



Monterey County Zoning Administrator

Board of Supervisors
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Agenda Item No. 1

Legistar File Number: ZA 19-116

July 25, 2019

Introduced: 7/18/2019

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN160058 - MARTINEZ SANTOS

Public hearing to consider a stationary concrete batch plant operation consisting of a concrete batch plant, office, and delivery truck parking area.

Project Location: Madison Lane, Salinas, Greater Salina area (APN 261-052-015-000).

Proposed CEQA action: Statutorily Exempt per Section 15268 of the CEQA Guidelines.

RECOMMENDATION:

It is recommended that the Zoning Administrator take no action on the Martinez (PLN160058) application, as the proposed use is allowed under the existing General Development Plan and requires no additional entitlements.

PROJECT INFORMATION:

Agent: Sergio Vaca

Property Owner: Santos Martinez

APN: 261-052-015-000

Parcel Size: 1.139 acres

Zoning: Heavy Commercial, Urban Reserve or "HC-UR"

Plan Area: Greater Salinas Area Plan

Flagged and Staked: No

SUMMARY/DISCUSSION:

Originally this application was set for consideration by the Zoning Administrator. However, after review of the permit history and the proposed use, the Chief of Planning has determined that the proposed use falls within the parameters of an existing General Development Plan, and therefore requires no additional entitlements.

The subject property, zoned Heavy Commercial, is located within an established industrial neighborhood within the Boronda Community area. The City of Salinas is located less than ½ mile to the east. Properties to the north are zoned Heavy Commercial, to the south are High Industrial, and to the west are properties zoned Farmland. The property was created through a minor subdivision, identified as "Parcel D" in a Parcel Map filed in 2015 (Volume 23, Page 47 of Parcel Maps).

Finding 1, Evidence "b" of the resolution for the above referenced minor subdivision (Monterey County File No. PLN130678, Resolution No. 14-019), recognized approved uses allowed by a previous General Development Plan (GDP) (Monterey County File No. PLN040688, Resolution No. 06003). Uses allowed under the GDP include: contractor yards and offices, contractor's equipment storage facility within a building, research laboratories (provided the use does not produce undue odor, noise, smoke, or other objectionable effects), an office complex greater than 5,000 square feet,

and other uses of similar character, density, and intensity as determined by the Director of Planning and Building.

The proposed project is to establish a stationary concrete batch plant with a 180 square foot office building and associated grading of approximately 284 yds³ of cut and 166 yds³ of fill. The batch plant will have the capacity to mix 12 yards of concrete, with up to 50 yards per hour. The length of the plant and the conveyor will be approximately 50 feet and the 40-ton cement silo will be approximately 35 feet tall. Other site improvements are included with the application such as the placement of compacted gravel for parking, concrete paving for the driveway area, uncovered storage area for sand and gravel, a trash enclosure, and landscaping, all consistent with the approved GDP. There will be approximately 5 deliveries per day and 8 delivery trucks for the operation. No old/used concrete will be brought to the site or used in association with the operation.

The application has been reviewed by the Monterey Regional Fire Protection District, RMA-Public Works, Environmental Health Bureau, RMA-Environmental Services, and RMA-Planning. Staff consulted with the Monterey Bay Air Resources District (MBARD) to determine the potential for air quality impacts. Construction activity would be well below the impact thresholds for PM10 and operational impacts would be below the threshold of significance¹. Based on staff's analysis, the RMA-Chief of Planning has determined that the proposed use is similar in character, density, and intensity as those specified in the approved GDP. No further action by the Zoning Administrator would be required.


OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- RMA-Public Works
- RMA-Environmental Services
- Monterey County Regional Fire District
- Monterey Bay Air Resources District

FINANCING:

Funding for staff time associated with this project is included in the FY17-18 FY18-19 Adopted Budgets for RMA-Planning.

Prepared by: Anna V. Quenga, Senior Planner, x5175
Reviewed by: Brandon Swanson, Interim RMA Chief of Planning 
Approved by: John M. Dugan, FAICP, Deputy Director of Land Use and Community Development

cc: Front Counter Copy; Zoning Administrator, Craig Spencer, Acting RMA Services Manager; Santos Martinez, Owner; Sergio Vaca, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN160058

¹Utilizing CalEEMod (Version: CalEEMod.2016.3.1), staff determined that the unmitigated levels for ROG would be 0.0555lbs/day, NOx would be 0.1253lbs/day, CO would be .2811lbs/day, and SO2 would be 7.9000e-004lbs/day.