

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Salinas Self Storage Associates LLC (PLN160059)**

**RESOLUTION NO. 17-018**

Resolution by the Monterey County Planning  
Commission:

- 1) Considering an addendum to the previously adopted Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of 1) a Lot Line Adjustment between Assessor's Parcel Number 113-091-006-000 (5 acres) and Assessor's Parcel Number 113-091-018-000 (6.29 Acres) resulting in one 4.95 acre parcel (Assessor's Parcel Number 113-091-006-000) and 6.34 acre parcel (Assessor's Parcel Number 113-091-018-000), respectively; 2) a Use Permit to allow the expansion of a mini-storage facility located on Assessor's Parcel Number 113-091-006-000 (approved by PC95088) onto Assessor's Parcel Number 113-091-018-000 to include 70,306 square feet of indoor storage (Buildings U through Y), 29,175 square feet of covered RV storage parking, and 16,136 square feet of uncovered RV storage parking; and 3) a General Development Plan to establish operational procedures over both properties.

[PLN160059, Salinas Self Storage Associates LLC, 175 & 201 Harrison Road, Salinas, Greater Salinas Area Plan (APNs: 113-091-018-000 & 113-091-006-000)]

**The Salinas Self Storage Associates LLC application (PLN160059) came on for public hearing before the Monterey County Planning Commission on May 10, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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;
  - Greater Salinas Area Plan;

- Monterey County Subdivision Ordinance (Title 19); 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) The properties are located at 175 and 201 Harrison Road, Salinas (Assessor's Parcel Numbers 113-091-018-000 and 113-091-006-000), Greater Salinas Area Plan. The parcels are zoned Light Commercial or "LC," which allows for the proposed development consisting of: 1) a Lot Line Adjustment between Assessor's Parcel Number 113-091-006 (5 acres) and Assessor's Parcel Number 113-091-018-000 (6.29 Acres) resulting in one 4.95 acre parcel (Assessor's Parcel Number 113-091-006-000) and 6.34 acre parcel (Assessor's Parcel Number 113-091-018-000), respectively; 2) a Use Permit to allow the expansion of a mini-storage facility located on Assessor's Parcel Number 113-091-006-000 (approved by PC95088) onto Assessor's Parcel Number 113-091-018 to include 70,306 square feet of indoor storage (Buildings U through Y), 29,175 square feet of covered RV storage parking, and 16,136 square feet of uncovered RV storage parking; and 3) a General Development Plan to establish operational procedures over both properties. Therefore, the project is an allowed land use for this site.
- c) The project includes a lot line adjustment between two legal lots of record in order to provide an optimal use of the subject properties, in conjunction with the mini-storage facility. See subsequent Finding No. 7 for consistency and approval of the lot line adjustment.
- d) The project includes an expansion of a mini storage facility previously approved under Planning File No. PC95088, Planning Commission Resolution No. 96009 which allowed construction of a 73,169 square foot mini-storage facility consisting of 614 storage units and an office on Assessor's Parcel Number 113-091-006-000 located at 201 Harrison Road, Salinas. The expansion would result in an increase of 370 storage units as well as establish 51 covered and 28 uncovered RV parking spaces on an adjacent property, Assessor's Parcel Number 113-091-018-000.
- e) The project meets the site development standards for the Light Commercial (LC) zoning district. All proposed structures are under the 35-foot height limit, setbacks are delineated in the General Development Plan (Finding 6, Evidence d), and parking standards have been met.
- f) Ownership of Assessor's Parcel Number 113-091-006-000 is under Salinas Self Storage, LLC while ownership of Assessor's Parcel Number 113-091-018-000 is under 175 Harrison, LLC. Based on an existing agreement between the two property owners, 175 Harrison, LLC will become a member of Salinas Self Storage, LLC once the Combined Development Permit is approved. The business operations will be ran by Salinas Self Storage, LLC. This is consistent with the General Development Plan for the property. In order to ensure an integrated use of both sites operating as one business, the project has been conditioned requiring a Development, Operating, and Reciprocal Easement Agreement between the property owner of Assessor's Parcel

Number 113-091-006-000 and Assessor's Parcel Number 113-091-018-000 (Condition of Approval No. 11).

- g) The project planner conducted a site inspection on January 10, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- h) The subject property is located within the Greater Salinas Area Plan. Currently, there is no Land Use Advisory Committee (LUAC) for the area. Therefore, the project was not sent to a LUAC for review.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160059.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to soil/drainage and traffic. The following reports have been prepared:
  - “Geotechnical Investigation Report” (LIB160316) prepared by Soils Surveys Group, Inc., Salinas, CA, June 27, 2016.
  - “Salinas Self-Storage Facility Expansion Traffic Impact Analysis Report” dated April 26, 2016 and “Addendum” dated October 17, 2016, (LIB170019) prepared by Keith Higgins of Mott Macdonald, Gilroy, CA.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on January 10, 2017 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160059.

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 the RMA - Planning, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. 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 and will be provided. Water will be provided to Assessor's Parcel Number 113-091-018-000 through an existing California Water Service Company connection located on Assessor's Parcel Number 113-091-006-000. Existing septic facilities exist on both parcels. However, the project does not include additional restrooms and will not require connection to these facilities.
- c) Improvements to Assessor's Parcel Number 113-091-018-000 will convert approximately two-thirds of vacant pervious land into impervious surface (asphalt and storage buildings), resulting in a significant increase in stormwater runoff. In accordance with County regulations, implementation of the project requires a Stormwater Control Plan, prepared by a registered professional engineer, addressing the Post-Construction Stormwater Management Requirements for development projects in the Central Coast Region. The applicant has submitted a preliminary Stormwater Control Plan and includes construction of a stormwater retention pond as part of the application. In addition, the project has been conditioned by RMA-Environmental Services requiring submittal of a final Stormwater Control Plan and verification of installation of said plan.
- d) Staff conducted a site inspection on January 10, 2017 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 the Monterey County RMA - Planning for the proposed development found in Project File PLN160059.

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 RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on January 10, 2017 and researched County records to assess if any violation exists on the subject property. There are no known violations on the subject parcel.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160059.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously adopted Negative Declaration was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted Negative Declaration.

- EVIDENCE:**
- a) A Negative Declaration for the Martins Use Permit (PC95088) was prepared and certified by the Monterey County Planning Commission on January 31, 1996 (Resolution No. 96009).
  - b) An Addendum to the Martins Use Permit (PC95088) project Negative Declaration was prepared pursuant to Code of Regulations, Title 14,

Section 15164 (CEQA Guidelines). The Addendum attached as **Exhibit E** to the April 26, 2017, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.

- c) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the prior Negative Declaration (ND). The prior ND did not identify significant impacts to the environment. However, potential impacts to drainage, traffic, and aesthetics were identified. The minor lot line adjustment between two legal lots of record would not result in a substantial change to the lot layout or result in the change of the ND's outcome. Expansion of the mini-storage facility onto Assessor's Parcel Number 113-091-018-000 would not require a major revision to the prior ND.
  - Drainage – Implementation of the project would result in alteration of existing drainage patterns on Assessor's Parcel Number 113-091-018-000. A Preliminary Stormwater Control Plan to address the site drainage was submitted with the project application (see Finding 3, Evidence c). Implementation of this plan would result in a similar impact to drainage as the prior ND.
  - Traffic – The potential for additional traffic impacts resulting from the mini-storage expansion were analyzed in a Traffic Impact Analysis Report (Traffic Study) prepared by Mott Macdonald in April 2016 and Addendum dated October 2016 filed under Library No. LIB170019. Results of these reports indicate that studied intersections currently operate at acceptable levels and implementation of the project would not require roadway improvements. Therefore, there is no significant change in traffic impacts.
  - Aesthetics – Implementation of the Prunedale Improvement Plan raised the elevation of Highway 101, resulting in a change to visibility of the project site. During preparation of the prior ND, it was identified that establishment of the mini-storage facility would reduce the rural atmosphere of the area. However, this reduction would be allowed due to zoning. Meaning, uses allowed in the commercial district are not typically rural in character. Expansion of the storage facility would result in the erection of structures on the neighboring property of vacant land, further reducing the rural nature of the area. The Greater Salinas Area Plan does not identify the subject properties to be located within visually sensitive area. In addition, this segment of Highway 101 is not considered a scenic highway. As a result, implementation of the project would have no change in aesthetic impacts.

6. **FINDING:** **GENERAL DEVELOPMENT PLAN** –Monterey County Code (MCC) requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) The proposed project is located in a Light Commercial or “LC” zoning district (MCC Chapter 21.18). The proposed project meets the criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
  - b) The project as described in the application and accompanying materials was reviewed by RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and the Water Resources Agency. The respective departments 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; or the county in general (see Finding 3).
  - c) A GDP has been developed that outlines how the mini-storage facility will function as one business operation over two legal lots of record. The business will be ran by the same operator, Salinas Self Storage, LLC. In order to ensure an integrated use of both sites operating as one business, the project has been conditioned requiring a Development, Operating, and Reciprocal Easement Agreement between the property owner of Assessor’s Parcel Number 113-091-006-000 and Assessor’s Parcel Number 113-091-018-000 (Condition of Approval No. 11).
  - d) The GDP outlines the use of the property, mini-storage and RV storage, access to the facility through the existing driveway located off 201 Harrison Road, the height of the buildings, setbacks, landscaping, and business operations. As stated in the GDP and shown on the project plans, Assessor’s Parcel Number 113-091-018-000 will have a five foot setback along the southern half of the front and zero setbacks along the sides and rear. The GDP is attached hereto.
  - e) Staff conducted site inspections on January 10, 2017, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
  - f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160059.

