

Exhibit D

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PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 96009

A.P. # 113-091-006-000

FINDINGS AND DECISION

In the matter of the application of Evelyn Martins (PC95088) for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to construct a mini storage complex on 5 acres of land, located on Assessor's Map 1, Bolsa de las Escarpines, portion of Lot 1 and Lots 2 and 3 of Espinosa Partition, located easterly of Highway 101 and westerly of Harrison Road, fronting on Harrison Road, north of Salinas, 201 Harrison Road, Salinas, came on regularly for hearing before the Planning Commission on January 31, 1996.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

- FINDING: The proposed mini storage facility is consistent with Section 21.60.050 Title 21 (Zoning Ordinance) Monterey County Code which designates the property as "LC" (Light Commercial), Greater Salinas Area Plan.
- EVIDENCE: The policies of the Greater Salinas Area Plan and the Monterey County General Plan were evaluated in the review of the subject proposal. No conflict or inconsistencies with these plans were found.
2. FINDING: The project will not have a significant adverse impact on the environment. An initial study was prepared for the project and it was determined that the project would have no significant impacts. A Negative Declaration was filed with the County Clerk on November 3, 1995.
- EVIDENCE: Initial Study and Negative Declaration contained in File No. PC95088.
3. FINDING: The site is suitable for the use proposed.
- EVIDENCE: The project has been reviewed by the Monterey County Planning and Building Inspection Department, Salinas Rural Fire Protection District, Water Resources Agency, Public Works Department, Parks Department and the Environmental Health Department. There has been no indication from these agencies that the site is not suitable.
- EVIDENCE: There are no environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

4. FINDING: The conditions of approval are appropriate.
EVIDENCE: The conditions are based on the recommendations of the local Monterey County Planning and Building Inspection Department, Salinas Rural Fire Protection District, Water Resources Agency, Public Works Department, Parks Department and the Environmental Health Department.
5. FINDING: That the establishment, maintenance, or operation of the use will not under the circumstance of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
EVIDENCE: The project has been conditioned to eliminate distracting lighting and glare.
6. FINDING: The recommended condition regarding lighting has been applied to ensure safety to motorists on Highway 101 and Harrison Road.
EVIDENCE: Exterior lighting shall be unobtrusive in accordance with Policy 26.1.20 of the Monterey County General Plan.

DECISION

THEREFORE, it is the decision of said Planning Commission that said Negative Declaration be adopted and that said application be granted as shown on the attached sketch, subject to the following conditions:

1. Hours of operation will be from 9:00 am to 6:00 pm. (Planning and Building Inspection)
2. The use permit is for a mini storage facility. No recreation vehicles, boats, cars, or large construction vehicles will be allowed to be stored at this site. (Planning and Building Inspection)
3. No private businesses will be allowed to operate out of any storage unit at this site. (Planning and Building Inspection)
4. All signs shall be in keeping with the allowed signage in Title 21.18 in the Light Commercial Zoning District. (Planning and Building Inspection)
5. Landscaping shall be required on the perimeter of the storage facility and shall cover a minimum of 10% of the developed site area subject to a plan approved by the Director of Planning and Building Inspection. The landscaping shall be in place prior to the commencement of use or a certificate of deposit or other

form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and building Inspection Department. (Planning and Building Inspection).

6. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A \$100.00 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, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and building Inspection Department. (Planning and Building Inspection)
7. 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. (Planning and Building Inspection)

That all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off site glare is fully controlled. That the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheet for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)

9. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for: "The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." (Salinas Rural Fire Protection District)
10. The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1993 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 - 1993. (Salinas Rural Fire Protection District)

Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible for the road. Where visibility cannot

be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers shall be in Arabic, not Roman or written out in words. (Salinas Rural Fire Protection District)

