

Exhibit A

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**EXHIBIT A
DRAFT RESOLUTION**

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

T & B SPRAGUE LLC (PLN240276)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding 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) Approving a Use Permit for an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.

[PLN240276, T & B SPRAGUE LLC, 11065 Commercial Parkway, Castroville, North County Area Plan, Castroville Community Plan (Assessor's Parcel Number: 133-492-009-000)]

The T & B SPRAGUE LLC application (PLN240276) came on for a public hearing before the County of Monterey Zoning Administrator on September 11, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (General Plan);
 - North County Area Plan (NCAP);
 - Castroville Community Plan (CCP); and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The property is located at 1065 Commercial Parkway, Castroville, North County Area Plan, CCP area (Assessor's Parcel Number: 133-492-009-000). The parcel is zoned Community Plan (CP), which refers to the CCP for development policies and land use regulations. The project is to allow an auto body shop providing repair

and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork. 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.

- c) Lot Legality. The project site is shown in its current configuration as Lot 21, Tract 867 of the Castroville Industrial Park Unit No. 1, filed on August 2, 1979 (Book 14, Page 2, Cities and Towns) in the Monterey County Recorder's Office. Therefore, the County recognizes the parcel as a legal lot of record.
- d) 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.
- e) 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.
- f) 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.
- g) 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. See Finding No. 4, Evidence "c" below. 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.

- h) Land Use Advisory Committee (LUAC) Review. 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.
- i) Staff reviewed street view and aerial imagery (Google Maps and Monterey County GIS) to verify that the project is consistent with the applicable plans and regulations.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and North County Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to traffic. The following report has been prepared:

- “Traffic Report” (LIB250121) prepared by Keith Higgins Traffic Engineer, Gilroy, CA, March 24, 2025.

County staff independently reviewed this report and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with this report.

- c) The Traffic Report from Keith Higgins (LIB250121) concluded that the traffic analysis for this project would generate the same amount of traffic as a generic light industrial use, which is less than 110 trips per day. Therefore, the project would have no impact on traffic and does not require any off-site operational improvements. However, regional and county traffic impact fees (Condition Nos. 3 and 4) will be required pursuant to the 2010 General Plan Policy C-1.8.
- d) Staff reviewed aerial imagery (Monterey County GIS) to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau,

and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available including domestic water provided by the Monterey One Water, wastewater service provided by Castroville Community Services District, and PG&E utilities.
- c) 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.
- d) Condition No. 7 requires that the Applicant/Owner obtain necessary permits from the Monterey Bay Air Resources District.
- e) Staff reviewed aerial imagery (Monterey County GIS) to verify that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.

4. FINDING: **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) 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.
 - b) 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.

- c) 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.
- d) No adverse environmental effects were identified during staff review of Monterey County GIS information.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning can be found in Project File No. PLN240276.

6. FINDING: APPEALABILITY – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Pursuant to Title 21 section 21.80.040.B, the Planning Commission is the Appeal Authority to consider appeals from the discretionary decisions of the Zoning Administrator made pursuant to this Title.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the County of Monterey Zoning Administrator does hereby:

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 for an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork.
All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of September 2025.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240276

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN240276) allows an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork, and general bodywork. The property is located at 11065 Commercial Parkway, Castroville (Assessor's Parcel Number 133-492-009-000), North County Area Plan, Castroville Community Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 133-492-009-000 on September 11, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

4. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

5. EHSP01 - HAZARDOUS MATERIALS BUSINESS PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The facility is anticipated to store hazardous materials in excess of threshold quantities that require registration with the California Environmental Protection Agency's California Environmental Reporting System (CERS) and 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.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, the owner/applicant shall submit a completed Business Plan – Memorandum of Understanding (form available from EHB) that specifies the facility will be registered with CERS and that a Hazardous Materials Business Plan must be on file prior to bringing hazardous materials on site and/or commencement of operations.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

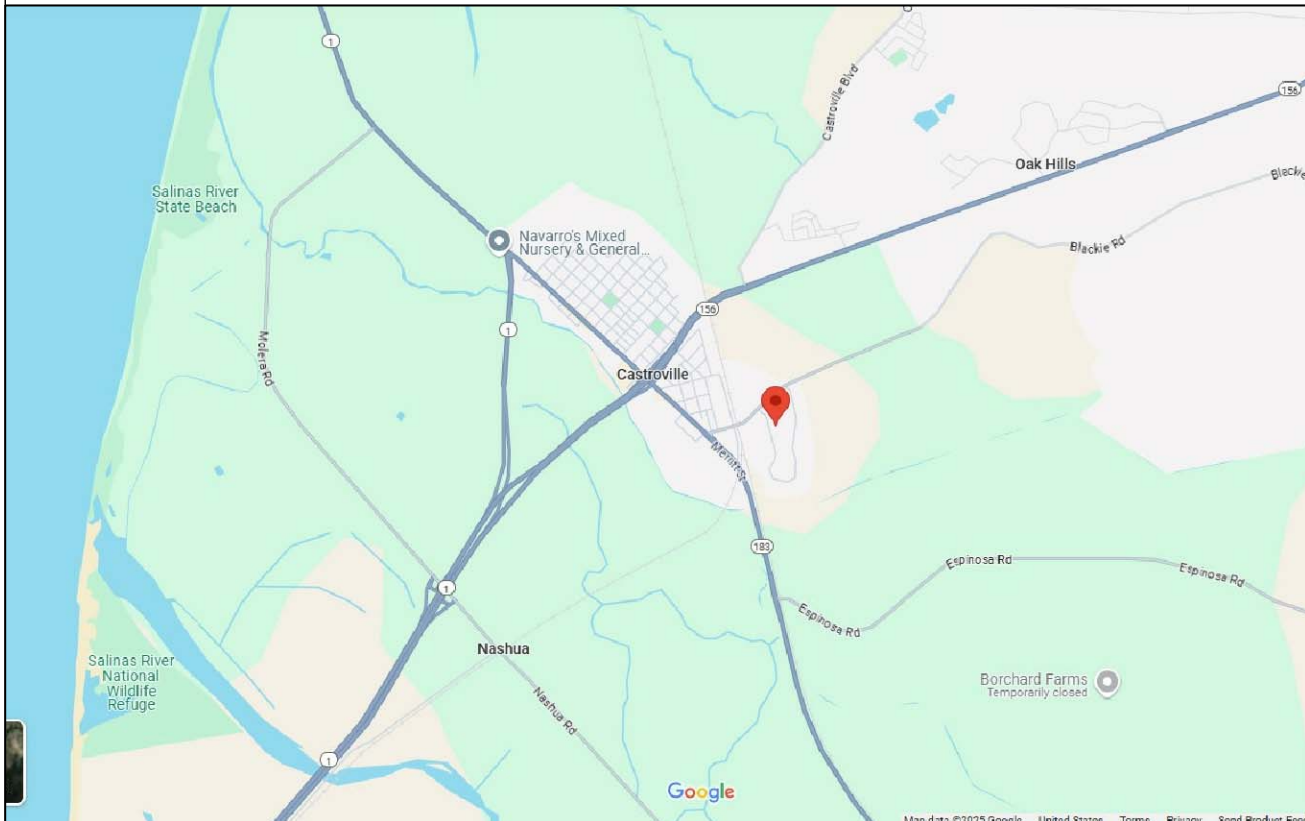
7. PDSP01 – AIR POLLUTION CONTROL (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, the applicant shall obtain all necessary Air District permits for the establishment of the Auto Body Shop.

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits or commencement of use, whichever comes first, the Owner/Applicant shall obtain any required Air District permits and the Air District shall conduct all inspection activities as required by the Air District. Obtainment of Air District permits shall be submitted to the Environmental Health Bureau and HCD-Planning for review and approval.

