

# MONTEREY COUNTY

## AIRPORT LAND USE COMMISSION

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Monterey County ALUC Staff  
c/o HCD-Planning  
1441 Schilling Place, 2nd Floor  
Salinas, CA 93901

Phone: (831) 755-5025  
FAX: (831) 757-9516  
Fionna Jensen : (831) 796-6407

## SPECIAL MEETING AGENDA

Monterey Peninsula Airport District  
Board Meeting Room  
200 Fred Kane Drive, Suite 200  
Monterey, California

**July 24, 2023**

**2:00 p.m.**

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### IMPORTANCE NOTICE REGARDING PARTICPATION IN THE LAIRPORT LAND USE COMMISSION MEETING

To participate in this Monterey County Airport Land Use Commission meeting, public participants are invited to observe and address the Commission in-person at the Board Meeting Room. Instructions for the public to participate are below:

**Participate at the Physical Meeting Site:** Monterey Peninsula Airport District, Board Meeting Road. 200 Fred Kane Drive, Suite 200, Monterey, CA 93940.

#### Meeting Instructions:

1. If a member of the public wishes to comment on a particular agenda item, the public is strongly encouraged to submit their comments in writing via email to the Commission staff at [JensenF1@co.monterey.ca.us](mailto:JensenF1@co.monterey.ca.us) (Fionna Jensen). Comments should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. Comments received by the 2:00 p.m. deadline will be distributed to the Commission and will be placed in the record.
2. If speakers or other members of the public have documents they wish to distribute to the Commission for an agenda item, they are encouraged to submit such documents via email to the Commission staff at [JensenF1@co.monterey.ca.us](mailto:JensenF1@co.monterey.ca.us) (Fionna Jensen). Documents should be submitted by 2:00 p.m. on the business day prior to the commission meeting date. To assist Commission staff in identifying the agenda item to which the document relates, the public is requested to include the file number in the subject line.
3. If applicants or members of the public want to present documents and/or Power Point presentations while speaking, they should submit the document and/or presentation electronically by 2:00 p.m. on the business day prior to the commission meeting date to Commission staff at [JensenF1@co.monterey.ca.us](mailto:JensenF1@co.monterey.ca.us) (Fionna Jensen). If submitted after that deadline, staff will make best efforts, but cannot guarantee, to make the document and/or presentation available to present during the meeting.
4. While the matter is being heard, a member of the public may submit a comment via email, preferably limited to 250 words or less, to Commission staff [JensenF1@co.monterey.ca.us](mailto:JensenF1@co.monterey.ca.us) (Fionna Jensen). To assist Commission staff in identifying the agenda item to which the comment relates, the public is requested to include the file number in the subject line. If the comment is received prior to close of public comment on an agenda item, every effort will be made to read the comment into the record, but some comments may not be read out loud due to time limitations or length of the

comment (e.g., if the comment exceeds 250 words). Comments received prior to the close of the public comment period on an agenda item will be made part of the record for that item.

5. Members of the public who wish to make a general public comment for items not on the day's agenda may submit their comment via email, preferably limited to 250 words or less, to the Airport Land Use Commission staff at [JensenF1@co.monterey.ca.us](mailto:JensenF1@co.monterey.ca.us) (Fionna Jensen). The Airport Land Use Commission name and meeting date, and "general comment", should be indicated in the subject line. The comment will be placed in the record for the meeting, and every effort will be made to read the comment into the record at the appropriate time on the agenda.
6. Individuals with disabilities who desire to request a reasonable accommodation or modification to observe or participate in the meeting may make such request by sending an email to the Commission staff at [JensenF1@co.monterey.ca.us](mailto:JensenF1@co.monterey.ca.us) (Fionna Jensen). Such requests include but are not limited to: Wheelchair Accessible Facilities, Sign Language Interpreters and Printed Materials in large print, Braille, or on disk, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. The request should be made no later than 12:00 p.m. (i.e., noon) two (2) business days prior to the Airport Land Use Commission meeting date in order to provide time for the Commission staff to address the request.
7. The Commission Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner.

**1. CALL TO ORDER – Pledge of Allegiance**

**2. ROLL CALL**

*Any Commissioner who will not be able to attend the scheduled public meeting shall notify the Chair, their Proxy, and ALUC staff.*

**3. PUBLIC COMMENT**

*The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.*

**4. COMMISSIONER'S COMMENTS**

*Commissioners may speak on non-agenda items within the purview of the Commission.*

**5. APPROVAL OF MINUTES**

May 22, 2023

**6. CONSENT**

None

**7. SCHEDULED ITEMS**

*Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.*

**a. REF230010 - Penske Truck Leasing, LP (City of Salinas)**

Proposed construction of a 14,670 square-foot commercial truck service facility with two exterior canopies totaling 3,670 square feet.  
Proposed Action: Find the project consistent with the 1982 Airport Land Use Plan for Salinas Municipal Airport

**8. ANNOUNCEMENTS**

June 29, 2023, Caltrans Handbook Workshop summary

**9. ADJOURNMENT**

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Monterey Peninsula Airport  
Board Meeting Room  
200 Fred Kane Drive, Suite 200  
Monterey, California

### Action Minutes of the Proceedings of the Commissioners of the Monterey County Airport Land Use Commission for Monday, May 22, 2023 – Regular Meeting

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#### 1. **CALL TO ORDER – Pledge of Allegiance**

The Monterey County Airport Land Use Commission (ALUC), Commissioner (Chair) Carbone presiding, convened at 3:05 p.m. Commission members and members of the public attended/participated physically.

#### 2. **ROLL CALL**

##### **Commissioners (or Proxy) Present:**

Commissioner Carbone, Cleveland, Eisen (Commissioner Sabo proxy), Scherer, Cohan – a quorum

##### **Commissioners Not Present and Not Represented by Proxy:**

Commissioner, Stewart, Williamson

##### **ALUC (Monterey County) Staff Present:**

Fionna Jensen, Housing and Community Development (HCD)-Planning

##### **For Informational Purposes Only, Members of the Public Participating:**

Jim McClenahan (Commission Cleveland proxy)

#### 3. **PUBLIC COMMENT**

*The Commission will receive public comment on non-agenda items within the purview of the Commission. It is not necessary to complete a speaker request form. The Chair may limit the length of individual presentations to 3 minutes.*

#### 4. **COMMISSIONER'S COMMENTS**

*Commissioners may speak on non-agenda items within the purview of the Commission.*

**5. APPROVAL OF MINUTES**

The Commission voted 3-0 (3 ayes – 0 nays), with two members abstaining, to approve the minutes of the March 27, 2023 meeting. Motion to approve made by Commissioner Scherer and seconded by Commissioner Cleveland. (Carbone, Cleveland, Scherer)

**6. CONSENT**

Acceptance of the 2023-2024 ALUC meeting calendar.

The Commission voted 5-0 (5 ayes – 0 nays) to accept the 2023-2024 ALUC calendar. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Scherer. (Commissioner Carbone, Cleveland, Eisen (Commissioner Sabo proxy), Scherer, Cohan)

**7. SCHEDULED ITEMS**

*Note: Action listed for each item represents staff recommendation. The Commission may, at its discretion, take any action on the items listed on the Agenda.*

**a. Airport Land Use Compatibility Plan (ALUCP) Update**

Update regarding local jurisdiction progress on the requirement to amend applicable general and specific plans in response to the adoption of the ALUCPs for Monterey Regional Airport and Marina Municipal Airport.

Proposed Action: For information only. No action required.

Staff provided explanation of the 6<sup>th</sup> cycle Housing Element update and the requirement that affected jurisdictions submit their draft Housing Element Update to the ALUC.

Commissioner Carbon requested staff prepare a letter reminding the local jurisdictions of the requirement. Letter to be sent to city managers, majors, and the local planning department.

**b. Future Airport Land Use Compatibility Plan (ALUCP) Update**

Update regarding funding and staff resources for future updates to the ALUCPs for Salinas Municipal Airport and Mesa Del Rey (King City) Airport.

Proposed Action: For information only. No action required.

No updates at this time.

**c. Election of ALUC Officers**

Action: Commission to elect the Chair and Vice Chair for June 2023 through May 2024.