12. Fire extinguishers shall be installed in accordance with Standard 10-1 of the Uniform Fire Code. (Salinas Rural Fire Protection District)
13. Knox boxes or key switches shall be provided at both entrances. (Salinas Rural Fire Protection District)
14. Adequate water for fire protection shall be furnished to provide a fire flow of 1,500 gallons per minute with a residual pressure of 20 p.s.i.. (Salinas Rural Fire Protection District)
15. A minimum of three (3) fire hydrants shall be installed and maintained pursuant of the most recent edition of NFPA 24 and 25.
 - a. Fire hydrants shall have two 2-1/2 inch and one 4-1/2 inch outlets.
 - b. Fire hydrants shall be installed so as to provide a minimum of 18 inches of vertical clearance from the bottom of the lowest outlet to finish grade and a minimum of 36 inches of horizontal clearance around the hydrants.
 - c. Fire hydrant location shall be approved by the Salinas Rural Fire District.
 - d. Ballards shall be installed around all fire hydrants to protect them from traffic impact. Standards for ballard installation shall be approved by the Salinas Rural Fire District. (Salinas Rural Fire Protection District)
16. The private fire service mains and their appurtenances shall be installed and maintained pursuant to the most recent edition of NFPA 24 and NFPA 25. Plans shall be submitted and approved prior to installation. Improvements shall be accepted and approved prior to final fire department inspection. (Salinas Rural Fire Protection District)
17. Necessary drainage improvements shall be constructed in accordance with plans by a registered civil engineer addressing on-site and off-site impacts, to include the design of stormwater detention/sediment facilities (pond with fencing); and on-site percolation of excess impervious surface stormwater runoff. (Water Resources Agency)
18. Certification that a stormwater retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. (Water Resources Agency)
19. The percolation pits be limited to no more than 15 feet maximum depth so that they will not be considered as "wells". (If soil conditions at this depth do not expose a sufficient band of good percolation strata, please contact Water Resources to discuss alternatives.)

20. The developer shall provide documentation that the proposed project and the existing single family dwelling have been connected to California Water company prior to occupancy for the proposed use. (Environmental Health)
21. Provide to the Director of Environmental Health certification and any necessary documentation from State agencies that California Water Company can and will supply sufficient water flow and pressure to comply with both Health and fire flow standards. (Environmental Health)
22. Connect the project to a septic system approved by the Director of Environmental Health. Submit revised plans for review and approval showing the location and design of both the proposed and existing septic systems and per Chapter 15.20 MCC. The design should include distribution systems, expansion areas, and traffic engineering as necessary. (Environmental Health)
23. Prior to issuance of a building Permit the applicant shall install the primary and expansion septic system improvements for the single family dwelling and the new proposed use. All septic systems improvements shall comply with standards set forth in chapter 15.20 MCC and Central Coast Basin Plan, RWQCB. (Environmental Health)
24. Install curb, gutter, sidewalk, and paveout along the frontage of Harrison Road if feasible. (Public Works)
25. That the parking and circulation be approved by the Director of Planning and Building Inspection. (Public Works/Planning and Building Inspection)
26. Widen the north leg of the Harrison Road/ Russell Road intersection to provide for two approach lanes adequate for handling truck traffic. (Public Works)
27. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. Said indemnification agreement shall be recorded upon demand of County Counsel or prior to the issuance of building permits or use of the property, whichever occurs first. (Planning and Building Inspection)

28. The applicant shall record a notice which states: "A permit (Resolution 96009) was approved by the Planning Commission for Assessor's Parcel Number 113-091-006 on January 31, 1996. The permit was granted subject to 28 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

PASSED AND ADOPTED this 31st day of January, 1996, by the following vote:

Ayes: Calcagno, Crane-Franks, Diaz-Infante, Errea, Hawkins, Hennessy, Hernandez, Lacy, Pitt-
Derdivanis, Reaves
Noes: None
Absent: None



ROBERT SLIMMON, JR.
SECRETARY OF THE PLANNING COMMISSION

Copy of this decision mailed to applicant on FEB 09 1996

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE FEB 19 1996

NOTES

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

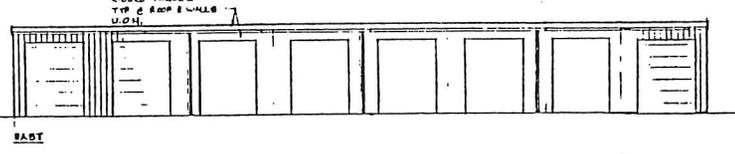
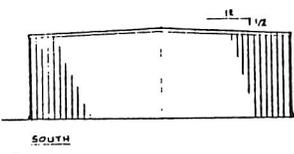
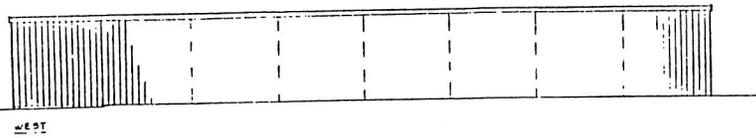
Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after 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 the Monterey County Planning and Building Inspection Department office in Salinas.