GERMAN AUTO BODY-CASTROVILLE
11065 COMMERCIAL PKWY
CASTROVILLE, CA 95012

GENERAL NOTES				CLIENT	STRUCTURAL	
<div>GENERAL:</div> <div>1. DESIGN CRITERIA: SPRAYBOOTH LIVE 10 PSF SPRAYBOOTH DEAD 5 PSF SEISMIC DESIGN CATEGORY D SITE CLASS D IMPORTANCE FACTOR 1.25 MAPPED ACCELERATION Ss=1.735, S1=0.615 SITE COEFFICIENT Fa=1.2 Fv=1.7 SPECTRAL RESPONSE Sds=1.388, Sd1=0.697 SEISMIC RESPONSE Cs=0.496 RESPONSE MODIFICATION R=3.5 REDUNDANCY FACTOR ϕ=1.3</div> <div>2. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS AND CONTACT EJD ENGINEERING, INC. IMMEDIATELY WITH ANY DISCREPANCIES PRIOR TO STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND TAKE ALL MEASURES TO PROTECT THE STRUCTURE DURING CONSTRUCTION.</div> <div>3. ONCE DEMOLITION HAS OCCURED EJD ENGINEERING, INC. SHALL BE RETAINED TO INSPECT AND APPROVE THE EXISTING CONDITIONS ARE AS PREDICTED TO ASSURE THE PROPOSED DESIGN WILL AND CAN BE CONSTRUCTED TO THE PREDICTED EXISTING CONDITIONS OF THE DESIGN.</div> <div>CODE REQUIREMENT:</div> <div>1. ALL CONSTRUCTION, INSTALLATION, AND MATERIAL SHALL CONFORM TO THE 2022 CBC, CMC, CPC, CEC, CFC, 2021 NFPA 33, AND ALL OTHER LOCAL ORDINANCES.</div> <div>SOILS:</div> <div>1. ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN WAS 1500 PSF PER TABLE 1806.2 CLASS 5. 2. SOIL SITE CLASS "D" PER TABLE 1613.5.2. 3. COMPLIANCE WITH ALL CORCTIONS AND NOTIFICATIONS WITH GRADING PRE-INSPECTION REPORT (GPI), IF PROVIDED.</div> <div>REINFORCED CONCRETE:</div> <div>1. CEMENT TO BE TYPE-II CONFORMING TO ASTM C150. 2. AGGREGATES SHALL CONFORM TO ASTM C-33 FOR STRCTURAL NORMAL WEIGHT CONCRETE (3/4" MAX. SIZE) AND ASTM C-530 FOR STRUCTURAL LIGHTWEIGHT CONCRETE. 3. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94. 4. REINFORCING STEEL SHALL BE MINIMUM GRADE 40 FOR SIZES #3 AND #4 AND GRADE 60 FOR SIZES #5 AND LARGER. 5. THE FOLLOWING MINIMUM CLEAR DISTANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE SHALL BE MAINTAINED UNDO: <div>SLABS ON GRADE - MIDDLE OF SLAB CONCRETE EXPOSED TO SOIL - 3 INCHES CONCRETE EXPOSED TO WEATHER - 1 1/2 INCHES</div> 6. ALL CONCRETE SHALL SATISFY THE MINIMUM STRENGTH REQUIREMENTS. THE MINIMUM ULTIMATE COMPRESSIVE STRENGTH (F'c) AT 28 DAYS SHALL BE AS FOLLOWS: 2500 PSI - PADS AND CONTINUOUS FOOTINGS 2500 PSI - SLABS ON GRADE 3000 PSI - GRADEBEAMS CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED FOR ALL CONCRETE DESIGNED WITH F'C GREATER THAN 2500psi. 7. THE MINIMUM CEMENT CONTENT PER CUBIC YARD OF CONCRETE SHALL BE AS FOLLOWS: <div>5 1/4 SACKS - 2500 PSI STRENGTH 5 1/2 SACKS - 3000 PSI STRENGTH WATER/CEMENT RATIO NOT TO EXCEED 0.45</div> 8. THE MAXIMUM CONCRETE SLUMP SHALL BE AS FOLLOWS: SLABS ON GRADE - 3 INCHES +/- 1 INCH ALL OTHER WORK - 4 INCHES +/- 1 INCH 9. LEVEL CONCRETE FLOOR SLABS VARIATION SHALL NOT BE MORE THAN 1/8 INCH IN TEN FEET. 10. DRY PACK MIX PROPORTIONS BY VOLUME SHALL BE ONE PART CEMENT TO TWO-AND-ONE-HALF PARTS FINE AGGREGATES (PASSING THE NO. 4 SIEVE). MIX WITH WATER TO CONSISTENCY SUCH THAT, WHEN BALL OF MIXTURE IS COMPRESSED IN HAND, BALL WILL MAINTAIN SHAPE, SHOWING FINGER MARKS, BUT NOT SHOWING SURFACE WATER.</div> <div>CONCRETE ANCHORS</div> <div>1. THREADED CONCRETE ANCHORS SHALL BE "SIMPSON TITEN-HD" PER LARR25741 OR APPROVED EQUAL. 2. INSTALLATION AND MINIMUM EMBEDMENT SHALL BE IN ACCORDANCE WITH SPECIFICATIONS OR AS SPECIFIED ON DRAWINGS, WHICH EVER IS GREATER. 3. WHERE ANCHOR BOLTS ARE SET IN MASONRY WALLS, FILL BLOCK CELLS WITH CONCRETE FOR BOLTED COURSE AND TWO COURSES BELOW ANCHOR ELEVATION.</div> <div>DEFERRED SUBMITTAL:</div> <div>1. FIRE SUPPRESSION AT SPRAY BOOTH - INCLUDES EXHAUST DUCT.</div>				GERMAN AUTOBODY 11065 COMMERCIAL PKWY CASTROVILLE, CA 95012	EJD ENGINEERING, INC 5847 PINE AVE. SUITE A CHINO HILLS, CA 91709 PH: 909-517-2451	
<div>STRUCTURAL STEEL:</div> <div>1. ALL MATERIAL FOR USE ON THIS WORK SHALL BE NEW, CLEAN MATERIAL, MILL TESTED AND IDENTIFIED OR SAMPLED AND TESTED BY THE LABORATORY IN CONFORMANCE WITH THE STANDARDS BELOW AND THE SPECIFICATIONS. 2. STRUCTURAL STEEL SHAPES, PLATES AND BARS: SHALL CONFORM TO ASTM A-992. 3. PIPE STEEL: CONFORM TO ASTM A-53, GRADE B. TUBE STEEL: CONFORM TO ASTM A-500, GRADE B-COLD FORMED TUBE STEEL: CONFORM TO ASTM A-501, HOT FORMED. REINFORCING BARS: CONFORM TO ASTM A-615. 4. MATERIAL AND WORK SHALL CONFORM TO UNIFORM BUILDING CODE, CHAPTER 22, AND THE AISC SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING', FOURTEENTH EDITION. 5. BOLTS: CONFORM TO ASTM A-307, GRADE A, UNLESS NOTED OTHERWISE. 6. ANCHOR BOLTS: ASTM A-307, GRADE B, OR MADE FROM ASTM A-675, GRADE 75. 7. WELDING ELECTRODES: AWS A5.179, E70XX, LOW HYDROGEN FOR ALL BUTT OR TEE WELDS. 8. PROVIDE SHOP DRAWINGS FOR ALL STRUCTURAL STEEL FOR REVIEW BY STRUCTURAL ENGINEER PRIOR TO FABRICATION. 9. COUNTY OF MONTEREY LICENSED FABRICATOR REQUIRED. PROVIDE A CERTIFICATE OF FABRICATION FROM THE SHOP OR A REPORT FROM THE SPECIAL INSPECTION TO THE JOB INSPECTOR.</div> <div>LIGHT GAGE STEEL:</div> <div>1. MATERIALS: ALL MEMBERS SHALL BE COLD FORMED FROM GALVANIZED STRUCTURAL QUALITY SHEET STEEL MEETING THE REQUIREMENTS OF ASTM A-446 GRADE A. MINIMUM YIELD OF 33 KSI FOR 18 GAGE AND LIGHTER, AND MEETING THE REQUIREMENTS OF ASTM A-446 GRADE D, MINIMUM YIELD OF 50 KSI FOR 16 GAGE AND HEAVIER. ALL MEMBERS SHALL BE MARKED SO THAT SUPPLIED MATERIALS CAN BE FIELD VERIFIED. 2. INSTALL WALL STUDS IN CONTINUOUS TOP AND BOTTOM TRACKS. SECURE THE STUDS TO THE TRACKS WITH (1) #12 TEK SCREW MINIMUM. 3. SCREWS SHALL BE SELF DRILLING AND SELF TAPPING. CADMIUM PLATED FOR ALL EXTERIOR USES. MINIMUM SIZE AS FOLLOWS: <div>MEMBER TO MEMBER CONNECTIONS: #12 FASTEN PLYWOOD OR SHEATHING: #8</div></div> <div>FIELD WELDING:</div> <div>1. SHOP WELDS MUST BE PERFORMED IN COUNTY THE OF MONTEREY LICENSED FABRICATORS SHOP. CONTINUOUS WELDING INSPECTION SHALL BE PERFORMED BY AN APPROVED LABORATORY INSPECTOR. 2. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE COUNTY OF MONTEREY. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.</div> <div>MECHANICAL:</div> <div>1. DUCTS CONVEYING EXPLOSIVE OR FLAMMABLE VAPORS, FUMES, OR DUSTS SHALL BE THIRTY FEET FROM PROPERTY LINE, TEN FEET FROM OPENINGS INTO THE BUILDING, SIX FEET FROM EXTERIOR WALLS OR ROOFS, THIRTY FEET FROM COMBUSTIBLE WALLS OR OPENINGS INTO BUILDING THAT ARE IN THE DIRECTION OF THE EXHAUST DISCHARGE, TEN FEET ABOVE ADJOINING GRADE.</div>				<div>NFPA 33 NOTES:</div> <div>1. THE FLOOR OF THE SPRAY AREA SHALL BE CONSTRUCTED ON NON-COMBUSTIBLE MATERIAL, LIMITED-COMBUSTIBLE MATERIAL, OR COMBUSTIBLE MATERIAL THAT IS COMPLETELY COVERED BY NON-COMBUSTIBLE MATERIAL. 2. IF WALLS OR CEILING ASSEMBLIES ARE CONSTRUCTED OF SHEET METAL, SINGLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 12 MM (0.0478 IN) AND EACH SHEET OF DOUBLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 0.9 MM (0.0359 IN). 3. STRUCTURAL SECTIONS OF SPRAY BOOTHS SHALL BE PERMITTED TO BE SEALED WITH A CAULK OR SEALANT TO MINIMIZE LEAKAGE. 4. SPRAY ROOMS SHALL BE CONSTRUCTED OF AND SEPERATED FROM SURROUNDING AREAS OF THE BUILDING BY CONSTRUCTION ASSEMBLIES THAT HAVE A FIRE RESISTANCE RATING OF 1 HOUR. 5. ENCLOSED SPRAY BOOTH AND SPRAY ROOMS SHALL BE PROVIDED WITH MEANS OF EGRESS THAT MEET THE REQUIREMENTS OF NFPA 101, LIFE SAFETY CODE. 6. SPRAY BOOTHS THAT ARE USED EXCLUSIVELY FOR POWER COATING SHALL MEET THE REQUIREMENTS OF CHAPTER 15. THEY SHALL BE PERMITTED TO BE CONSTRUCTED OF FIRE-RETARDANT COMBUSTIBLE MATERIALS WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION. EXCEPTION: LISTED SPRAY BOOTH ASSEMBLIES CONSTRUCTED OF OTHER MATERIALS SHALL BE PERMITTED. 7. SEPERATION FROM OTHER OPERATIONS: SPRAY BOOTHS SHALL BE SEPERATED FROM OTHER OPERATIONS BY A MINIMUM DISTANCE OF 915 MM (3 FT) OR BY A PARTITION, WALL, OR FLOOR/CEILING ASSEMBLY HAVING A MINIMUM FIRE RESISTANCE RATING OF 1 HOUR. MULTIPLE CONNECTED SPRAY BOOTHS SHALL NOT BE CONSIDERED AS "OTHER OPERATIONS" EXCEPT AS PROVIDED FOR IN NFPA 33 SECTION 13.3. 8. SPRAY BOOTHS SHALL BE INSTALLED SO THAT ALL PARTS OF THE BOOTH ARE READILY ACCESSIBLE FOR CLEANING. 9. A CLEAR SPACE OF NOT LESS THAN 915 MM (3 FT) SHALL BE MAINTAINED ON ALL SIDES AND ABOVE THE SPRAY BOOTH. THIS CLEAR SPACE SHALL BE KEPT FREE OF ANY STORAGE OR COMBUSTIBLE CONSTRUCTION. EXCEPTION 1: THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 915 MM (3 FT) TO OR DIRECTLY AGAINST AN INTERIOR PARTITION, WALL, OR FLOOR/CEILING ASSEMBLY THAT HAS A FIRE RESISTANCE RATING OF NOT LESS THAN 1 HOUR, PROVIDED THE SPRAY BOOTH CAN BE MAINTAINED AND CLEANED. EXCEPTION 2: THIS REQUIREMENT SHALL NOT PROHIBIT LOCATING A SPRAY BOOTH CLOSER THAN 915 MM (3 FT) TO AN EXTERIOR WALL OR ROOF ASSEMBLY PROVIDED THE WALL OR ROOF IS CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL AND PROVIDED THE BOOTH CAN BE MAINTAINED AND CLEANED. 10. PANELS FOR LIGHTS FIXTURES OR FOR OBSERVATION SHALL BE OF HEAT-TREATED GLASS, LAMINATED GLASS, WIRE GLASS, OR HAMMERED WIRE GLASS AND SHALL BE SEALED TO CONFINE VAPORS, MISTS, RESIDUES, DUSTS, AND DEPOSITS TO THE SPRAY AREA. EXCEPTION: LISTED SPRAY BOOTH ASSEMBLIES THAT HAVE VISION PANELS CONSTRUCTED OF OTHER MATERIALS SHALL BE PERMITTED. 11. PANELS FOR LIGHT FIXTURES SHALL BE SEPERATED FROM THE FIXTURE TO PREVENT THE SURFACE TEMPERATURE OF THE PANEL FROM EXCEEDING 93° C (200° F). 12. THE PANEL FRAME AND METHOD OF ATTACHMENT SHALL BE DESIGNED TO NOT FAIL UNDER FIRE EXPOSURE BEFORE THE VISION PANEL FAILS. 13. OBSERVATION PANELS FOR SPRAY BOOTHS THAT ARE USED EXCLUSIVELY FOR POWDER COATING PROCESSES SHALL BE PERMITTED TO BE CONSTRUCTED OF FIRE-RESISTANT COMBUSTIBLE MATERIALS. 14. VENTILATION: SPRAY AREAS THAT ARE EQUIPPED WITH VENTILATION DISTRIBUTION OR BAFFLE PLATES OR WITH DRY OVERSPRAY COLLECTION FILTERS SHALL MEET THE REQUIREMENTS OF NFPA 33 SECTIONS 5.6.1 THROUGH 5.6.5. 15. DISTRIBUTION PLATES OR BAFFLES SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS AND SHALL BE READILY REMOVABLE OR ACCESSIBLE FOR CLEANING ON BOTH SIDES. 16. FILTERS SHALL NOT BE USED WHEN APPLYING MATERIALS KNOWN TO BE HIGHLY SUSCEPTIBLE TO SPONTANEOUS HEATING OR SPONTANEOUS IGNITION. 17. SUPPORTS AND HOLDER FOR FILTERS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. 18. OVERSPRAY COLLECTION FILTERS SHALL BE READILY REMOVABLE OR ACCESSIBLE FOR CLEANING OR REPLACEMENT. 19. FILTERS SHALL NOT BE ALTERNATED USED FOR DIFFERENT TYPES OF COATING MATERIALS IF THE COMBINATION OF MATERIALS MIGHT RESULT IN SPONTANEOUS HEATING OR IGNITION. SEE ALSO NFPA 33 SECTION 10.9.</div> <div>FIRE NOTES:</div> <div>1. BOOTH TO BE NO MORE THAN 10% OF THE BASIC AREA PERMITTED OR LESS THAN 1500 SQ FT, WHICHEVER IS LESS. 2. FLOOR TO BE NON-COMBUSTIBLE CEMENT. INDEPENDENT EXHAUST DUCT SYSTEM DISCHARGING TO BUILDING EXTERIOR. 3. WALLS AND CEILING TO BE MADE OF 18 GAGE STEEL. 4. CLEARANCE BETWEEN DUCT AND WOOD ROOF TO BE NO LESS THAN 3 IN AND INSULATED WITH WIRE 22 GAGE SHEET METAL ON 1 IN ROCKWOOL BATT'S REINFORCED WITH WIRE MESH OR THE EQUIVALENT TO MAKE CLEARANCE BETWEEN COMBUSTIBLE CONSTRUCTION 3 IN. 5. MECHANICAL VENTILATION OF BOOTH TO BE KEPT ON AT ALL TIME SPRAYING IS IN PROCESS TO ENSURE THAT THE AIR LINE WILL BE INTERLOCKED WITH THE FAN VIA A SOLENOID VALVE. 6. AIR VELOCITY OVER THE OPEN FACE OF BOOTHS CROSS SECTION NOT TO FALL BELOW 100 FPM. 7. MOTOR, BELTS, PULLEYS, AND FANS TO BE LOCATED OUTSIDE THE BOOTH AND EXHAUST DUCT. FAN ROTATING EQUIPMENT SHALL BE NON-SPARKING. BELTS SHALL NOT ENTER DUCTS OR BOOTH UNLESS BELTS AND PULLEYS ARE TIGHTLY ENCLOSED. 8. TO USE 2 IN THICK 20 IN x 20 IN ARRESTOR PADS OR APPROVED MEDIA. 9. NO SMOKING AND NO WELDING SIGNS WITH LETTERING OF APPROVED SIZE SHALL BE POSTED IN SUCH AREAS. 10. OPEN FLAME AND SPARK PRODUCING EQUIPMENT SHALL NOT BE LOCATED IN SPRAYING AREAS AND SHALL NOT BE LOCATED WITHIN 20 FT OF SUCH AREAS UNLESS SEPERATED BY A PERMANENT PARTITION. 11. SPRAY BOOTHS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING WITH CFC CHAPTER 9. PROTECTION SHALL ALSO EXTEND TO EXHAUST PLENUMS, EXHAUST DUCTS, AND BOTH SIDES OF DRY FILTERS WHEN SUCH FILTERS ARE USED. CFC 150A-4 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED COMPLYING WITH CFC SECTION 906 ACCORDANCE WITH THE REQUIREMENTS FOR EXTRA HAZARDOUS AREA. 12. ALL ELECTRICAL TO COMPLY WITH CEC & CFC LATEST EDITIONS. 13. METAL PARTS OF SPRAY BOOTH, DUCTS, AND PIPING SHALL BE GROUNDED. 14. EXHAUST DUCTS SHALL NOT INCLUDE INDIVIDUAL BENDS EXCEEDING 45 DEGREES. ALL TURNS AND ELBOWS SHALL BE CONSTRUCTED AS NOT TO REDUCE THE CROSS-SECTIONAL AREA OF DUCT OF PIPE. 15. CLEAN OUT OPENINGS SHALL BE PROVIDED AT INTERVALS WHICH ALLOW THOROUGH CLEANING OF DUCTS WITH TIGHT FITTING HINGED DOORS OF EQUAL OR BETTER. 16. LIGHT FIXTURES TO BE PLACED BEHIND 1/4 IN CLEAR TEMPERED GLASS. 17. MECHANICAL AND ELECTRICAL COMPLIANCE TO LATEST EDITION CMC AND CBC VENTING THROUGHOUT BUILDING. 18. FILTERS TO BE CHANGED PRIOR TO SPRAYING MATERIALS WHICH COULD REACT WITH OTHER MATERIALS PREVIOUSLY USED. LAQUER COMBINED WITH VARNISHES, STAINS, OR PRIMERS. 19. MANDMETER TO BE INSTALLED TO MEASURE AIR VELOCITY. FILTERS ARE TO BE CHANGED. 20. ALL DISCARDED FILTER PADS SHALL BE IMMEDIATELY REMOVED TO A SAFE, WELL-DETACHED LOCATION OR PLACED IN A NON-COMBUSTIBLE CONTAINER WITH A TIGHT-FITTING LID. 21. LIGHTS TO BE VAPOR-TIGHT IS LESS THAN 3 FT FROM OPEN FACE OF THE BOOTH. 22. EXHAUST PLENUM AND FILTERS EXTEND TO THE FLOOR LINE VENTILATING ALL VAPORS. 23. FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL BE STORED AND HANDLED IN ACCORDANCE TO CFC CHAPTER 34 STORAGE TO BE NO MORE THAN 25 GALLONS AND NO MORE THAN 5 GALLON CONTAINERS AND STORED IN AN APPROVED STORAGE CABINET. 24. DESIGN, CONSTRUCTION, AND OPERATION OF SPRAY BOOTH SHALL COMPLY WITH ALL REQUIREMENTS OF CHAPTER 24 OF THE LATEST EDITION OF THE CFC. 25. HEATED SURFACES HAVING A TEMPERATURE SUFFICIENT TO IGNITE VAPORS SHALL NOT BE LOCATED IN FLAMMABLE VAPOR AREAS. SPACE-HEATING APPLIANCES, STEAM PIPES, OR HOT SURFACES IN A FLAMMABLE VAPOR AREA SHALL BE LOCATED SUCH THAT THEY ARE NOT SUBJECT TO ACCUMULATION OF DEPOSITS OF COMBUSTIBLE RESIDUES. EXCEPTION: DRYING APPARATUS COMPLYING WITH SECTION 1504.6.1.2. 26. EQUIPMENT OR APPARATUS THAT IS CAPABLE OF PRODUCING SPARKS OR PARTICLES OF HOT METAL THAT WOULD FALL INTO A FLAMMABLE VAPOR AREA SHALL BE TOTALLY ENCLOSED. 27. AUTOMATIC SPRINKLERS INSTALLED IN FLAMMABLE VAPOR AREAS SHALL BE PROTECTED FROM THE ACCUMULATION OF RESIDUE FROM SPRAYING OPERATIONS IN AN APPROVED MANNER. BAGS USED AS A PROTECTIVE COVERING SHALL BE 0.003-INCH THICK (0.076 MM) POLYETHYLENE OR CELLOPHANE OR SHALL BE OVERSPRAY PARTICLES SHALL BE REPLACED WITH NEW AUTOMATIC SPRINKLERS. 28. AIR EXHAUSTED FROM SPRAYING OPERATIONS SHALL NOT BE RECIRCULATED. 29. VENTILATION SYSTEMS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED SUCH THAT THE AVERAGE AIR VELOCITY OVER THE OPEN FACE OF THE BOOTH, OR BOOTH CROSS SECTION IN THE DIRECTION OF AIRFLOW DURING SPRAYING OPERATIONS, SHALL NOT BE LESS THAN 100 FEET PER MINUTE (0.51 M/S). 30. ARTICLES BEING SPRAYED SHALL BE POSITIONED IN A MANNER THAT DOES NOT OBSTRUCT COLLECTION OF OVERSPRAY. 31. EACH SPRAY BOOTH AND SPRAY ROOM SHALL HAVE AN INDEPENDENT EXHAUST SYSTEM DISCHARGING TO THE OUTSIDE.</div>	CONTRACTOR	EUROTECH CONSTRUCTION SERVICES 15333 MINNESOTA AVE PARAMOUNT, CA 90723 LICENSE NUMBER 1015499 LICENSE TYPE B & C10
<div>PROJECT SCOPE:</div> <div>1. INSTALLATION OF NEW PREFABRICATED SPRAY BOOTH. PROPOSED SPRAY BOOTH TO BE BLOWTHERM DOWNDRAFT BOOTH - 33'-1" LONG BOOTH AND 15'-1" WIDE WITH A 3-ROW IN-GROUND PIT. 2. INSTALLATION OF AN ATTACHED MIXING ROOM. ATTACHED MIXING ROOM TO BE BLOWTHERM - 11'-9" LONG AND 11'-10" WIDE.</div>				SHEET INDEX		
				T1 A1 A2 SB1 E1 D1	TITLE SHEET AND GENERAL NOTES SITE PLAN PARTIAL FLOOR PLAN SPRAYBOOTH PLAN W/ ATTACHED MIXING ELECTRICAL DETAILS	
<div>BUILDING INFORMATION/ CODE ANALYSES</div> <div>APN: 133-492-009-000 MONTEREY COUNTY USE: AUTOMOTIVE SPRAY BOOTH OPERATIONS OCCUPANCY: STORAGE S-1 & BUSINESS B CONSTRUCTION: TYPE V-B FIRE-SPRINKLERED BUILDING STORIES: SINGLE BUILDING HEIGHT: 25'-0"</div> <div>EXISTING BUILDING AREA: REMODEL AREA (NEW SPRAYBOOTH):</div> <div>15,120 SQ. FT. 645 SQ. FT.</div>				VICINITY MAP		
						