The Commission voted 5-0 (5 ayes – 0 nays) to elect Commissioner Cohan to be the 2023-2024 ALUC Chair. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Scherer. (Commissioner Carbone, Cleveland, Eisen (Commissioner Sabo proxy), Scherer, Cohan)



The Commission voted 5-0 (5 ayes – 0 nays) to elect Commissioner Scherer to be the 2023-2024 ALUC Vice Chair. Motion to approve made by Commissioner Cleveland and seconded by Commissioner Carbone. (Commissioner Carbone, Cleveland, Eisen (Commissioner Sabo proxy), Scherer, Cohan)

**8. ANNOUNCEMENTS**

The City Selection Committee has re-appointed Tyler Williamson as an Airport Land Use Commissioner. Term will expire on May 3, 2027.

**9. ADJOURNMENT**

Meeting adjourned at 3:35 pm

Next scheduled regular meeting: July 24, 2023 (June 26, 2023 cancelled)

# MONTEREY COUNTY

## AIRPORT LAND USE COMMISSION

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### MEMORANDUM

<b>To:</b>	Airport Land Use Commission (ALUC)
<b>From:</b>	Fionna Jensen, ALUC staff, July 5, 2023 (831) 796-6407
<b>Meeting Date:</b>	July 24, 2023 (special meeting)
<b>Subject:</b>	Scheduled Item 7a – Penske Truck Leasing, LP (City of Salinas) Proposed construction of a 14,670 square-foot commercial truck service facility with two exterior canopies totaling 3,670 square feet. (ALUC File No. PLN230010).

#### **RECOMMENDATION:**

Staff recommends the Monterey County Airport Land Use Commission (ALUC) find the proposed 14,670 square foot truck service station and commercial operation (ALUC File No. REF230010) consistent with the 1982 Airport Land Use Plan for Salinas Municipal Airport (ALUP).

#### **BACKGROUND AND DISCUSSION:**

On May 17, 2022, the City of Salinas submitted an application (ALUC File No. REF230010) to ALUC staff requesting consideration of the proposed development located at 795 Elvee Drive, Salinas. The proposed project includes the redevelopment of a 5.68-acre commercial property with a 14,670 square-foot Penske Truck service facility, exterior canopies totaling 3,670 square feet, and on-site parking for 145 vehicles. The service facility will serve four primary purposes: (1) Provide Local One-way rentals to the general public and commercial industry, (2) Provide Full-Service Lease or Contract Maintenance to our contractual customers, (3) Provide maintenance, fueling, and washing of our supporting fleet and (4) Used Truck Sales. Approximately 20 employees will be on-site at any given time.

#### **CONSISTENCY DETERMINATION ANALYSIS:**

ALUC staff reviewed the City's proposed development in accordance with the adopted ALUP as discussed below:

#### NOISE COMPATIBILITY

The proposed development was reviewed for consistency with Map 6 of the ALUP (2000 Community Noise Equivalent Level [CNELs] Noise Contours). The subject property is located outside of the 55 to 65 CENL contours. The ALUP does not contain any noise related compatibility policies for commercial uses. Therefore, the California Department of Aeronautics' (Caltrans) Airport Land Use Handbook (ALUH) is relied upon for staff's noise compatibility analysis. Chapter 3.2.1 (Noise), states that incompatible land uses within a 65 CNEL contour include residences, schools, hospitals, churches, and other

places of worship. Given that the subject property is located outside of the 65 CNELs, it is presumed to be a compatible use.

#### AIRSPACE PROTECTION & SAFETY COMPATIBILITY

The ALUP does not establish different safety zones within the Airport Influence Area for the Salinas Municipal Airport, and therefore the safety zone map prepared by Caltrans in 2012 was used for this analysis. The prepared safety zone map is based on ALUH and establishes the approximate safety zone boundaries for the Salinas Municipal Airport. Accordingly, the subject property is located within Safety Zone 7 and outside of the ALUP's Building Restriction Zone (Diagram A). Safety Zone 7 prohibits hazards to flight and very high-intensity uses such as sports stadiums. Consistent with Policy 3 of the ALUP, the proposed development will have a low intensity, like a corporation yard, parking lot, or warehouse, and is, therefore, an allowed use. The proposed development will not create a hazard to flight and has been conditioned to require the installation of low-level down-lit exterior lighting. Additionally, the proposed development will have a ridge height of approximately 26 feet and therefore will not encroach into the imaginary surfaces (Part 77, Diagram B of the ALUP). As conditioned, the proposed development will not interfere with airspace protection and is an allowed use.

#### **MONTEREY REGIONAL AIRPORT REVIEW:**

ALUC staff forwarded project information to the Salinas Airport Manager on July 5, 2023. The Airport Manager requested the granting of an Avigation Easement and the installation of down-lit exterior lighting due to the site being less than 1,000 feet from the center line of Runway 08. ALUC staff finds these requests appropriate and acceptable, and has conditioned the project accordingly.

#### **CONCLUSION:**

Based on review and analysis of the proposed Penske Truck service facility, staff recommends the ALUC adopt a resolution finding the proposed consistent with the 1982 Airport Land Use Plan for Salinas Municipal Airport, subject to two conditions of approval.

#### Attachments:

Attachment A	Draft ALUC Resolution
Attachment B	Project Plans
Attachment C	City of Salinas Consistency Analysis Letter, dated May 17, 2023

cc: ALUC Commissioners; ALUC Counsel; Salinas Municipal Airport (Brett Godown); City of Salinas (Thomas Wiles); ALUC File No. REF230010

**Before the Monterey County Airport Land Use Commission,  
State of California**

**Resolution No. 23-**

Finding the proposed construction of a 14,670 square foot Penske Truck commercial facility with two exterior canopies totaling 3,670 square feet consistent with the 1982 Airport Land Use Plan (ALUP) for Salinas Municipal Airport.

REF230010, 795 Elvee Drive, Salinas (APN: 003-701-010-000)

**WHEREAS**, on May 19, 2023, the City of Salinas submitted an application (ALUC File No. REF230010) to ALUC staff requesting a consistency determination of a proposed truck service station and commercial operation of a property located at 795 Elvee Drive, Salinas (APN: 003-701-010-000); and

**WHEREAS**, the ALUC is responsible for the review of local land use regulations affecting land uses within the Airport Influence Area for Salinas Municipal Airport, as identified in the Salinas Municipal Airport Land Use Plan (ALUP), incorporated herein by reference, for consistency with the ALUP; and

**WHEREAS**, the proposed project includes the redevelopment of a 5.68-acre vacant commercial property with a 14,670 square-foot Penske Truck service facility, exterior canopies totaling 3,670 square feet, and on-site parking for 145 vehicles.

**WHEREAS**, the service facility will serve four primary purposes: (1) Provide Local One-way rentals to the general public and commercial industry, (2) Provide Full-Service Lease or Contract Maintenance to our contractual customers, (3) Provide maintenance, fueling, and washing of our supporting fleet and (4) Used Truck Sales. Approximately 20 employees will be on-site at any given time; and

**WHEREAS**, based on Map 6 of the ALUP, the subject property is located outside of the 55 to 65 Community Noise Equivalent Level (CNEL) Noise Contours and is considered a noise-compatible use based on Chapter 3.2.1 of the California Department of Aeronautics' (Caltrans) Airport Land Use Handbook (ALUH); and

**WHEREAS**, the ALUP does not establish safety zones for the Salinas Municipal Airport, only the Airport's Area of Influence, Building Restriction Zone, and Imagery Surfaces/Transitional Zones; and

**WHEREAS**, based on Diagrams A and B of the ALUP, the subject property is located outside of the Building Restriction Zone and the proposed development (26-foot ridge height) will not encroach into the Transitional Zone; and

**WHEREAS**, according to the 2012 Caltrans prepared Safety Zone Map for the Salinas Municipal Airport, the subject property is located within Safety Zone 7, which prohibits hazards to flight and very high-intensity uses such as sports stadiums; and

**WHEREAS**, as designed and conditioned, the proposed development will not create a hazard to flight as the proposed use will not introduce electrical interference, high-intensity lighting, bird attraction, or glare, and therefore is consistent with limitations established by the Caltrans ALUH for Safety Zone 7; and

**WHEREAS**, consistent with Policy 3 of the ALUP, the proposed development will have a low intensity, like a corporation yard, parking lot, or warehouse, and is therefore, a compatibility use for the subject property; and

**WHEREAS**, as requested by the Salinas Municipal Airport Manager, the project has been conditioned to require the granting of an Avigation Easement to the Salinas Municipal Airport and the installation of low-level down-lit exterior lighting; and

**WHEREAS**, on July 24, 2023, the ALUC conducted a duly noticed public meeting to consider the proposed Penske Truck service stations located at 795 Elvee Drive, Salinas (APN: 003-701-010-000).

