

Exhibit C

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**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

SLAMA KENNETH EUGENE TR (PLN140223)

RESOLUTION NO.

Resolution by the Planning Commission to:

- 1) Adopt the Negative Declaration;
- 2) Approve Combined Development Permit consisting of: 1) Use Permit for the establishment of a mini storage facility; 2) Use Permit to allow conversion of existing two-story office building into one office and seven storage units on the first floor, and one two-bedroom apartment (relocation of existing Caretaker's Unit) and eight storage units on the second floor and; 3) Administrative Permit for a small water system; and
- 3) Approve the General Development Plan for Assessor's Parcel Number 207-053-014-000 (7.429 acres).

[PLN140223, Kenneth Slama, 14 Spreckels Lane, Salinas, Greater Salinas Area Plan (APN: 207-053-014-000)]

The Slama application (PLN140223) for a Combined Development Permit to allow establishment of a mini storage facility, conversion of existing two-story office building into one office and seven storage units on the first floor and one two-bedroom apartment (relocation of existing caretaker's unit) and eight storage units on the second floor, and creation of a small water system 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, 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 and Toro Area Plan*;
 - *Monterey County Health and Safety Ordinance (Title 10)*;
 - *Monterey County Public Services Ordinance (Title 15)*;

- Monterey County Environment Ordinance (Title 16); 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 property is located at 14 Spreckels Lane, Salinas (Assessor's Parcel Number 207-053-014-000), Greater Salinas Area Plan. The parcel is zoned "HC" (Heavy Commercial) and "F" (Farmland). Pursuant to Chapter 21.20.060.C and .R, of Monterey County Zoning ordinance (Title 21), mini storage facilities over 5,000 square feet and residential use that does not exceed gross square footage of commercial use, respectively, require Use Permits. The Farmland zone of the subject parcel has no proposed development. Therefore, the project is an allowed land use for this site.
- c) Pursuant to the requirements of Section 21.20.030.A.1, Regulations for Heavy Commercial Zoning Districts (Title 21), a lot in excess of one (1) acre requires approval of a General Development Plan. Therefore, the 7.429 acre lot that is the locale of the proposed project requires approval of a General Development Plan.
- d) The General Development Plan shall be approved by the Planning Commission pursuant to Chapter 21.20.030.C of Monterey County Zoning Ordinance (Title 21); therefore, the Planning Commission is the appropriate hearing body.
- e) In October 2014, the project was referred to the Spreckels Neighborhood Design Review Committee (SNDRC) for review. The committee approved the project with a 3-0 vote with 2 members absent. The committee requested that trees not be removed and if removed, that they would be replanted. Additionally, the committee discussed traffic and signage. Although the property is located in both the Greater Salinas and Toro Area Plans; the application was not referred to the Toro Land Use Advisory Committee as no development is proposed in the portion of the property located in the Toro planning area. Based on the Land Use Advisory Committee (LUAC) Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC - Spreckels Neighborhood Design Review Committee (SNDRC) because it requires a CEQA review.
- f) The parcel is in the floodplain. In accordance with policy S-2.12 of the 2010 General Plan entitlements for development in or partially in the 100-year floodplain shall be conditioned to require that a notice that must be recorded that states that the property is located within or partially within a 100-floodplain (See condition no. 19). Additionally, the Greater Salinas Area Plan policy GS-1.5 regulates commercial land uses along the Salinas River.... states that development of commercial lands shall be allowed if they do not harm riparian habitat nor further deteriorate water quality in the Salinas River. Staff finds that implementation of the proposed project is consistent with the Greater Salinas Area Plan.

- g) 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 PLN140223.

2. **FINDING:** **CONSISTENCY: PS-3.1 and PS-3.2** – The project, as conditioned, is consistent with the *2010 General Plan* policies PS-3.1 and PS-3.2 for determining Long Term Sustainable Water Supply and an Adequate Water Supply System.

- EVIDENCE:**
- a) The project has been reviewed by the Monterey County Health Department Environmental Health Bureau (EHB) for long term sustainable and adequate water supply. There has been no indication from EHB that the site would not be capable of meeting water supply requirements, provided recommended Condition numbers 20-22 are incorporated.
 - b) The project parcel is within Zone 2C, defined as a benefit zone for the SVWP and related reservoir operations. Property owners with parcels in Zone 2C are assessed fees that offset impacts to water resources drawn from the Salinas Valley Groundwater Basin.
 - c) Pursuant to Policy PS -3.1, there is a rebuttable presumption that this project has a long term sustainable water supply because it is in Zone 2C. There is no evidence to rebut presumption in this case because the project reduces the net water demand. Monterey County Water Resources Agency (MCWRA) presented to the Board of Supervisors a report on the Salinas Valley Water Conditions for fourth quarter (July-September) of Water Year 2015-2016 (WY16). MCWRA reports that from fourth quarter of WY15 to fourth quarter WY16, groundwater level measurements in the Pressure Subbasin are either increased or stable. The 180-foot Aquifer level is virtually unchanged while the 400-foot Aquifer level is up one foot. .
 - d) Spreckels Water Company (SWC) is a Class D water company that is the water supplier for the subject parcel. California Water Services Company (CWSC) is a Class A water supplier near the subject parcel. CWSC publishes an annual Urban Water Management Plan, pursuant to California Water Code (CWC) §10610. The *2015 Urban Water Management Plan (UWMP)* has projected consistent population growth and steady increase in housing stock in the Salinas District for which CWSC and SWC draw water from the Pressure Subbasin.
 - e) The CWSC *UWMP* estimates that each single family dwelling service connection in the Salinas District during 2014 used approximately 0.274 acre feet per year. The initially proposed multifamily dwelling complex of 10 studio apartments was estimated to have water use of ±2.74 acre feet per year. The urban water use from the Pressure Subbasin is approximately 20,000 acre feet per year which calculates the 10 studio apartments could account for an estimated 0.000137% of total urban water demand, which the Initial Study concluded would result in less than significant impact on water resources.
 - f) Revision of the project scope eliminates the studio apartments and now includes construction of one two-bedroom apartment caretaker's unit that replaces an existing single family dwelling on the parcel. The applicant submitted a report memo (LIB 170120) by Balance

Hydrologics, Inc. (Brown, 31 March 2017). The Balance report points out that water usage calculations, by Timothy K. Parker in Technical Memorandum 8 February 2017, did not include water use associated with previous commercial tenant, United Site Services (USS). Operational water usage by USS, a portable toilet service/storage facility

- g) Using an algorithm that entailed calculations from electric meter readings and water meter readings across variable time periods, the Balance report estimated the existing water use on the parcel closer to 3.15 afy. The difference in pre-project and post-project water use would then be a net reduction in water use of 0.83 afy ($3.15 - 2.32 = 0.83$).
- h) The Environmental Health Bureau (EHB) has placed a condition on a new well such that the applicant submit calculations to determine if this system has the domestic storage capacity to meet a maximum daily demand of 1,330 gallons per day, or if the project requires engineered plans for a water system storage upgrade that may include a pressure system. Therefore, adherence to this condition would contribute to demonstrating long term sustainable water supply (2010 General Plan Policy 3.2).
- i) A condition of approval regarding water quality requires that the new well undergo one year of quarterly sampling for Maximum Contaminate Level (MCL) of Nitrates due to initial test results that approached the MCL threshold for Nitrates. Therefore, adherence to this condition would contribute to demonstrating adequate water supply (2010 General Plan Policy 3.2).

3. **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 District, RMA-Public Works, 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.
 - a) Location of the lot is such that ~~a 0.35-acre in~~ the southernmost area of the parcel, adjacent to the Salinas River, is in the floodway of a FEMA-defined regulatory 100-year floodplain. However, no development is proposed in the floodway, and none of the project would alter any features of the terrain that accommodate or channel flood waters.
 - b) Although the floodway is on a portion of the parcel zoned Farmland, there have been no crops grown there since the rest of the parcel converted to commercial land use in 1974.
 - c) 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 PLN140223.

4. **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 District, RMA-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) Staff conducted a site inspection on 23 March 2017 to verify that the site is suitable for this use.
 - 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 PLN140223.

5. **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 RMA-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on 23 March 2017 to verify that the site has no violations.
 - c) There are no known violations on the subject parcel.
 - d) 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 PLN140223.

6. **FINDING:** **CEQA (Negative Declaration):** - The Planning Commission finds on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment and the Negative Declaration reflects the County's independent judgment and analysis.

- EVIDENCE:**
- a) Pursuant to California Environmental Quality Act (CEQA) Guidelines §15063(a), an Initial Study (IS) may be conducted in order to determine if a proposed project would have a significant impact on the environment. Staff has prepared a Negative Declaration for the proposed project.
 - b) The custodian of documents and materials which constitute the record of proceedings upon which the decision is based is the County Resource Management Agency, 168 West Alisal Street, Salinas, California.
 - c) The IS for the Slama (PLN140223) application was circulated for public review 19 January 2017 through 9 February 2017. Comments were received which are addressed in Finding 7 below.

- d) The application, project plans, Negative Declaration, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140223.

7. **FINDING:** **CEQA (Recirculation of Initial Study):** - Recirculation of the Initial Study prepared for the project is not required because the revisions to the project

EVIDENCE: a) Pursuant to California Environmental Quality Act (CEQA) Guidelines §15073.5(c)(4), recirculation of an Initial Study is not required in the case of new information that merely clarifies, amplifies, or makes insignificant modifications to the negative declaration. The modifications to the project subsequent to the public review of the Initial Study do not require recirculation of the IS because the revisions did not result in new significant environmental impacts; the project revisions reduced the environmental impacts of the project.

8. **FINDING:** **INITIAL STUDY – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS** - The Initial Study identified less than significant impacts for the following resources: air quality, biological resources, geology/soils, greenhouse gases, hydrology and water quality, population/housing, and utilities/service systems. Implementation of the project would incorporate conditions of approval to assure compliance with County requirements, which reduce the identified potential impacts. Therefore, mitigations would not be necessary for the project to have a less than significant impact on these resources.