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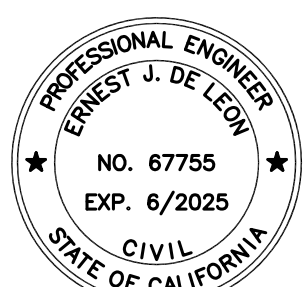
SHEET DESCRIPTION:

COVER SHEET
GENERAL NOTES

CLIENT:

GERMAN AUTO BODY

11065 COMMERCIAL PKWY
CASTROVILLE, CA 95012



January 9, 2025

REVISION STATUS:

REV.	DATE	DESCRIPTION
-	00/00/00	-

PROJECT NO:

24-314

DRAWN BY:

BM

ENGINEERED BY:

BM

DATE:

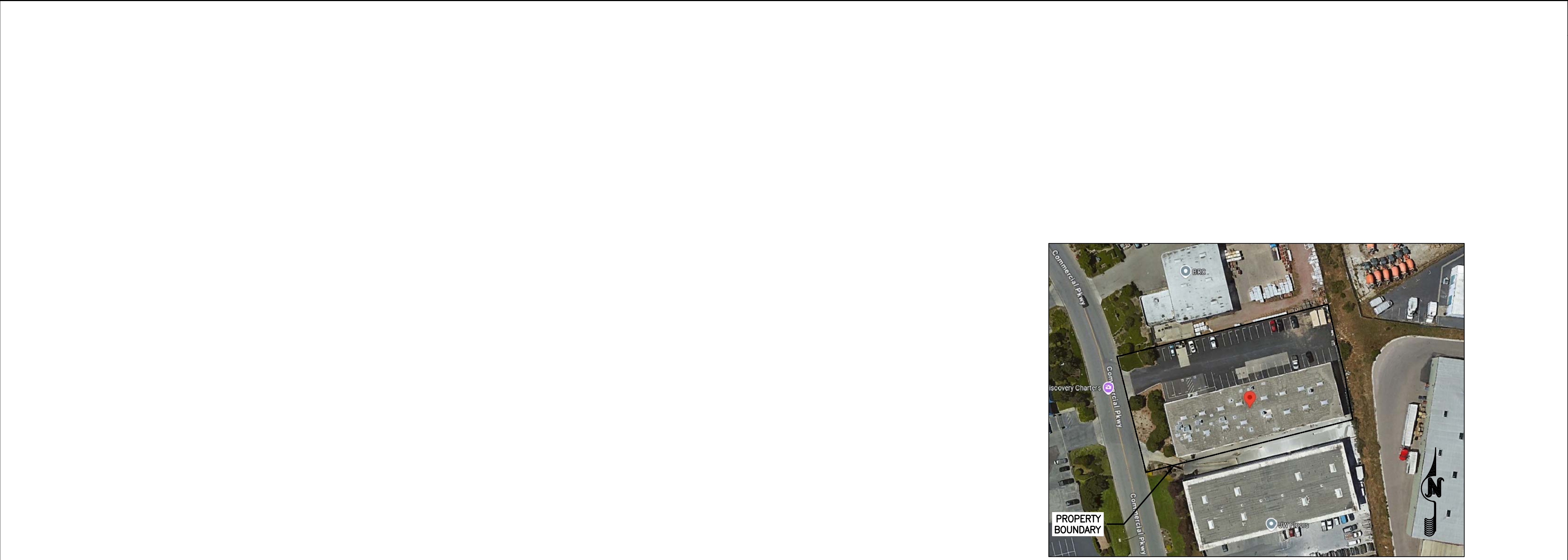
1/2/2025

PROJECT DESCRIPTION & ADDRESS:

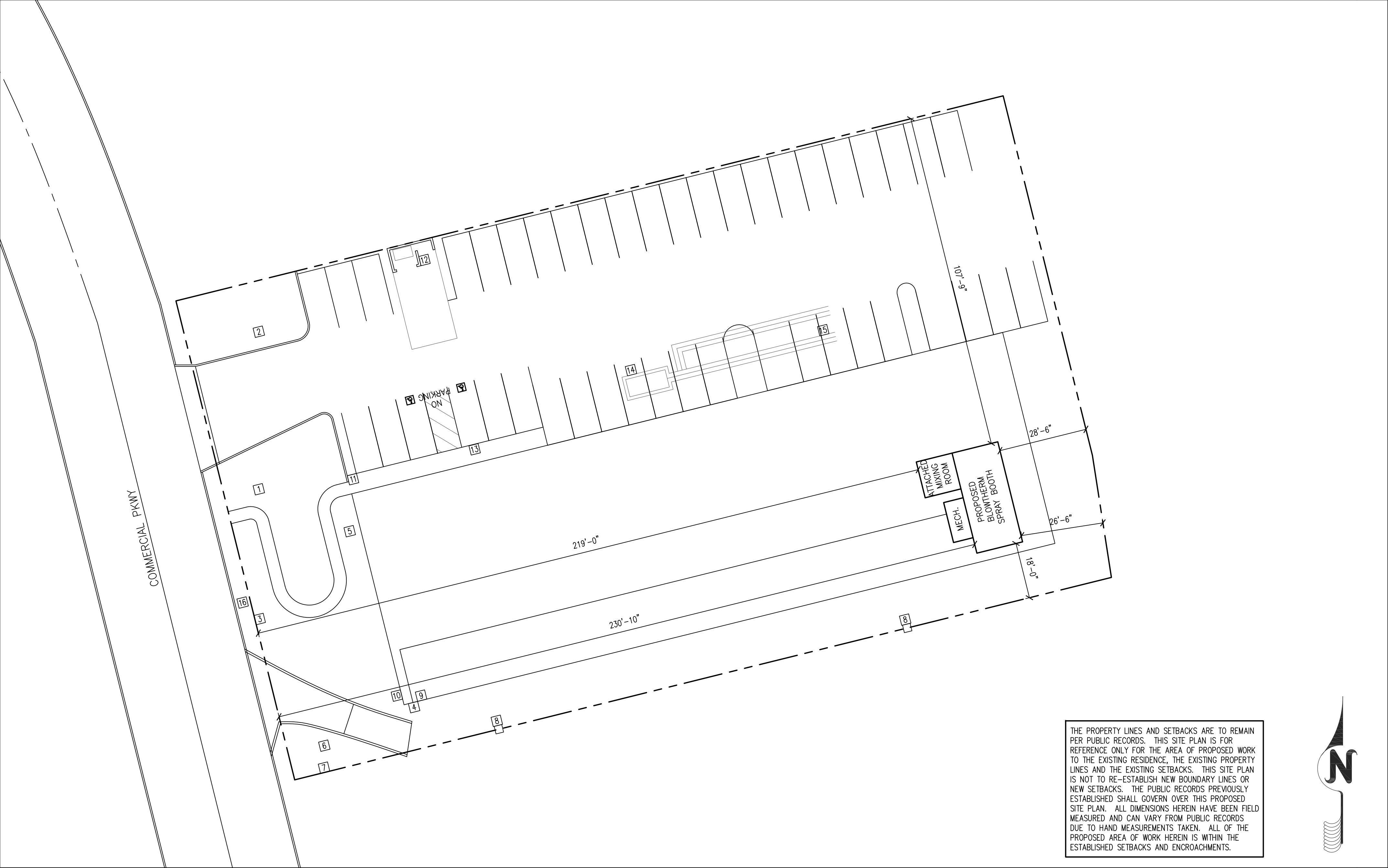
SPRAY BOOTH
11065 COMMERCIAL
PKWY CASTROVILLE, CA

T1

SHEET



AERIAL VIEW SCALE : SEE GRAPHIC SCALE B



THE PROPERTY LINES AND SETBACKS ARE TO REMAIN PER PUBLIC RECORDS. THIS SITE PLAN IS FOR REFERENCE ONLY FOR THE AREA OF PROPOSED WORK TO THE EXISTING RESIDENCE, THE EXISTING PROPERTY LINES AND THE EXISTING SETBACKS. THIS SITE PLAN IS NOT TO RE-ESTABLISH NEW BOUNDARY LINES OR NEW SETBACKS. THE PUBLIC RECORDS PREVIOUSLY ESTABLISHED SHALL GOVERN OVER THIS PROPOSED SITE PLAN. ALL DIMENSIONS HEREIN HAVE BEEN FIELD MEASURED AND CAN VARY FROM PUBLIC RECORDS DUE TO HAND MEASUREMENTS TAKEN. ALL OF THE PROPOSED AREA OF WORK HEREIN IS WITHIN THE ESTABLISHED SETBACKS AND ENCROACHMENTS.



SITE PLAN SCALE : 1"=20'-0" A

NOTES AND SCHEDULES

BUILDING INFORMATION/ CODE ANALYSES

APN: 133-492-009-000
MONTEREY COUNTY

USE: AUTOMOTIVE SPRAY BOOTH OPERATIONS
OCCUPANCY: STORAGE S-1 & BUSINESS B
CONSTRUCTION: TYPE V-B
FIRE-SPRINKLERED BUILDING
STORIES: SINGLE
BUILDING HEIGHT: 25'-0"

EXISTING BUILDING AREA: 15,120 SQ. FT.
REMODEL AREA (NEW SPRAYBOOTH): 645 SQ. FT.

SITE PLAN NOTES

SYMBOL	DESCRIPTION
[1]	(E) MANHOLE
[2]	(E) LANDSCAPE AREA
[3]	(E) SPRINKLER VAULT
[4]	(E) GAS METERS
[5]	(E) S.S. CLEANOUT
[6]	(E) ELEC. UTILITY
[7]	(E) TRANSFORMER & CONC PAD
[8]	(E) CATCH BASIN W/ 8" PVC DRAIN PIPE
[9]	(E) MAIN ELECTRIC PANEL
[10]	(E) SPRINKLER RISER
[11]	(E) WALKWAY
[12]	(E) TRASH ENCLOSURE INSTALL (E) GATES
[13]	(E) PARKING
[14]	(E) 1500 GAL SEPTIC TANK
[15]	(E) LEACH FIELD
[16]	(E) WATER METER

SPRAY BOOTH COVERAGE

EXISTING FLOOR AREA:	15,120 SQ.FT.
EXISTING SPRAY BOOTH:	0 SQ.FT.
TOTAL EXISTING SPRAY SQ FT:	0 SQ.FT.
TOTAL EXISTING FLOOR COVERAGE:	AT 0.0%
PROPOSED NEW SPRAY BOOTH:	504 SQ.FT.
PROPOSED NEW MIXING ROOM:	141 SQ.FT.
TOTAL PROPOSED SPRAY SQ FT:	645 SQ.FT.
TOTAL PROPOSED FLOOR COVERAGE:	AT 4.3%
AT 10% MAX. FLOOR COVERAGE ALLOWED:	1,512 SQ.FT.