7. **FINDING:** **LOT LINE ADJUSTMENT** – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

- 1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
- 2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
- 3. The parcels resulting from the lot line adjustment conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The parcel is zoned Light Commercial or “LC.”
  - b) The subject properties consist of one 5 acre parcel (APN 113-091-006-000) and one 6.29 acre parcel (APN 113-091-018-000) with a project area totaling 11.29 acres. In order to facilitate operations of the mini-storage facility over both lots, adjustment of a portion of the northern property line of Assessor’s Parcel Number 113-091-018-000 will be shifted within the boundary of Assessor’s Parcel Number 113-091-006 by approximately 5.57 feet.
  - c) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record will be adjusted and two contiguous separate legal parcels of record will result from the adjustment. No new parcels will be created. Assessor’s Parcel Number 113-091-006-000 was created through a Record of Survey recorded in Volume X-2, Page 261 filed January 1962 entitled as “Lot 3 of Parcel Two of the Espinosa Portion” filed on a Partition Map recorded in 1925, Volume 2, Page 28. Assessor’s Parcel Number 113-091-018-000 was formally Assessor’s Parcel Number 113-091-005-000 until the State of California filed a Final Order of Condemnation (Document No. 2011022876) for implementation of the Prundale Improvement Plan, leaving Assessor’s Parcel Number 113-091-018-000 as a remainder.
  - d) The proposed lot line adjustment is consistent with the Monterey County Zoning Ordinance (Title 21). Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property. See Finding No. 1 and corresponding evidence.
  - e) The mini-storage facility will function as one business operation over the two subject properties. The project has been conditioned requiring reciprocal easements between the two properties to ensure continued access to ingress and egress, drainage facilities, and parking. Furthermore, the project includes a General Development Plan (see Finding No. 6) to ensure the continued use and/or any future use is consistent with this business operation plan.
  - f) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
  - g) The project planner conducted a site inspection on January 10, 2017 to verify that the project would not conflict with zoning or building ordinances.
  - h) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160059.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

**EVIDENCE:** Section 19.16.020.B of Title 19, Monterey County Subdivision Ordinance, and Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

**DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

1. Consider an addendum to the previously adopted Negative Declaration; and
2. Approve Combined Development Permit consisting of 1) a Lot Line Adjustment between Assessor's Parcel Number 113-091-006-000 (5 acres) and Assessor's Parcel Number 113-091-018-000 (6.29 Acres) resulting in one 4.95 acre parcel (Assessor's Parcel Number 113-091-006-000) and 6.34 acre parcel (Assessor's Parcel Number 113-091-018-000), respectively; 2) a Use Permit to allow the expansion of a mini-storage facility located on Assessor's Parcel Number 113-091-006-000 (approved by PC95088) onto Assessor's Parcel Number 113-091-018-000 to include 70,306 square feet of indoor storage (Buildings U through Y), 29,175 square feet of covered RV storage parking, and 16,136 square feet of uncovered RV storage parking; and 3) a General Development Plan to establish operational procedures over both properties; in general conformance with the attached sketch and lot line adjustment map and subject to the attached conditions and subject to the attached General Development Plan, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 10<sup>th</sup> day of May, 2017 upon motion of Commissioner Mendez, seconded by Commissioner Ambriz, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Roberts, Rochester, Vandevere  
NOES: None  
ABSENT: Padilla  
ABSTAIN: None

  
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Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **MAY 19 2017**.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAY 30 2017**.

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 RMA-Planning and RMA-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.

Form Rev. 5-14-2014

# Monterey County RMA Planning

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

PLN160059

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN160059) allows 1) a Lot Line Adjustment between Assessor's Parcel Number 113-091-006 (5 acres) and Assessor's Parcel Number 113-091-018-000 (6.29 Acres) resulting in one 4.95 acre parcel (Assessor's Parcel Number 113-091-006-000) and 6.34 acre parcel (Assessor's Parcel Number 113-091-018-000), respectively; 2) Use Permit to allow the expansion of a mini-storage facility located on Assessor's Parcel Number 113-091-006-000 (approved by PC95088) onto Assessor's Parcel Number 113-091-018 to include 70,306 square feet of indoor storage (Buildings U through Y), 29,175 square feet of covered RV storage parking, and 16,136 square feet of uncovered RV storage parking; and 3) General Development Plan to establish operational procedures over both properties. The properties are located at 175 and 201 Harrison Road, Salinas (Assessor's Parcel Number 113-091-006-000 & 113-091-018-000), Greater Salinas Area 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 RMA - 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. (RMA - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation** The applicant shall record a Permit Approval Notice. This notice shall state:

**Monitoring Measure:**

"A Combined Development Permit (Resolution Number 17-018) was approved by the Planning Commission for Assessor's Parcel Numbers 113-091-006-000 & 113-091-018-000 on May 10, 2017. The permit was granted subject to 27 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(RMA - Planning)

**Compliance or  
Monitoring  
Action to be Performed:**

The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

#### 5. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-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.

## 6. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** 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. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.  
(RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 8. PD026 - BANNER, FLAGS, PENNANTS

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** There shall be no flags, banners, pennants or other attention-getting devices, other than approved signs, on the property. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use, the Owner/Applicant shall submit evidence which demonstrates that there are no flags, banners, pennants, or other attention-getting devices, other than approved signs, on the property.

On an on-going basis, the Owner/Applicant shall keep the property free of flags, banners, pennants, or other attention-getting devices, and only maintain approved signs on the property.

## 9. PD029 - HOURS OF OPERATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Hours of operation shall be 7:00 AM to 8:00 PM, Daily. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the Director of RMA-Planning.

## 10. PD045 - COC (LOT LINE ADJUSTMENTS)

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall request unconditional Certificates of Compliance for the newly configured parcels. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall prepare legal descriptions for each newly configured parcel and submit them to RMA-Planning for review and approval. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the Certificates of Compliance.

Prior to the expiration of the entitlement and after the Certificates are recorded, the Owner/Applicant shall file a request and pay the fees for separate assessments or combination assessments (for lot mergers) with the Assessor's Office.

## 11. PDSP01 - DEVELOPMENT, OPERATING AND RECIPROCAL EASEMENT AGREEMENT

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The owner of Assessor's Parcel Number 113-091-006-000 shall enter into an agreement with the owner of Assessor's Parcel Number 113-091-018-000 to implement a Development, Operating, and Reciprocal Easement Agreement (Agreement). The Agreement shall address how development of the subject properties will be integrated and operated. At a minimum, the agreement shall include:

- Identification and description the development components, including the shared use component.
- Reciprocal easements for parking, vehicular and pedestrian access, utilities, and encroachments of building components such as shared walls and roofing.
- Security and safety systems.
- Design Guidelines such as setbacks and buildings.
- Routine repair, maintenance, alterations and restoration of the development as well as obligations.
- Insurance requirements.
- Shared costs.
- Transfer/sale restriction.
- General indemnity provisions.
- Prohibited uses.
- Term limitations and amendments.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of construction permits, the owner applicant shall submit proof of recordation of the Development, Operating, and Reciprocal Easement Agreement to RMA-Planning.

## 12. EHSP01- WELL NOT IN SERVICE

**Responsible Department:** Health Department

**Condition/Mitigation Monitoring Measure:** Destroy the existing well(s) which is not in service according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code.

**Compliance or Monitoring Action to be Performed:** Prior to final inspection of construction permit, a California licensed well drilling contractor shall destroy the well in accordance with the well destruction permit and submit the Well Drillers Report to the Environmental Health Bureau for review and acceptance.

## 13. CALIFORNIA CONSTRUCTION GENERAL PERMIT

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Waste Discharger Identification (WDID) number certifying the project is covered under the California Construction General Permit. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit a WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

## 14. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval.

## 15. FIELD VERIFICATION OF POST-CONSTRUCTION STORMWATER CONTROL MEASURES (PR 4)

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a registered Professional Engineer that the stormwater control facilities have been constructed in accordance with the approved Stormwater Control Plan. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall submit a letter to RMA-Environmental Services for review and approval.

## 16. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation. (RMA- Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

## 17. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a grading plan, prepared by a registered Professional Engineer, incorporating the recommendations from the project Geotechnical Investigation prepared by Soil Surveys Group Inc. The grading plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the grading plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit a grading plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the grading plan for conformance with the geotechnical recommendations.

## 18. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

## 19. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 20. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

## 21. MAINTENANCE AGREEMENT (PR 4)

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into a Maintenance Agreement (Agreement) that clearly identifies the responsible party for ongoing maintenance of structural Stormwater Control Measures. The Agreement shall contain provisions for an annual drainage system report, prepared by a registered Professional Engineer, that includes the status of all structural stormwater control measures and maintenance recommendations. The annual report shall be submitted to RMA-Environmental Services, for review and approval, no later than August 15th. All recommended maintenance shall be completed by October 15th of the same year. If maintenance is required, certification shall be provided that all recommended maintenance has been completed before the start of the rainy season. (RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the owner/applicant shall submit the signed and notarized Agreement to RMA-Environmental Services for review and approval. The approved Agreement shall be recorded, and a copy of the recorded document shall be provided to RMA-Environmental Services.

A copy of the standard Agreement can be obtained at RMA – Environmental Services.

## 22. OPERATION AND MAINTENANCE PLAN (PR 4)

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Operation and Maintenance Plan prepared by a registered Professional Engineer that includes, at a minimum, the following:

- a) A site map identifying all structural Stormwater Control Measures requiring O&M practices to function as designed.
- b) O&M procedures for each structural Stormwater Control Measure including, but not limited to, LID facilities, retention/detention basins, and proprietorship devices.
- c) The O&M Plan shall include short- and long-term maintenance requirements, recommended frequency of maintenance, and estimated cost for maintenance.

(RMA – Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any building or grading permits, the owner/applicant shall submit the O&M Plan to RMA-Environmental Services for review and approval.

## 23. STORMWATER CONTROL PLAN (PR 4)

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Stormwater Control Plan, prepared by a registered professional engineer, addressing the Post-Construction Stormwater Management Requirements (PCRs) for Development Projects in the Central Coast Region. The plan shall include the location of the drainage facilities and construction details. A report with supporting calculations shall also be provided. The Stormwater Control Plan shall be reviewed by a licensed practitioner to ensure conformance with the Geotechnical Investigation. (RMA-Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permits, the applicant shall submit a Stormwater Control Report and a Stormwater Control Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Stormwater Control Plan for conformance with the geotechnical recommendations.

