



County of Monterey

Item No.3

Zoning Administrator

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

Legistar File Number: ZA 25-047

September 11, 2025

Introduced: 9/5/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN240276 - T & B SPRAGUE LLC

Public hearing to consider establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

Project Location: 11065 Commercial Parkway, Castroville

Proposed CEQA action: Find the project Categorically Exempt pursuant to the CEQA Guidelines section 15301, and there are no exceptions pursuant to section 15300.2.

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- 1) Find the amendment qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Use Permit to allow establishment of an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork; and

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval, subject to 8 conditions of approval.

PROJECT INFORMATION

Property Owner: T & B Sprague LLC

APN: 133-492-009-000

Parcel Size: 1 acre

Zoning: Community Plan (CP), which refers to the Castroville Community Plan or development policies and land use regulations

Plan Area: North County Area Plan and Castroville Community Plan

Project Planner: Kayla Nelson, Associate Planner

(831) 796-6408, nelsonk@countyofmonterey.gov

SUMMARY

The subject property is located at 11065 Commercial Parkway in Castroville and is subject to the County of Monterey 2010 General Plan (General Plan), Castroville Community Plan (CCP), the North County Area Plan (NCAP), and regulations set forth in the Monterey County Zoning Ordinance (Title 21). The proposed project includes a Use Permit to establish an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

The parcel is zoned Community Plan (CP), which refers to the CCP for development policies and land use regulations. Table B-2 of the CCP allows auto repair facilities subject to the approval of a Use Permit. The proposed project would be located within an existing 17,590 square foot two-story building, with 645 square feet of this building being remodeled to accommodate the needs for repair facilities proposed onsite. Therefore, the project is an allowed land use for this site.

Design/Neighborhood and Community Character.

CCP Appendix A provides Design Guidelines for development within the plan boundary. The Industrial Design Guidelines found in Section 8 of Appendix A call for controlled site access, location of service areas to the side and rear of buildings, and landscaping along the frontage street. The project will include minor modifications to the interior of an existing structure. Overall, there will be no change in the building's exterior design and character, and the minor modifications resulting from the project are consistent with the existing aesthetics of the site and the Industrial Design Guidelines of the CCP.

Development Standards.

Pursuant to the CCP, Industrial Development Standards are outlined in Table B-7. The project will be located within an existing structure found to meet the development standards of the CCP and will require no changes to the building's exterior. Therefore, the project is found to be consistent with the CCP's development standards.

Operations Plan.

The project would involve 15 employees for an auto repair shop with hours of operation occurring Monday through Friday from 8am to 5pm, and Saturday from 9am to 2pm. The business will be closed to the public on Sundays. All hazardous materials will be handled in accordance with an approved Hazardous Materials Business Plan (Condition No. 5) from the Environmental Health Bureau (**Exhibit A**). All existing landscaping and exterior lighting will remain the same. No signage is proposed with this application. Should signage be proposed in the future, it will be subject to a separate discretionary permit and design approval pursuant to Title 21 Chapters 21.60 and 21.44.

Parking Standards.

Pursuant to the CCP, Parking Standards are outlined in Table B-7. Parking and loading requirements are to be in conformance with Title 21 Chapter 21.58 Zoning Ordinance regulations for parking and supplemented with Section 4.1 of the Table B-7 Design Standards. Off-street parking for Industrial Development is required to be one space per 1,000 square feet of ground floor area. The existing building is 17,590 square feet, which would require a minimum of 17.5 parking spaces. The existing parking for this project consists of 44 spaces, which exceeds the minimum required.

Health and Safety.

Necessary public facilities are available, including domestic water provided by Monterey One Water, wastewater service provided by Castroville Community Services District, and PG&E utilities. The project will involve the storage of hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System. On May 13, 2025, the Environmental Health Bureau conditioned the project (Condition No. 5) to require an up-to-date Hazardous Materials Business Plan that meets the standards found in the

California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65. Condition No. 8 has been applied to ensure that applicable permits from the Monterey Bay Air Resources District are obtained prior to issuance of construction permits or occupancy, whichever occurs first.

ENVIRONMENTAL REVIEW

California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts amendments to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing private structures or topographical features. The project involves the interior remodel of an existing building for the use of an auto repair shop. Therefore, the project was found to meet the qualifications for a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, and does not cause any unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project site is located within an area of high archaeological sensitivity. However, a Phase 1 Archaeological Report was not required for the project because no ground disturbance is proposed, and all business activities will take place within an existing structure (**Exhibit A**).

OTHER AGENCY INVOLVEMENT

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

- Environmental Health Beauru
- HCD-Engineering Services
- HCD-Environmental Services
- North County Fire Protection District

LAND USE ADVISORY COMMITTEE (LUAC)

The project was not referred to the Castroville LUAC as it does not meet the criteria for referral outlined in Board of Supervisors Resolution No. 15-103.

Prepared by: Kayla Nelson, Associate Planner, x6408

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with HCD:

- Exhibit A - Draft Resolution, including:
 - Recommended Conditions of Approval
 - Site Plan, Floor Plans, Elevations
 - Colors and Materials
- Exhibit B - Operations Plan
- Exhibit C - Vicinity Map

cc: Front Counter Copy; North County Fire Protection District; Environmental Health Beauru; HCD-Environmental Services; HCD-Engineering Services; Kayla Nelson, Planner; Jacquelyn M. Nickerson, Principal Planner; T & B Sprague LLC, Property Owner; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN240276.