EVIDENCE: a) Monterey County Code (MCC) Chapter 16.12 requires plans for control measures of runoff, dust, and erosion resulting from construction and grading activities caused by dust generation and fuel combustion of construction vehicles. Although operations of the implemented project would include increase of residential use of not more than 20 people, emissions from operation of the mini-storage increase would not cause measures of air quality to reach thresholds of significance. Therefore, potential impacts on air quality are reduced to less than significant with implementation of MCC 16.12.

b) The proposed project is consistent with the *2010 General Plan* goal of preserving and conserving the County's native vegetation and wildlife. MCC Title 21 Standards for Environmentally Sensitive Habitats (ESHA) §21.66.020 standards prohibit development on parcels containing, or within, 100 feet of ESHA. The Hutchinson's Larkspur is an endangered plant species that has been found in the area surrounding the proposed project parcel; however, there is no recorded presence of Hutchinson's Larkspur on, or within 100 feet of, the subject parcel. Therefore, implementation of the proposed project would not have direct adverse effect on any riparian habitat or other sensitive natural community.

c) Salinas River terminates in the Monterey Bay at the 367-acre U. S. Fish and Wildlife Service (USFWS) Salinas River National Wildlife

Refuge (SRNWF) which provides terrestrial, riparian, and aquatic habitats, and is within the Pacific Flyway, a migration corridor for many bird species. The proposed project has potential to discharge runoff and water, polluted by its residential and commercial uses, into the Salinas River. Downstream impacts on SRNWF would be reduced to less than significant impact through implementation of a condition of requiring submittal of an approved drainage plan. The drainage plan shall contain runoff on-site and allow filtration before percolating into the groundwater. Therefore, implementation of the proposed project would have a less than significant impact on the USFWS SRNWF.

- d) The project property does not contain areas subject to landslides or expansive soils, based on information derived from the 2007 Geotechnical Report that analyzed neighboring properties along the Salinas River. No fault lines are found within 1/8th mile of the project site, however there exist four faults in the general vicinity: Rinconada (1.1 mile southwest); Monterey Bay-Tularcitos (10.1 miles southwest); Zayante-Vergeles (11.8 miles north northeast); and San Andreas (16.2 miles northeast). Strong ground shaking, caused by fault rupture and soils conditions of the site, could potentially cause structural damage to buildings. Several segments of these fault lines are capable of producing a large magnitude earthquake. The Geotechnical Report recommends structural design of any building account for a 7.0 magnitude earthquake, therefore rendering a less than significant impact due to strong ground shaking.
- e) The Geotechnical Report includes seismic design criteria for foundation systems and building slabs. A grading plan that incorporates recommendations from the Geotechnical Report would be submitted as a condition of permitting the proposed project. Therefore, certifications for and adherence to this grading plan and approved building plans are measurements to ensure implementation of the proposed project would have less than significant impacts caused by liquefaction, lateral spreading, and differential settlement.
- f) The Geotechnical report describes results of percolation tests at the nearby analyzed properties as suitable to adequately support the use of an OWTS. Additionally, recommendations for managing effluent to the drainfield are made in order to maximize longevity and usefulness of the system. Therefore, certifications for and adherence to the recommendations of the grading plan are steps to minimize potential adverse impacts of implementing an OWTS to less than significant.
- g) Monterey Bay Air Resources District (MBARD) is responsible for the monitoring of air quality and the regulation of stationary sources throughout the North Central Coast Air Basin (NCCAB) where the proposed project site is located. The MBARD uses population forecasts from Association of Monterey Bay Area Government (AMBAG) as a basis for planning emissions inventory. Although population is on a relatively flat growth trajectory in the NCCAB, the number of days per year in exceedance of standard ozone (O₃) thresholds has steadily declined from 35 per year in 2002 to 10 per year in 2011. Therefore, this data indicates an increase of twenty

residents would not pose an overall increase of the greenhouse gas, O₃.

- h) Implementation of the project would result in temporary impacts resulting from construction and grading activities that require fuel combustion of construction vehicles, a primary source of GHG precursors, NO_x and ROG. Typical construction equipment would be used for the project and ROG and NO_x emitted from that equipment have been accommodated within the MBARD 2008 *Air Quality Management Plan for the Monterey Bay Region (AQMP)*. Therefore, these emissions would have a less than significant impact on GHGs.
- i) Introduction of thirteen new structures would have the potential to substantially alter the existing drainage pattern of the site, increase the amount of runoff into the stormdrain system, and cause erosion, siltation or flooding due to an increase in stormwater runoff. The County of Monterey Water Resources Agency (WRA) requires a drainage plan prepared by a registered civil engineer or licensed architect as a condition of approving construction permits. This drainage plan shall be reviewed and approved by WRA for stormwater retention and percolation facilities that reduce on-site and off-site impacts by retaining the 95th Percentile Rainfall Event. If on-site retention is not feasible, storm water facilities shall be designed to detain the 100-year post-development runoff rate to the 10-year pre-development rate. WRA requires completion certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the Drainage Plan approved by WRA; therefore, operational impacts to hydrology due to stormwater runoff would be reduced to less than significant.
- j) Impacts to drainage patterns and runoff due to construction of the proposed project are reduced by an erosion control plan, required and to be approved by RMA-Environmental Services, as a condition of grading or building permit approvals. Therefore, adherence to the approved erosion control plan during implementation of the project would result in less than significant impacts due to erosion, siltation, or flooding.
- k) Association of Monterey Bay Area Government (AMBAG) projects in the 2014 *Regional Growth Forecast* a slow increase of population, housing units, and employment in Salinas and unincorporated Monterey County. The proposed project includes not more than 20 residents and there would be a maximum of two full-time employees associated with either the Mini-Storage or Commercial Storage during the hours of 7am-9pm, collectively. Therefore, accommodation of the increase in the 2014 *Forecast* provides a less than significant impact on population and housing.
- l) Part of the existing project application is entitlement for a new small water system which is to be tested for ability to provide a sustained water source; therefore, the new system would have a less than significant impact on existing entitlements and resources.
- m) The new well would be monitored and treated, subject to quarterly sampling for Nitrate (NO₃) levels as initial test samples approach the Maximum Contaminate Level (MCL). If MCL reach or surpass

thresholds, treatment for NO₃ may be necessary in order to make the well water potable. Therefore, impacts on utilities and service systems due to nitrate contamination are reduced to less than significant.

- n) Bureau of Environmental Health (EHB) requires enrollment in Regional Water Quality Control Board (RWQCB) stormwater discharge program, followed by submittal of the Waste Discharge Identification number (WDID) to EHB. Therefore, impacts to RWQCB wastewater treatment requirements would be less than significant.
- o) Runoff would be retained and percolate on-site. Conditions of building approval include submittal of an engineered drainage plan incorporating flood control ponds to retain storm water runoff on-site for groundwater recharge; therefore, impacts would be less than significant for storm water drainage facilities.

7. **FINDING:** **PUBLIC RESPONSE** – The Initial Study received public comments expressing concerns relevant to the previous project description; however, implementation of the current proposed project, as conditioned, obsolesces many of the concerns.

- EVIDENCE:**
- a) Comments were received that raised concerns about water use increase for the parcel. The current scope of work no longer includes conversion of the second story office space to nine studio apartments. Therefore, the water use would be even lower than calculated for the previous project description. Balance Hydrologics, Inc. report (LIB170120) calculates the post-project water use of the currently proposed project would be 0.90 afy which would be a net reduction in water use of 2.25 afy ($3.15 - 0.9 = 2.25$).
 - b) Comments were received that raised concerns about traffic on Highway 68. The parcel location is approximately half a mile from Hwy 68, with on- and off-ramps approximately one quarter mile away. The level of service is rated “F” for traffic along most segments of Hwy 68, west of Toro Regional Park. The applicant provided a “Trip Generation Analysis” (LIB170119) prepared by Hexagon Transportation Consultants, Inc. on 30 March 2017. This report estimates that the currently proposed project would generate 77 fewer trips per day than those generated by the former tenant uses and operations. Therefore, implementation of the project would reduce possible traffic to and from the parcel on Hwy 68.
 - c) Comments received about the project with the previous project description included a challenge that no project should move forward until a (DES) is approved and adopted (by the Board of Supervisors). County staff has processed projects making findings relative to all of the criteria in Policy LU-1.19. This practice has been accepted by both the Planning Commission and the Board of Supervisors. The current project description no longer includes residential use, with the exception of a two-bedroom apartment caretaker’s unit that replaces the existing two-bedroom single family dwelling caretaker’s unit. Therefore, the current project is not subject to evaluation through the DES.

- d) A comment was received that raised concerns about the project not going to the Toro Land Use Advisory Committee despite the fact a small portion of the parcel is within the Toro Land Use Plan. In the case of development on this portion, the project would have been referred to the Toro LUAC; however, there is no development on this portion of the parcel. Therefore, it was determined the Toro LUAC would not be the appropriate community advisory body to review this project proposal.
- e) Monterey Bay Air Resources District (MBARD) commented the project may be subject to Rule 424 and Rule 439. See Conditions #5 and #6 for MBARD Rule 424 and Rule 439 as placed on this development project for compliance.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
 EVIDENCE: Section 20.86.030.A of the Monterey County Zoning Ordinance.

DECISION

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

- A. Adopt the Negative Declaration; and
 - B. Approve the Combined Development Permit Combined Development Permit consisting of:
 - 1) Use Permit for the establishment of a mini storage facility;
 - 2) Use Permit to allow conversion of existing two-story office building into one office and seven storage units on the first floor, and one two-bedroom apartment (relocation of existing Caretaker's Unit) and eight storage units on the second floor and;
 - 3) Administrative Permit for a small water system; and
 - C. Approve the General Development Plan for Assessor's Parcel Number 207-053-014-000 (7.429 acres) in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.
- Approval is subject to 35 conditions, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 10th day of May 2017 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County 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.

