



County of Monterey

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

Board Report

File #: PC 17-082, **Version:** 1

PLN160859 - S&S Land Development Co.

PLN160860 - Pick-N-Pull Auto Dismantlers

PLN160861 - Gerald & Deborah Cutler

Confirm approval of resolutions incorporating the complete list of conditions for amendments to three previously approved Combined Development Permits (PLN030510 & PLN140713; PLN030498 & PLN140677; and PLN030501 & PLN140714) and associated General Development Plan to allow improvements to an existing storm water treatment system.

Project Location: 516A, 516B, and 516C Dolan Road, Moss Landing, North County Coastal Land Use Plan

Proposed CEQA action: Organizational activity not a project per Section 15378(b)(5) of the California Environmental Quality Act Guidelines (CEQA).

RECOMMENDATION:

It is recommended that the Planning Commission confirm approval of resolutions incorporating the complete list of conditions for amendments to three previously approved Combined Development Permits (PLN030510 & PLN140713; PLN030498 & PLN140677; and PLN030501 & PLN140714) and associated General Development Plan to allow improvements to an existing storm water treatment system.

PROJECT INFORMATION:

Property Owner: S&S Land Development Co., Pick-N-Pull Auto Dismantlers, Gerald & Deborah Cutler

APNs: 131-054-001-000, 131-054-002, 131-054-003

Parcel Sizes: 7.52 acres, 4.51 acres, 5 acres (17.03 Total combined acres)

Zoning: Light Industrial (Coastal Zone)/ Agricultural Conservation (Coastal Zone)

Plan Area: North County Coastal Land Use Plan

Flagged and Staked: No

SUMMARY:

Amendments to the Combined Development Permits (PLN030510; PLN030498; PLN030501) were considered by the Planning Commission on June 28, 2017. The Planning Commission approved the amendments and authorized staff to compile the conditions. Staff had recommended approval subject to 14 new conditions of approval and the existing 33 conditions being carried over from PLN030510, PLN030498, and PLN030501.

Subsequently, it came to staff's attention that the existing conditions, adopted in 2014 (PLN140713; PLN140677; and PLN140714), incorporated the conditions from 2003, as applicable and included new conditions. Accordingly, the appropriate conditions for the current 2017 amendments should include 2003 and 2014 conditions of approval. Because the staff report did not include the 2014 conditions, staff is returning to the Planning Commission with a complete list of applicable conditions of approval. Since the Planning Commission has already approved the 2017 amendments, the purpose of this action is to confirm the list of conditions of approval. This action is not intended to reopen the approval of the amendments.

CEQA:

The Planning Commission considered an addendum to the previously adopted Mitigated Negative Declaration.

The current action before the Planning Commission is essentially a correction to the resolutions without reopening the project approvals. Therefore, it is not a project under CEQA.

Prepared by: Jacqueline R. Onciano, RMA Chief of Planning

Reviewed by: Brandon Swanson, RMA Planning Services Manager

cc: Front Counter Copy; Planning Commission, California Coastal Commission; Jacqueline R. Onciano, RMA Chief of Planning; Luis Osorio, Agent; S&S Land Development, Pick-N-Pull Dismantlers, and Deborah L. Cutler, Owners