## 24. PW0001 - ENCROACHMENT (COM)

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct a commercial driveway connection to Harrison Road. The design and construction is subject to the approval of the RMA. Encroachment permits are required for all work within County Right-of-Way.  
Gates to be located at least 30 ft. from property line or as required by the County.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permit Issuance Owner/Applicant shall submit the design for review and approval by RMA. Obtain an encroachment permit from RMA and construct driveway improvements. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

**25. PW0003 - ENCROACHMENT (CURB, ETC)**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Construct curb, gutter, sidewalk and pave-out along the frontage of Harrison Road. The design and construction is subject to the approval of the RMA. Encroachment permits are required for all work within County Right-of-Way.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permit Issuance Owner/Applicant shall submit the design for review and approval by RMA. Obtain an encroachment permit from RMA and construct improvements. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

**26. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

**Responsible Department:** RMA-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.

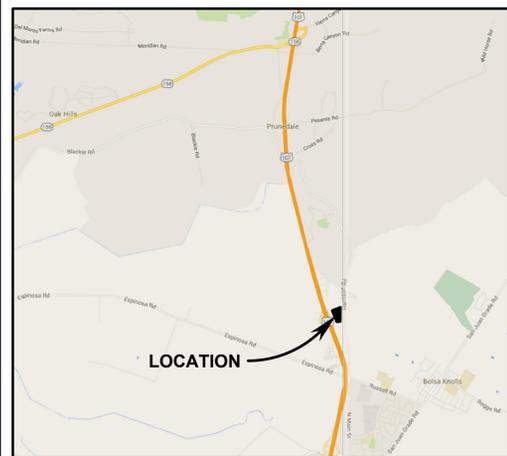
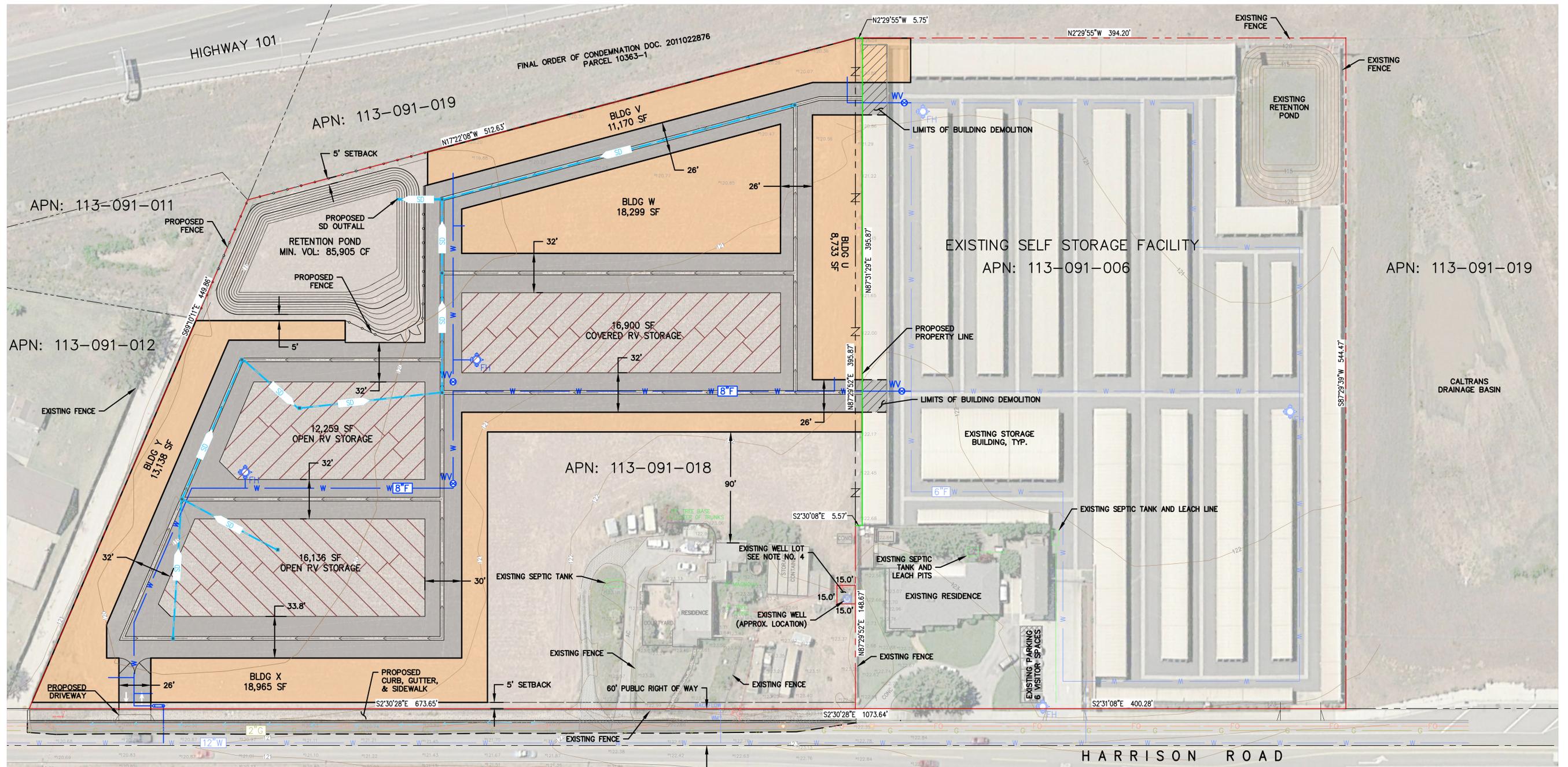
**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-PW.

**27. PWSP001 – COUNTYWIDE TRAFFIC FEE (NON STANDARD)**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, and if in place, the Owner/Applicant shall pay the Countywide Traffic Fee. 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, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the RMA-PW.



**LEGEND**

- BOUNDARY OF SUBJECT PROPERTIES
- PROPOSED LOT LINE
- LOT LINE TO BE REMOVED
- ADJACENT PROPERTY LINE
- 45' EXISTING CONTOUR
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED STORM DRAIN AND INLET
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING GAS LINE
- EXISTING POLE AND OVERHEAD LINES
- FH FIRE HYDRANT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVING
- PROPOSED AC PAVING
- LIMITS OF BUILDING DEMOLITION

**NOTES**

1. SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
2. NO TREES ARE SUBJECT TO REMOVAL AS PART OF THIS LOT LINE ADJUSTMENT.
3. SOURCE OF TOPOGRAPHIC DATA:  
 APN 113-091-018: WHITSON ENGINEERS TOPOGRAPHICAL SURVEY, PERFORMED ON 3/31/2016. BENCHMARK: MONTEREY COUNTY BENCHMARK "204 RUSSEL 2". ELEVATION: 107.32 (DATUM NGVD 1929); CONTOURS SHOWN ARE BASED UPON 2010 LIDAR DATA AND PRD DATE US ROUTE 101 REALIGNMENT.  
 APN 113-091-006: DIGITIZED FROM "MINI STORAGE FACILITY PHASE 2" IMPROVEMENT PLANS, DATED FEBRUARY 1996. DATUM: ADJUSTED TO MATCH APN 133-091-018.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. APN 113-091-018 HAS 1/3 INTEREST TO THE WELL LOT SHOWN HEREON (REEL 83 PAGE 64 MO. CO. OFFICIAL RECORDS).
5. RECIPROCAL INGRESS/EGRESS EASEMENTS WILL BE GRANTED ON BOTH PARCELS.
6. A PARKING EASEMENT ON APN 113-091-06 WILL BE GRANTED TO APN 113-091-018.
7. NO NEW SEPTIC SYSTEM IS REQUIRED/PROPOSED.
8. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
9. THE UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF A FIELD SURVEYING INFORMATION AND RECORD DRAWING SEARCH.

**PROJECT DATA**

TOTAL GROSS LAND AREA: 11.29± ACRES  
 EXISTING ZONING: LC LIGHT COMMERCIAL

APN	(E)AREA (SF)	(E)AREA (AC)	(P)AREA (SF)	(P)AREA (AC)	(E)LAND USE	(P)LAND USE
113-091-018	274,028	6.29	276,269	6.34	COMMERCIAL	COMMERCIAL
113-091-006	217,784	5.00	215,546	4.95	COMMERCIAL	COMMERCIAL

**APPLICANT**

175 HARRISON, LLC.  
 35 CORTE MADERA AVE.  
 MILL VALLEY, CA 94941

**OWNER**

APN 113-091-018  
 175 HARRISON, LLC. APN  
 113-091-018  
 35 CORTE MADERA AVE.  
 MILL VALLEY, CA 94941

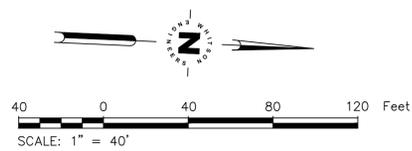
APN 113-091-006  
 SALINAS SELF STORAGE  
 ASSOCIATES, LLC. 35  
 CORTE MADERA AVE.  
 MILL VALLEY, CA 94941

**PROPOSED LOT LINE ADJUSTMENT**  
 OF

A PART OF LOT OF PARCEL IN VOLUME OF SURVEYS AT THE RECORDS OF MONTEREY COUNTY

**PREPARED BY**  
**WHITSON ENGINEERS**

9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93940  
 831 649-5225 • Fax 831 373-5065  
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