**NOW, THEREFORE, BE IT RESOLVED**, the Monterey County Airport Land Use Commission does hereby find the proposed construction of a 14,670 square foot Penske Truck commercial facility with two exterior canopies totaling 3,670 square feet consistent with the 1982 Salinas Municipal Airport Land Use Plan, subject to two conditions of approval.

**PASSED AND ADOPTED** on this 24th day of July 2023, upon motion of Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ by the following vote, to-wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST  
Erik Lundquist, AICP, Secretary to the ALUC

By: \_\_\_\_\_  
Fionna Jensen, Designee of Secretary to the ALUC  
July 24, 2023



## ALUC CONDITIONS

The following standard and/or non-standard conditions may be applied to an application being considered before the ALUC. If the box next to the condition is marked, that indicates the condition is to be applied to the project as part of the ALUC recommendation.

**PROJECT NAME: PENSKE TRUCK LEASING**  
**ALUC FILE NO.: REF230010**

<input checked="" type="checkbox"/>	<b>ALUC-1</b>	<p><b>AVIGATION AND HAZARD EASEMENT</b></p> <p>Prior to the issuance of a construction permit, the developer/owner shall grant an avigation and hazard easement to the appropriate airport authority. The easement shall be recorded at the Monterey County Recorder's Office. The easement may include:</p> <ul style="list-style-type: none"> <li>• Right-of-flight at any altitude above the acquired easement surfaces.</li> <li>• Right to cause noise, vibrations, fumes, dust and fuel particle emissions.</li> <li>• Right to prevent construction or growth of all structures, objects or natural growth above the acquired easement surfaces.</li> <li>• Right-of-entry to remove, mark or light any structures or growth above the acquired easement surfaces, or right to require the owner to remove, mark or light.</li> <li>• Right to prohibit creation of electrical interference, unusual light sources and other hazards to aircraft flight.</li> <li>• Any other limitation that the ALUC may recommend to protect the public's health, safety and welfare.</li> </ul>
<input checked="" type="checkbox"/>	<b>ALUC-6</b>	<p><b>EXTERIOR LIGHTING</b></p> <p>Prior to the issuance of a construction permit, an Exterior Lighting Plan shall be reviewed and approved by the applicable airport manager prior to the issuance of any construction permits. All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled.</p>

**PROJECT REVIEWED BY THE ALUC ON: JULY 24, 2023**

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N70°05'15"W AS ESTABLISHED FROM FOUND MONUMENTS SHOWN ON THAT MAP ON FILE IN VOLUME 13 OF PARCEL MAPS AT PAGE 35 OF RECORDS, MONTEREY COUNTY, CALIFORNIA.

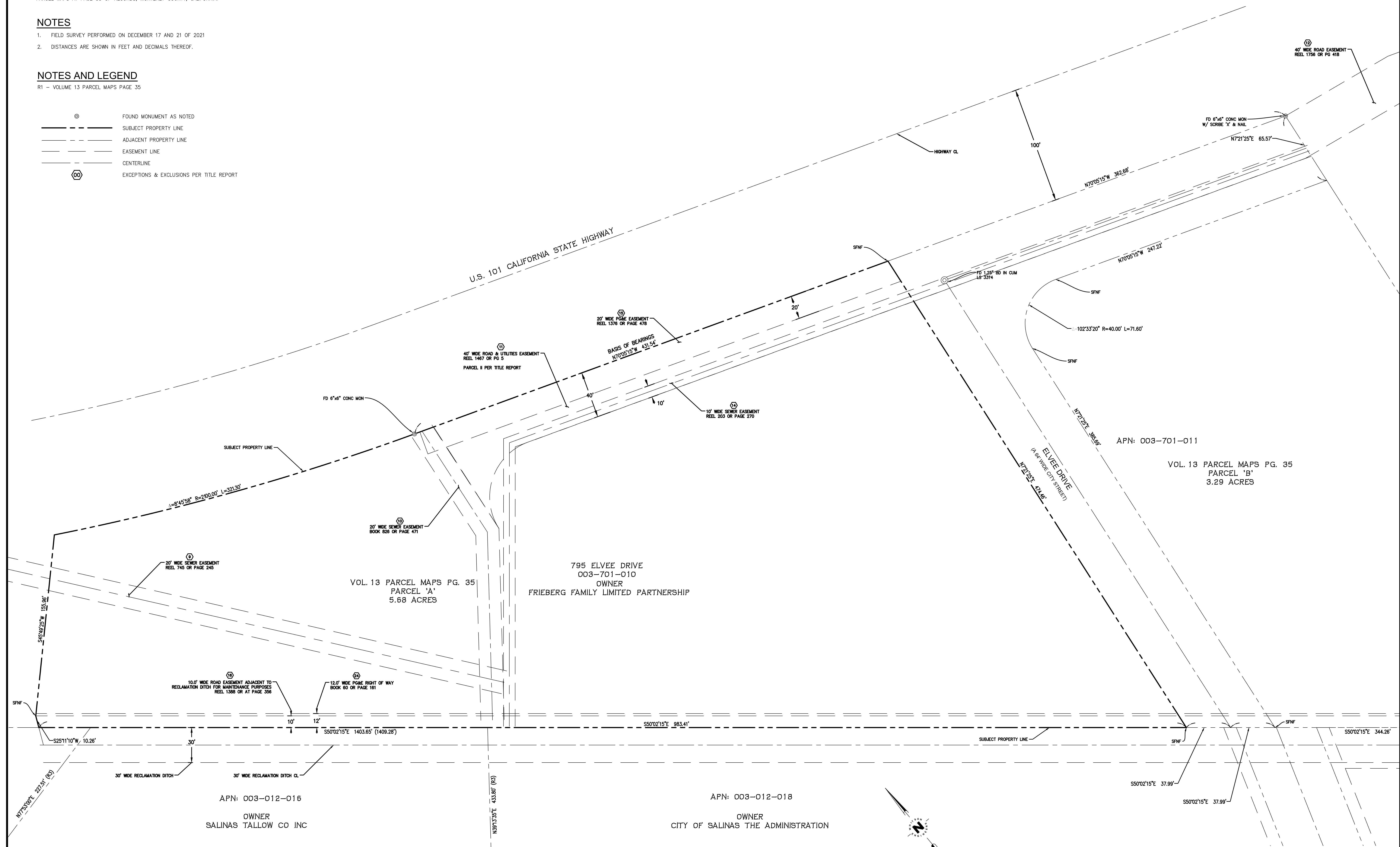
**NOTES**

1. FIELD SURVEY PERFORMED ON DECEMBER 17 AND 21 OF 2021
2. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

**NOTES AND LEGEND**

R1 - VOLUME 13 PARCEL MAPS PAGE 35

- ⊙ FOUND MONUMENT AS NOTED
- SUBJECT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT LINE
- - - CENTERLINE
- Ⓞ EXCEPTIONS & EXCLUSIONS PER TITLE REPORT



**ALTA / NSPS LAND TITLE SURVEY**

PARCEL A AS SHOWN ON VOLUME 13 PARCEL MAPS AT PAGE 35  
CITY OF SALINAS, STATE OF CALIFORNIA

PROJECT NUMBER 4484.00

SHEET 2 OF 4  
FEBRUARY 2022



**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING OF N70°05'15"W AS ESTABLISHED FROM FOUND MONUMENTS SHOWN ON THAT MAP ON FILE IN VOLUME 13 OF PARCEL MAPS AT PAGE 35 OF RECORDS, MONTEREY COUNTY, CALIFORNIA.