PIPING CALCULATION:

PIPING LENGTH = (25+20+185) FT
TOTAL PIPING LENGTH = 230 FT
1.4MILL BTU ÷ 1,100 = 1,273 CUBIC FEET GAS PER HOUR
MEDIUM PRESSURE (5 PSID) GAS LINE - USE CPC TABLE 1215.2
USE 2 IN PIPE = 13,000 CUBIC FEET GAS PER HOUR
13,000 CFH > 1,273 CFH [OK]
INSTALLATION BY QUALIFIED PROFESSIONAL-VERIFY DESIGN

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION
[SB1]	SPRAY BOOTH #1: BLOWTHROW DOWN DRAFT BOOTH 33'-2 7/16" LONG x 15'-1 7/8" WIDE x 13'-6" HIGH O.D.
[MT]	MIXING ROOM #1: BLOWTHERM MIXING BOX 11'-10 1/2" LONG x 11'-10 1/2" WIDE x 11'-6 3/8" HIGH

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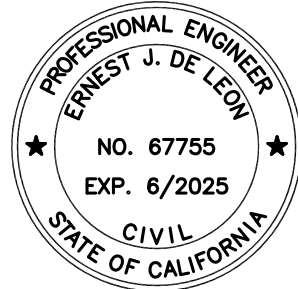
SHEET DESCRIPTION:

SITE PLAN

CLIENT:

GERMAN AUTO BODY

11065 COMMERCIAL PKWY
CASTROVILLE, CA 95012



January 9, 2025

REVISION STATUS:

REV.	DATE	DESCRIPTION
-	00/00/00	-

PROJECT NO: 24-314

DRAWN BY: BM

ENGINEERED BY: BM

DATE: 1/2/2025

PROJECT DESCRIPTION & ADDRESS:

SPRAY BOOTH
11065 COMMERCIAL
PKWY CASTROVILLE, CA

A1

SHEET



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PARTIAL FLOOR PLAN

GERMAN AUTO BODY

**11065 COMMERCIAL PKWY
CASTROVILLE, CA 95012**



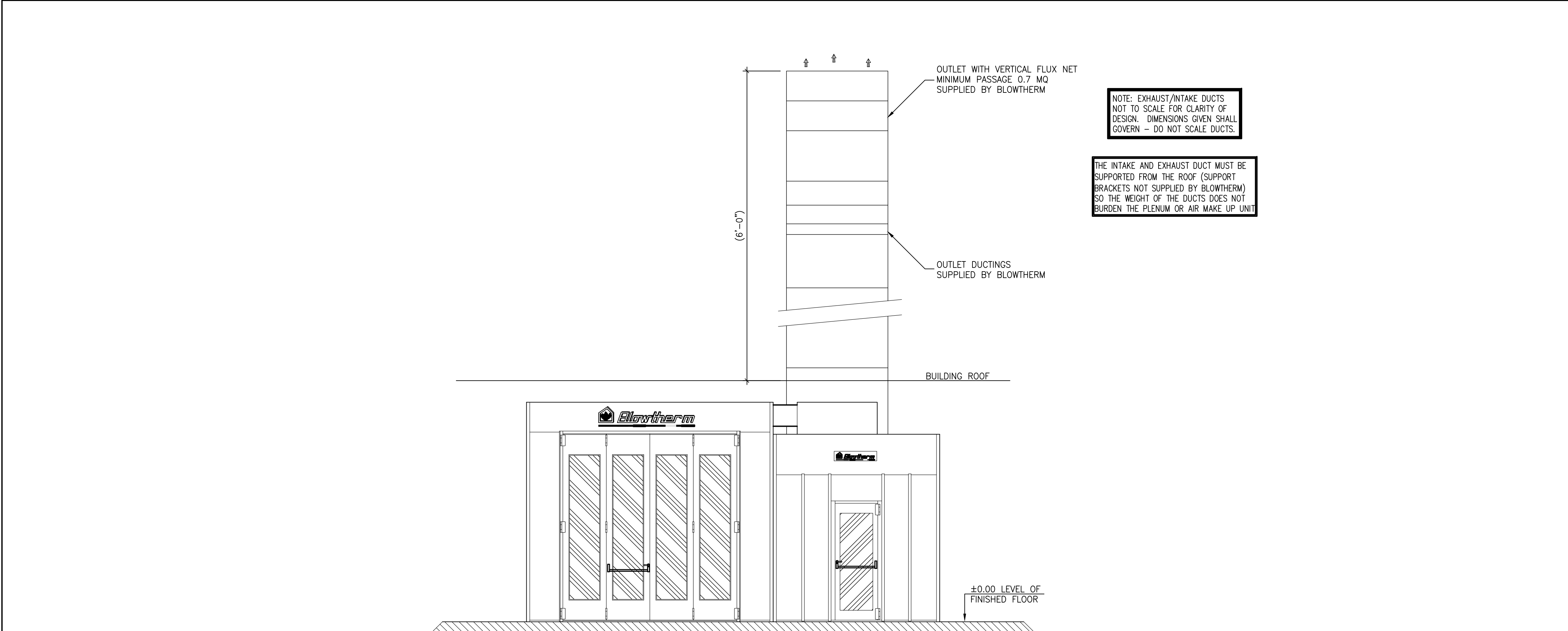
SHEET _____

PARTIAL FLOOR PLAN

SCALE : 1/4"=1'-0"

A

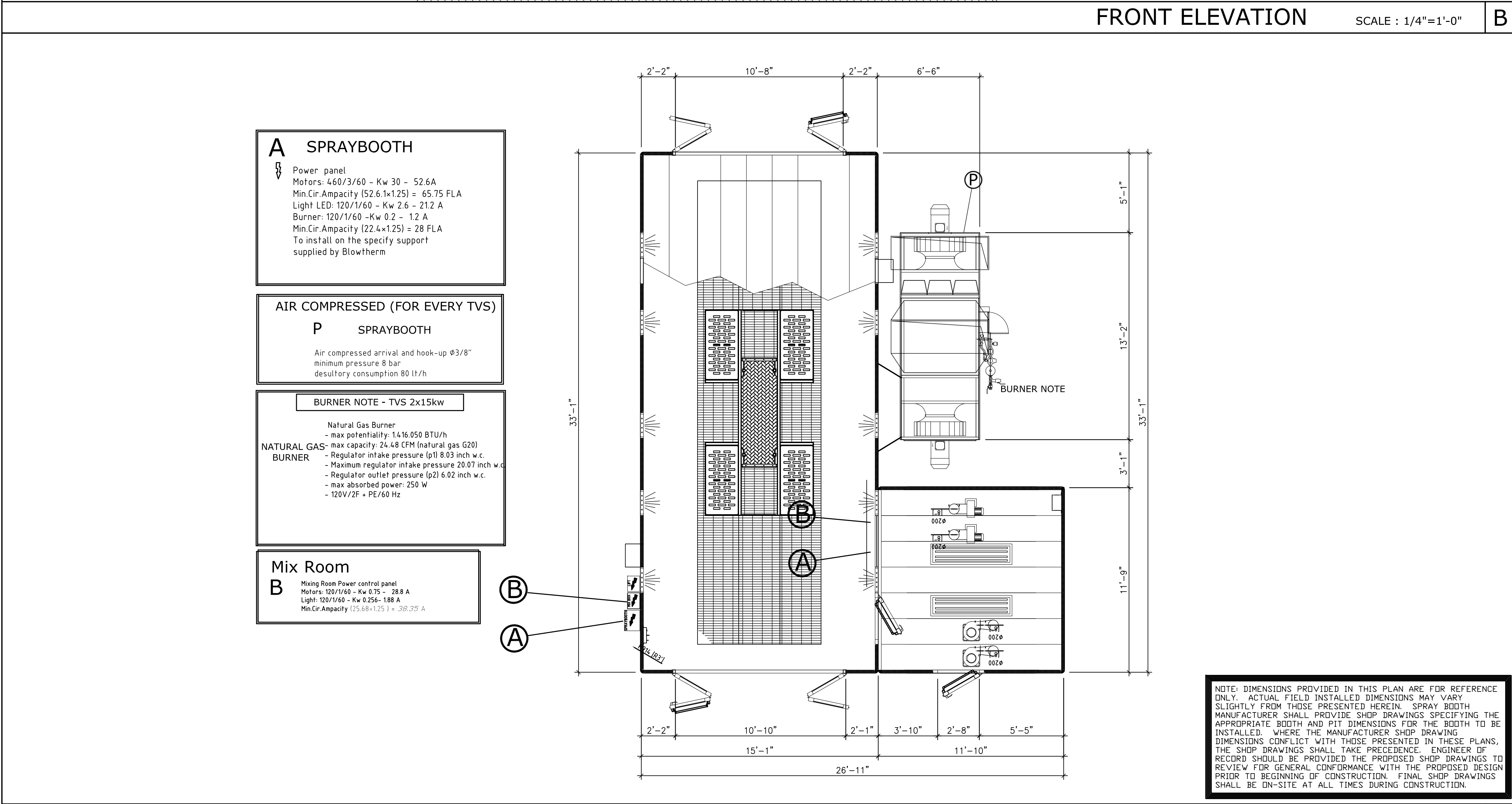
A2



FRONT ELEVATION

SCALE : 1/4"=1'-0"

B



SPRAY BOOTH - PLAN VIEW

SCALE : 1/4"=1'-0"

A

NOTES AND SCHEDULES

GENERAL SPRAY BOOTH NOTES:

