

Exhibit B

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Operations Plan

German Auto Body
11065 Commercial Pkwy
Castroville, CA 95012

For Use Permit: **PLN240276**



Document contains an operations plan combining illustrations (site plan, elevations, floor plans, sign program, etc.) and narrative (description of allowed uses, hours of operation, etc.)

Document Information	Permit Type: <u>Use Permit with no General Development Plan (GDP)</u>
	Permit / File #: <u>PLN270276</u>
	Jurisdiction: <u>County of Monterey</u>
	Area Plan: <u>North County Area Plan</u>
	Land Use Designation: <u>Castroville Community Plan (CCP) (Industrial)</u>
	Project Name: <u>T & B SPRAGUE LLC</u>
	APN: <u>133-492-009-000</u>
	Property Address: <u>11065 Commercial Pkwy. Castroville, CA 95012</u>
Project Description: <u>Auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general body work.</u>	

People	
Owner(s) Name: <u>Thomas Sprague</u>	Address: <u>195 Aviation Way #201, Watsonville, CA 95076</u>
Phone: <u>(831) 588-9939</u>	Email: <u>thomas@abconproducts.com</u>
Agnet(s) Name: <u>Michael Bassetti</u>	Address: <u>328-B Main St. Salinas, CA 93901</u>
Phone: <u>(831) 262-1925</u>	Email: <u>michael.bassetti@cushwake.com</u>
Applicant(s) Name: <u>John Rost</u>	Address: <u>7451 Carnoustie Ct. Gilroy, CA 95020</u>
Phone: <u>(831)</u>	Email: <u>germanautobody@gmail.com</u>
Planner(s) Name: <u>Benjamin Moulton</u>	Address: <u>1441 Schilling Pl. 2nd Floor, Salinas, CA</u>
Phone: <u>(831)</u>	Email: <u>MoultonB@countyofmonterey.gov</u>

Operations Plan Checklist

1. **Property Uses:** Auto body shop providing repair and maintenance services for vehicles.
Including collision repair, paint work, and general body work.

Allowed Uses	Disallowed Uses
<ol style="list-style-type: none"> Vehicle repair/restoration; Collision Repair <ol style="list-style-type: none"> Bodywork, drake straightening, dent removal, repainting, refinishing, mechanical repairs including but not limited to suspension, alignment work, etc. Parts and Materials storage necessary for repairs <ol style="list-style-type: none"> Bumpers, fenders, paint Vehicle Washing and Detailing post-repair Administrative Areas <ol style="list-style-type: none"> Office spaces for customer service, estimates, billing, waiting area Proper disposal of materials in accordance with local regulation <ol style="list-style-type: none"> Recycling and Waste disposal including but not limited to paint, oil, metal scraps Vehicle inspection and Estimating <ol style="list-style-type: none"> Conducting inspections to assess damage and create repair estimates Estimates created for customer or insurance approval Towing Services <ol style="list-style-type: none"> Tow trucks transporting vehicles for collision repair that are unable to be driven, or customer request 	<ol style="list-style-type: none"> Non-Collision related vehicle services <ol style="list-style-type: none"> General automotive maintenance including but not limited to oil changes, tire services, etc., when <u>not</u> related to collision repair Unauthorized vehicle storage <ol style="list-style-type: none"> Long-term vehicle storage, unless related to repair work in progress Sale of Vehicles Non-Repair related activities <ol style="list-style-type: none"> Installation of aftermarket accessories not related to collision repair Unrelated mechanical work Retail, restaurant, or other unrelated commercial activities Improper or Inappropriate Waste Disposal <ol style="list-style-type: none"> Improper disposal of hazardous materials such as chemicals, oil, or paint Excessive Noise <ol style="list-style-type: none"> Activities creating excessive noise, dust, beyond the regulatory limits Heavy or Industrial Manufacturing, Fabrication unrelated to collision repair Towing services unrelated to Collision Repairs

2. Operation

Hours of Operation and Delivery	Monday.....8:00 a.m - 5:00 p.m Tuesday.....8:00 a.m - 5:00 p.m Wednesday..8:00 a.m - 5:00 p.m Thursday.....8:00 a.m - 5:00 p.m Friday.....8:00 a.m - 5:00 p.m Saturday.....9:00 a.m - 2:00 p.m Sunday.....Closed / None
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3. Employees