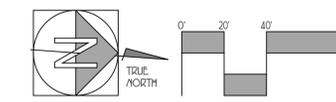
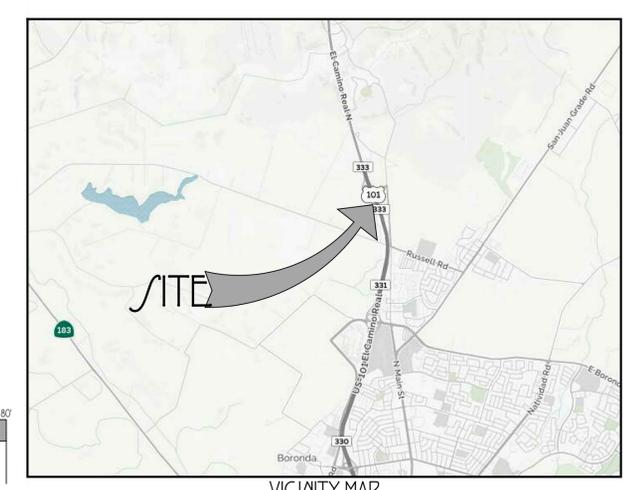
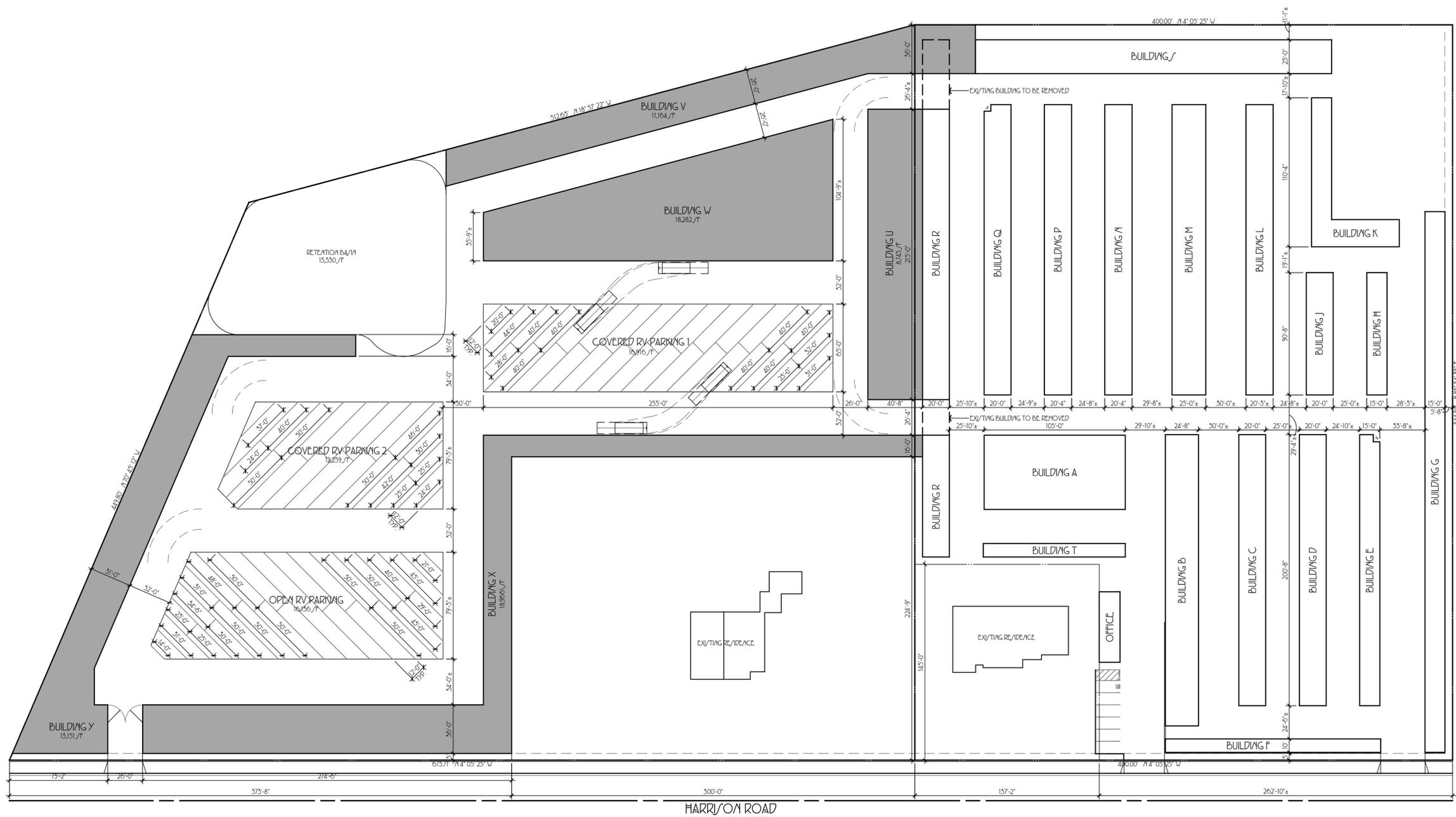


PROJECT DATA

<b>SITE / SQUARE FOOTAGE /</b>	
BUILDING / SITE COVERAGE	(202,274 / FT MAXIMUM) 171,928 / SQUARE FEET (42.50%)
LAND / CAP. / SITE COVERAGE	40,745 / SQUARE FEET (10.07%)
HARD / CAPE / SITE COVERAGE	191,875 / SQUARE FEET (47.43%)
GROSS / SITE AREA	(9.29 ACRES) 404,548 / SQUARE FEET (100.00%)
<b>PARKING DATA</b>	
PARKING - REQUIRED	
MANAGER / REQUIRED (2 PER MANAGER)	2 / PARCEL
CU / TOMB / REQUIRED (2 PER CU / TOMB)	2 / PARCEL
TOTAL PARKING REQUIRED	4 / PARCEL
PARKING - PROVIDED	
STANDARD / PARCEL	5 / PARCEL
HANDICAP / PARCEL	1 / PARCEL
TOTAL PARKING PROVIDED	6 / PARCEL
<b>BUILDING DATA</b>	
CONSTRUCTION TYPE	/ STORAGE - TYPE B - / FRAMED
ZONING	LC (LIGHT COMMERCIAL)
OCCUPANCY GROUP	/ S-1 (STORAGE)
NUMBER OF EMPLOYEE /	4 MAXIMUM
A / U / OR / PARCEL NUMBER	115-091-018-000, 115-091-006-000
PROJECT TYPE	RECREATIONAL VEHICLE AND PER / ONAL / STORAGE FACILITY
FLOOR AREA RATIO	ALLOWED 500 ACTUAL 425

<b>BUILDING / SQUARE FOOTAGE /</b>	
BUILDING /	TOTAL / SQUARE FOOTAGE
/ STORAGE BUILDING /	6,050 / SQUARE FEET
BUILDING A (EXISTING)	5,435 / SQUARE FEET
BUILDING B (EXISTING)	4,000 / SQUARE FEET
BUILDING C (EXISTING)	4,000 / SQUARE FEET
BUILDING D (EXISTING)	2,975 / SQUARE FEET
BUILDING E (EXISTING)	1,707 / SQUARE FEET
BUILDING F (EXISTING)	6,010 / SQUARE FEET
BUILDING H (EXISTING)	1,550 / SQUARE FEET
BUILDING J (EXISTING)	1,800 / SQUARE FEET
BUILDING K (EXISTING)	2,650 / SQUARE FEET
BUILDING L (EXISTING)	4,500 / SQUARE FEET
BUILDING M (EXISTING)	5,575 / SQUARE FEET
BUILDING N (EXISTING)	4,500 / SQUARE FEET
BUILDING P (EXISTING)	4,500 / SQUARE FEET
BUILDING Q (EXISTING)	4,275 / SQUARE FEET
BUILDING R (EXISTING)	6,245 / SQUARE FEET
BUILDING T (EXISTING)	1,050 / SQUARE FEET
BUILDING U (NEW)	8,745 / SQUARE FEET
BUILDING V (NEW)	11,164 / SQUARE FEET
BUILDING W (NEW)	18,282 / SQUARE FEET
BUILDING X (NEW)	18,940 / SQUARE FEET
BUILDING Y (NEW)	13,151 / SQUARE FEET
TOTAL / STORAGE BUILDING /	142,755 / SQUARE FEET
RECREATIONAL VEHICLE (RV) PARKING	16,916 / SQUARE FEET
COVERED RV PARKING 1	12,259 / SQUARE FEET
COVERED RV PARKING 2	16,156 / SQUARE FEET
OPEN RV PARKING	45,511 / SQUARE FEET
TOTAL RV / STORAGE	188,004 / SQUARE FEET

<b>PROJECT DIRECTORY</b>	
APPLICANT / OWNER	EVAN LILLEVAND / HOWE PROPERTIES / / LIVERCREAK PARTNER / 35 CORTE MADERA AVENUE MILL VALLEY, CALIFORNIA 94041 TELEPHONE: (415) 588-9905 EMAIL: EVAN@LIVERCREAKPARTNER.NET
ARCHITECT	REN CARRELL / ARE A / / OCATE / 25422 TRABUCO ROAD / SUITE 105-A LAKE FOREST, CALIFORNIA 92630 TELEPHONE: (949) 305-4752 EMAIL: REN@AREA.COM
CIVIL ENGINEER	RICHARD WEBER / WHIT / ON ENGINEER / 2425 PORTER / STREET / SUITE 2 FOQUEL, CALIFORNIA 95075 TELEPHONE: (851) 464-9363 EMAIL: RWEBER@WHITONENGINEER.COM



NOTE: THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY. ALL INFORMATION IS BASED ON THE BEST AVAILABLE INFORMATION PROVIDED AT THE TIME OF ITS PREPARATION.