1. SPRAY ROOMS SHALL BE ENCLOSED WITH FIRE BARRIERS WITH NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING. FLOORS SHALL BE WATER PROOFED AND DRAINED IN AN APPROVED MANNER.
2. THE INTERIOR SURFACES OF SPRAY ROOMS SHALL BE SMOOTH AND SHALL BE SO CONSTRUCTED TO PERMIT THE FREE PASSAGE OF EXHAUST AIR FROM ALL PARTS OF THE INTERIOR AND TO FACILITATE WASHING AND CLEANING, AND SHALL BE SO DESIGNED TO CONFINE RESIDUES WITHIN THE ROOM. ALUMINUM SHALL NOT BE USED.
3. SPRAYING SPACES SHALL BE VENTILATED WITH AN EXHAUST SYSTEM TO PREVENT THE ACCUMULATION OF FLAMMABLE MIST OR VAPORS IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE. WHERE SUCH SPACES ARE NOT SEPERATELY ENCLOSED, NON COMBUSTIBLE SPRAY CURTAINS SHALL BE PROVIDED TO RESTRICT THE SPREAD OF FLAMMABLE VAPORS.
4. THE INTERIOR SURFACES OF SPRAYING SPACES SHALL BE SMOOTH AND CONTINUOUS WITHOUT EDGES, SHALL BE SO CONSTRUCTED TO PERMIT THE FREE PASSAGE OF EXHAUST AIR FROM ALL PARTS OF THE INTERIOR AND TO FACILITATE WASHING AND CLEANING, AND SHALL BE SO DESIGNED TO CONFINE RESIDUES WITHIN THE SPRAYING SPACE. ALUMINUM SHALL NOT BE USED.
5. AN AUTOMATIC FIRE-EXTINGUISHING SYSTEM SHALL BE PROVIDED IN ALL SPRAY, DIP, AND IMMERSING SPACES AND STORAGE ROOMS AND SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 9 OF CBC.
6. LOCATION OF SPRAY BOOTH SHALL MEET FIRE DEPARTMENT STANDARDS.
7. ALL EQUIPMENTS TO BE LISTED AND LABELED BY A RECOGNIZED TESTING AGENCY.
8. WHEN SPRAY BOOTH AGGREGATE AREA EXCEEDS 10%, THE NEW ROOM(S) MUST COMPLY WITH THE OCCUPANCY REQUIREMENTS FOR EXPLOSION ENVIRONMENTS. FIRE SEPERATIONS, LOCATION AND EXPLOSION VENTING MUST MEET REQUIREMENTS CONTAINED IN ALL CONSTRUCTION CODES.
9. OVER CUTTING OF PLYWOOD IS NOT ALLOWED.
10. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED AND APPROVED BY THE FIRE DEPARTMENT BEFORE THIS EQUIPMENT IS INSTALLED.
11. SPRAYBOOTH SHALL BE CONSTRUCTED OF APPROVED NONCOMBUSTIBLE MATERIALS. ALUMINUM SHALL NOT BE USED. WHERE WALLS OR CEILING ASSEMBLIES ARE CONSTRUCTED OF SHEET METAL, SINGLE-SKIN ASSEMBLIES SHALL BE NO THINNER THAN 0.0359 IN (20 GAGE) (0.9 MM). STRUCTURAL SECTIONS OF SPRAY BOOTHS ARE ALLOWED TO BE SEALED WITH LATEX-BASED OR SIMILAR CAULKS AND SEALANTS.
12. COMBUSTIBLE FLOOR CONSTRUCTION IN SPRAY BOOTHS, SPRAY ROOMS, OR SPRAYING SPACES SHALL BE COVERED BY APPROVED NONCOMBUSTIBLE, NON-SPARKING MATERIAL, EXCEPT WHERE COMBUSTIBLE COVERINGS, INCLUDING BUT NOT LIMITED TO THIN PAPER OR PLASTIC AND STRIPPABLE COATINGS, ARE UTILIZED OVER NONCOMBUSTIBLE MATERIALS TO FACILITATE CLEANING OPERATIONS IN SPRAY BOOTHS, SPRAY ROOMS, OR SPRAYING SPACES.
13. MEANS OF EGRESS DOORS FROM PREMANUFACTURED SPRAY BOOTHS SHALL NOT BE LESS THAN 30 INCHES (762 MM) IN WIDTH BY 80 INCHES (2032 MM) IN HEIGHT.
14. WHERE SPRAYING SPACES, SPRAY ROOMS, OR SPRAY BOOTHS ARE ILLUMINATED THROUGH GLASS PANELS OR OTHER TRANSPARENT MATERIALS, ONLY FIXED LUMINAIRES SHALL BE UTILIZED AS A SOURCE OF ILLUMINATION.
15. PANELS FOR LUMINAIRES OR FOR OBSERVATION SHALL BE OF HEAT-TREATED GLASS, WIRE GLASS, OR HAMMERED WIRE GLASS AND SHALL BE SEALED TO CONFINE VAPORS, MISTS, RESIDUES, DUSTS, AND DEPOSITS TO THE FLAMMABLE VAPOR AREA. PANELS FOR LUMINAIRES SHALL BE SEPERATED FROM THE LUMINAIRE TO PREVENT THE SURFACE TEMPERATURE OF THE PANEL FROM EXCEEDING 200°F (93°C).
16. LUMINAIRES ATTACHED TO THE WALLS OR CEILINGS OF A FLAMMABLE VAPOR AREA, BUT OUTSIDE OF ANY CLASSIFIED AREA AND SEPERATED FROM THE FLAMMABLE VAPOR AREAS BY VAPOR TIGHT GLASS PANELS, SHALL BE SUITABLE FOR USE IN ORDINARY HAZARD LOCATIONS. SUCH LUMINAIRES SHALL BE SERVICED FROM OUTSIDE THE FLAMMABLE VAPOR AREAS.
17. LUMINAIRES THAT ARE AN INTEGRAL PART OF THE WALLS OR CEILING OF A FLAMMABLE VAPOR AREA ARE ALLOWED TO BE SEPERATED FROM THE FLAMMABLE VAPOR AREA BY GLASS PANELS THAT ARE AN INTEGRAL PART OF THE LUMINAIRE. SUCH LUMINAIRES SHALL BE LISTED FOR USE IN CLASS I, DIVISION 2 OR CLASS II, DIVISION 2 LOCATIONS, WHICHEVER IS APPLICABLE, AND ALSO SHALL BE SUITABLE FOR ACCUMULATIONS OF DEPOSITS OF COMBUSTIBLE RESIDUES. SUCH LUMINAIRES ARE ALLOWED TO BE SERVICED FROM OUTSIDE THE FLAMMABLE VAPOR AREA.
18. PORTABLE ELECTRIC LAMPS SHALL NOT BE USED IN FLAMMABLE VAPOR AREAS DURING SPRAYING OPERATIONS. THESE SYSTEMS SHALL BE EXTENDED TO PROTECT EXHAUST PLENUMS, EXHAUST DUCTS, AND BOTH SIDES OF DRY FILTERS WHEN SUCH FILTERS ARE USED.
19. ELECTRIC MOTORS DRIVING EXHAUST FANS SHALL NOT BE PLACED INSIDE BOOTHS OR DUCTS. FAN ROTATING ELEMENTS SHALL BE NONFERROUS OR NONSPARKING OR THE CASING SHALL CONSIST OF, OR BE LINED WITH, SUCH MATERIAL. BELTS SHALL NOT ENTER THE DUCT OR BOOTH UNLESS THE BELT AND PULLEY WITHIN THE DUCT ARE TIGHTLY ENCLOSED.
20. AIR INTAKE FILTERS THAT ARE PART OF A WALL OR CEILING ASSEMBLY SHALL BE LISTED AS CLASS I OR II IN ACCORDANCE WITH UL 900. EXHAUST FILTERS SHALL BE REQUIRED.
21. SUPPORTS AND HOLDERS FOR FILTERS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
22. OVERSPRAY COLLECTION FILTERS SHALL BE READILY REMOVABLE AND ACCESSIBLE FOR CLEANING OR REPLACEMENT.
23. VISIBLE GAUGES, AUDIBLE ALARMS OR PRESSURE-ACTIVATED DEVICES SHALL BE INSTALLED TO INDICATE OR ENSURE THAT THE REQUIRED AIR VELOCITY IS MAINTAINED.
24. SPRAY BOOTHS SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE-EXTINGUISHING SYSTEM. THESE SYSTEMS SHALL BE EXTENDED TO PROTECT EXHAUST PLENUMS, EXHAUST DUCTS, AND BOTH SIDES OF DRY FILTERS WHEN SUCH FILTERS ARE USED.
25. SPRAYING AREAS SHALL BE PROVIDED WITH MECHANICAL VENTILATION ADEQUATE TO PREVENT THE ACCUMULATION OF VAPORS.
26. MECHANICAL VENTILATION SHALL BE KEPT IN OPERATION AT ALL TIMES WHILE SPRAYING OPERATIONS ARE BEING CONDUCTED AND FOR A SUFFICIENT TIME THEREAFTER TO ALLOW VAPORS FROM DRYING COATED ARTICLES AND FINISHING MATERIAL RESIDUE TO BE EXHAUSTED.
27. SPRAYING EQUIPMENT SHALL BE INTERLOCKED WITH THE VENTILATION OF THE SPRAYING AREA SUCH THAT SPRAYING OPERATIONS CANNOT BE CONDUCTED UNLESS THE VENTILATION SYSTEM IS IN OPERATION.

NOTE: ALL MECHANICAL INFORMATION USED IN THE DESIGN OF THIS EQUIPMENT IS PER MANUFACTURER'S SPECIFICATIONS. MANUFACTURER IDENTIFICATION SPECIFICATIONS SHALL BE KEPT ON JOB SITE AT ALL TIMES, AND ALL MECHANICAL SPECIFICATIONS AND RECOMMENDATIONS SHALL BE COMPLIED WITH. INSTALLATION OF MECHANICAL COMPONENTS SHALL BE BY A LICENSED CONTRACTOR QUALIFIED TO INSTALL SAID COMPONENTS.

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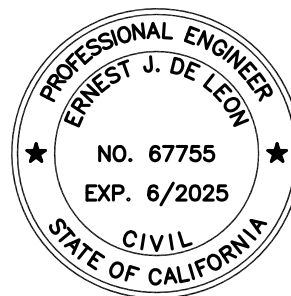
SHEET DESCRIPTION:

SPRAY BOOTH PLAN

CLIENT:

GERMAN AUTO BODY

11065 COMMERCIAL PKWY
CASTROVILLE, CA 95012



January 9, 2025

REVISION STATUS:

REV.	DATE	DESCRIPTION
-	00/00/00	-

PROJECT NO: **24-314**

DRAWN BY: **BM**

ENGINEERED BY: **BM**

DATE: **1/2/2025**

PROJECT DESCRIPTION & ADDRESS:

SPRAY BOOTH
11065 COMMERCIAL
PKWY CASTROVILLE, CA

SB1

SHEET

NEW BLOWTHERM SPRAY BOOTH
(2) 20 HP MOTORS
27A x 1.25 + 27A = 60.75 FLA

NEW SPRAY BOOTH LIGHTS = 12 FLA

NEW MIXING ROOM = 9 FLA

$$12A + 9A = 21 \text{ FLA}$$

Manufacturer:		Model:		Serial:	
Notes:					
Description	Brk	Brc	Description		
BLOWTHERM MOTORS	70	1 A	2 A		
_____	70	2 B	3 A		
_____	70	3 C	4 B		
_____		4 A	5 C		
		5 B	6 A		
		6 C	7 B		
		7 A	8 C		
		8 B	9 A		
		9 C	10 B		
		10 A	11 C		
		11 B	12 A		
		12 C	13 B		
		13 A	14 C		
		14 B	15 A		
		15 C	16 B		
		16 A	17 C		
		17 B	18 A		
		18 C	19 B		
		19 A	20 C		
		20 B	21 A		
		21 C	22 B		
		22 A	23 C		
		23 B	24 A		
		24 C	25 B		
		25 A	26 C		
		26 B	27 A		
		27 C	28 B		
		28 A	29 C		
		29 B	30 A		
		30 C	31 B		
		31 A	32 C		
		32 B	33 A		
		33 C	34 B		
		34 A	35 C		
		35 B	36 A		
		36 C	37 B		
		37 A	38 C		
		38 B	39 A		
		39 C	40 B		
		40 A	41 C		
		41 B	42 A		
		42 C	43 B		
		43 A	44 C		
		44 B	45 A		
		45 C	46 B		
		46 A	47 C		
		47 B	48 A		
		48 C	49 B		
		49 A	50 C		
		50 B	51 A		
		51 C	52 B		
		52 A	53 C		
		53 B	54 A		
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		56 B	57 A		
		57 C	58 B		
		58 A	59 C		
		59 B	60 A		
		60 C	61 B		
		61 A	62 C		
		62 B	63 A		
		63 C	64 B		
		64 A	65 C		
		65 B	66 A		
		66 C	67 B		
		67 A	68 C		
		68 B	69 A		
		69 C	70 B		
		70 A	71 C		
		71 B	72 A		
		72 C	73 B		
		73 A	74 C		
		74 B	75 A		
		75 C	76 B		
		76 A	77 C		
		77 B	78 A		
		78 C	79 B		
		79 A	80 C		
		80 B	81 A		
		81 C	82 B		

[illegible]

1. IF SPRAY APPLICATION OR OPERATION ARE CONDUCTED WITHIN A CLOSED OPEN FACE OR OPEN FRONT BOOTH OR ROOM, ANY ELECTRICAL WIRING PER UTILIZATION EQUIPMENT LOCATED OUTSIDE OF THE BOOTH OR ROOM BUT WITHIN THE BOUNDARIES DESIGNATED AS CLASS 1 DIV. II WHICHEVER IS APPLICABLE. IF THE EXHAUST VENTILATION SYSTEM INTERLOCKED WITH THE SPRAY APPLICATION EQUIPMENT, THEN THE DIVISION II LOCATION SHALL BE STENO GRATED HORIZONTALLY AND 3 FEET VERTICALLY FROM THE OPEN FACE OR OPEN FRONT OF THE BOOTH OR ROOM (3 FEET HORIZONTALLY FOR ENCLOSED SPRAY BOOTH).
2. ALL CONDUIT AND WIRING METHODS WITHIN HAZARDOUS LOCATIONS TO COMPLY WITH NEC 516-2.
3. EXISTING CONDUIT WITH HAZARDOUS LOCATION TO BE RELOCATED OR UPGRADED TO COMPLY WITH ABOVE.
4. SPRAY GUNS TO BE INTERLOCKED WITH EXHAUST FANS PER NEC 516-2(c).
5. BUILDING DEPARTMENT APPROVAL TO BE ON PLANS PRIOR TO FIRE DEPARTMENT PERMIT ISSUANCE.
6. WELDING WARNING SIGNS TO BE IN PLAIN VIEW IN BOOTH AREA.
7. SAFETY SIGNS TO BE IN PLAIN VIEW IN BOOTH AREA.
8. ALL SPRAY BOOTH ELECTRICAL COMPONENTS TO BEAR THE UL LABEL.
9. CLEAR SPACE AROUND BOOTH.
10. NOT USED.
11. AIRLINE TO BE INTERLOCKED TO PREVENT SPRAYING WITH FANS OFF AND LACK OF VENTILATION.
12. DUCT DISCHARGE WILL BE SIX FEET FROM ROOFLINE IN VERTICAL CONFIGURATION, TEN FEET FROM BUILDING OPENINGS AND THIRTY FEET FROM PROPERTY LINE.
13. STORAGE AND HANDLING OF FLAMMABLE LIQUIDS WILL BE OF AN APPROVED METHOD PER CFC.
14. ALL BOOTH SYSTEMS TO BE FIELD INSPECTED BY FIRE DEPARTMENT PRIOR TO USE.
15. ELECTRICAL WIRING AND EQUIPMENT IN FLAMMABLE VAPOR AREAS SHALL BE OF AN EXPLOSION PROOF TYPE APPROVED FOR SUCH LOCATIONS. LOCATIONS CONTAINING DEPOSITS OF READILY IGNITABLE RESIDUE SHALL BE CLASS I, DIVISION I OR CLASS II, DIVISION I HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE CEC.
16. ELECTRICAL EQUIPMENT, FLAMMABLE VAPOR AREAS, OR DRYING OPERATIONS THAT ARE SUBJECT TO SPLASHING OR DRIPPING OF LIQUIDS SHALL BE SPECIFICALLY APPROVED FOR LOCATIONS CONTAINING DEPOSITS OF READILY IGNITABLE RESIDUE AND EXPLOSIVE VAPORS.
17. ELECTRICAL EQUIPMENT IN FLAMMABLE VAPOR AREAS LOCATED SUCH THAT DEPOSITS OF COMBUSTIBLE RESIDUES COULD READILY ACCUMULATE THEREIN SHALL BE SPECIFICALLY APPROVED FOR LOCATIONS CONTAINING DEPOSITS OF READILY IGNITABLE RESIDUE AND EXPLOSIVE VAPORS IN ACCORDANCE WITH THE CEC.
18. EXHAUST MOTOR IS NOT INTERLOCKED. DOOR SWITCHES ARE AIR OPERATED AND THE SPRAY BOOTH IS NOT OPERABLE WHEN THE DOOR IS OPEN.
19. ELECTRICAL WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH 2019 CFC CHAPTER 24, NFPA 70, AND THE 2019 CEC.
20. METAL PARTS OF SPRAY BOOTH, EXHAUST DUCTS, AND PIPING SYSTEMS CONVEYING CLASS I OR CLASS II LIQUIDS SHALL BE SPECIFICALLY GROUNDED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE.
21. ELECTRICAL EQUIPMENT IN SPRAYING AREAS THAT IS LOCATED SUCH THAT DEPOSITS OF COMBUSTIBLE RESIDUES COULD READILY ACCUMULATE SHALL BE SPECIFICALLY APPROVED FOR THE LOCATIONS CONTAINING DEPOSITS OF READILY IGNITABLE RESIDUE AND EXPLOSIVE VAPORS.
22. ELECTRICAL WIRING AND EQUIPMENT NOT SUBJECT TO DEPOSITS OF COMBUSTIBLE RESIDUE SHALL BE SPECIFICALLY APPROVED FOR USE IN A CLASS 1, DIVISION 1 HAZARDOUS LOCATION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
23. NEW CIRCUIT BREAKER IN EXISTING PANELS TO MATCH HIGHEST BREAKER'S AIC RATING.
24. EXHAUST FAN TO BE BELT DRIVEN, NON-SPARKING, ALUMINUM EXHAUST FAN.