Monterey County RMA Planning

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

PLN140223

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140223) allows establishment of a mini storage facility; conversion of existing second story offices into one office and seven storage units on the first floor, and one two-bedroom apartment (relocation of an existing Caretaker's Unit) and eight storage units on the second floor; and creation of a small water system. The property is located at 14 Spreckels Lane (Assessor's Parcel Number 207-053-014-000), Greater Salinas Area Plan and Toro 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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 140223) was approved by the Planning Commission for Assessor's Parcel Number 207-053-014-000 on 26 April 2017. The permit was granted subject to 35 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 building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, 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, 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. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

6. PD047(A) - DEMOLITION/DECONSTRUCTION (MBARD RULE 424 - ASBESTOS ABATEMENT)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Air Resources District (formerly MBUAPCD) Rule 424 that addresses asbestos abatement for structures being renovated or demolished, the Owner/Applicant/Contractor shall:

1. Notify Monterey Bay Air Resources District (MBARD) at least ten days prior to renovation or demolition activities.
2. Include a "Demolition/Deconstruction" note on the demolition site plan that incorporates reporting and survey requirements from MBARD Rule 424.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that incorporates reporting and survey requirements from MBARD Rule 424.

Prior to demolition activity, provide proof that notification to MBARD occurred at least ten days prior to renovation or demolition activities.

During demolition, the Owner/Applicant/Contractor shall obtain any required MBARD permits and MBARD shall conduct all deconstruction or demolition inspection activities as required by MBARD.

7. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

8. FIRE026 - ROOF CONSTRUCTION (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans

9. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

10. 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 Report. (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.

11. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from the project Geotechnical Report prepared by Soil Surveys 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 and geotechnical report 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.

12. 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.

13. INSPECTION-PRIOR TO LAND DISTURBANCE (DURING THE RAINY SEASON)

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.

14. 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.

15. 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.

16. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services for review and approval. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the 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.

17. WR003 - DRAINAGE PLAN - RETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. The plan shall include stormwater retention/percolation facilities. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

18. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater retention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

19. WR031 - FLOODPLAIN NOTICE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a signed and notarized floodplain notice to the Water Resources Agency for review and approval. When approved, the applicant shall record the notice.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

20. EHSP01 - Amend Public Water System Permit (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain an amended water system permit from the Environmental Health Bureau pursuant to Monterey County Code, Chapter 15.04, Domestic Water Systems, and the California Health & Safety Code, California Safe Drinking Water Act, and Title 22 of the California Code of Regulations.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, submit necessary application, reports and testing results to Environmental Health Bureau for review and approval. Obtain an amended water system permit.

21. EHSP02 - DESIGN WATER SYSTEM IMPROVEMENTS (COUNTY PERMITTED SYSTEM) NON-STANDARD

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Spreckels Lane Water System #3 may not currently have the domestic storage capacity to meet maximum daily demand for the water system. Submit calculations to determine the maximum daily demand of the water system when at capacity to Environmental Health Bureau (EHB) for review and approval. If additional storage is required by EHB, submit engineered plans for the water system storage upgrade which may include a pressure system to EHB for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of Phase II construction permit (for residential units):

- Submit maximum day demand calculations to EHB for review and approval.
- If necessary, submit engineered plans for the water system improvements to EHB for review and approval prior to installing the improvements.

Prior to final of construction permits for Phase II:

- Obtain building permits if necessary for new storage tanks etc.
- Install required improvements.

22. EHSP03 - Water Samples Required (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Samples from the new well serving this water system have Nitrates close the Maximum Contaminate Level (MCL). As such, treatment for Nitrate may be necessary.

Submit one year of quarterly sampling for Nitrate (as NO₃). If the annual average is under the MCL, no action necessary.

IF the water samples do not meet state maximum contaminate level thresholds, the following shall be required prior to occupancy of the apartments (Phase II):

- Treatment plans shall be submitted to EHB for review and approval.
- Water Treatment system shall be installed with confirmation sample(s) indicating that the treatment system is functioning properly and the water is potable.

Compliance or Monitoring Action to be Performed: Prior to issuance of Phase II (apartments) construction permits:
•Submit one year of quarterly sampling for Nitrate (as NO₃).

IF samples indicate that treatment is necessary, submit the following prior to occupancy of Phase II (apartments):

- Treatment plans shall be submitted to EHB for review and approval.
- Install Treatment System.
- Submit confirmation sample(s) indicating that the treatment system is functioning properly and the water is potable.

23. EHSP04 - Vehicles/Parts Impervious Surface (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 16.14, all vehicles or parts stored for longer than 72 hours that contain gasoline, oils, lubricants, coolants, or any other hazardous materials/wastes shall be stored in impervious areas properly graded and bermed for surface drainage into an approved oil/water separator, or other approved method of stormwater clarification as approved by the Regional Water Quality Control Board.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading permits, submit a site plan indicating the impervious surface design features of the proposed storage area(s) for to the Environmental Health Bureau review and approval.

24. EHSP05 - Hazardous Materials (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure:

- No vehicle/RV maintenance shall be allowed onsite.
- No storage of acutely hazardous materials or hazardous waste will be allowed onsite without permit from the Environmental Health Bureau Hazardous Materials Management Services.

Compliance or Monitoring Action to be Performed: Ongoing Condition. Owner shall ensure that lease agreements include language that in storage rental agreements that:

- No vehicle/RV maintenance shall be allowed onsite.
- No storage of acutely hazardous materials or hazardous waste will be allowed onsite

25. EHSP06 - Regional Water Quality Control Board Stormwater Requirments (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Regional Water Quality Control Board (RWQCB) regulations stormwater runoff. Contact RWQCB and obtain enrollment under a stormwater permit. Submit your WDID (Waste Discharge identification number) to EHB for verification in enrollment in permit. Follow all requirements of the RWQCB.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or building permits:
•Contact RWQCB and obtain enrollment under a stormwater permit.
•Submit your WDID (Waste Discharge Identification number) to EHB for verification in enrollment in permit.

Ongoing:
•Follow all requirements of the RWQCB.

26. PW0001 - ENCROACHMENT (COM)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Spreckels Lane. The design and construction is subject to the approval of the Public Works Director.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

27. PW0007 - PARKING STD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed: Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.

28. 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. (Public Works)

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

29. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

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

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

30. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO1 - NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX - Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.

31. NON-STANDARD CONDITION - FIRE ALARM SYSTEM - (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO2 - NON-STANDARD CONDITION - FIRE ALARM SYSTEM - (COMMERCIAL) - Any fire sprinkler system with 20 or more fire sprinklers shall be monitored by a station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. A fire alarm system shall be provided with audible and visual notification devices in any building with a fire sprinkler system containing more than 100 sprinklers or with more than one tenant space. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, the Applicant shall obtain fire department approval the fire alarm acceptance test and the final fire inspection.

32. NON-STANDARD CONDITION - FIRE SPRINKLER SYSTEM

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO3 - NON-STANDARD CONDITION - FIRE SPRINKLER SYSTEM - Any building having a total floor area greater than 500 square feet shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four(4) sets of plans for fire sprinkler systems must be submitted to the fire district by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and approved prior to requesting a framing inspection. Responsible Land Use Department: Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough fire sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall obtain fire department approval the final fire sprinkler inspection.

33. NON-STANDARD CONDITION - HYDRANTS AND FIRE FLOW

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO4 - NON-STANDARD CONDITION - HYDRANTS AND FIRE FLOW - Hydrants for fire protection shall be provided at locations approved by the fire code official and shall conform to the following requirements:

- a. FIRE FLOW - Pursuant to California Fire Code Appendix B, the minimum fire flow requirement for 17,250 square foot commercial facilities built with either Type VB (with area separation fire walls) or IIB construction is 2,750 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours. Fire flow for facilities protected with automatic fire sprinkler systems may be reduced to 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.
- b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction.
- c. HYDRANT/FIRE VALVE (ADDITION) - New hydrant(s) shall be installed as determined by the fire code official.
- d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.
- e. FIRE HYDRANTS - Hydrants shall be installed in accordance with spacing set forth in California Fire Code Appendix B and in accordance with the following specifications:
- f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.
- g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the improvement plans and/or construction plans, shall complete the installation of water system improvements and shall obtain fire department approval of the water system acceptance test.

34. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO5 - NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS - Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.

35. NON-STANDARD CONDITION - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO6 - NON-STANDARD CONDITION - ROAD ACCESS - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

Proposed General Development Plan

for the Slama property,
located at 14 Spreckels Lane, Salinas.

County Planning File Number PLN140223

Parcel Information

Assessor's Parcel Number: 207-053-014-000

Size: 7.429 acres

Requested Uses

80,045 square foot Mini-Storage Facility (13 buildings).

~ First Floor:

Convert 4,900 square foot first-floor commercial storage space and contractor shops of existing two-story building to:

1. One (1) mini-storage rental office (648 square feet) and
2. Seven (7) storage units (4,252 square feet).

~ Second Floor:

Convert 4,900 square foot second-floor office space of existing two-story building to

1. One (1) two-bedroom caretaker's unit (980 square feet) (relocation) and
 2. Eight (8) storage units (3,920 square feet).
- Retain 31 Recreational Vehicle outdoor storage spaces.
 - Install a small water system, including well and 180,000 gallon water storage for fire suppression.

Existing Uses to be Eliminated

1. 1.27 acres used for agricultural equipment rental storage (portable toilet rental facility).
2. 119 RV outdoor storage spaces.
3. Contractor storage yards.
4. 9,800 square feet commercial offices and storage, and contractor shops.

Proposed Site Improvements

~ Buildings

▪ Conversion of an existing two-story commercial building to:

1. 980 square foot caretaker's unit;
2. 648 square foot rental office; and
3. 8,172 square feet mini-storage.
4. Construction of 80,045 square feet of single-story mini-storage buildings (13 separate buildings) is proposed in the areas of the existing shop building for the equipment rental facility, the existing single-family dwelling (caretaker's residence), and 119 RV storage spaces.

~ Parking

27 Total spaces (2 ADA spaces)

~ Landscaping Plan

1. Removal of 28 non-native trees
2. Existing landscaping to remain between Spreckels Lane and existing office building and proposed mini-storage building
3. Understory of shrub and small tree plantings beneath existing trees at the front of the parcel along Spreckels Lane and at the property line to the west in front of Building "A"

4. Vegetation buffer plantings behind RV storage yard
5. Existing fencing between parking and RV storage will be removed and replaced by mini-storage Building “J”
6. Rear fence between parcel and Salinas River will be replaced.
7. Fencing proposed as entrance gates and around the RV storage yard.