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Architecture Real Estate

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ken@AREAssociates.com

STATE OF CALIFORNIA  
Kenneth K. Carrell  
No. C-23871  
Exp. 10/31/17  
LICENSED ARCHITECT

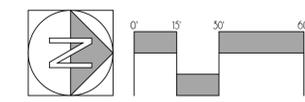
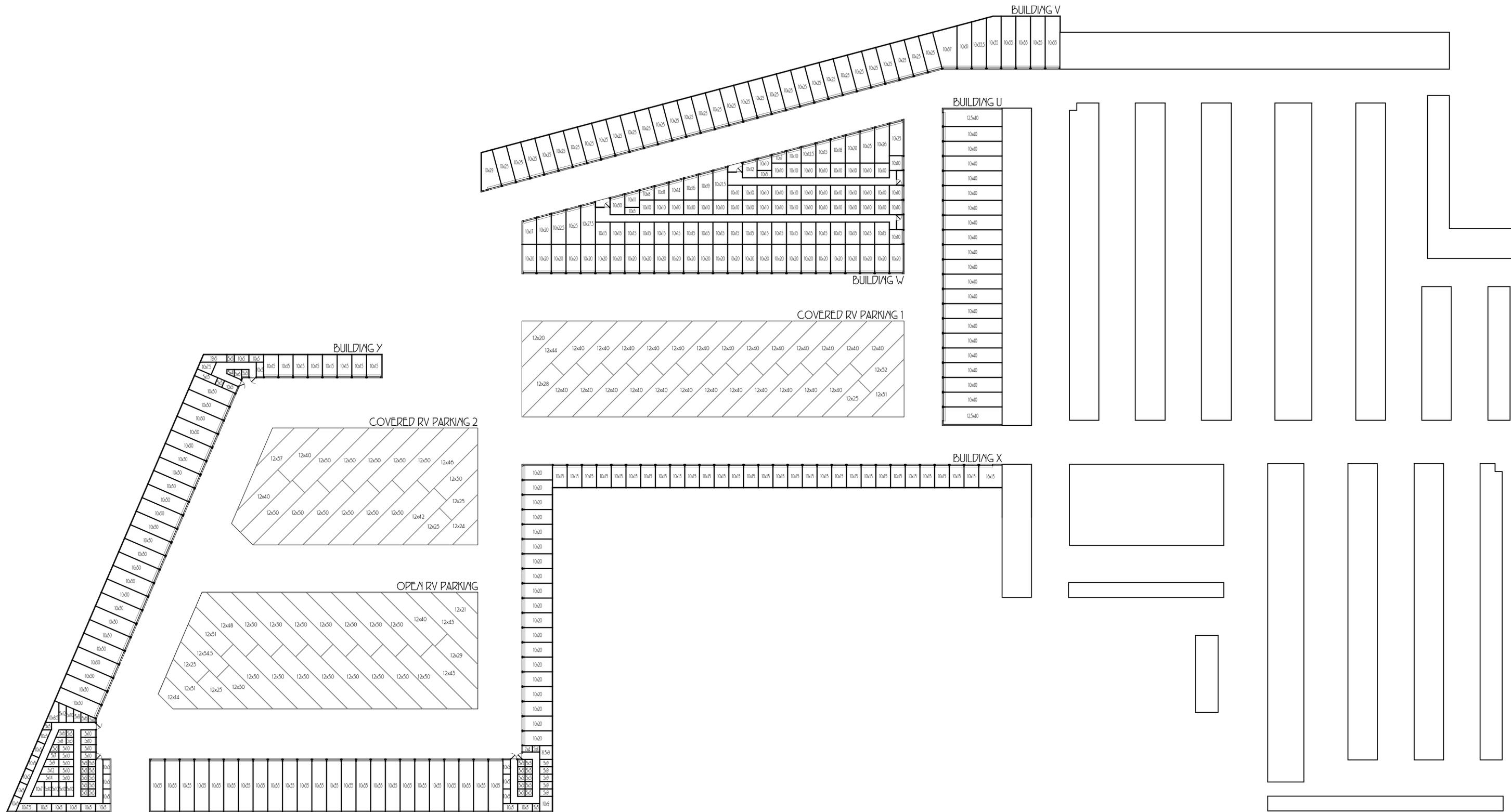
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SCALE 1"=40'-0"  
DATE 16 AUG 18  
REV/NO/

The drawings are prepared by ARE Associates, Inc. and are not to be used for any other project without the written consent of ARE Associates, Inc. ARE Associates, Inc. is not responsible for any errors or omissions in these drawings. The user of these drawings shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. ARE Associates, Inc. is not responsible for any damages or liabilities arising from the use of these drawings.

# SITE PLAN

## SALINAS SELF STORAGE

175 & 201 HARRISON ROAD, SALINAS, CALIFORNIA





**GENERAL**

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
  - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION: CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA) CALIFORNIA CODE 4216 - PROTECTION OF UNDERGROUND INFRASTRUCTURE
  - THE 2013 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE COUNTY OF MONTEREY.
  - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
  - THE PROJECT PLANS AND SPECIFICATIONS
  - THE 2010 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM [http://www.dot.ca.gov/hq/esc/oe/construction\\_standards.html](http://www.dot.ca.gov/hq/esc/oe/construction_standards.html)
  - THE 2010 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM [http://www.dot.ca.gov/hq/esc/oe/construction\\_standards.html](http://www.dot.ca.gov/hq/esc/oe/construction_standards.html)
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- INTENTION OF GRADING: CONSTRUCTION OF MINI STORAGE/RV STORAGE FACILITY AND ASSOCIATED IMPROVEMENTS.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHEOLOGIST (I.E. AN ARCHEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.

**EARTHWORK AND AREA OF DISTURBANCE SUMMARY**

- C = 4,000± CY  
 F = 3,600± CY  
 EXPORT = 400± CY  
 ESTIMATED AREA OF DISTURBANCE = 5.13 AC
- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
  - OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
  - THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
  - EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

**SURVEY AND EXISTING CONDITIONS**

- TOPOGRAPHY SOURCE:
 

APN 113-091-018: WHITSON ENGINEERS TOPOGRAPHICAL SURVEY, PERFORMED ON 3/31/2016. BENCHMARK: MONTEREY COUNTY BENCHMARK "204 RUSSEL 2". ELEVATION: 107.32 (DATUM NGVD 1929); CONTOURS SHOWN ARE BASED UPON 2010 LIDAR DATA AND PREDATE US ROUTE 101 REALIGNMENT.

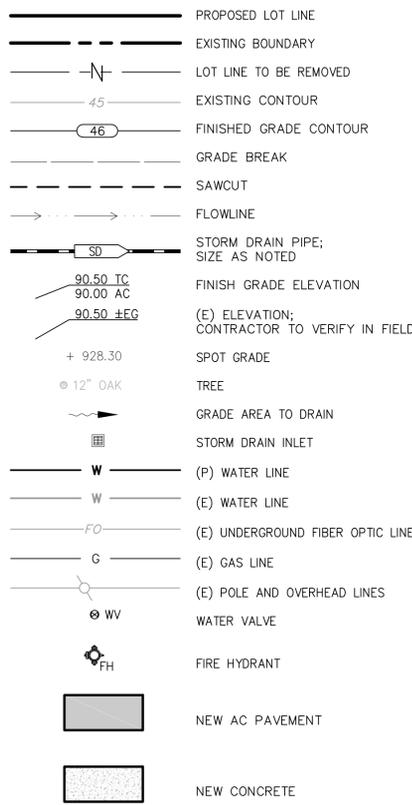
APN 113-091-006: DIGITIZED FROM "MINI STORAGE FACILITY PHASE 2" IMPROVEMENT PLANS, DATED FEBRUARY 1996. DATUM: ADJUSTED TO MATCH APN 133-091-018.
- BENCHMARK: TAKEN AS MONTEREY COUNTY BENCHMARK "204 RUSSELL 2". ELEVATION: 107.32 (DATUM NGVD 1929)
- ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITIES LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

**RADING AND DRAINAGE**

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
 

GEOTECHNICAL INVESTIGATION FOR THE PROPOSED ADDITIONS TO THE EXISTING STORAGE FACILITY  
 BY SOIL SURVEYS GROUP INC, DATED JUNE 27, 2016, PROJECT NO. 6655
- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED (REF. 2013 CBC 1804.1-1804.2)
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
  - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
  - ROCK OVER 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
  - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
  - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
  - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SIEVE
  - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
  - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

**LEGEND**



**ABBREVIATIONS**

±	PLUS OR MINUS; APPROX
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR
BW	BACK OF WALK
C&G	CURB AND GUTTER
CATV	CABLE TV
CGSW	CURB, GUTTER AND SIDEWALK CENTERLINE
CL	CLASS
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DI	DRAIN INLET
DIA	DIAMETER
DN	DOWNPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ	EQUAL
ETW	EDGE OF TRAVELED WAY
EV	EDGE VERTICAL CURVE
EVC	EVC ELEVATION
EVCS	EVC STATION
E.W.	EACH WAY
(E)	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GAS METER
GRT	GRATE
GV	GAS VALVE/VAULT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LEF	LOWER FINISH FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
(P)	PROPOSED
P.A.	PLANTER AREA
P.B.	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PTDF	PRESSURE TREATED DOUG-FIR
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONC PIPE
RT	RIGHT
RW	RECYCLED WATER
RWL	RAIN WATER LEADER
S.A.A.	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TBM	TEMPORARY BENCH MARK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TG	TOP OF GRATE
TOP	TOP OF PIPE
TS	TOP OF STAIR / TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UFF	UPPER FINISH FLOOR
UG	UNDERGROUND
U.O.N.	UNLESS OTHERWISE NOTED
UNKN	UNKNOWN
VAR	VARIABLE
VERT.	VERTICAL
W	WATER
WM	WATER METER
WV	WATER VALVE
WF	WATER VALVE TRANSFORMER