**NOTES**

1. FIELD SURVEY PERFORMED ON DECEMBER 17 AND 21 OF 2021
2. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

**NOTES AND LEGEND**

- R1 - VOLUME 13 PARCEL MAPS PAGE 35
- R2 - REEL 3003 OR PAGE 331
- R3 - VOLUME 20 CITIES AND TOWNS PAGE 28

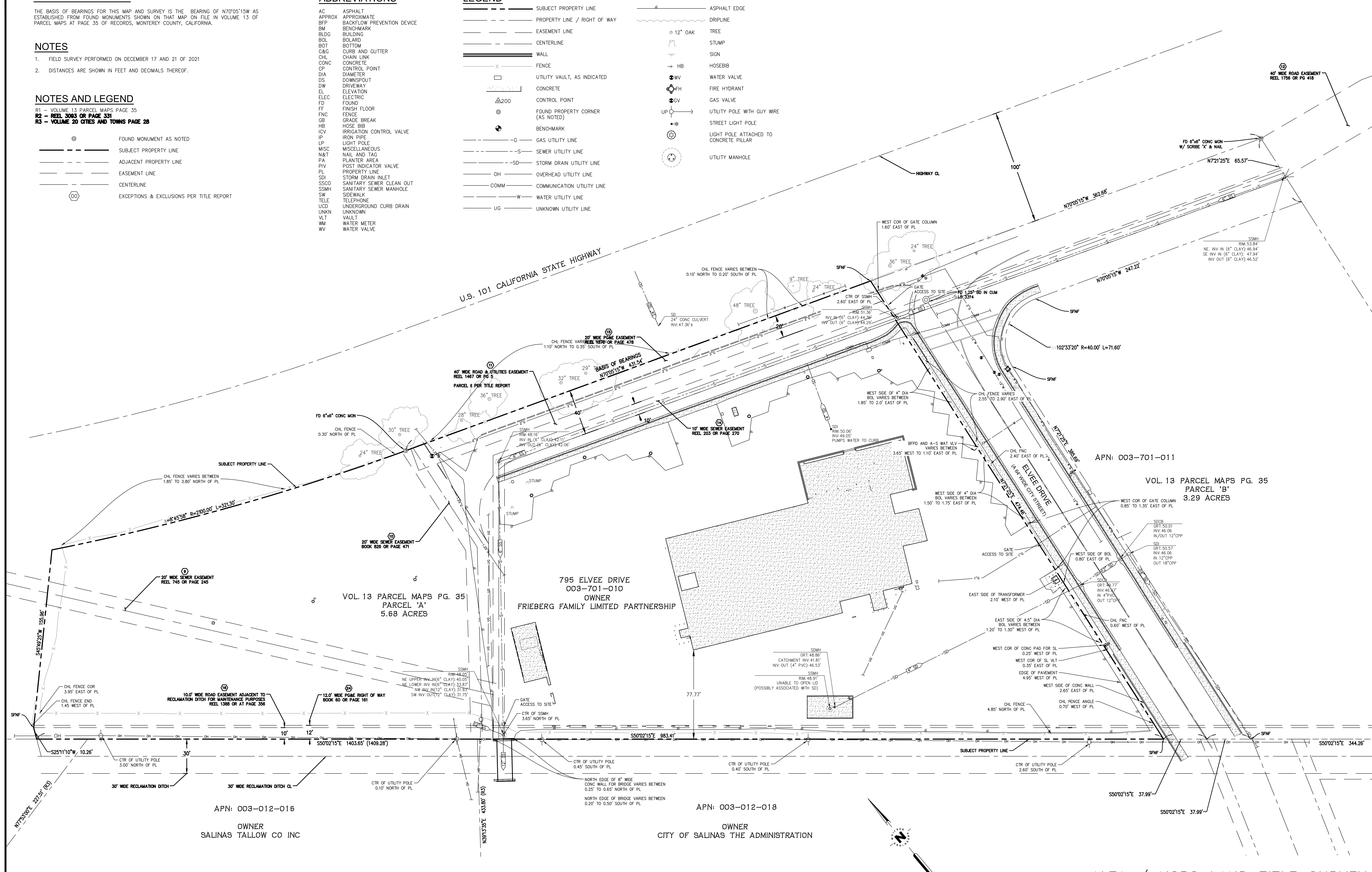
⊙	FOUND MONUMENT AS NOTED
---	SUBJECT PROPERTY LINE
- - - -	ADJACENT PROPERTY LINE
- · - · -	EASEMENT LINE
- - - - -	CENTERLINE
⓪	EXCEPTIONS & EXCLUSIONS PER TITLE REPORT

**ABBREVIATIONS**

AC	ASPHALT
APPROX	APPROXIMATE
BFP	BACKFLOW PREVENTION DEVICE
BM	BENCHMARK
BLDG	BUILDING
BOL	BOLARD
BOT	BOTTOM
C&G	CURB AND GUTTER
CHL	CHAIN LINK
CONC	CONCRETE
CP	CONTROL POINT
DIA	DIAMETER
DS	DOWNSPOUT
DW	DRIVEWAY
EL	ELEVATION
ELEC	ELECTRIC
FD	FOUND
FF	FINISH FLOOR
FNC	FENCE
GB	GRADE BREAK
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
IP	IRON PIPE
LP	LIGHT POLE
MISC	MISCELLANEOUS
N&T	NAIL AND TAG
PA	PLANTER AREA
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
SDI	STORM DRAIN INLET
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TELE	TELEPHONE
UCD	UNDERGROUND CURB DRAIN
UNKN	UNKNOWN
ULT	VAULT
WM	WATER METER
WV	WATER VALVE

**LEGEND**

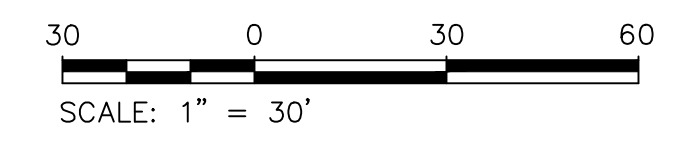
---	SUBJECT PROPERTY LINE	---	ASPHALT EDGE
- - - -	PROPERTY LINE / RIGHT OF WAY	---	DIRIPLINE
- · - · -	EASEMENT LINE	⊙ 12" OAK	TREE
- - - - -	CENTERLINE	⊙	STUMP
---	WALL	⊙	SIGN
- · - · -	FENCE	⊙	HOSEBIB
⊙	UTILITY VAULT, AS INDICATED	⊙	WATER VALVE
⊙	CONCRETE	⊙	FIRE HYDRANT
⊙	CONTROL POINT	⊙	GAS VALVE
⊙	FOUND PROPERTY CORNER (AS NOTED)	⊙	UTILITY POLE WITH GUY WIRE
⊙	BENCHMARK	⊙	STREET LIGHT POLE
⊙	GAS UTILITY LINE	⊙	LIGHT POLE ATTACHED TO CONCRETE PILLAR
⊙	SEWER UTILITY LINE	⊙	UTILITY MANHOLE
⊙	STORM DRAIN UTILITY LINE		
⊙	OVERHEAD UTILITY LINE		
⊙	COMMUNICATION UTILITY LINE		
⊙	WATER UTILITY LINE		
⊙	UNKNOWN UTILITY LINE		