Building and Construction Development

- ~ **Phase I** – Construct Mini-Storage buildings and site grading
 - 66,455 square feet buildings “A” through “I”
 - 2,500 cubic yards fill to level site and elevate lowest areas to 6 inches above base floor level
- ~ **Phase II** – Conversion of existing 2-story building
 - 4,900 square feet on first level to 648 sf office and 4,252 sf storage rooms
 - 4,900 square feet on second level to 980 sf caretaker’s unit and 3,920 sf storage rooms
- ~ **Phase III** – 13,590 square feet Mini-Storage buildings “J” through “M”

Facilities and Operations

~ Sign Program:

1. Signage shall conform to Section 21.60.090 of the Monterey County Code
2. Design shall be consistent with the neighborhood character

~ Number of Employees:

1. Two (2) full time with no future growth estimate.
2. Caretaker on-site: Two-bedroom apartment (980 square feet) on second floor.

~ Number of Visitors: Twenty (20) daily.

~ Operations

1. **Hours of Operation:**
 - Year round 9:00 am to 9:00 pm PST, Monday-Saturday
2. **Client Delivery Vehicles:**
 - Five (5) private client deliveries daily.
3. **Office Hours:**
 - Year round 9:00 am to 5:00 pm PST, Monday-Saturday
4. **Service Delivery Vehicles:**
 - One (1) incoming delivery per week, one (1) outgoing delivery per week
5. **Total Client and Service Delivery Vehicles:**
 - Seven (7) delivery vehicles daily.

~ Utilities and Services

1. **Water Use Estimate:** Approx. 310 gallons per day based on:
 - 2 employees per day with 15 gallon use per day
 - 20 visitors per day with 5 gallon use per day in a 12-hour day
 - Two-bedroom caretaker’s unit assuming 3 residents with 60 gallon use per day
2. **Wastewater Generation Estimate:** Approximately 310 gallons daily.
3. **Solid Waste Generation Weekly Estimate:** One (1) 32-gallon trash container. Storage facility operation recycles all waste products generated from the operation, including cardboard, wood, and plastics.

Operational / Environmental Statement
For
MINI-STORAGE – SPRECKELS
14 Spreckels Lane
Salinas, CA 93908

1. Parcel Information:

Assessor's Parcel Number: 207-053-014-000
Site Address: 14 Spreckels Lane, Salinas
Parcel Size: 7.429 Acres

2. Nature of the proposed operation:

Proposed 80,095 sf Mini-Storage facility
Convert 4900 sf general offices to 1- two bedroom caretaker's unit and
3920 sf mini-storage.
Existing 4252 sf contractor shop / storage spaces
Convert 648 sf contractor shop / storage space to mini-storage rental
office.
Retain 31 RV parking stalls.
Small water system including well and 180,000 gallon water storage (fire)
with fire pump (UL listed)
Remove existing agricultural rental equipment facility, RV storage yard
(except 31 RV parking stalls) , contractor storage yard and single family
dwelling.

3. Existing Use of the Property:

~~1.27 acres are used for agricultural equipment rental (porta potty rental
facility)~~, 1.59 acres as RV Storage, one single family dwelling, 4900 sf
commercial offices, 4900 sf commercial storage/shop (10 units) and
100,000 gallon water storage (fire).

4. Products and materials:

- a. Products produced - none
- b. Materials to be used - none
- c. Assembly on site - none
- d. Will the products be sold on-site? No.

5. Proposed operation schedule:

- a. Hours of operation; 9:00 am to 9:00 pm PST (Mini – Storage)
- b. Months; January through December

- c. Days per week; Monday through Saturday
 - d. Total hours per day; 12 hours
6. Special Events or activities: None.
7. Customers / visitors expected daily: 20 visitors daily (Mini-Storage)
8. Employees:
- a. Number of Employees: 2 full-time (Mini-Storage)
 - b. Additional employees: No future growth estimates.
 - c. Work hours: 9:00 am to 5:00 pm PST
 - d. Caretaker on-site: Yes, 980 square foot two bedroom apartment on second level of existing building.
9. What equipment, materials or supplies will be used and how will they be stored?
- a. Equipment - none
 - b. Materials – Mini-storage (household storage, misc.) stored indoors
 - c. Recreational Vehicle storage stored outside.
10. Service and delivery vehicles:
It is anticipated that there will be 1 incoming delivery per week, 1 outgoing deliveries per week with 5 private client deliveries to the site daily. A total of 7 delivery vehicles daily.
11. Total number of parking spaces on-site: 27 total spaces
12. Access to the site: Existing driveways are off Spreckels Lane and Spreckels Blvd.
13. Landscaping and fencing:
- a. Existing landscaping are planted between Spreckels Lane and the existing office building and new Mini-Storage.
 - b. Existing landscaping areas will be upgraded and lower shrubs added to provide a low level visual buffer from Spreckels Lane.
 - c. The existing fencing between the parking and RV Storage will be removed and the barrier will be the Mini-Storage building. The rear fence between the development and the river will be replaced.

d. Additional fencing is proposed as gates and access to the mini-storage facility and surrounding the rear portion of the parcel.

14. Buildings:

a. The existing commercial two-story building will be used. The 4,900 sf second level offices will be converted to one 980 square foot caretaker's unit and 3920 sf of mini-storage and the lower level will be converted from contractor shop / storage to mini-storage storage spaces except for 648 sf that will be used as the mini-storage rental office.

b. The Mini-Storage facility will be built in the areas of the existing shop building, RV storage areas and existing residence (caretaker's unit). It is proposed to construct 80,095 square feet of one story mini-storage building (13 separate buildings) and retain 31 RV parking stalls (outdoor storage).

15. Surrounding land uses:

North – Agricultural Equipment Storage (outdoor) and Agricultural (row crop)

South – Salinas River and Agricultural (row crop)

East – Agricultural (row crop)

West – Industrial (construction company yard, facility)

16. Previously reviewed project: This is not part of a larger or previously reviewed project.

17. Total Floor Area:

Convert office space to Mini-Storage = 3,920 square feet

Convert Contractor shop / storage to Mini-Storage = 4,252 square feet

Convert Contractor shop / storage to Office (rental office) = 648 sf

Convert office space to Caretaker's unit = 980 square feet

New Mini-Storage (enclosed) = 80,095 square feet

18. Vegetation removal – 28 planted (non-native) trees from existing planters.

19. Will operation or equipment used generate noise greater than other parcels in the area? No.

20. Daily estimate of water used by the development: Based on 2 employees daily (commercial storage) with the consumption of 15 gallons per day (US based average usage); 20 storage facility visitors with the consumption of 5 gallons per day (based on 12 hour day); and 1 two bedroom apartment with the consumption of 60 gallons per day per person (assuming 3 persons per unit); making the total water usage estimate as 310 gallons daily.

21. Daily estimate of wastewater generated: Based on the water consumption above, the total wastewater generated daily is 310 gallons daily.

22. Weekly estimate of solid waste: The proposed storage facility operation recycles all of the waste products generated from the operation. Cardboard, wood, plastics are all recycled. The only generation of solid waste is generated from the office and employee contributions in a 32 gallon trash can.

23. Grading: Proposed grading to level the site and elevate the lowest areas to 6 inches above the base floor level is 2500 cubic yards of fill.

24. Archaeological or Historic site: There is limited land disturbance on areas previously disturbed. An Archaeological report has been previously prepared for the site.

25. Existing Bodies of Water: Salinas River to the south.

26. Hazardous Materials or Waste: No hazardous materials are used or generated in this operation.

27. Substantial increase in public services (schools, police, fire protection): No

28. Generation of dust, ash, smoke, fumes or other odors: None

29. Impact to surrounding area: There are no impacts to the surrounding area.

30. Substantial demand for energy: No

SALINAS RIVER

LIST OF BUILDINGS:

A	7200 SF
B	9450 SF
C	6500 SF
D	5040 SF
E	4860 SF
F	5825 SF
G	7580 SF
H	2750 SF
I	17,250 SF
J	4350 SF
K	4390 SF
L	2575 SF
M	2275 SF
N	980 SF
O	648 SF
P	8172 SF
STORAGE	89,895 SF
TOTAL:	

PROJECT ANALYSIS

PROPERTY OWNER:	KENNETH SLAMA 31 SECA PLACE SALINAS, CA 93908
JURISDICTION:	COUNTY OF MONTEREY
BUILDING CODE:	BUILDING : 2013 C.B.C. FIRE : 2013 C.F.C. MECHANICAL : 2013 C.M.C. PLUMBING : 2013 C.P.C. ELECTRICAL : 2013 C.E.C. ENERGY CODE : 2013 C.E.C.
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPES:	COMMERCIAL
ASSESSORS PARCEL NO:	207-053-014-000
DESCRIPTION:	14 SPRECKLES LANE, SALINAS, CA
LAND USE DESIGNATION:	FARMLANDS (40 ACRE)
ZONING:	HC & F/127 - D
LOT AREA:	7.429 ACRES (323,607 SF)
FLOOR AREA:	89,895 SF (14 BUILDINGS - ALL PHASES)
LOT COVERAGE: (BLDG)	84,945 / 323,607 = 0.26
REQUIRED PARKING:	2 (DWELLING UNIT) + 12 (STORAGE) = 14
TOTAL PARKING PROVIDED:	27 SPACES
ADA PARKING PROVIDED:	2 SPACES
COMPACT PARKING USED:	NONE
PARKING LOT AREA:	19,995 SF
PARKING LOT LANDSCAPING:	19,995 X .05 = 1000 SF REQUIRED 2,361 SF PROVIDED
PARKING LOT TREES REQUIRED:	1000 / 200 = 5 TREES
TREE REMOVAL:	28 TOTAL
AREA OF DISTURBANCE:	4.42 ACRES (ALL PHASES)
GRADING VOLUMES:	2500 FILL (BALANCED TO LEVEL SITE FOR CONSTRUCTION)
IMPERVIOUS SURFACES:	103,346 SF ASPHALT DRIVES, ACCESS 84,945 SF BUILDINGS 1,974 SF WATER TANKS 190,265 SF TOTAL
PERVIOUS SURFACES:	45,965 SF RV STORAGE 22,847 SF LANDSCAPE FRONT 64,530 SF RIVER BANK, RIVER 133,342 SF TOTAL