1. THE FOLLOWING LOCATIONS SHALL BE CLASSIFIED AS CLASS I OR CLASS II, DIVISION 2 HAZARDOUS LOCATIONS PER CEC.
 - A. ALL INTERIOR LOCATIONS OF SPRAY BOOTHS.
 - B. ALL INTERIOR LOCATIONS OF PAINT STAYS.
 - C. ALL AREAS IN THE DIRECT PATH OF SPRAY OPERATIONS.
2. THE FOLLOWING LOCATIONS SHALL BE CLASSIFIED AS CLASS I OR CLASS II, DIVISION 2 HAZARDOUS LOCATIONS PER CEC.
 - A. LOCATIONS WITHIN (3) FEET HORIZONTALLY OF THE SPRAY BOOTH DOORS AND WITHIN (3) FEET VERTICALLY OF THE SPRAY BOOTH DOORS.
3. ALL ELECTRICAL EQUIPMENT AND WIRING WITHIN HAZARDOUS LOCATIONS SHALL BE LISTED FOR THAT LOCATION.

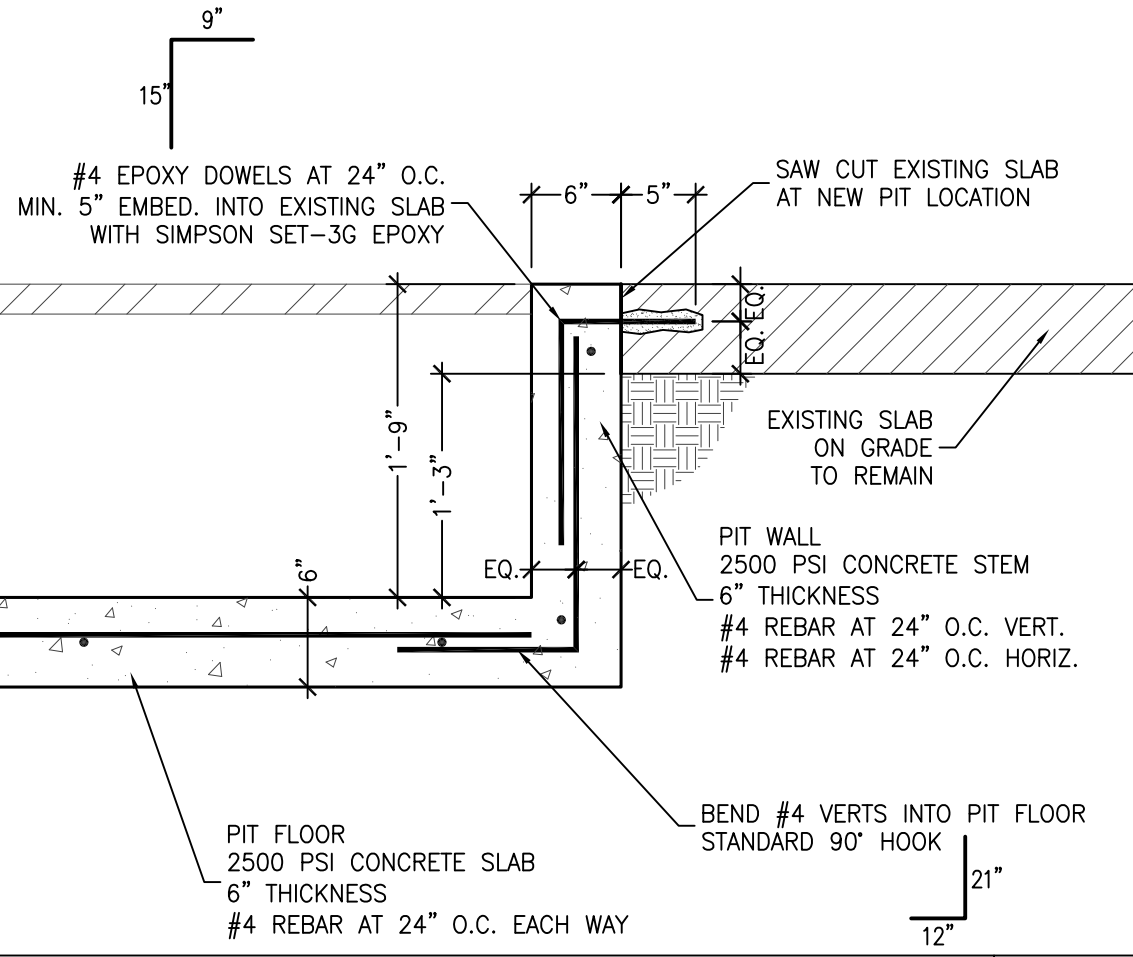
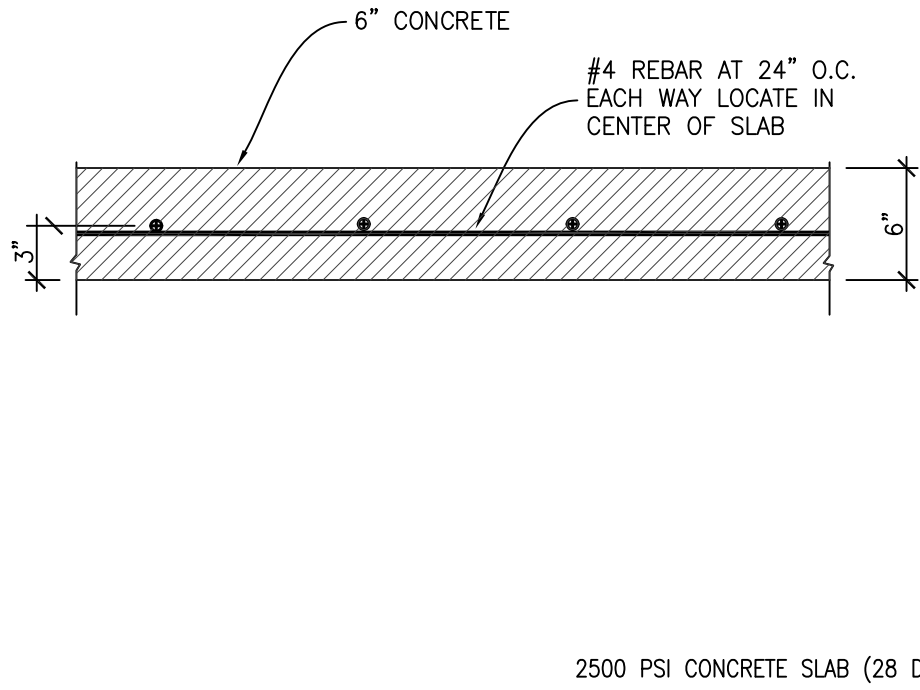
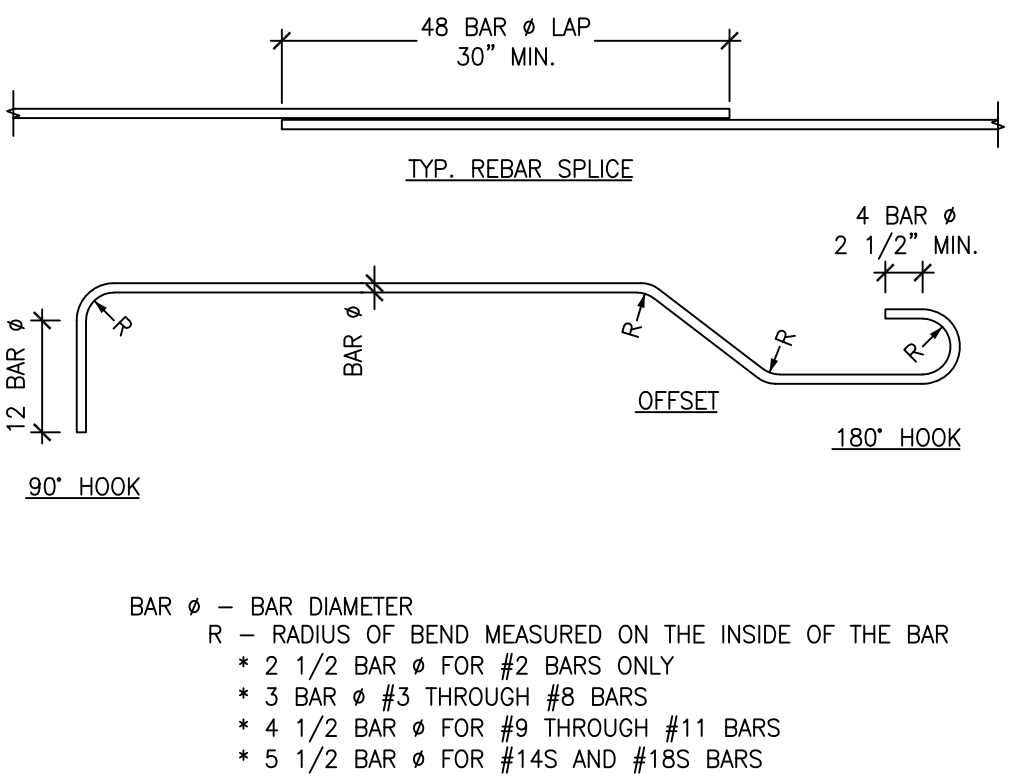
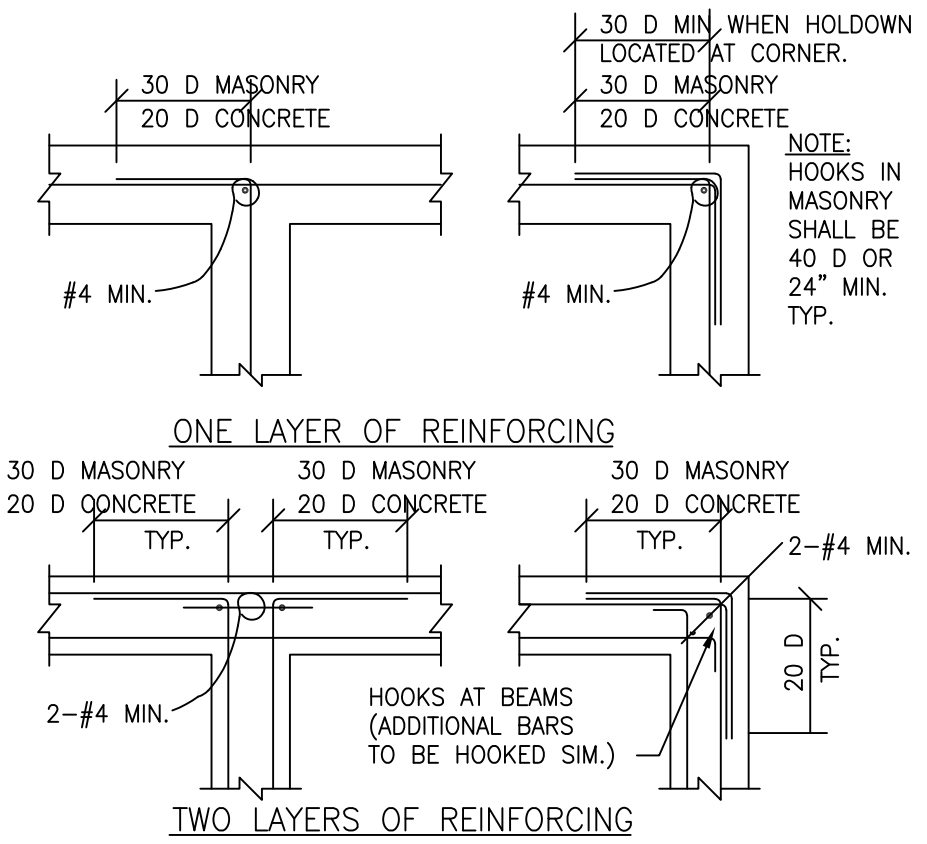
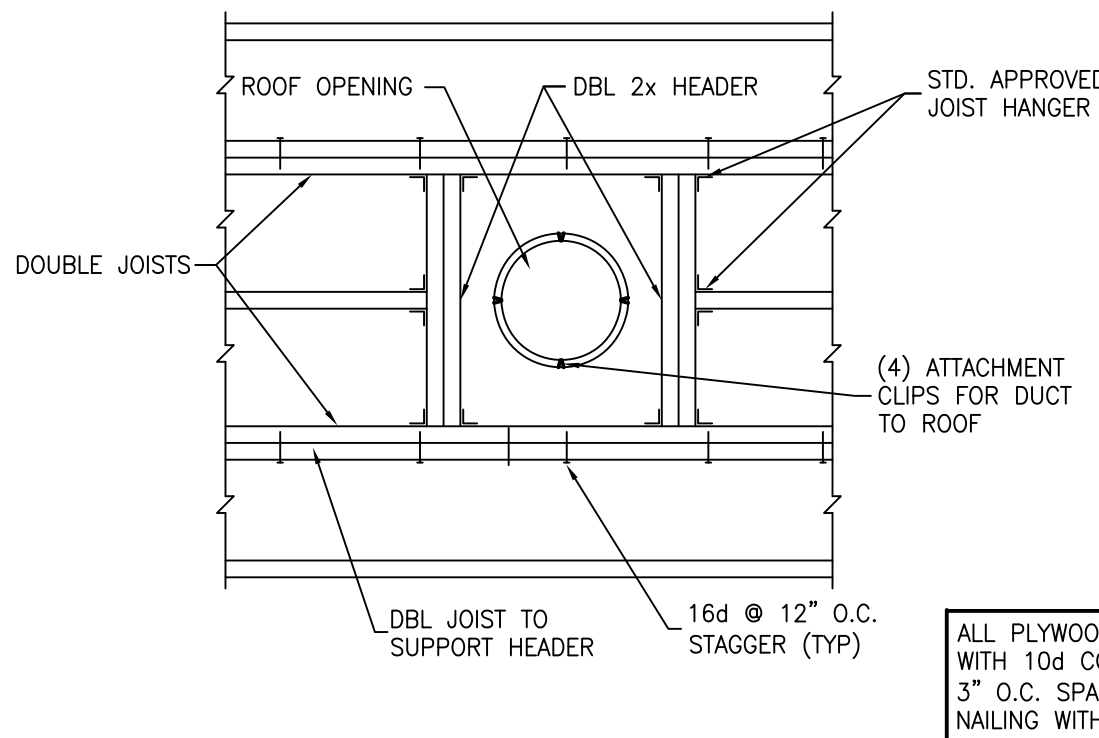
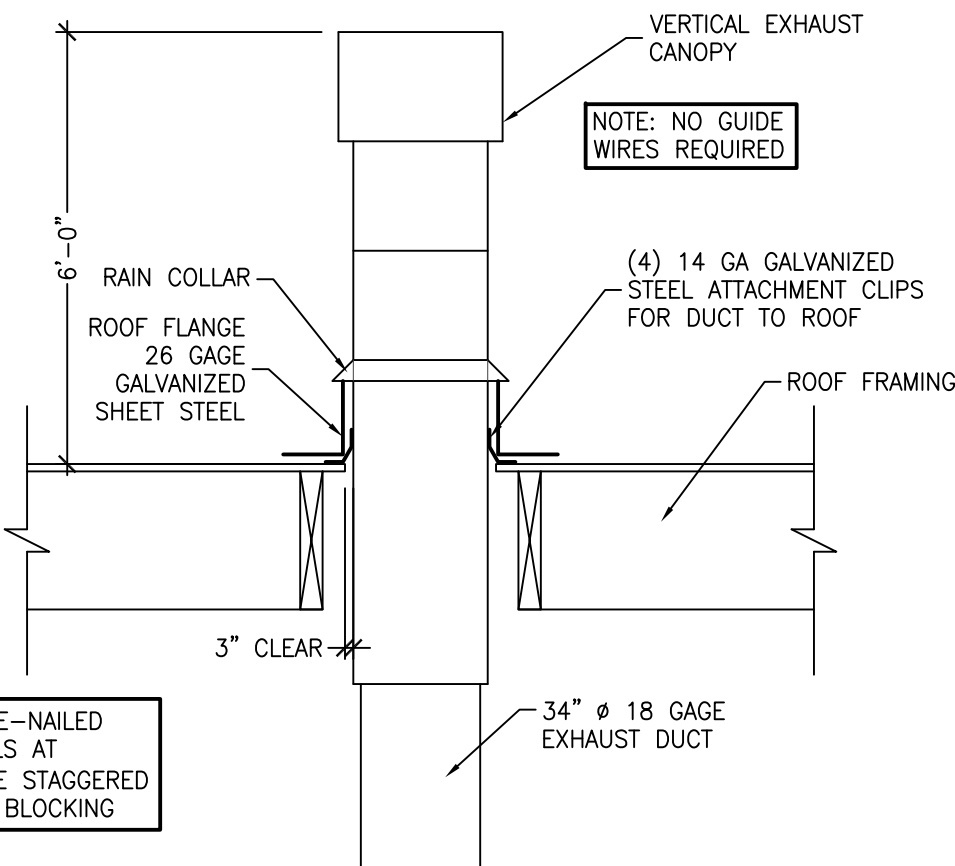
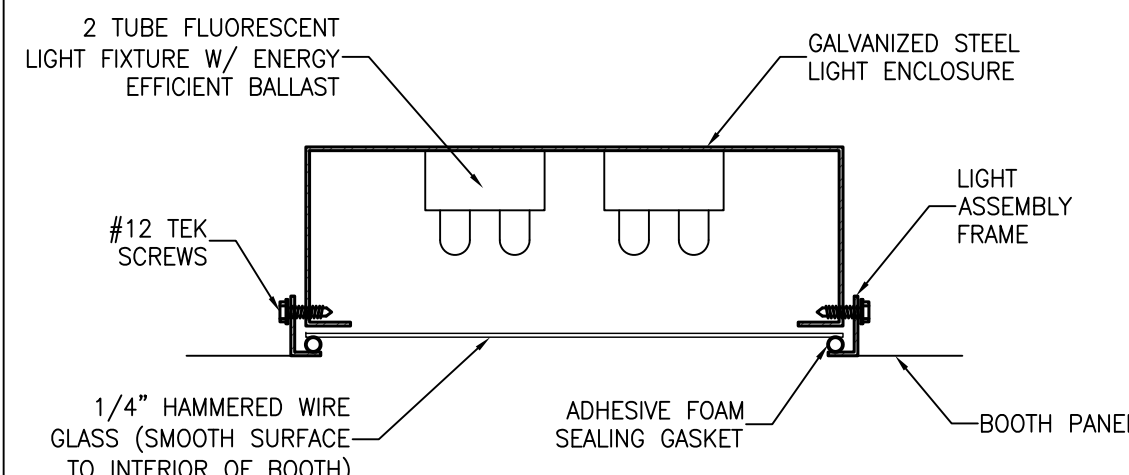
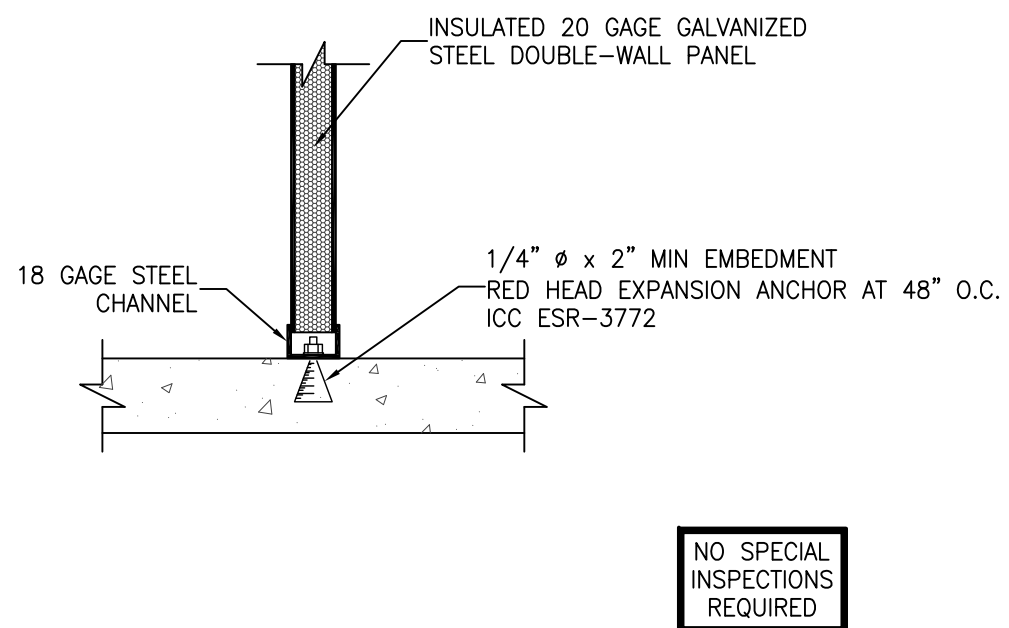
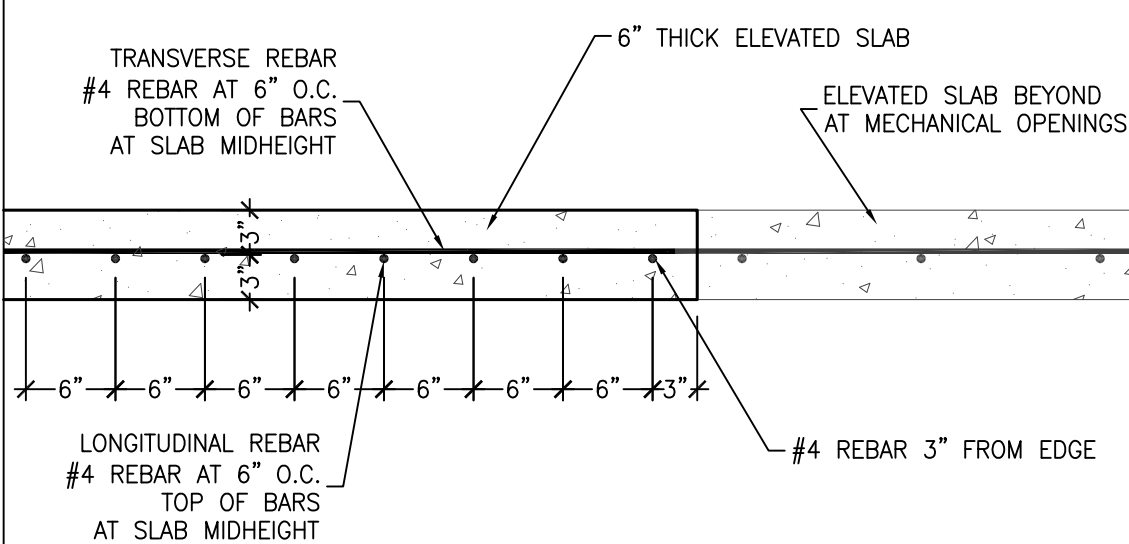
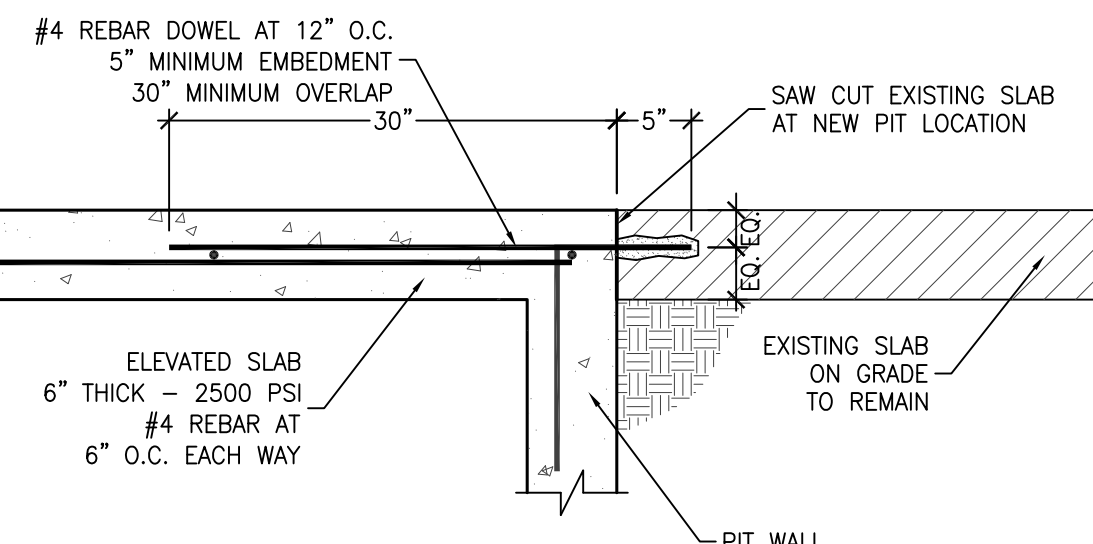
BLOWTHERM
LIGHTS
12 FLA