APN: 003-012-016  
OWNER  
SALINAS TALLOW CO INC

APN: 003-012-018  
OWNER  
CITY OF SALINAS THE ADMINISTRATION

APN: 003-701-011  
VOL. 13 PARCEL MAPS PG. 35  
PARCEL 'B'  
3.29 ACRES



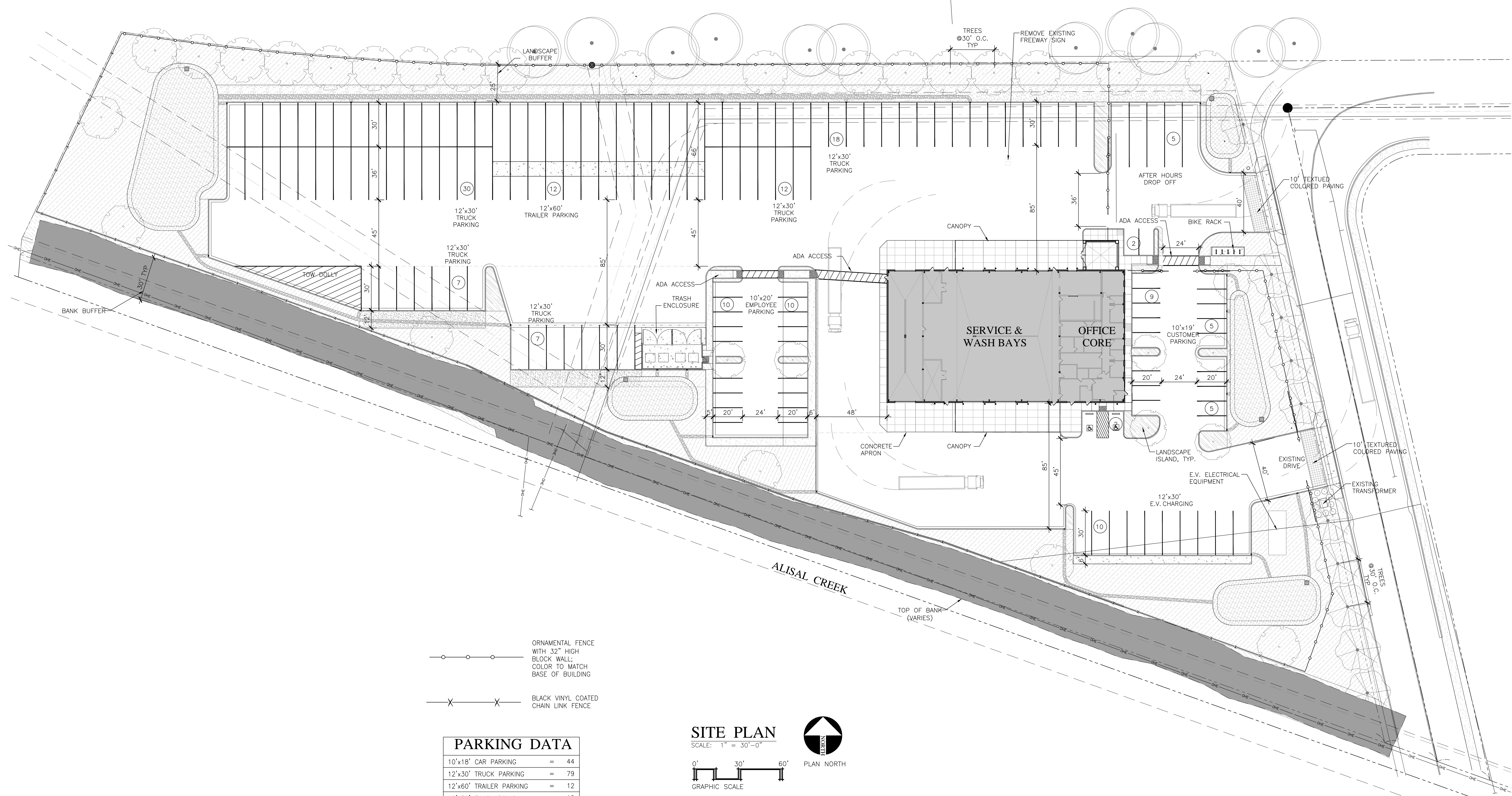
**ALTA / NSPS LAND TITLE SURVEY**

PARCEL A AS SHOWN ON VOLUME 13 PARCEL MAPS AT PAGE 35  
CITY OF SALINAS, STATE OF CALIFORNIA

PROJECT NUMBER 4484.00  
SHEET 4 OF 4  
FEBRUARY 2022

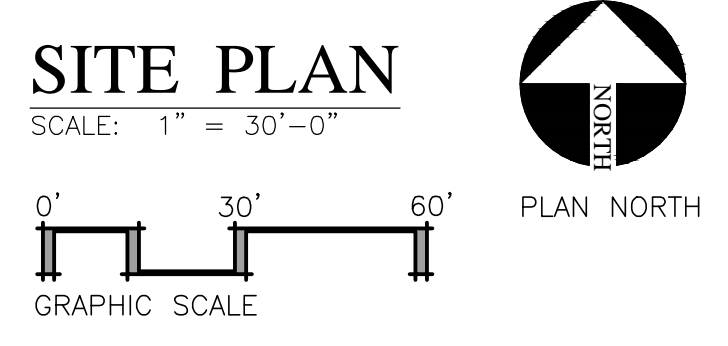


US 101  
(VETERANS MEMORIAL HIGHWAY)



- ○ ○ ○ ○ ORNAMENTAL FENCE WITH 32" HIGH BLOCK WALL; COLOR TO MATCH BASE OF BUILDING
- × × × × × BLACK VINYL COATED CHAIN LINK FENCE

PARKING DATA	
10'x18' CAR PARKING	= 44
12'x30' TRUCK PARKING	= 79
12'x60' TRAILER PARKING	= 12
12'x30' E.V. CHARGING	= 10



**NEW FACILITY**  
FOR  
**PENSKE TRUCK LEASING**  
795 ELVEE DRIVE  
SALINAS, CA

**K/G**  
ARCHITECTS  
7585 E. REDFIELD ROAD  
SUITE 102  
SCOTTSDALE, AZ, 85260  
(480) 443-3705 - TEL.  
(480) 443-3805 - FAX

DRAWN BY: SM	DATE:	REVISIONS:	DATE: 04-18-23	ISSUED FOR: PRE-APP
CHECKED BY:			SHEET NO:	<b>A1-0</b>
LK / PG PROJECT NO: 22102	<b>SITE PLAN</b>			

**DEAD END CORRIDOR**

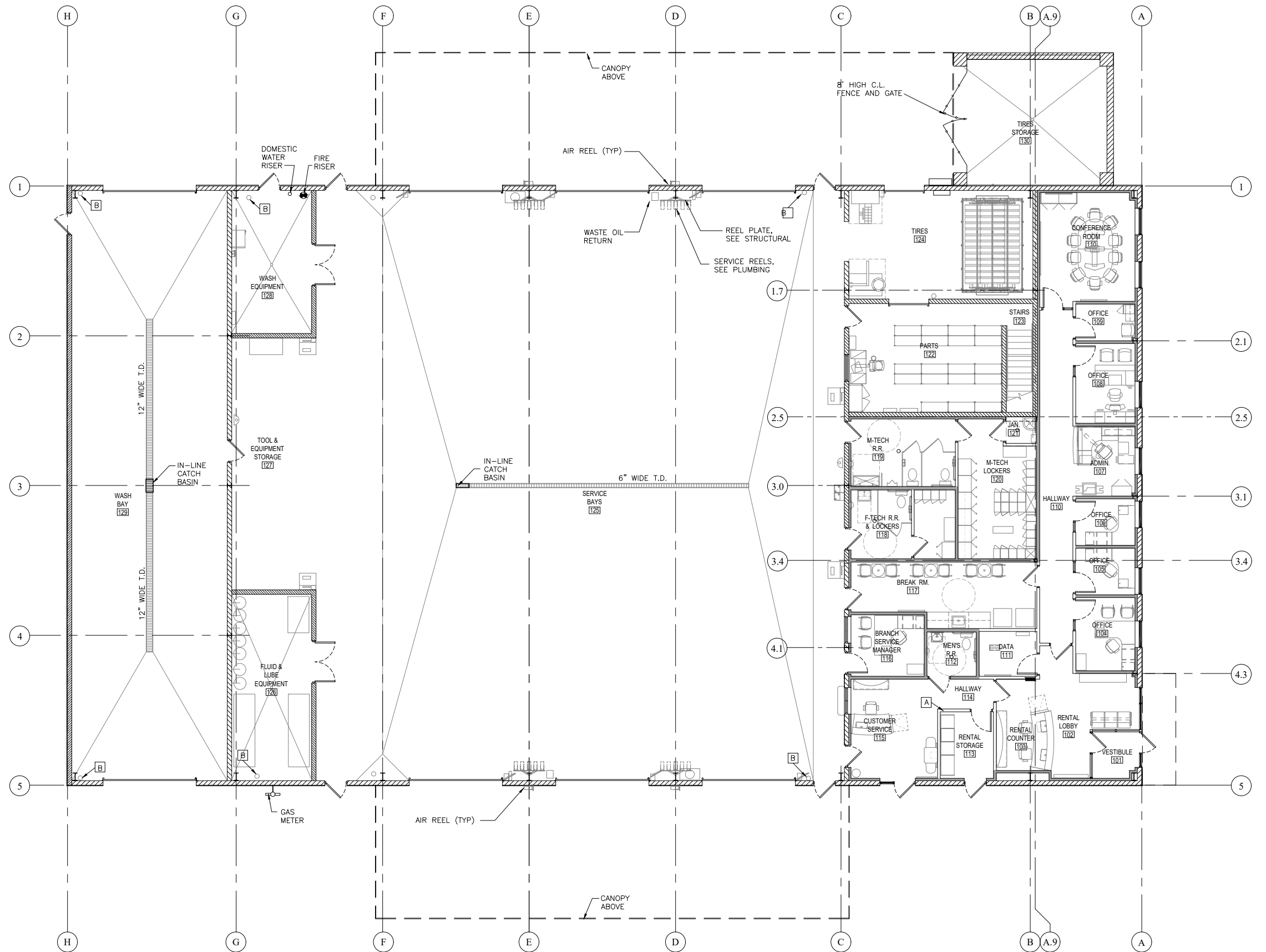
PER IBC SECTION 1017.3 EXCEPTION 2, "IN OCCUPANCIES IN GROUP B WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD END CORRIDOR SHALL NOT EXCEED 50 FEET."