SCOPE OF WORK

- CONVERT 4900 SF OFFICE TO 980 SF CARETAKER'S UNIT AND 3920 SF STORAGE SPACE
- CONVERT 4900 COMMERCIAL STORAGE TO 648 SF OFFICE AND 4252 SF SELF STORAGE.
- ADD 80,095 SF SELF STORAGE FACILITY (13 BUILDINGS)
- RETAIN 31 RV STORAGE SPACES
- ADD WATER STORAGE TANKS REQUIRED FOR DEVELOPMENT
- REPLACE EXISTING SEPTIC SYSTEM WITH NEW SYSTEM FOR CARETAKER'S UNIT AND OFFICE SPACE

SITE PLAN

SCALE: 1" = 30'0"

BUILDING ANALYSIS

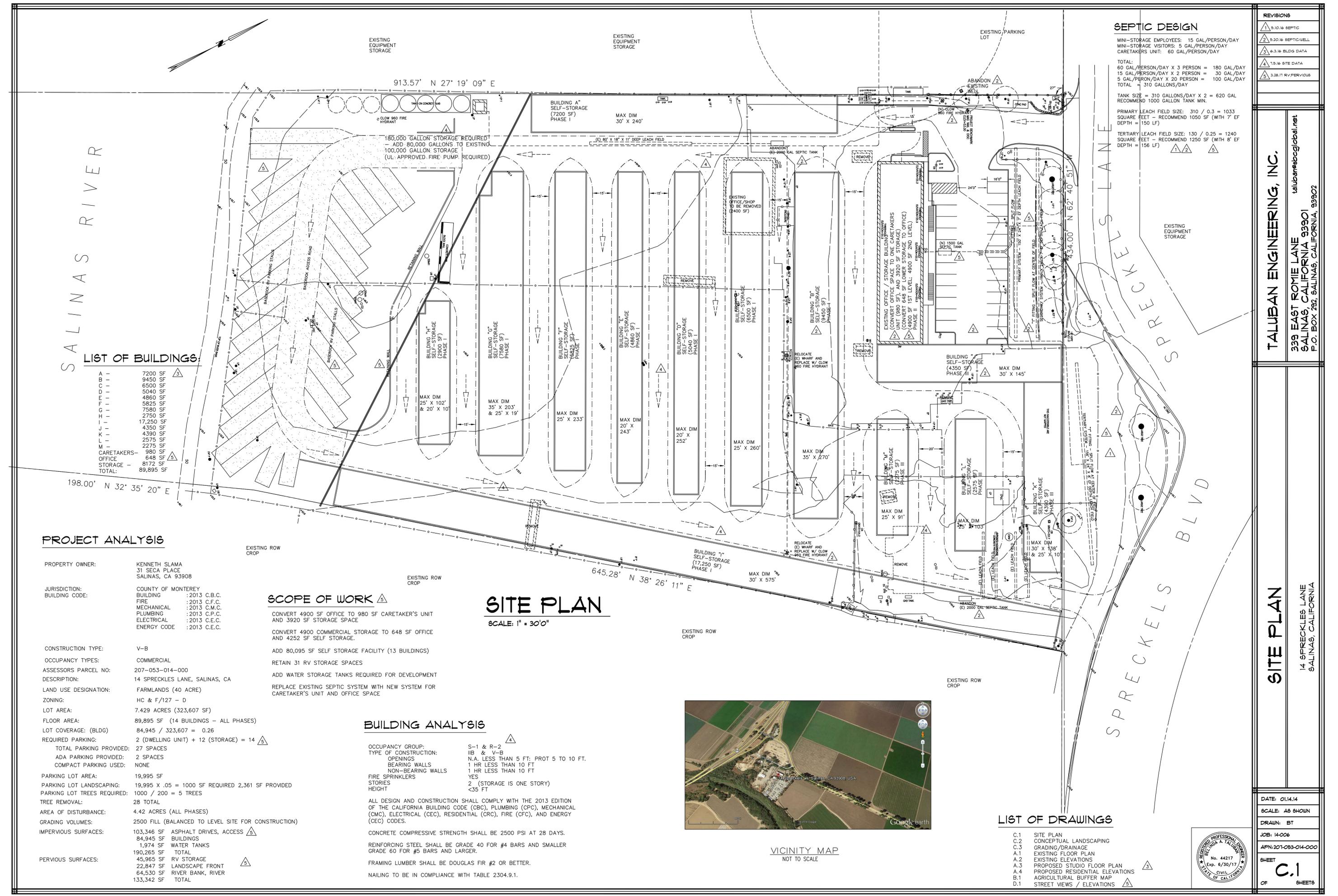
OCCUPANCY GROUP: S-1 & R-2
 TYPE OF CONSTRUCTION: IIB & V-B
 OPENINGS: N.A. LESS THAN 5 FT; PROT 5 TO 10 FT.
 BEARING WALLS: 1 HR LESS THAN 10 FT
 NON-BEARING WALLS: 1 HR LESS THAN 10 FT
 FIRE SPRINKLERS: YES
 STORIES: 2 (STORAGE IS ONE STORY)
 HEIGHT: < 35 FT

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), PLUMBING (CPC), MECHANICAL (CMC), ELECTRICAL (CEC), RESIDENTIAL (CRC), FIRE (CFC), AND ENERGY (CEC) CODES.

CONCRETE COMPRESSIVE STRENGTH SHALL BE 2500 PSI AT 28 DAYS.
 REINFORCING STEEL SHALL BE GRADE 40 FOR #4 BARS AND SMALLER GRADE 60 FOR #5 BARS AND LARGER.
 FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
 NAILING TO BE IN COMPLIANCE WITH TABLE 2304.9.1.



VICINITY MAP
NOT TO SCALE



SEPTIC DESIGN

MINI-STORAGE EMPLOYEES: 15 GAL/PERSON/DAY
 MINI-STORAGE VISITORS: 5 GAL/PERSON/DAY
 CARETAKERS UNIT: 60 GAL/PERSON/DAY

TOTAL:
 60 GAL/PERSON/DAY X 3 PERSON = 180 GAL/DAY
 15 GAL/PERSON/DAY X 2 PERSON = 30 GAL/DAY
 5 GAL/PERSON/DAY X 20 PERSON = 100 GAL/DAY
 TOTAL = 310 GALLONS/DAY

TANK SIZE = 310 GALLONS/DAY X 2 = 620 GAL
 RECOMMEND 1000 GALLON TANK MIN.

PRIMARY LEACH FIELD SIZE: 310 / 0.3 = 1033 SQUARE FEET - RECOMMEND 1050 SF (WITH 7' EF DEPTH = 150 LF)

TERTIARY LEACH FIELD SIZE: 130 / 0.25 = 1240 SQUARE FEET - RECOMMEND 1250 SF (WITH 8' EF DEPTH = 156 LF)

REVISIONS

1	5.10.16 SEPTIC
2	5.20.16 SEPTIC/WEILL
3	6.3.16 BLDG DATA
4	7.5.16 SITE DATA
5	3.28.17 REV PERVIOUS

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SITE PLAN
 14 SPRECKLES LANE
 SALINAS, CALIFORNIA

LIST OF DRAWINGS

C.1	SITE PLAN
C.2	CONCEPTUAL LANDSCAPING
C.3	GRADING/DRAINAGE
A.1	EXISTING FLOOR PLAN
A.2	EXISTING ELEVATIONS
A.3	PROPOSED STUDIO FLOOR PLAN
A.4	PROPOSED RESIDENTIAL ELEVATIONS
B.1	AGRICULTURAL BUFFER MAP
D.1	STREET VIEWS / ELEVATIONS



DATE:	01.14.14
SCALE:	AS SHOWN
DRAWN:	BT
JOB:	14-006
AFN:	201-093-014-000
SHEET	C.1
OF	SHEETS

SALINAS RIVER

CONCEPT LANDSCAPE PLAN

SCALE: 1" = 30' 0"

TREE REMOVAL

ALL TREES REMOVED HAVE BEEN PLANTED (NOT NATIVE) TREES TO THE PARCEL

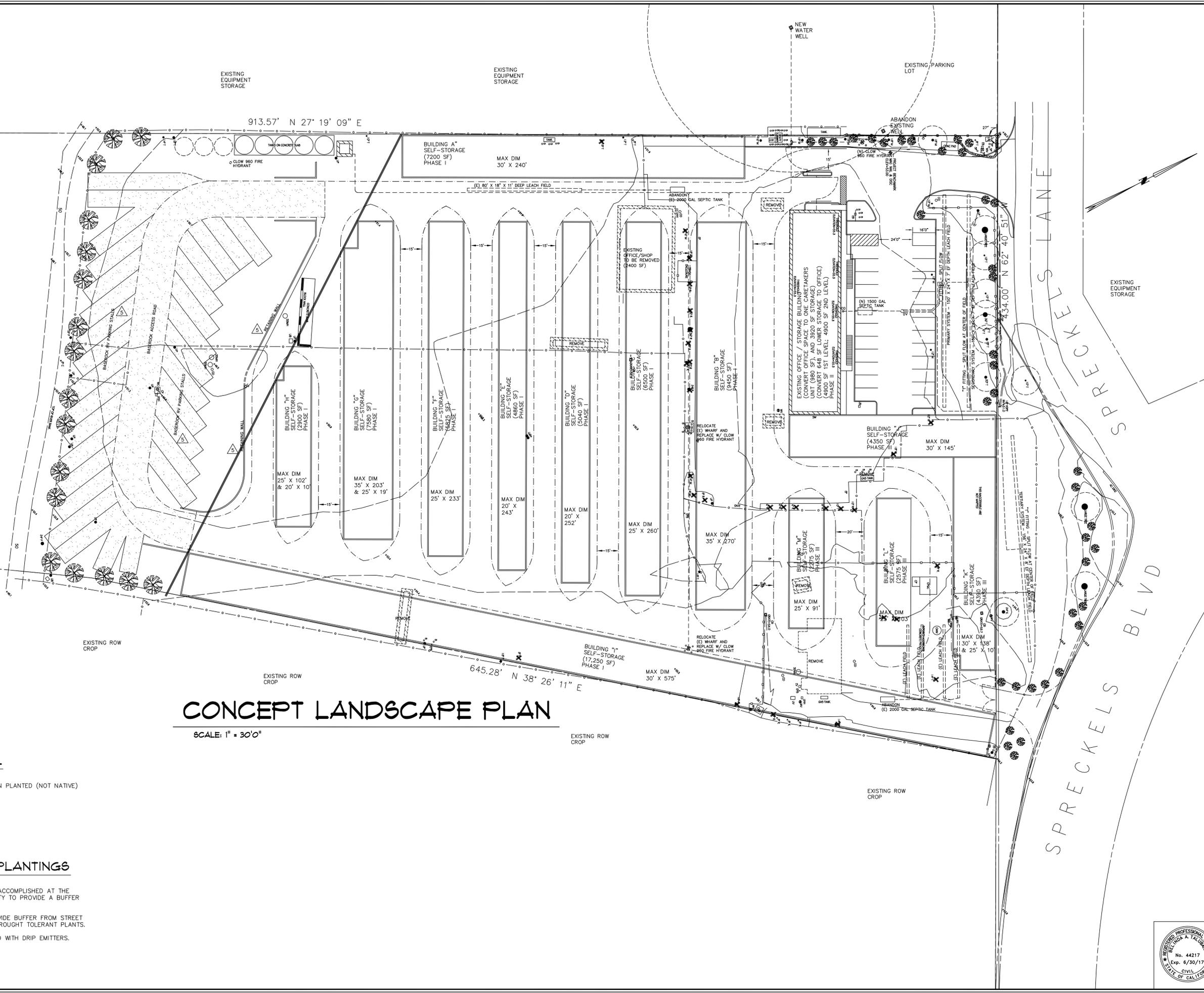
- 3 - ORNAMENTAL TREES
- 5 - PALM TREES
- 1 - PINE TREE
- 19 - REDWOOD TREES

