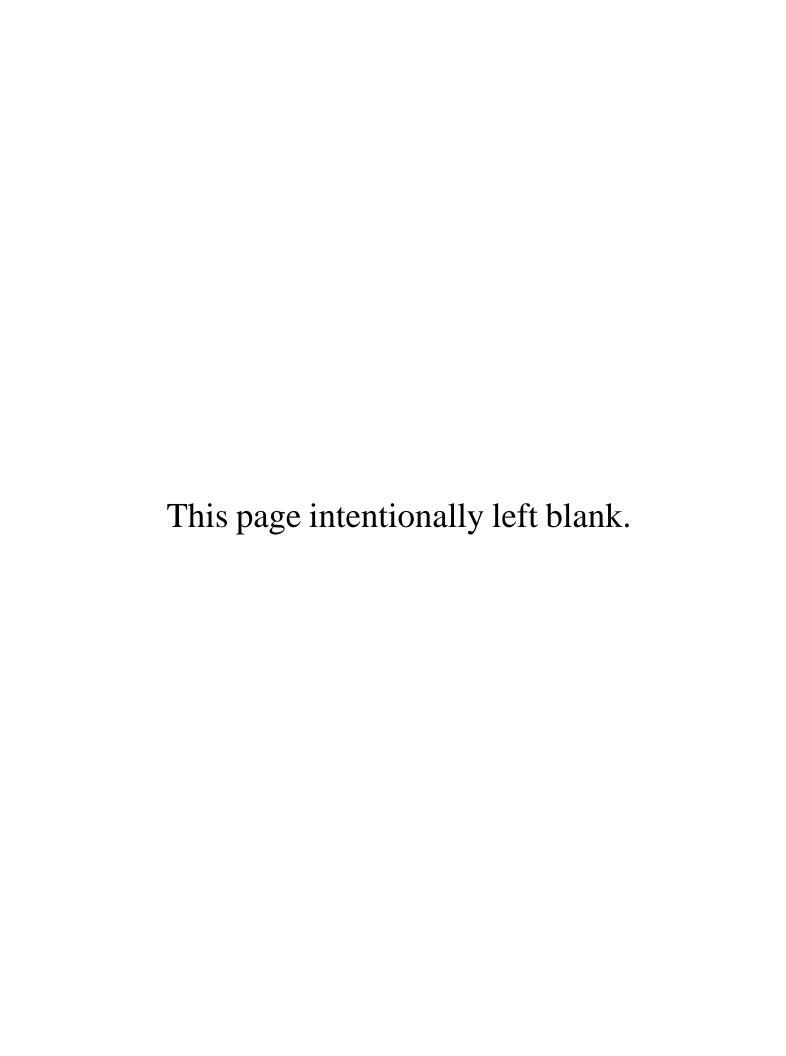
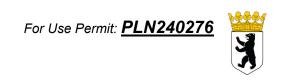
Exhibit B



Operations Plan

German Auto Body 11065 Commercial Pkwy Castroville, CA 95012



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.)

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

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

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	
1.	Vehicle repair/restoration; Collision Repair a. Bodywork, drake straightening, dent removal, repainting, refinishing, mechanical repairs including but not limited to suspension, alignment work, etc.	Non-Collision related vehicle services a. General automotive maintenance including but not limited to oil changes, tire services, etc., when not related to collision repair Unauthorized vehicle storage	
2.	Parts and Materials storage necessary for repairs	a. Long-term vehicle storage, unless related to repair work in progress 3. Sale of Vehicles	
2	a. Bumpers, fenders, paint	0. 0	
4.	Vehicle Washing and Detailing post-repair Administrative Areas a. Office spaces for customer service, estimates, billing, waiting area	4. Non-Repair related activities a. Installation of aftermarket accessories not related to collision repair b. Unrelated mechanical work	
5.	Proper disposal of materials in accordance with local regulation a. Recycling and Waste disposal including but not limited to paint, oil, metal scraps	c. Retail, restaurant, or other unrelated commercial activities 5. Improper or Inappropriate Waste Disposal a. Improper disposal of hazardous materials such as chemicals, oil,	
6.	Vehicle inspection and Estimating a. Conducting inspections to assess damage and create repair estimates b. Estimates created for customer or insurance approval	or paint 6. Excessive Noise a. Activities creating excessive noise, dust, beyond the regulatory limits 7. Heavy or Industrial Manufacturing,	
7.	Towing Services a. Tow trucks transporting vehicles for collision repair that are unable to be driven, or customer request	Fabrication unrelated to collision repair 8. Towing services unrelated to Collision Repairs	

2. Operation

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
SundayClosed / None

3. Employees

15

impact

4. Parking

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

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:	Keith Higgins	Phone Number: (408) 201-2752
Email: keith@keithhigginste.co	m	Address: 2060 Rockrose Ct. Gilroy, CA 95020

6. Site Development Standards

To Include: Setbacks, Building heights, building materials/colors, etc.

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

To Include: Proposed sign program or note meeting the applicable Zoning Code (citing appropriate section).

No current sign proposal has been made with the current / existing signage.

8. Landscaping Plan

To Include: Trash/ Recycling facilities.

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 C	German Auto Body	Type of Bu	ısiness	Autobody Collision Repair
Site Location 110	065 Commercial Pkwy	City	Castroville	APN: 133-492-009-000
Mailing Address	7451 Carnoustie Ct, Gilroy, CA	A 95020		
Business Contact	John Rost			(408) 210-1050
Duomonte: Ourman	Name			Phone Number
Property Owner	Thomas Sprague Name			(831) 588-9939 Phone Number
	ness/proposed project be using any ilizers, paints or other chemicals?	hazardous materia	ıls such as oil, f □ No	uels, solvents, compressed gases, acids, corrosives
	ness/proposed project be using haz or 200 cubic feet and above for con	ardous materials in		5 gallons and above for liquids, 500 lbs. and above
	ness/proposed project be using any hydrogen peroxide, methyl bromic			naterials such as ammonia, chlorine, sulfuric acid,
4. Will your busin	ness/proposed project be using und	erground storage t	anks to store ha	zardous materials?
5. Will your busin	ness/proposed project be generating	g any quantities of Yes	hazardous wast	te such as waste oil, waste solvents, etc?
6. Will your busin	ness/proposed project be emitting a	ny hazardous air e	missions?	
correct to the best of my	that the foregoing is true and	Mor Env 1270 Salii (831	STIONS REGAR tterey County Healt ironmental Health I O Natividad Road nas, CA 93906) 755-4507 (831) 796-8698	
Executed AT:		Tux	(051) 770 0070	
Castrovill	e, CA			
Cit	y, State			
Print Name of Own	TJ Sprague er/Operator:	DocuSigned by:		
Signature of Owner	•	1) Sprague		
		Yes care, or long term	☐ No care facility ¼	ithin 1,000 feet of this site location? mile of this site location?
			□ No	
Health Departmen	nt Clearance	Signature:_		Date:
		Print Name	and Title:	
Air Pollution Dis	trict Clearance			Date:
		Print Name	and Title:	

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