**KEY NOTES:**

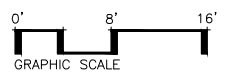
- [A] FIRE EXTINGUISHER WITH CABINET: (AL2409-6R) LARSEN'S "VERTICAL DUO" ALUMINUM SEMI RECESSED CABINET, WITH MP5 FIRE EXTINGUISHER, MODEL 2-A:10-B-C IN OFFICE AREAS OF B OCCUPANCY MINIMUM EVERY 75 FEET OF TRAVEL DISTANCE
- [B] FIRE EXTINGUISHER WITHOUT CABINET PROVIDE FIRE EXTINGUISHER AS SHOWN, MODEL DC5 40B:1C IN SERVICE AREAS OF S-1 OCCUPANCY. LOCATE MINIMUM EVERY 75 FEET OF TRAVEL DISTANCE

**NOTES:**

1. ALL SECTIONAL OVERHEAD DOORS SHALL HAVE STEEL CHANNELS SUPPLIED BY CONTRACTOR, FRAMES PROVIDED BY THE PRE-ENGINEERED METAL BUILDING MANUFACTURER.
2. PROVIDE ADDITIONAL SUPPORT AS REQUIRED FOR INSTALLATION OF LAVATORIES & GRAB BARS.
3. PROVIDE PLASTIC LAMINATE SILL AT ALL WINDOW TYPES. SEE SHEET A4-0 FOR WINDOW SCHEDULE (PL-4 PLASTIC LAMINATE)
4. MAINTAIN 18" MINIMUM CLEARANCE AT PULL SIDE OF DOORS & 12" MINIMUM CLEARANCE AT PUSH SIDE OF DOORS.
5. HEAD ROOM - WALKS, HALLS, CORRIDOR, PASSAGEWAYS, AISLES, OR OTHER CIRCULATION SPACES SHALL HAVE 80" MINIMUM CLEAR HEAD ROOM. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN THE BLIND OR VISUALLY IMPAIRED PERSONS SHALL BE PROVIDED.
6. REFER TO SHEET S2-1 FOR MASONRY CONTROL JOINT LOCATIONS. ALL EXTERIOR MASONRY TO RECEIVE INJECTED FOAM INSULATION CORE FILL 500.
7. ADD HORIZONTAL STUD FRAMING SECURED TO METAL BUILDING WALLS AT 12'-0" A.F.F. TO BE USED ABOVE OFFICE AREA AS HANGING STRUCTURE FOR CEILING TILE GRID SYSTEM AND METAL STUD WALL BRACING. SEE STRUCTURAL PLANS.
8. METAL BUILDING WALL SYSTEM TO INCLUDE PRE-FINISH EXTERIOR PANELS, TRIM AND ACCESSORIES W/ R19 BATT INSULATION AND PRE-FINISHED INTERIOR LINER PANELS TO UNDERSIDE OF ROOF STRUCTURE, SUPPLIED BY METALLIC BUILDING COMPANY.
9. DIMENSIONS AS SHOWN TO FACE OF STUD, ADJUST ACCORDINGLY FOR WALL FINISHES.
10. INCLUDE WATER RESISTANT DRYWALL (GREENBOARD) AT ALL PLUMBING OR CERAMIC TILED WALLS. (TYP)



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**NEW FACILITY**  
FOR  
**PENSKE TRUCK LEASING**  
795 ELVEE DRIVE  
SALINAS, CA

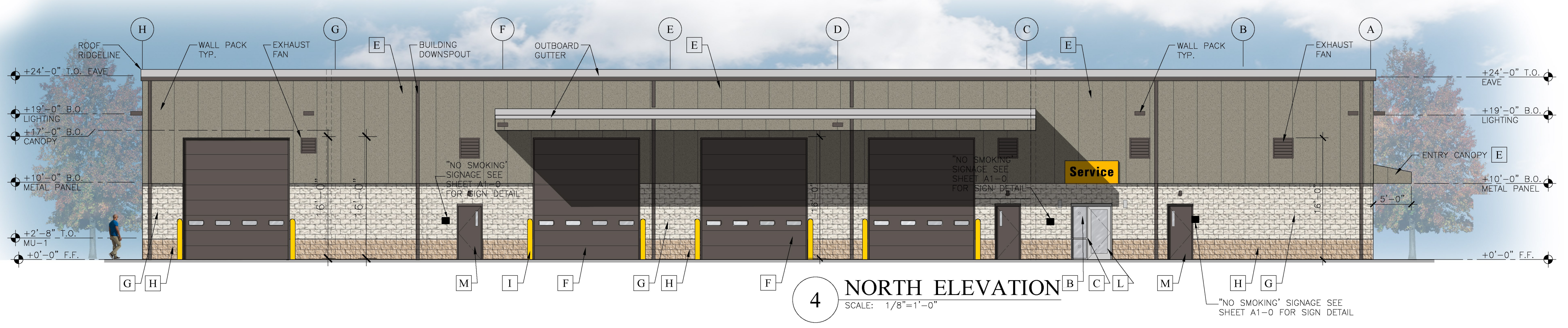
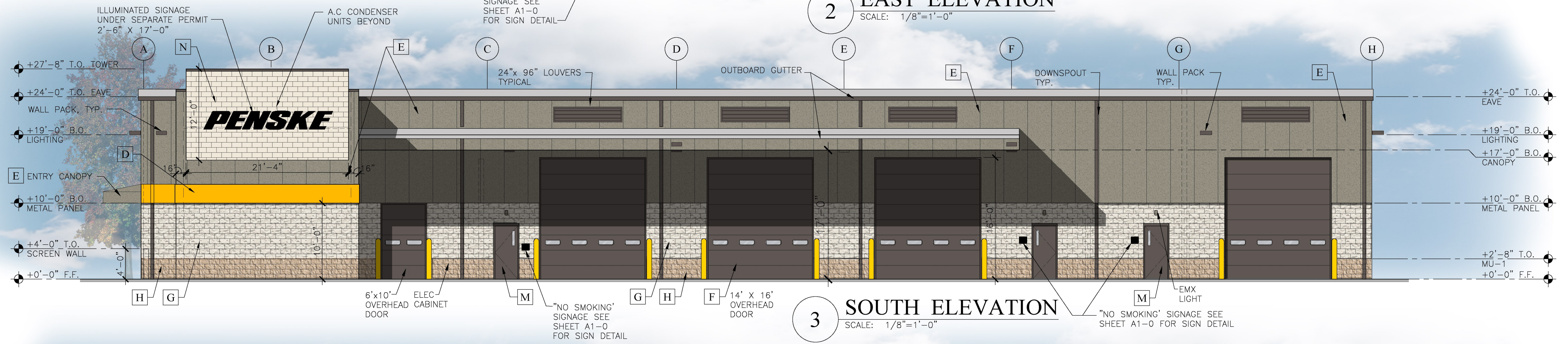
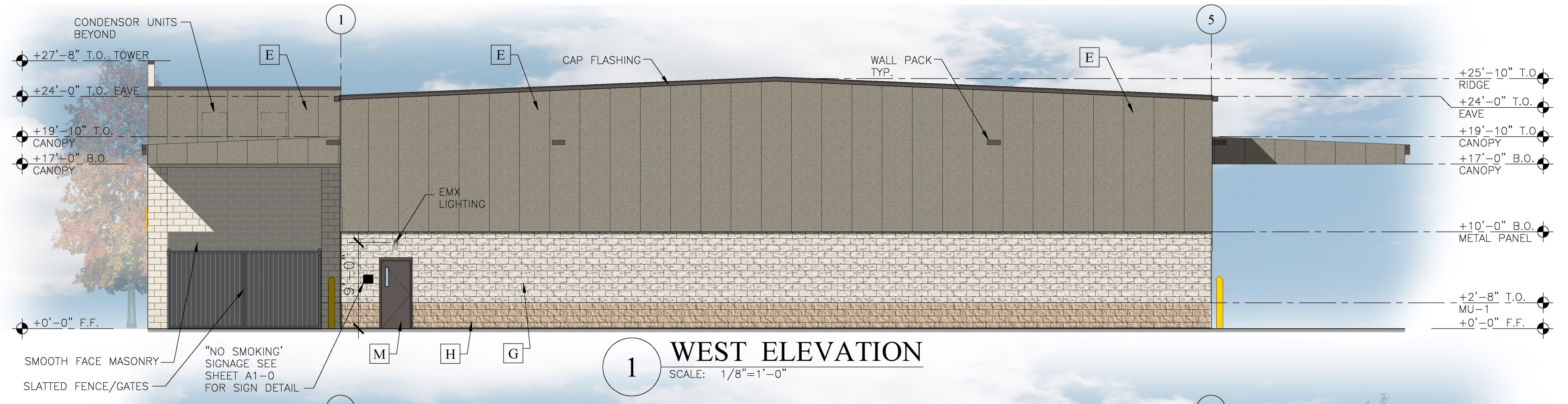
**K/G**  
ARCHITECTS  
7585 E. REDFIELD ROAD  
SUITE 102  
SCOTTSDALE, AZ, 85260  
(480) 443-3705 - TEL.  
(480) 443-3805 - FAX