PRELIMINARY PLANTINGS

REPLANT OF TREES CAN BE ACCOMPLISHED AT THE REAR PORTION OF THE PROPERTY TO PROVIDE A BUFFER FROM THE RIVER BANK.

FRONT YARD PLANTING TO PROVIDE BUFFER FROM STREET VIEWS. ALL PLANTING TO BE DROUGHT TOLERANT PLANTS.

ALL IRRIGATION TO BE PROVIDED WITH DRIP EMITTERS.



NO.	DATE	DESCRIPTION
1	3.28.17	REV PERVIOUS

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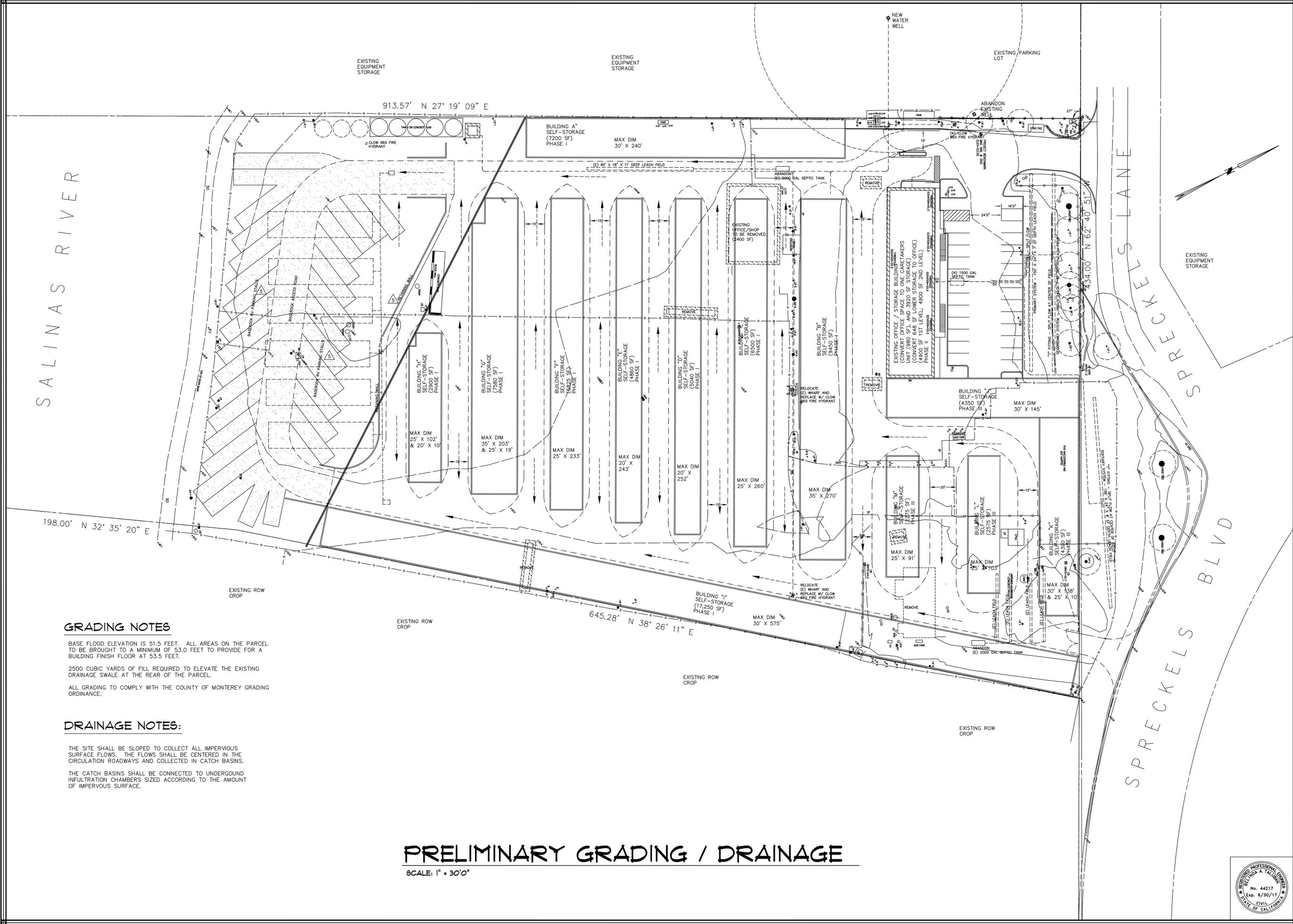
CONCEPT LANDSCAPE PLAN
 14 SPRECKELS LANE
 SALINAS, CALIFORNIA

DATE: 06/04/14
SCALE: AS SHOWN
DRAWN: BT
JOB: 14-006
APN: 207-053-014-000
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C.2
OF SHEETS



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SALINAS RIVER



GRADING NOTES

BASE FLOOD ELEVATION IS 51.5 FEET. ALL AREAS ON THE PARCEL TO BE BROUGHT TO A MINIMUM OF 53.0 FEET TO PROVIDE FOR A BUILDING FINISH FLOOR AT 53.5 FEET.

2500 CUBIC YARDS OF FILL REQUIRED TO ELEVATE THE EXISTING DRAINAGE SWALE AT THE REAR OF THE PARCEL.

ALL GRADING TO COMPLY WITH THE COUNTY OF MONTEREY GRADING ORDINANCE.

DRAINAGE NOTES:

THE SITE SHALL BE SLOPED TO COLLECT ALL IMPERVIOUS SURFACE FLOWS. THE FLOWS SHALL BE CENTERED IN THE CIRCULATION ROADWAYS AND COLLECTED IN CATCH BASINS.

THE CATCH BASINS SHALL BE CONNECTED TO UNDERGROUND INFILTRATION CHAMBERS SIZED ACCORDING TO THE AMOUNT OF IMPERVIOUS SURFACE.

PRELIMINARY GRADING / DRAINAGE

SCALE: 1" = 30'0"