**APPROXIMATE AVERAGE NATURAL GRADE**

BUILDING	ANG
U	121.4
V	120.4
W	120.4
X	121.4
Y	120.0

**SITE ADDRESS**

175 HARRISON ROAD  
 SALINAS, CA 93907

APN: 113-091-018

**ARCHITECT**

ARE ASSOCIATES  
 25422 TRABUCO RD, SUITE 105-A  
 LAKE FOREST, CA

TEL: (949) 305-4752

**CIVIL ENGINEER/SURVEYOR**

WHITSON ENGINEERS  
 9699 BLUE LARKSPUR LANE, STE 105  
 MONTEREY, CA 93940

TEL. (831) 649-5225

**GEOTECHNICAL ENGINEER**

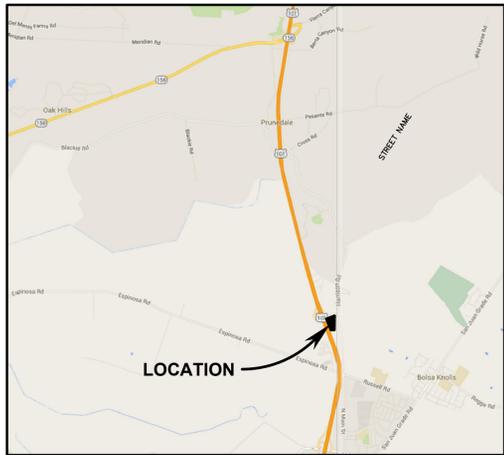
SOIL SURVEYS GROUP INC.  
 103 CHURCH ST  
 SALINAS, CA 93901

TEL: (831) 757-2172

**APPLICANT**

175 HARRISON, LLC.  
 35 CORTE MADERA AVE.  
 MLL VALLEY, CA 94941

TEL. (415) 297-9905



**PROJECT MAP**

NTS

**CIVIL SHEET INDEX**

C0.1	CIVIL COVER SHEET
C1.0	PRELIMINARY PARKING PLAN
C1.1	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
C2.1	PRELIMINARY SITE UTILITY PLAN

**PROJECT DATA SUMMARY**

PARCEL SIZE	6.34 AC
GENERAL PLAN USE DESIGNATION	COMMERCIAL
ZONING DESIGNATION	LC - LIGHT COMMERCIAL
LOT COVERAGE (PROPOSED)	26.3%
LOT COVERAGE (MAX ALLOWED)	50.0%
FLOOR AREA RATIO (PROPOSED)	42.5
FLOOR AREA RATIO (REQUIRED)	N/A
CUT VOL (CY)	4,000± CY
FILL VOL (CY)	3600± CY
TREE REMOVAL	NONE
IMPERVIOUS AREA (STRUCTURES)	87,496 SF
IMPERVIOUS AREA (SURFACES)	103,307 SF
PARKING (REQUIRED)	4
PARKING (PROPOSED)	6 (S.A.D. FOR PARKING COUNT)
WATER PROVIDER	CALIFORNIA WATER SERVICE CO.
SEWER PROVIDER	NO SEWER/SEPTIC IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT

**PLANNING REVIEW ONLY  
 NOT FOR CONSTRUCTION**

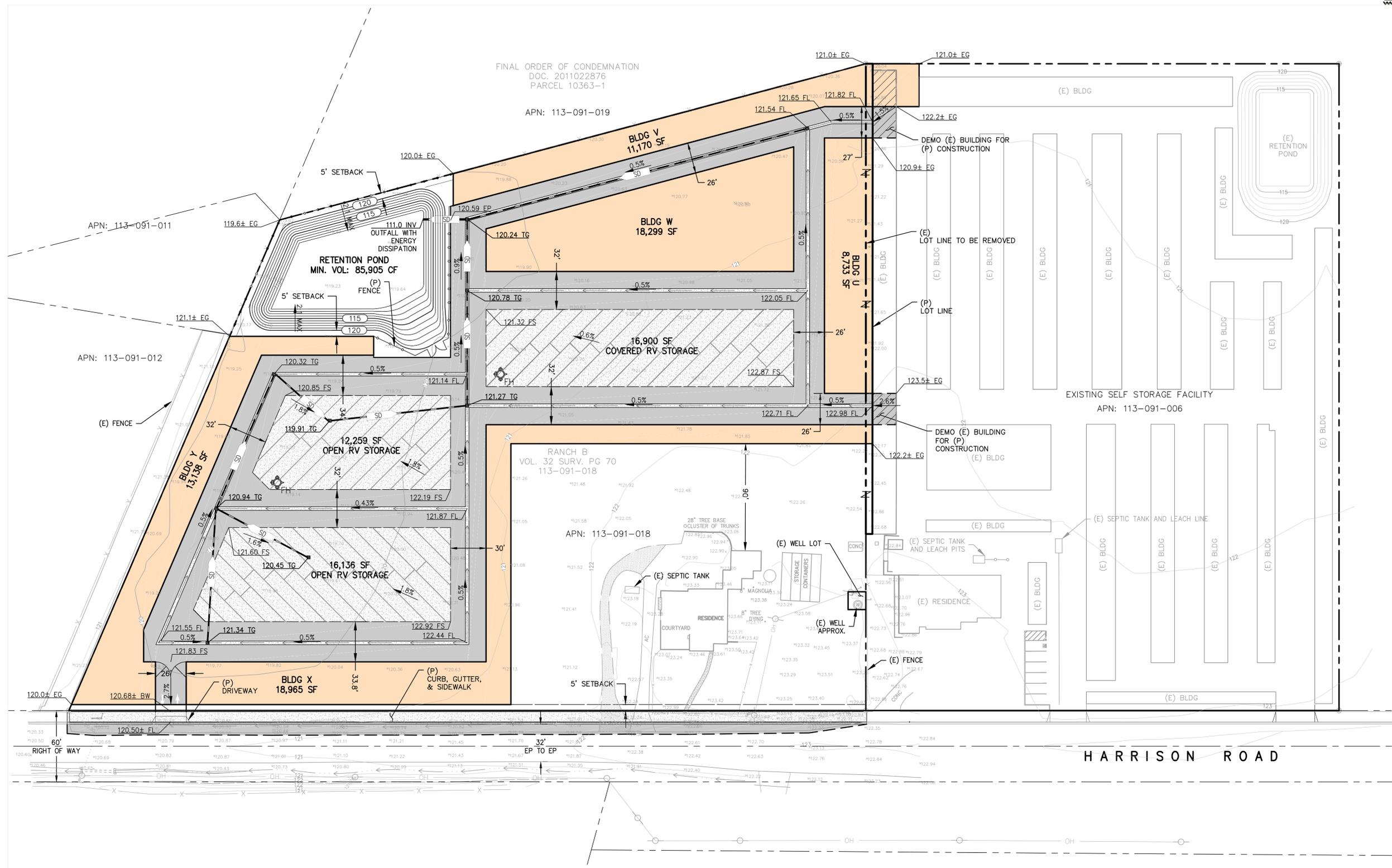


**WHITSON ENGINEERS**  
 831 649-5225 • Fax 831 373-5065  
 LAND SURVEYING • CIVIL ENGINEERING • ARCHITECTURE

**MINI-STORAGE FACILITY - PHASE THREE**  
 CALIFORNIA  
 MONTEREY COUNTY  
**PROPOSED STORAGE FACILITY SITE PLAN  
 AND LOT LINE ADJUSTMENT**  
 APN 113-091-018

SHEET **C0.1** OF 4

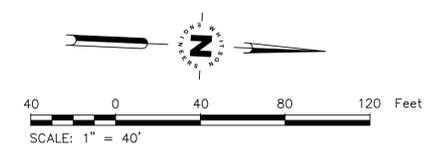
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NO.	DATE	BY	DESCRIPTION

DATE: 8/19/16	SCALE: 1"=40'	ENGR: ADT	JOB NO.: 530501
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**MINI-STORAGE FACILITY - PHASE THREE**  
 CALIFORNIA  
 MONTEREY COUNTY  
 PRELIMINARY GRADING AND DRAINAGE PLAN  
 APN 113-091-018



**PLANNING REVIEW ONLY  
 NOT FOR CONSTRUCTION**

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FINAL ORDER OF CONDEMNATION  
DOC. 2011022876  
PARCEL 10363-1