DRAWN BY: SM	DATE:	REVISIONS:	DATE: 04-18-23	ISSUED FOR: PRE-APP
CHECKED BY:			SHEET NO:	
LK / PG PROJECT NO: 22102	<b>FLOOR PLAN</b>			<b>A2-0</b>



**EXTERIOR MATERIALS & FINISH SCHEDULE**

MARK	MATERIAL	LOCATION	MANUFACTURERS	DESCRIPTION
A	GL-2 SPANDREL GLASS	ABOVE 8FT WHERE NOTED AT EXTERIOR WINDOWS	-	1" INSULATED SPANDREL GLAZING, COLOR: BLACK OPAQUE - TEMPERED AS REQUIRED
B	GL-1 VISION GLASS	TYPICAL AT EXTERIOR DOORS AND WINDOWS AS NOTED	-	1" INSULATED GLAZING, COLOR: LIGHT GRAYTINT WITH LOW 'E' COATING ON #3 SURFACE - TEMPERED AS REQUIRED
C	SF-1 STOREFRONT FRAMING	STOREFRONT DOOR & WINDOW LOCATIONS	KAWNEER OR EQUAL	CLEAR ANODIZED ALUMINUM STOREFRONT FRAMING
D	MP-1 METAL PANEL (YELLOW)	RENTAL, SERVICE & OFFICE ARCHONS - BUILDING BANDING	BY PENSKE VENDOR	A.C.M. METAL BAND; ACM COLOR: YELLOW
E	MP-2 TUUF-CAST STUCCO TEXTURED METAL PANEL	UPPER BUILDING FACADE	TUFF-CAST	COLOR: SORREY BEIGE
F	D-3 INSULATED OVERHEAD DOOR	SERVICE AND WASH BAYS	OVERHEAD DOOR: SERIES 592	EXTERIOR PAINT COLOR: ARCHITECTURAL BROWN
G	MU-2 MASONRY UNIT	BUILDING FACADE ABOVE 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	+2'-8" UPPER WALL SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR EXP-11
H	MU-1 MASONRY UNIT	BUILDING BASE TO 2'-8"	8" x 8" x16" STANDARD GRAY SPLIT FACE CMU	UP TO 2'-8" A.F.F., SPLIT FACE MASONRY WITH ELASTOMERIC PAINT COLOR EXP-10
I	BC-1 BOLLARD COVER	SERVICE BUILDING EXTERIOR AT DOORS AND UTILITIES	BY IDEAL SHIELD	STEEL PIPE BOLLARDS WITH SLEEVE COVERS
J	PC-2 ALUMINUM BAND	ABOVE STOREFRONT ENTRANCES	KAWNEER OR EQUAL	POWDER COATED ALUMINUM BAND COLOR: AEGEAN BLUE (UPPER BAND)
K	PC-1 ALUMINUM BAND	ABOVE STOREFRONT ENTRANCES	KAWNEER OR EQUAL	POWDER COATED ALUMINUM BAND COLOR: ULTRAMARINE BLUE (UPPER BAND)
L	D-1 ALUMINUM STOREFRONT DOOR	ENTRY DOOR; RENTAL, OFFICE & SERVICE ENTRANCE	KAWNEER OR EQUAL	FULL VISION DOOR
M	D-2 HOLLOW METAL DOOR	RENTAL STORAGE / SHOP ENTRY / WASH BAY	STEELCRAFT B-SERIES OR CECO MEDALLION SERIES	PRE-FINISHED ARCH BROWN COLOR EXP-3
N	MU-3 MASONRY UNIT	SIGN PANELS	SMOOTH BLOCK	SMOOTH FACE MASONRY WITH ELASTOMERIC PAINT COLOR EXP-11



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DRAWN BY: SM	DATE:	REVISIONS:	DATE: 04-18-23	ISSUED FOR: PRE-APP
CHECKED BY:			SHEET NO:	
LK / PG PROJECT NO: 22102	<b>EXTERIOR ELEVATIONS</b>		<b>A7-0</b>	

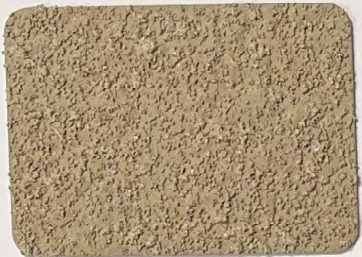




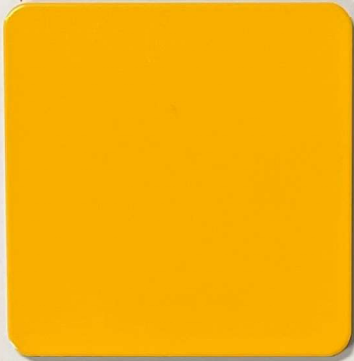
PENSKE SALINAS

K/G Architects

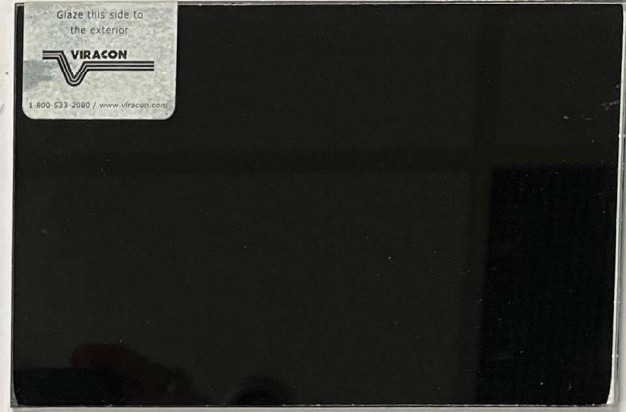




**E** TEXTURED BUILDING WALL PANELS  
COLOR - SURREY BEIGE - MP-2



**D** METAL PANEL & BAND  
COLOR - ALPOLIC YELLOW - MP-1



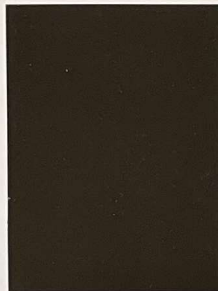
**A** SPANDREL GLASS - BLACK OPAQUE - GL-2