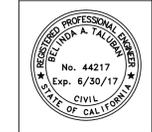
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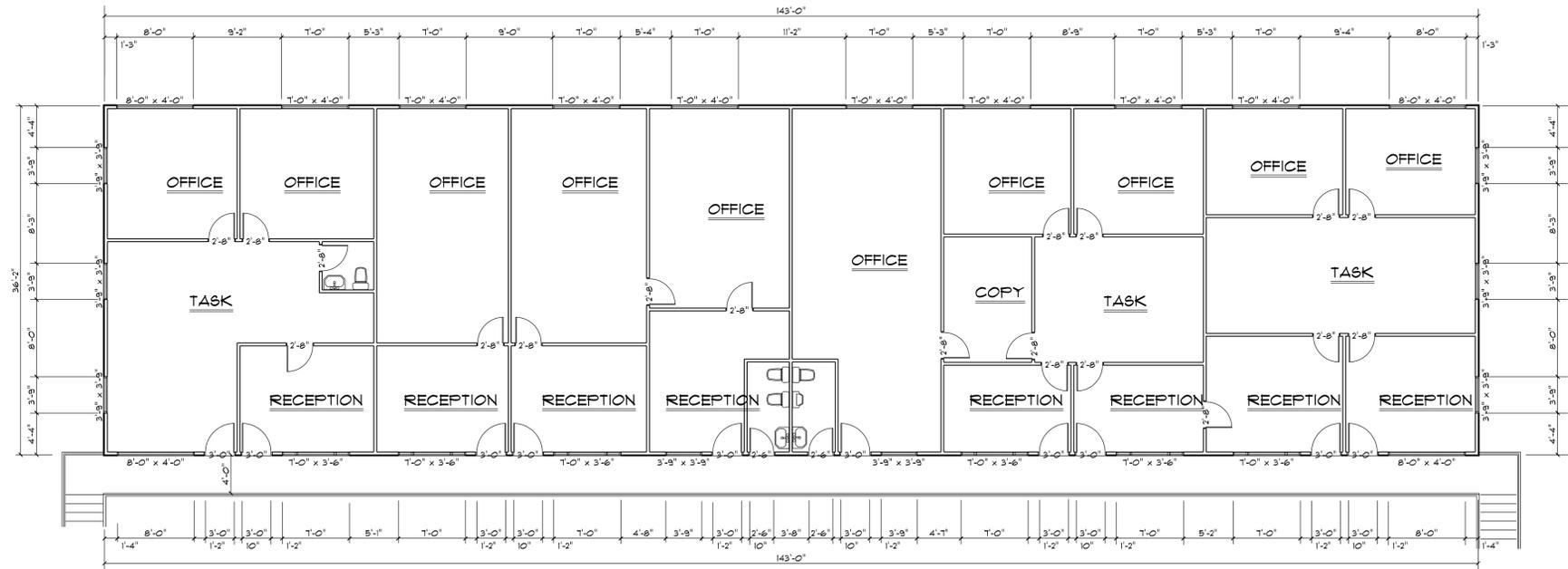
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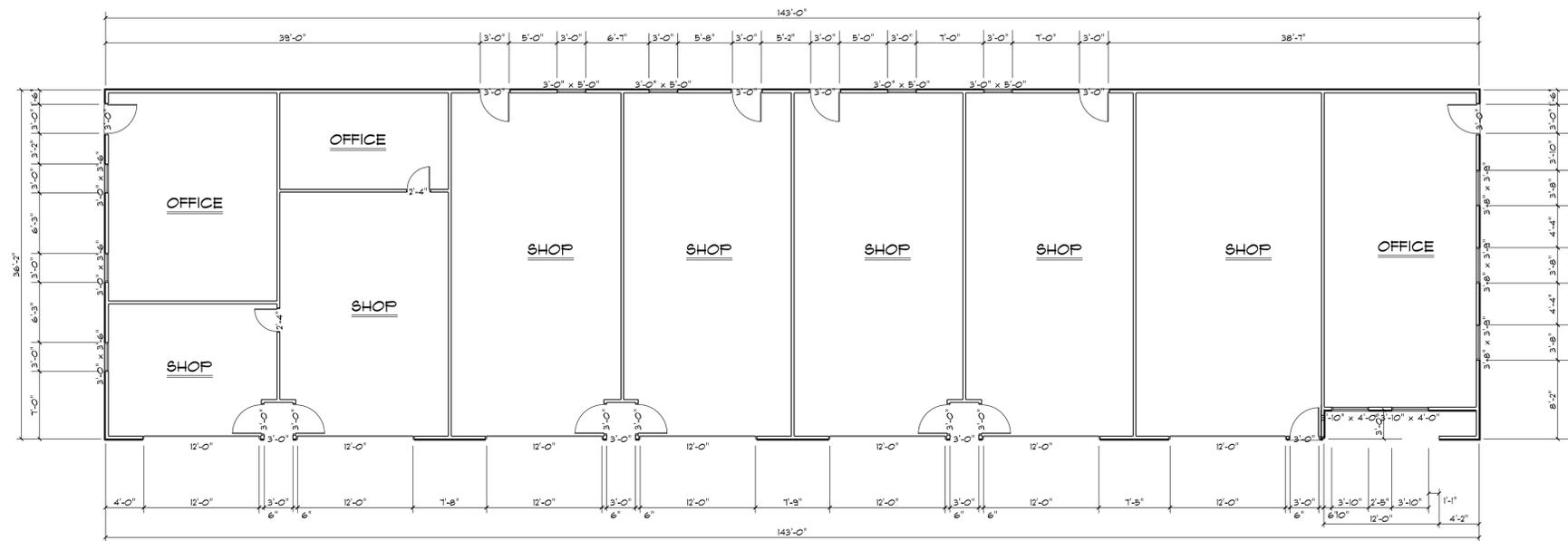
PRELIMINARY GRADING / DRAINAGE
 14 SPRECKELS LANE
 SALINAS, CALIFORNIA

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JOB:	14-006
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OF:	6 SHEETS





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



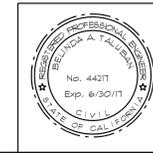
FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

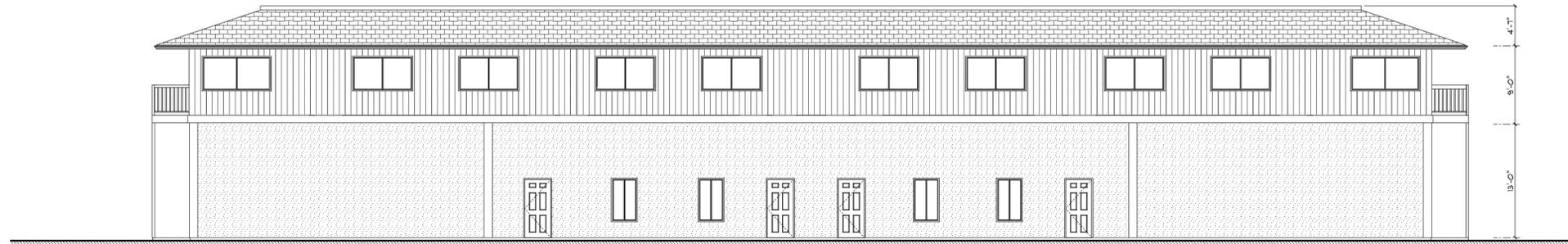
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EXISTING FLOOR PLAN
EXISTING OFFICE / SHOP
14 SPRECKLES LANE
SALINAS, CALIFORNIA

DATE:
SCALE: AS SHOWN
DRAWN: BT
JOB: 14-006
APN: 201-053-014-000
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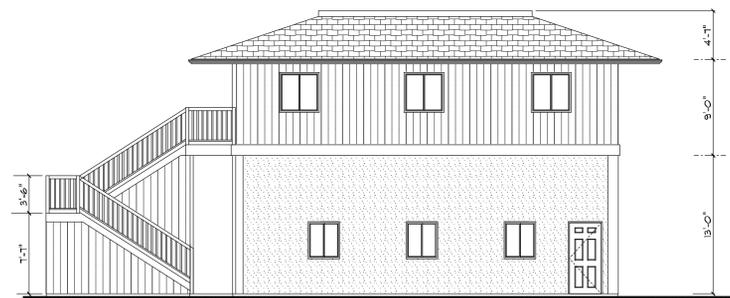
FRONT ELEVATION

SCALE: 1/8" = 1'0"



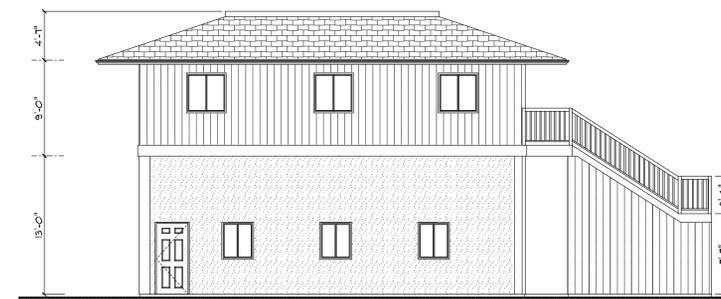
REAR ELEVATION

SCALE: 1/8" = 1'0"



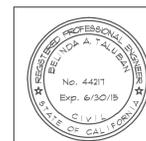
LEFT ELEVATION

SCALE: 1/8" = 1'0"



RIGHT ELEVATION

SCALE: 1/8" = 1'0"



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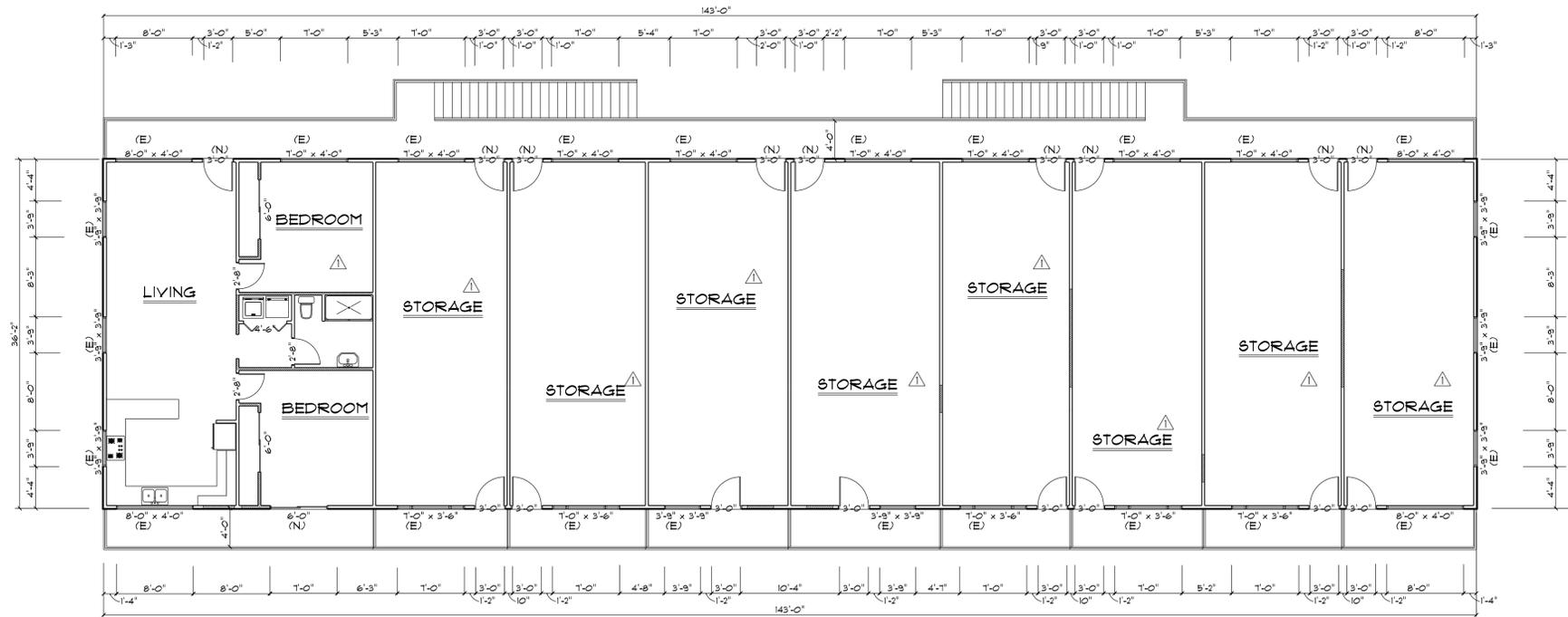
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EXISTING ELEVATIONS