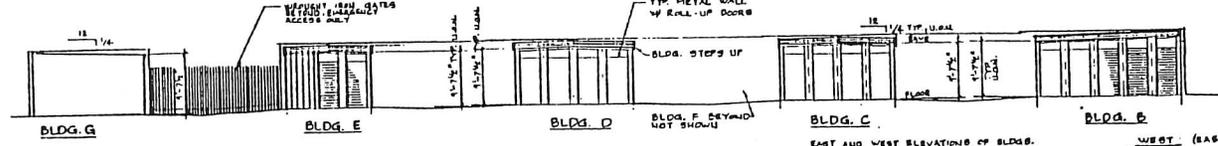
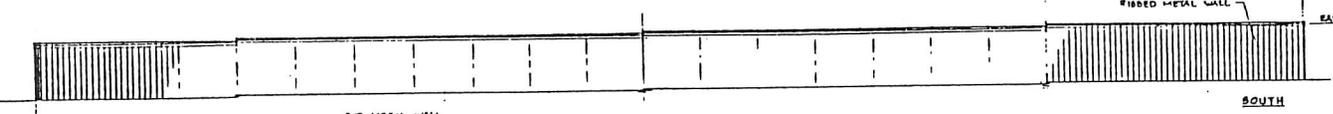
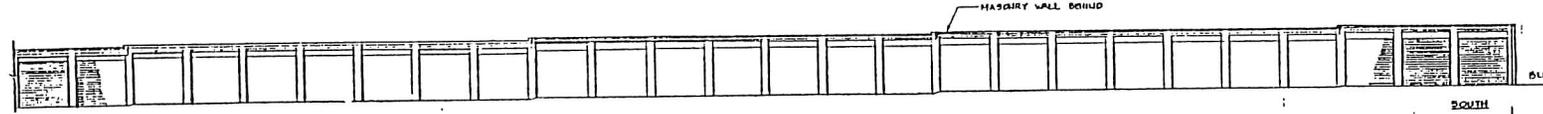
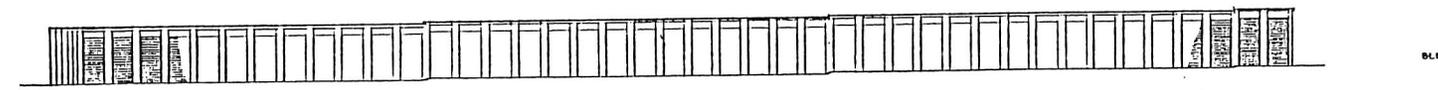
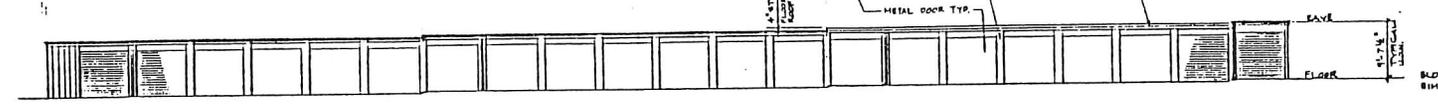
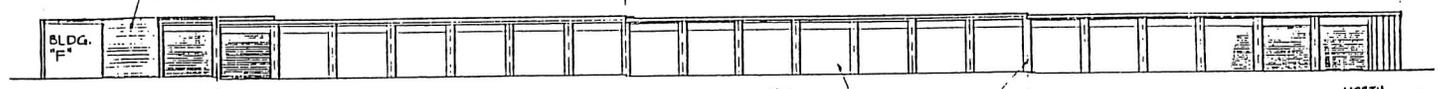
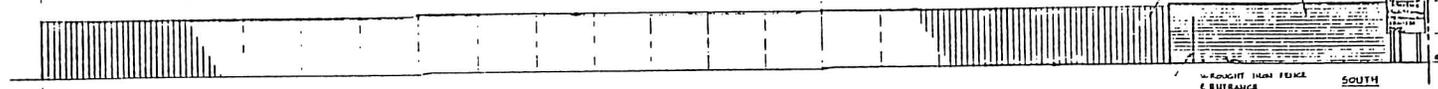
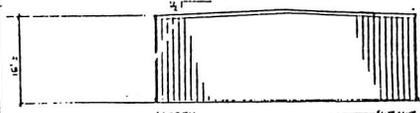
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

/C. WILK.

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BUILDING COLORS
 IT, UNLESS OTHERWISE NOTED
 WALLS : "STONE WHITE"
 ROOFS : GALVALUME
 ROLL-UP DOORS : "BLUE"
 GUTTERS & DOWNSPUTS : SLATE BLACK



EAST AND WEST ELEVATIONS OF BLDGS. H, J, L, M, N, P, Q ARE SIMILAR

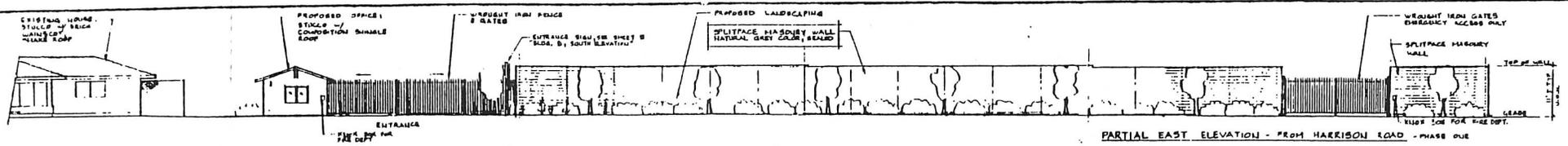
EXTERIOR ELEVATIONS
 SCALE: 1"=10'