Maximum Number of Employees Anticipated	15
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4. Parking

Proposed Parking	Parking at the side includes a lot of 44 Parking Spaces. This will not impact traffic in terms of street parking, etc.
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5. Traffic

Estimated Number of Trips to be generated	Less than >110 trips per day. Traffic analysis states VMT (Vehicle Miles Travelled) analysis not required.
Traffic Engineer Consultant: <u>Keith Higgins</u>	Phone Number: <u>(408) 201-2752</u>
Email: <u>keith@keithhigginste.com</u>	Address: <u>2060 Rockrose Ct. Gilroy, CA 95020</u>

6. Site Development Standards

<i>To Include: Setbacks, Building heights, building materials/colors, etc.</i>
No changes or development to be made to the current / existing site layout. Including but not limited to: building heights, building materials, building colors, etc.

7. Signs

<i>To Include: Proposed sign program or note meeting the applicable Zoning Code (citing appropriate section).</i>
No current sign proposal has been made with the current / existing signage.

8. Landscaping Plan

<i>To Include: Trash/ Recycling facilities.</i>
No changes to be made to the current / existing landscaping plan. Including but not limited to: Trash/Recycling facilities.

9. Exterior Lighting Plan

To be coordinated with the Landscape Plan

No changes to be made to the current / existing Exterior Lighting Plan, and/or any alternative landscaping elements.

10. Hazardous Materials Questionnaire

See Document* on Following Page ▼

****Original Signed Document Has Been Submitted as a Separate PDF File***

Monterey County Health Department
Environmental Health Bureau
1270 Natividad Road
Salinas, CA 93906
(831) 755-4507
Fax (831) 796-8698

Jurisdiction Name Monterey County
 Use Permit # PLN240276
 Or
 Building Permit # _____
 Contact Name _____
 Phone # _____

HAZARDOUS MATERIAL QUESTIONNAIRE

Business Name German Auto Body Type of Business Autobody Collision Repair
 Site Location 11065 Commercial Pkwy City Castroville APN: 133-492-009-000
 Mailing Address 7451 Carnoustie Ct, Gilroy, CA 95020
 Business Contact John Rost (408) 210-1050
Name Phone Number
 Property Owner Thomas Sprague (831) 588-9939
Name Phone Number

1. Will your business/proposed project be using any hazardous materials such as oil, fuels, solvents, compressed gases, acids, corrosives, pesticides, fertilizers, paints or other chemicals?

☒ Yes ☐ No
2. Will your business/proposed project be using hazardous materials in quantities of 55 gallons and above for liquids, 500 lbs. and above for solids and/or 200 cubic feet and above for compressed gases?

☒ Yes ☐ No
3. Will your business/proposed project be using any quantities of acutely hazardous materials such as ammonia, chlorine, sulfuric acid, formaldehyde, hydrogen peroxide, methyl bromide or other restricted pesticides?

☐ Yes ☒ No
4. Will your business/proposed project be using underground storage tanks to store hazardous materials?

☐ Yes ☒ No
5. Will your business/proposed project be generating any quantities of hazardous waste such as waste oil, waste solvents, etc?

☒ Yes ☐ No
6. Will your business/proposed project be emitting any hazardous air emissions?

☒ Yes ☐ No

CERTIFICATION:

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct to the best of my knowledge and belief.

ANY QUESTIONS REGARDING THIS FORM CAN BE DIRECTED TO:

Monterey County Health Department
 Environmental Health Bureau
 1270 Natividad Road
 Salinas, CA 93906
 (831) 755-4507
 Fax (831) 796-8698

Executed AT:

Castroville, CA

City, State

TJ Sprague

Print Name of Owner/Operator: _____

Signature of Owner/Operator: _____

DocuSigned by:

TJ Sprague

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For Local Jurisdiction Use Only:

1. Is there a known or proposed school, hospital, day care, or long term care facility within 1,000 feet of this site location?

☐ Yes ☐ No
2. Is there a known or proposed school, hospital, day care, or long term care facility ¼ mile of this site location?

☐ Yes ☐ No

Health Department Clearance

Air Pollution District Clearance

Signature: _____ Date: _____

Print Name and Title: _____

Signature: _____ Date: _____

Print Name and Title: _____

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