. 14-15
SHEET NO. CSP

PLOTTED: 11/12/2014 10:55 AM

P:\14-15 Pick-N-Pull\Drawings\Site Plan\Composite Site Plan.dwg, 11/12/2014 10:55 AM, 14-15 CSP