APN: 113-091-019

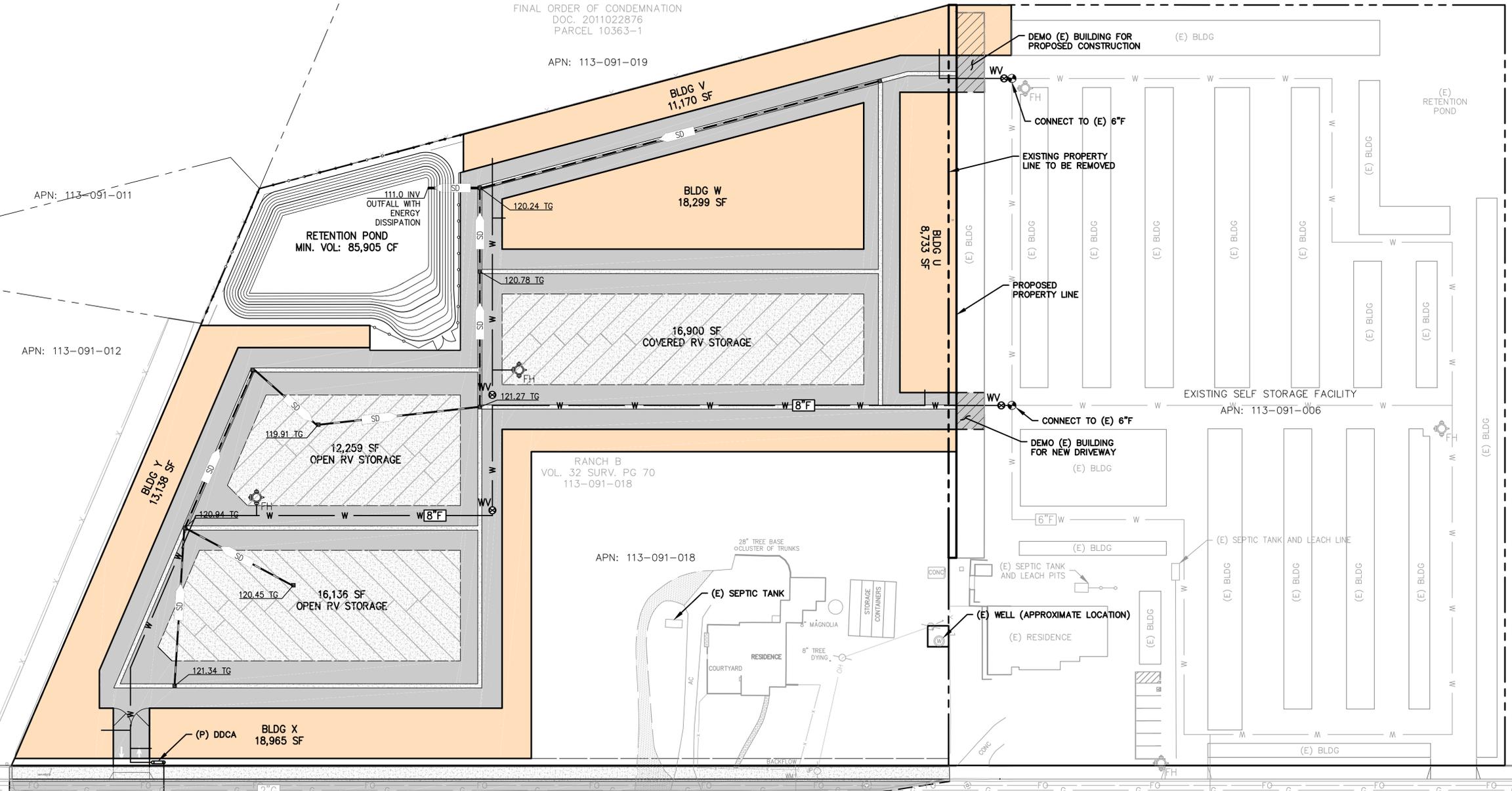
APN: 113-091-011

APN: 113-091-012

APN: 113-091-018

RANCH B  
VOL. 32 SURV. PG 70  
113-091-018

HARRISON ROAD

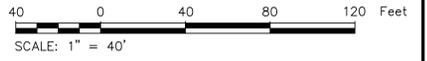


REVISIONS:	NO.	DATE	DESCRIPTION

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JOB NO.: 330501

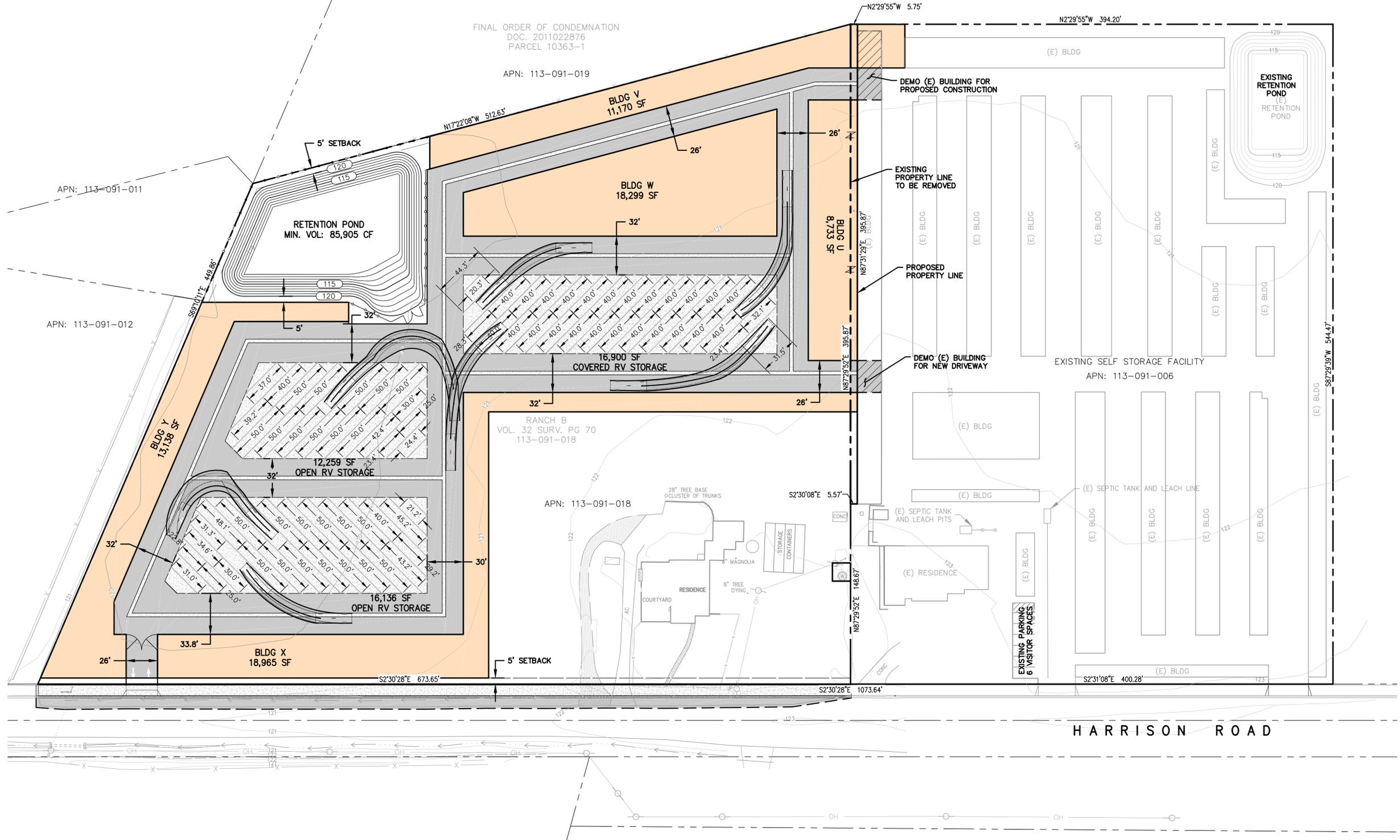
**WHITSON ENGINEERS**  
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT  
831 649-5225 • Fax 831 373-5065  
SANTA MONICA, CA

**MINI-STORAGE FACILITY - PHASE THREE**  
CALIFORNIA  
MONTEREY COUNTY  
PRELIMINARY UTILITY PLAN  
APN 113-091-018



**PLANNING REVIEW ONLY  
NOT FOR CONSTRUCTION**

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FINAL ORDER OF CONDEMNATION  
DOC. 2011022876  
PARCEL 10363-1

APN: 113-091-019

APN: 113-091-011

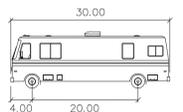
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VOL. 32 SURV. PG 70  
113-091-018

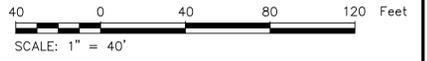
APN: 113-091-018

EXISTING SELF STORAGE FACILITY  
APN: 113-091-006

HARRISON ROAD



DESIGN VEHICLE: AASHTO 2011 MOTOR HOME  
NTS



SCALE: 1" = 40'  
**PLANNING REVIEW ONLY  
NOT FOR CONSTRUCTION**



NO.	DATE	BY	DESCRIPTION

DATE: 8/19/16  
SCALE: 1"=40'  
ENGR: [Signature]  
JOB NO.: 530501

**WHITSON ENGINEERS**  
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT  
831 649-5225 • Fax 831 373-5065  
SANTA MONICA, CA

**MINI-STORAGE FACILITY - PHASE THREE**  
CALIFORNIA  
MONTEREY COUNTY  
PRLLINARY PARKING PLAN AND SITE PLAN  
SHEET **C3.1** OF 4  
APN 113-091-018

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# General Development Plan

## 201 Harrison and 175 Harrison Road Salinas, CA

### Use – Self Storage Facility

This General Development Plan pertains to the properties at 201 Harrison Road (APN113-091-006) and 175 Harrison Road (APN113-091-018) on which an existing self-storage facility is located at 201 Harrison Road and on which additional self-storage, including covered and uncovered RV parking storage, is being proposed on the adjacent parcel at 175 Harrison Road. The combined area of the two parcels is 11.29 AC (5.00 AC+ 6.29 AC). The combined site will operate as a single business operation. The attached Site Plan and Lot-Line Adjustment map show the layout of the new and existing uses.

### Zoning/General Plan – Light Commercial

Both 175 Harrison Road and 201 Harrison Road are Zoned Light Commercial (LC) and are designated “Commercial” under the Greater Salinas Area of the 2010 Monterey County General Plan. Under Monterey County Zoning Code Title 21, Section 21.18 “Light Commercial” – the following uses are allowed with a use permit under **21.18.060**

- Mini warehouse storage warehouses
- Parking lots (ZA)
- Auto sales
- All residential uses provided that the gross square footage of the residential use does not exceed the gross square footage of the commercial use (ZA); and
- Other uses of a similar character, density and intensity as those listed in this Section.

Based on above, the uses proposed for this site are consistent with the light commercial district with a use permit.

### Existing Development

Existing development on the property located at 201 Harrison Road, Salinas, consists of a 73,169 square foot mini-storage facility and office approved in 1996. Subsequently, a Caretaker’s Unit was approved and built to provide onsite security. A single family residence, built in the 1950’s is located towards the front of the property.

Existing development on the property located at 175 Harrison Road, Salinas, consists of a single family dwelling built in 1926, storage containers, and vacant land.

### Access and Parking

The main access to the combined storage facility will remain at the existing entrance on the 201 Harrison parcel. A new access, for exit only egress, will be created near the

southern end of the 175 Harrison parcel as shown on the plans attached hereto as **Attachment A**.

The owners of both properties will create a reciprocal parking, drainage, and access easement for the mutual benefit and use by both parcels. It is anticipated that the Reciprocal Easement will be required as Condition of Approval of the use permit for the new storage facility.