EXISTING OFFICE / SHOP
 14 SPRECKLES LANE
 SALINAS, CALIFORNIA

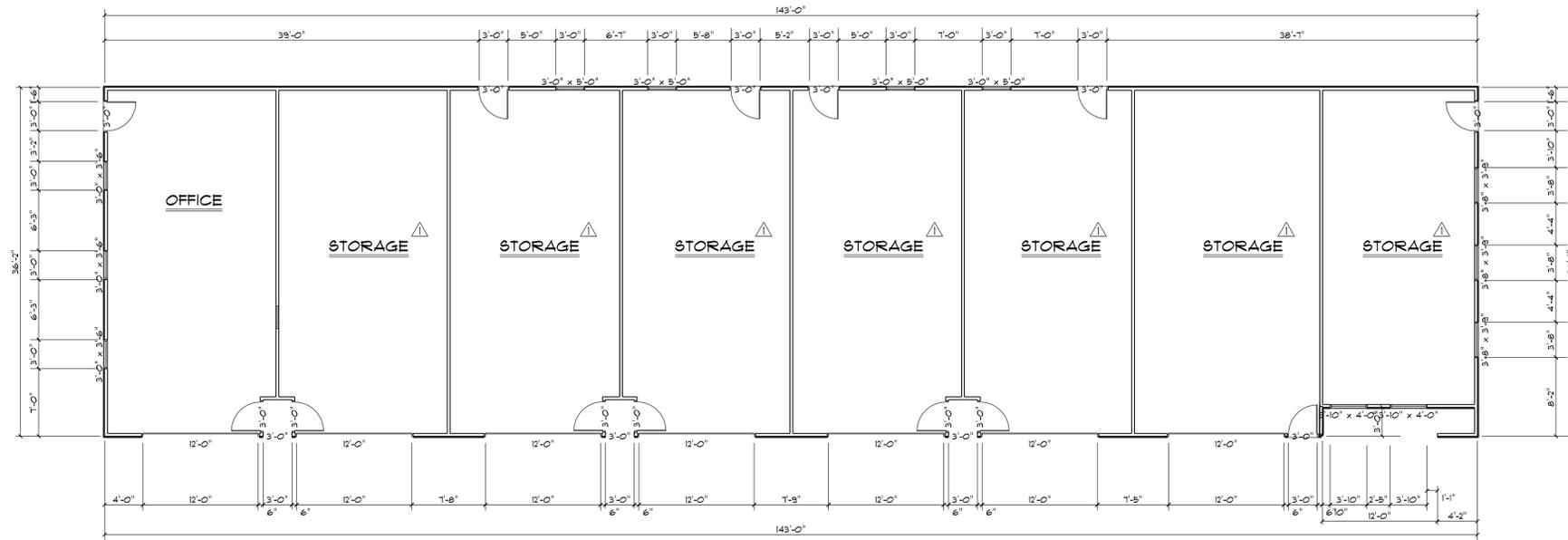
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SECOND LEVEL FLOOR PLAN

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



FIRST LEVEL FLOOR PLAN

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

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PROPOSED FLOOR PLANS - STORAGE

EXISTING OFFICE / SHOP
14 SPRECKLES LANE
SALINAS, CALIFORNIA

DATE: 6/3/16
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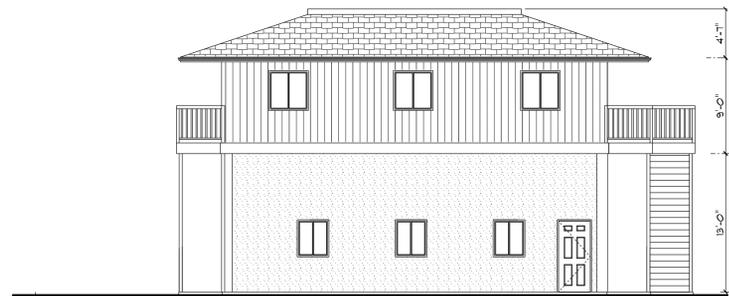
FRONT ELEVATION

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



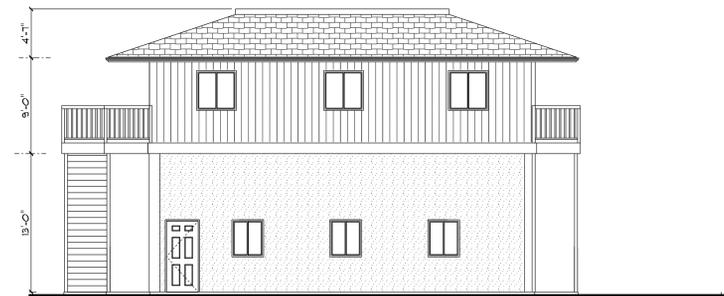
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

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PROPOSED ELEVATIONS

EXISTING OFFICE / SHOP
 14 SPRECKLES LANE
 SALINAS, CALIFORNIA

DATE: 6/23/16

SCALE: AS SHOWN

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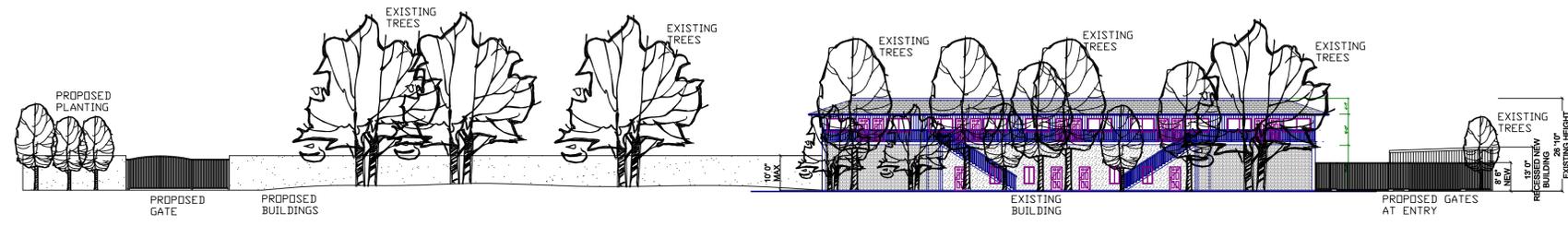
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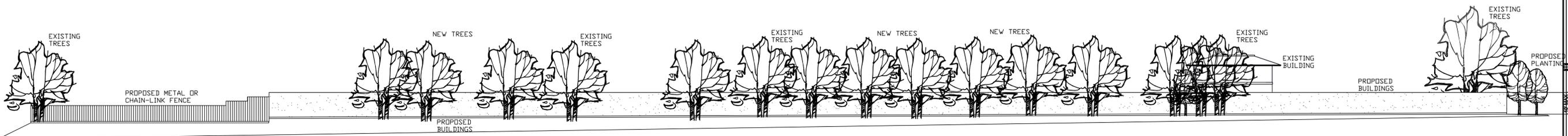
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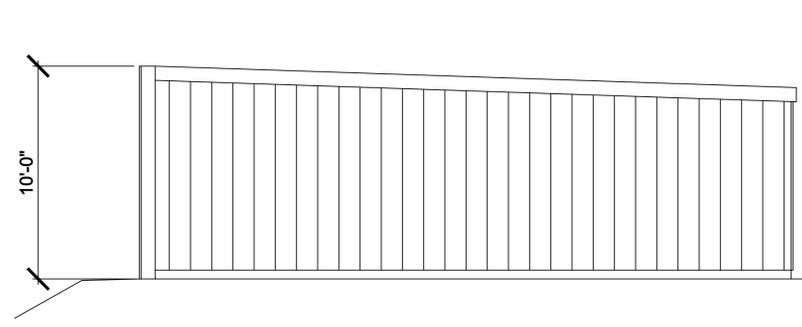
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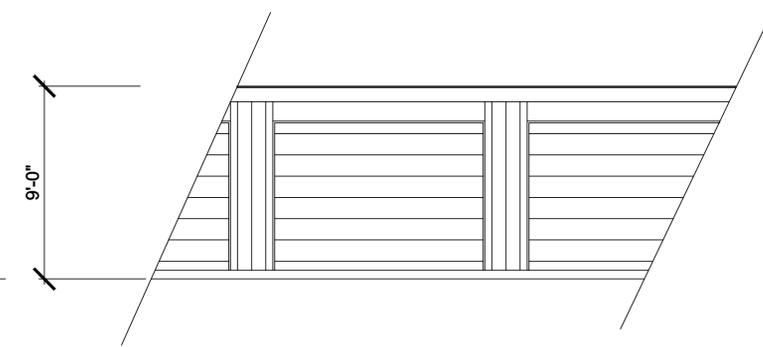
STREET VIEW - SPRECKELS LANE
NOT TO SCALE



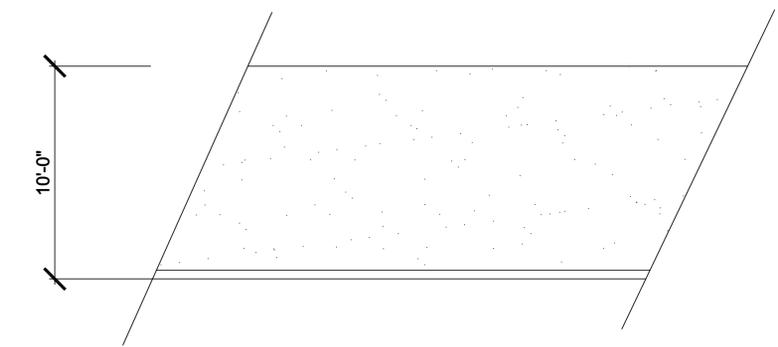
STREET VIEW - SPRECKELS BLVD
NOT TO SCALE



END ELEVATION
SCALE: 1/4" = 1'0"



FRONT ELEVATION
SCALE: 1/4" = 1'0"

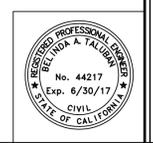


REAR ELEVATION
SCALE: 1/4" = 1'0"
THIS ELEVATION IS THE VIEW FROM SPRECKELS LANE AND SPRECKELS BLVD

TYPICAL PERIMETER STORAGE BUILDING ELEVATIONS
SCALE: 1/4" = 1'0"

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STREET VIEWS
14 SPRECKELS LANE
SALINAS, CALIFORNIA



DATE: 03/28/11
SCALE: AS SHOWN
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