**H** CMU BASE WALL  
COLOR MU-1



**G** CMU UPPER WALL  
COLOR MU-2



**M** METAL DOOR & FRAMES  
COLOR BROWN - D-2



**B** VISION GLASS - LIGHT GRAYTINT - GL-1



**J**

**K**

ALUMINUM BAND (UPPER BAND) - AEGEAN BLUE - PC-2  
ALUMINUM BAND (LOWER BAND) - ULTRAMARINE BLUE PC-1



**C** CLEAR ANODIZED ALUMINUM STOREFRONT - SF-1



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FOR  
PENSKE TRUCK LEASING  
795 ELVEE DRIVE  
SALINAS, CA

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MCTYVILLE, AZ 85045  
(909) 463-1200 - TEL  
(909) 463-3880 - FAX

DRAWN BY:	DATE:	REVISIONS:	DATE:	ISSUED FOR:
SA:			08-27-19	REVIEW
CHECKED BY:			SHEET NO:	
K / PC:			MATERIALS COLOR BOARD	
PROJECT NO:				
18.105			CB-1	



## City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT \* 65 W. Alisal Street \* Salinas, California 93901 \* (831) 758-7206 \* Fax (831) 758-7215

May 17, 2023

### MEMORANDUM

To: Fiona Jensen, Senior Planner, Monterey County Airport Land Use Commission

From: Thomas Wiles, Senior Planner, City of Salinas Community Development Department *TW*

Subject: Site Plan Review 2022-015 (SPR 2022-015) – 795 Elvee Drive

#### Project Description

The proposed Site Plan Review (SPR 2022-015) application is a request to construct a new 18,099 square-foot vehicle sales and services building with 145 off-street parking spaces, two exterior canopies totaling 3,670 square-feet, and related site improvements located on a 5.68-acre site at 795 Elvee Drive (see attached project plans). The proposed project is an administrative Site Plan Review (SPR) pursuant to Zoning Code Section 37-30.310, Table 37-30.130. Because the project is administrative it is exempt from the California Environmental Quality Act (CEQA). Per Zoning Code Section 37-60.270, the City Planner shall render a decision on SPR 2022-015 without public notice or hearing.

#### Land Use Designation/Zoning

The project site is located at 795 Elvee Drive (APN: 003-701-010-000) and is designated “General Industrial” in the 2022 Salinas General Plan and is located in the Industrial General – Sanborn Road @ U.S. 101 Gateway Overlay – Airport Overlay – Flood Overlay (IG-GW-5-AR-F) Zoning District. Because the project site is located within 100-feet of a reclamation ditch (Alisal Creek) a Biotic Resources Study is required pursuant to Zoning Code Section 37-50.180(h).

#### Consistency with Salinas Municipal Airport

The project site is located within the Salinas Airport Overlay District. The proposed project was routed to Brett Godown, the Airport Manager of the Salinas Municipal Airport on January 26, 2023. The Airport Manager in the attached e-mail response dated January 26, 2023, will require that the project have low-level down-lit lighting because it is located less than 1,000 feet from the Runway 08 Centerline. In addition, prior to the issuance of a building permit, the proposed project shall require that an Avigation Easement be recorded on the project site.

Attachments: E-mailed comments from Brett Godown, Airport Manager, Salinas Municipal Airport received on January 26, 2023  
Project plans for SPR 2022-015 including the site plan and exterior elevations



**From:** [Brett Godown](#)  
**To:** [Thomas Wiles](#)  
**Subject:** RE: SPR 2022-015 - 795 Elvee Drive  
**Date:** Thursday, January 26, 2023 2:57:38 PM

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My comments are traditional:

Require Avigation Easement

Require low-level down-lit lighting (site is less than 1,000 feet from Runway 08 Centerline)

Determine if the project requires consistency determination from Monterey County Airport Land

Use Commission.

Brett J. Godown C.M., C.A.E.  
Airport Manager  
Salinas Municipal Airport – SNS  
342 Airport Blvd.  
Salinas, CA 93905  
Ph: 8 [REDACTED]  
Fax: 8 [REDACTED]  
Em: [REDACTED]

**From:** Thomas Wiles <[thomaswi@ci.salinas.ca.us](mailto:thomaswi@ci.salinas.ca.us)>  
**Sent:** Thursday, January 26, 2023 9:31 AM  
**To:** Brett Godown <[brett.godown@ci.salinas.ca.us](mailto:brett.godown@ci.salinas.ca.us)>  
**Subject:** SPR 2022-015 - 795 Elvee Drive

Brett,

Could you please review this application for Site Plan Review 2022-015 located at 795 Elvee Drive which is located in the Airport Overlay. The proposal is for a new 14,670 square-foot vehicle sales and services use (see attached plans). The Applicant will be notified that they will require an Avigation Easement. Please review and contact me if you have any questions.

Sincerely,



**City of Salinas**

**Community Development Department**

Tom Wiles | Senior Planner

65 West Alisal Street, 2<sup>nd</sup> Floor, Salinas, CA 93901

[thomaswi@ci.salinas.ca.us](mailto:thomaswi@ci.salinas.ca.us) | (P) 831-758-7206 (F) 831-758-7215



**Project Narrative**  
**Salinas, CA**  
**August 29, 2022**

Penske Truck Leasing Co, L.P. ("Penske") is proposing to construct a new State-of-the-Art (3)-Bay Service Facility (w/4,020 sq.ft. office core and wash bay) located in Salinas, CA.

Penske's intended use of the premises is for "the operation of a motor vehicle and truck leasing, rental and sales business, including the housing, maintaining to full capacity and repairing of motor trucks and trailers, outside parking and storage of such vehicles, motor vehicle repair shop and the storage and dispensing of fuel for the benefit of our internal customers only".

We conduct four essential functions from the facility: (1) Provide Local One-way rentals to the general public and commercial industry, (2) Provide Full Service Lease (FSL) or Contract Maintenance (CM) to our contractual customers, (3) Provide maintenance, fueling and washing of our supporting fleet and (4) Used Truck Sales.

Penske will conduct truck and trailer repairs consisting of general and preventative maintenance to our private and customer fleet (not open to the general public) such as clutches, oil changes, belt/bulb replacements, tune-ups, tire changes, etc. No major work such as framework, collision repair or body shop work, etc. would occur. All work is conducted within the facility.

**A high-level overview of our maintenance operation/product lines for our location:**

- Full Service Lease (FSL) - 4, 5, and 6 year leasing of commercial transportation equipment  
Equipment Type - Semi tractors | Box Trucks | Semi Trailers.  
The customer rate for this equipment guarantees all of the maintenance on these units. The customer understands what the monthly costs are in one essential rate. We assume all of the maintenance expense for these units. Penske owns these assets / we sell the units at the end of the lease agreement.
- Contract Maintenance (CM) - Customer owns the unit and agrees to a set term (years of term vary). Penske provides the maintenance at a contractually agreed upon labor and parts rate. Penske provides this service to units only under contract with the assigned company (PTL/CM) and is not included as a public domain involving the general public.
- Washing and Fueling - Only Penske vehicles and/or customers can wash or fuel on the premises. The location is closed to the general public for these services.

**Location Information:**

Penske typically operates 2 shifts, subject to change:

Service: Monday – Friday 6:00 AM to 12 AM  
Saturday 7:00 AM to 4:00 PM  
Sunday 7:00 AM to 12:00 PM

Rental: Mon – Fri 7:00 AM to 6:00 PM  
Sat 7:00 AM – 4:00 pm  
Sun 7:00 AM to Noon

We anticipate employment of approximately 20 associates at this location.