### **Setbacks, Heights and Building Siting**

Setbacks and building locations are shown on the Site Plan and Lot Line Adjustment Map attached hereto as **Attachment A**. The storage unit heights range from 12 to 14 feet in height. The covered RV canopies will be approximately 16 feet high.

### **Landscaping and Decorative Wall**

Landscaping along the 175 Harrison Road frontage will mirror the existing landscaping along 201 Harrison Road frontage as shown on the photos attached hereto as **Attachment B**. The CMU wall running along the 201 Harrison Road frontage and wrapping into the main entrance as shown on the photos attached hereto as **Attachment B**, will also be continued along the 175 Harrison Road frontage and will also wrap around the southern end of the property for a distance of approximately 30 feet.

### **Business Operations**

The new storage facility operations at 175 Harrison will be consistent with the current facility operations at 201 Harrison. The business will be run by the same operator, the same employees will service both sites, and the hours of operation at 175 Harrison will be the same as those at 201 Harrison. The current hours of operation at 201 Harrison are: Gate code access 7 am to 8 pm daily; Office 9:00 am to 6:00 pm Monday-Saturday.

# Attachment A



**PROJECT DATA**

DATE: 11/15/2017  
 DRAWN BY: J. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO: 14470-002-00657288.3

**ATL QUARE FOOTAGE**

DATE: 11/15/2017  
 DRAWN BY: J. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO: 14470-002-00657288.3

**PARKING DATA**

DATE: 11/15/2017  
 DRAWN BY: J. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO: 14470-002-00657288.3

**CONTRACT INFORMATION**

DATE: 11/15/2017  
 DRAWN BY: J. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO: 14470-002-00657288.3

**REGULATORY INFORMATION**

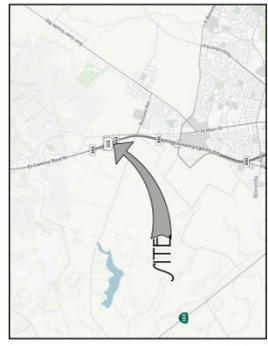
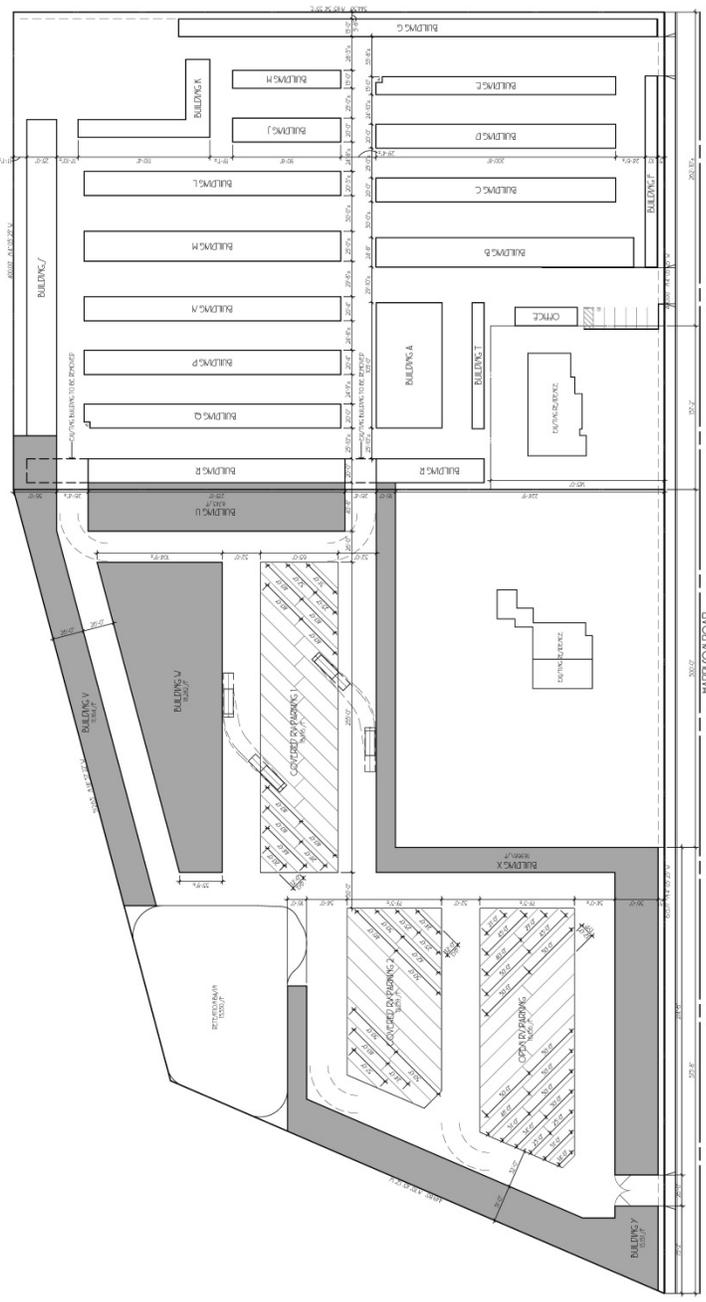
DATE: 11/15/2017  
 DRAWN BY: J. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO: 14470-002-00657288.3

**BUILDING SQUARE FOOTAGE**

DATE: 11/15/2017  
 DRAWN BY: J. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO: 14470-002-00657288.3

**ADDITIONAL INFORMATION**

DATE: 11/15/2017  
 DRAWN BY: J. HARRISON  
 CHECKED BY: J. HARRISON  
 PROJECT NO: 14470-002-00657288.3



# SALINAS SELF STORAGE

175 & 201 HARRISON ROAD, SALINAS, CALIFORNIA

**ARE Associates**  
 Architecture Real Estate

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 San Juan Capistrano, CA 92675  
 (949) 261-1100  
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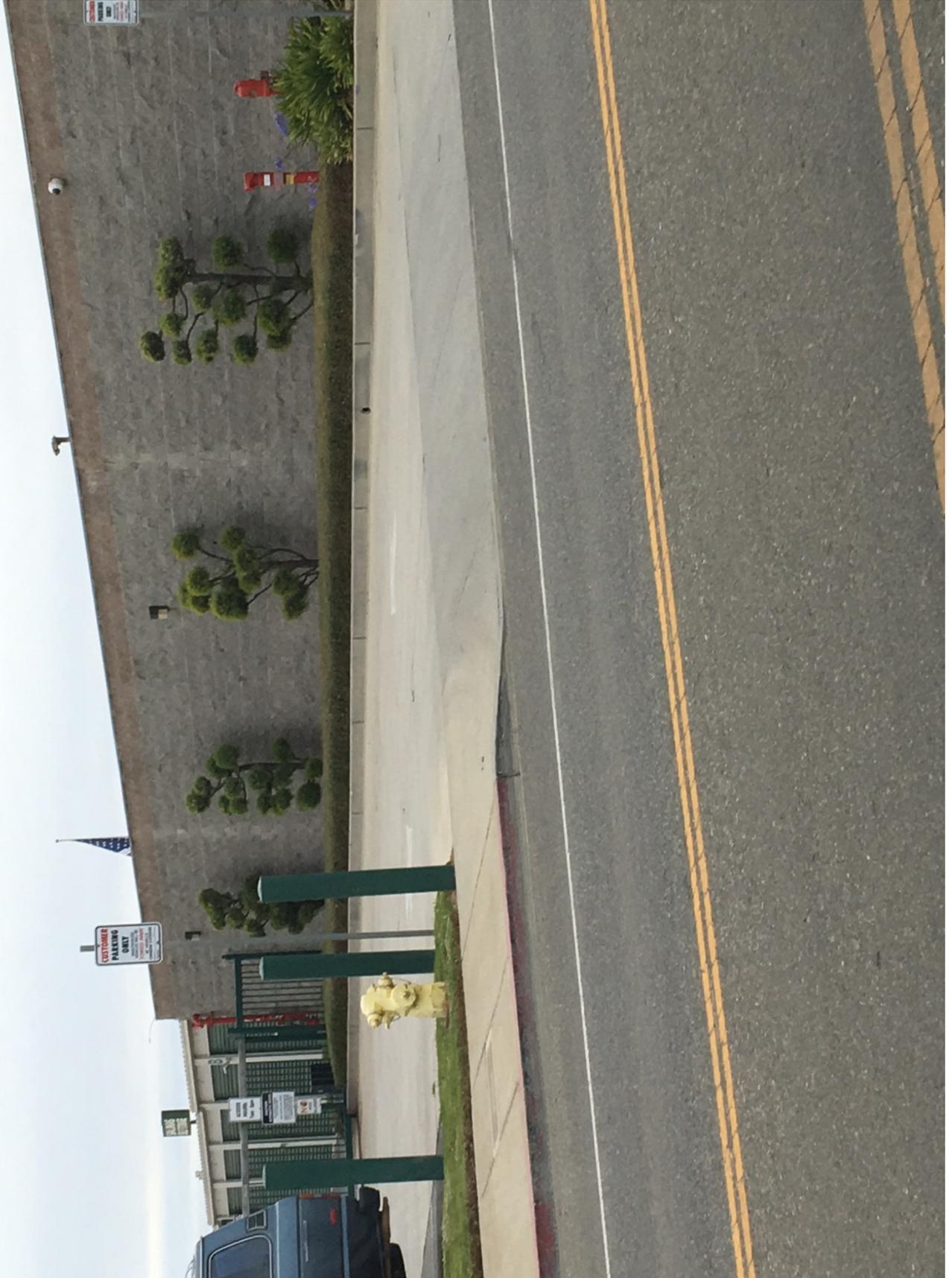
STATE OF CALIFORNIA  
 REALTORS ASSOCIATION  
 LICENSE NO. 01517111

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. SEE EXHIBIT A FOR THE EXACT DIMENSIONS OF THE PROJECT.

# Attachment B



{14470-002-00657288.3}



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