BLOWTHERM
MIXING ROOM
9 FLA

SCALE : $3/8" = 1'-0"$

PANEL B

E1

								
	5	4	SPRAY BOOTH PIT WALL	3	TYP. REBAR BEND & SPLICE	2	REINFORCEMENT CORNERS	1
								
	10	9	SLAB ON GRADE	8	ROOF PENETRATION			6
								
	15	14		13	LIGHT FIXTURE	12	SPRAY BOOTH ANCHORAGE	11
								
				18	ELEVATED SLAB AT OPENING	17	ELEVATED SLAB DOWELS	16
	20	19						

DESIGN & PROFESSIONAL ENGINEERING SERVICES:

EJD

ENGINEERING INC.

Ernest J. De Leon, P.E.

5847 Pine Ave (Suite A)

Chino Hills, CA 91709

Office: 909.517.2451

Ernest@EJDEngineering.com

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SHEET DESCRIPTION:

DETAILS

CLIENT:

GERMAN AUTO BODY

11065 COMMERCIAL PKWY

CASTROVILLE, CA 95012

PROFESSIONAL ENGINEER

ERNEST J. DE LEON

NO. 67755

EXP. 6/2025

CIVIL

STATE OF CALIFORNIA

January 9, 2025

REVISION STATUS:

REV.	DATE	DESCRIPTION
-	00/00/00	-

PROJECT NO:

24-314

DRAWN BY:

BM

ENGINEERED BY:

BM

DATE:

1/2/2025

PROJECT DESCRIPTION & ADDRESS:

SPRAY BOOTH

11065 COMMERCIAL

PKWY CASTROVILLE, CA

SHEET

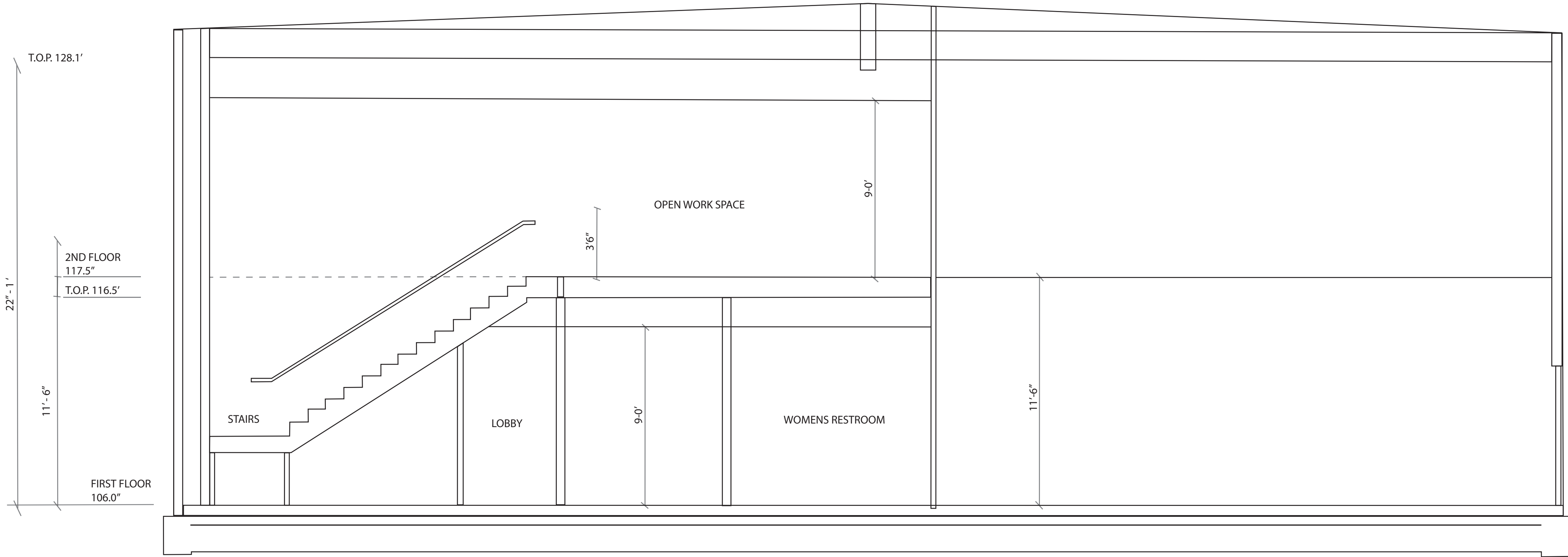
D1

ELEVATION PLAN

File#: PLN240276

APN: 133-492-009-000

Location:
11065 Commercial Pkwy,
Castroville, CA 95012



FIRST AND SECOND FLOOR PLAN

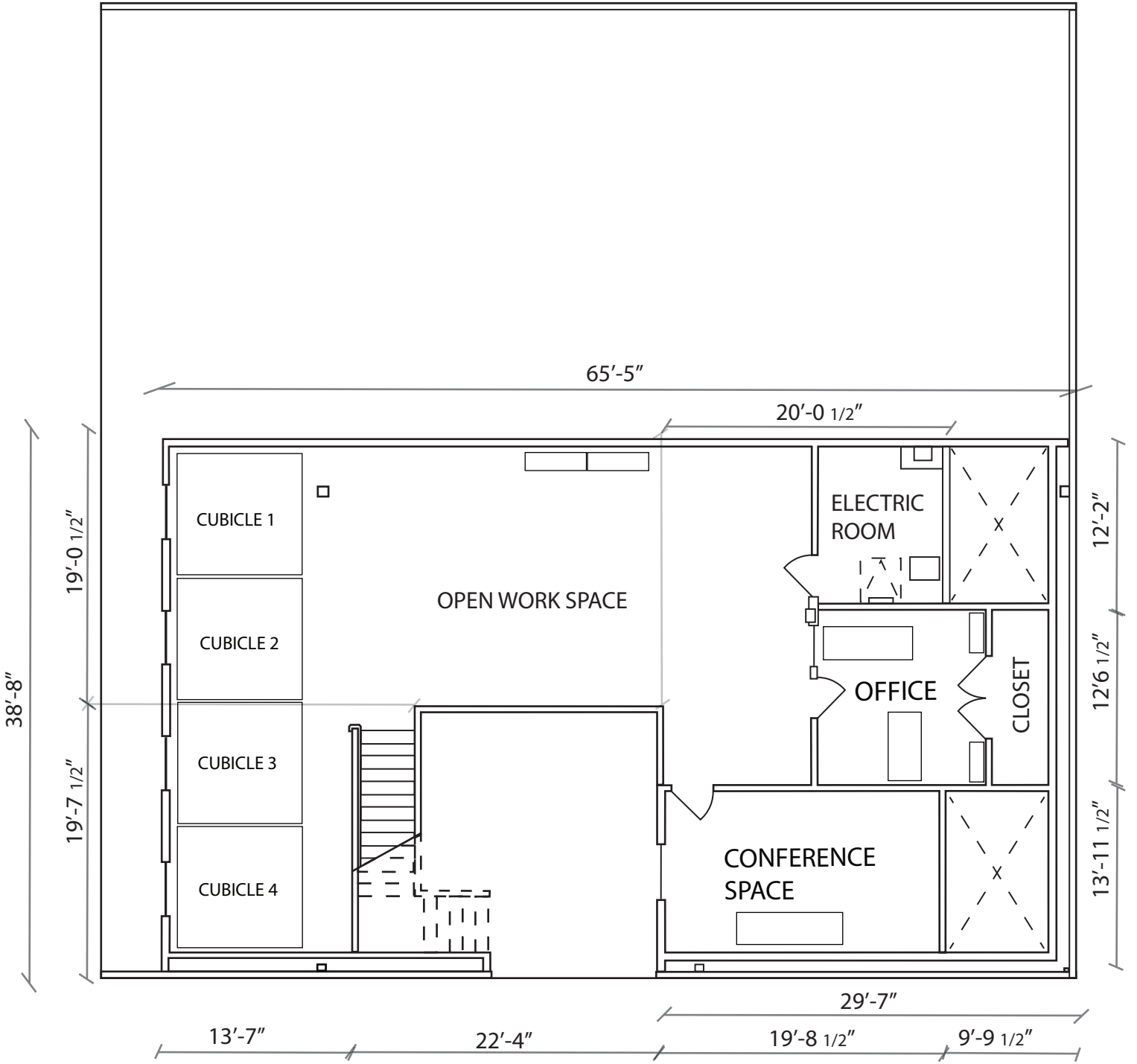
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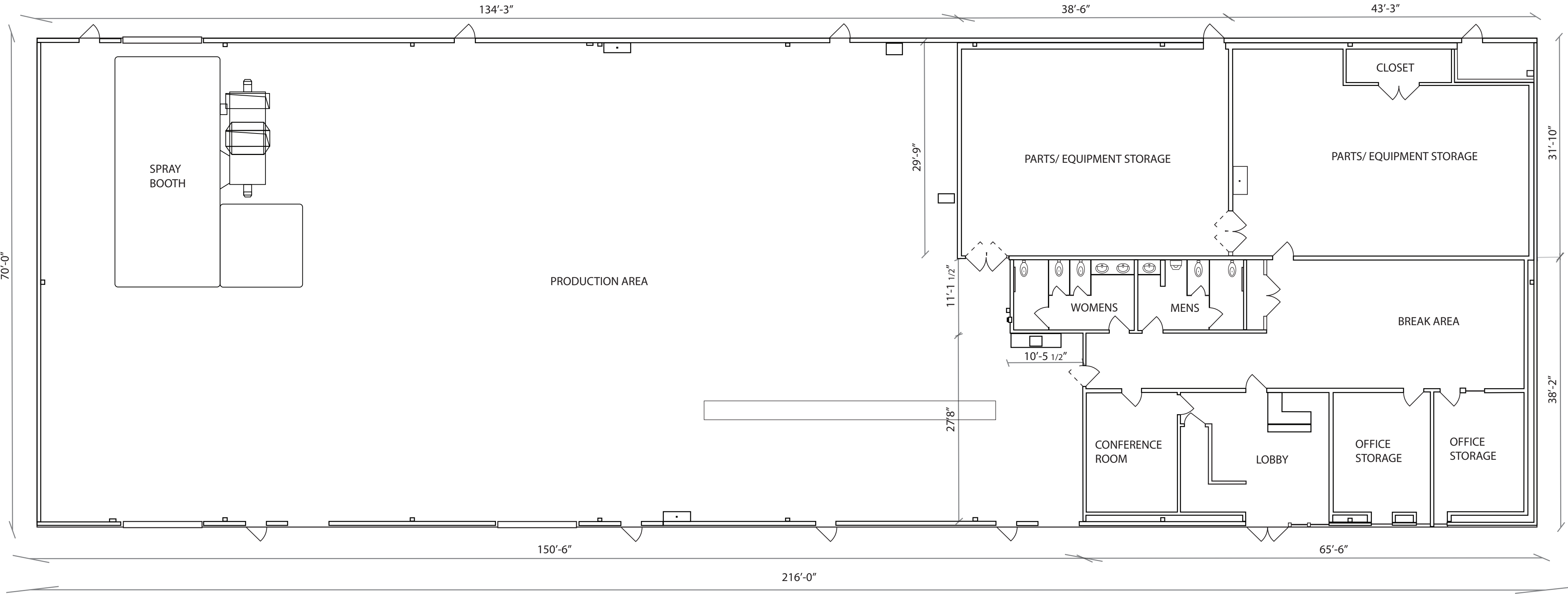
SECOND FLOOR

scale: 1/8" = 1'0"



FIRST FLOOR

scale: 1/8" = 1'0"

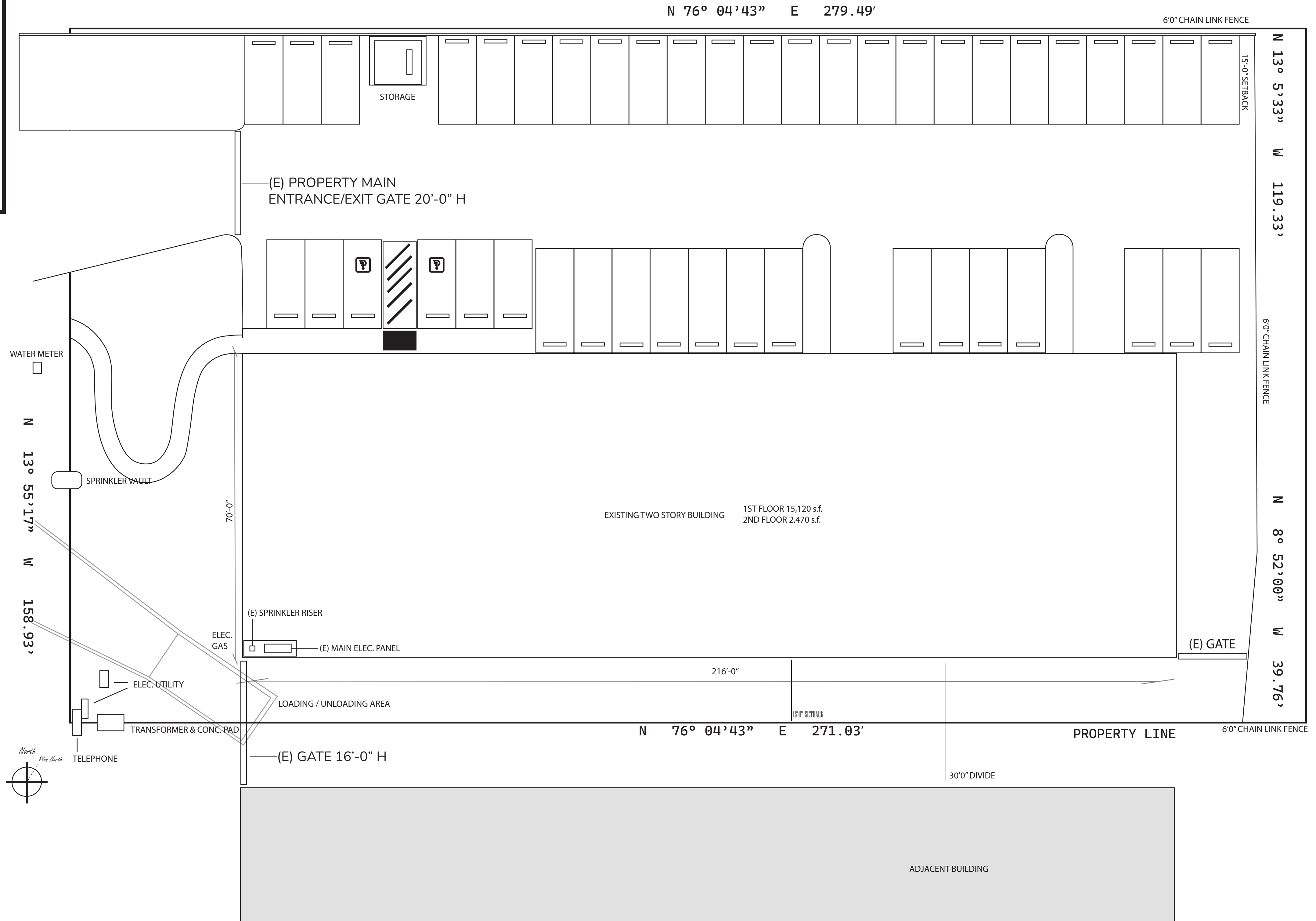


SITE PLAN

File#: PLN240276

APN: 133-492-009-000

Location:
11065 Commercial Pkwy,
Castroville, CA 95012



FILE #: PLN240276
COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT

 HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES
 1441 Schilling Place, South 2nd Floor (831)755-5025
 Salinas, California 93901-4527 www.countyofmonterey.gov

INLAND DESIGN APPROVAL APPLICATION FORM
ASSESSOR'S PARCEL NUMBER: 133-492-009-000
PROJECT ADDRESS: 11065 Commercial Pkwy, Castroville CA, 95012
PROPERTY OWNER: Thomas Sprague

 Telephone: (831) 588-9939

 Address: 195 Aviation Way #201

Fax: _____

 City/State/Zip: Watsonville, CA, 95076

 Email: thomas@abconproducts.com
APPLICANT: John Rost

 Telephone: (408) 210-1050

 Address: 7451 Carnoustie Ct

Fax: _____

 City/State/Zip: Gilroy, CA, 95020

 Email: germanautobody@gmail.com
AGENT: Michael Bassetti

 Telephone: (831) 262-1925

 Address: 328-B Main St

Fax: _____

 City/State/Zip: Gilroy, CA, 95020

 Email: michael.bassetti@cushwake.com
Mail Notices to: ☐ Owner ☒ Applicant ☐ Agent
 (Check only one)

PROJECT DESCRIPTION: (Attach *Scope of Work*) Obtain a use permit for an auto body shop providing repair and maintenance services for vehicles, including collision repairs, paintwork and general body work.
MATERIALS TO BE USED: No changes made to existing structure or property.
COLORS TO BE USED: No changes made to existing structure or property.

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: _____

DocuSigned by:

id additional fees.
DATE: 3/25/2025

34DFEB6E75C14B8...

FOR DEPARTMENT USE ONLY
ZONING: _____

AREA PLAN: _____

ADVISORY COMMITTEE: _____

RELATED PERMITS: _____

PLANNER: _____

WITHIN ARCH BUFFER ZONE?
☐ YES ☐ NO

ON SEPTIC SYSTEM (OWTS)?
☐ YES ☐ NO

LEGAL LOT: _____

☐ YES ☐ NO

DOES THIS CORRECT A VIOLATION?
☐ YES ☐ NO

FINDINGS:

- ☐ The project is consistent with the 2010 General Plan, the applicable Area Plan, and meets the regulations in Title 21 (Zoning Ordinance-Inland); and
- ☐ The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: _____

DECISION: ☐ OVER-THE-COUNTER ☐ ADMINISTRATIVE

ACTION: ☐ APPROVED

☐ DENIED

CONDITIONS: ☐ ATTACHED

☐ NONE

APPROVED BY: _____

DATE: _____

COPY TO APPLICANT: ☐ IN PERSON

OR

☐ MAILED

DATE: _____

PROJECT FILE NO. PLN240276

PHOTOGRAPHS



Date: 3/20/25 Site Address: 11065 Commercial Pkwy Planner: Benjamin Moulton
Description: No changes to be made to existing structure or property.

PROJECT FILE NO. PLN240276

PHOTOGRAPHS



Date: 3/20/25 Site Address: 11065 Commercial Pkwy Planner: Benjamin Moulton
Description: No changes to be made to existing structure or property.

COLOR SAMPLES FOR PROJECT FILE NO. PLN240276



Materials: No change Colors: No change
Description: No changes to be made to existing structure or property.



Materials: _____ Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____

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