DESIGN BUILD
 1111 TOWER AVENUE
 SALINAS CALIFORNIA 93901
 PHONE (408) 421-1847

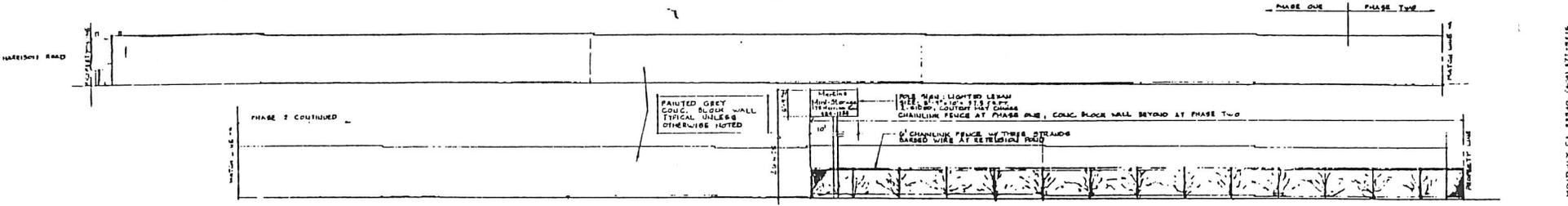
SALINAS STEEL BUILDERS, INC.
 GENERAL CONTRACTORS

PROJECT: MINI-STORAGE FACILITY FOR EVELYN MARTINS
 175 HARRISON ROAD, SALINAS, CA

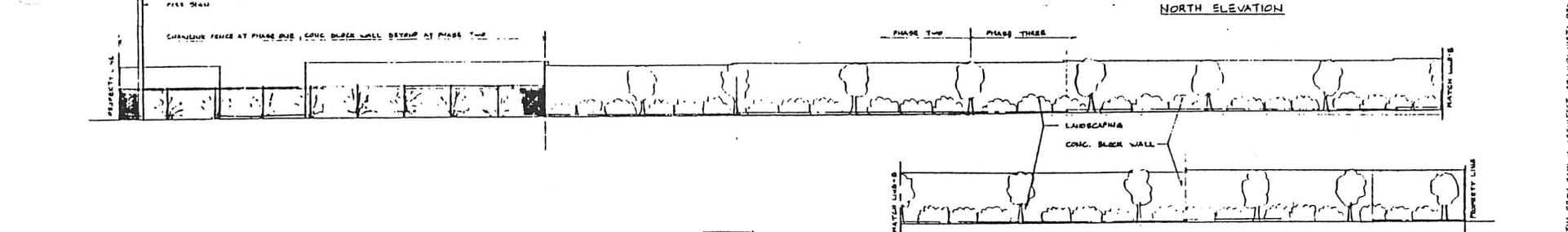
DATE: 11/14/88
 JOB NO.: 1757
 DRAWN: HCS
 CHECKED:



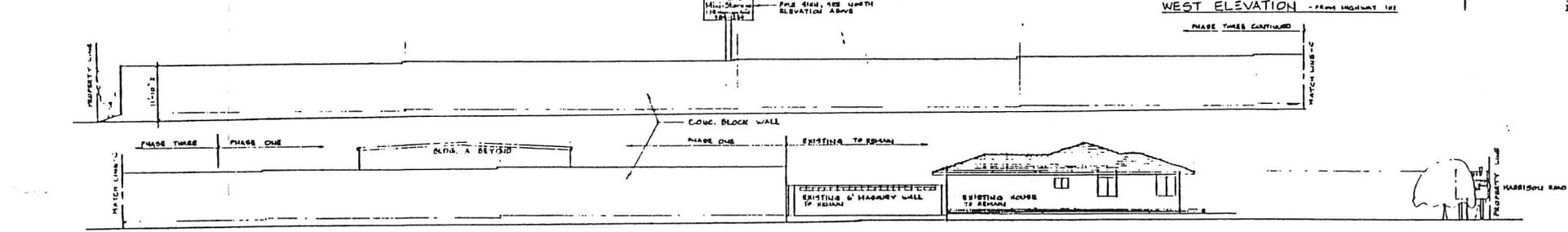
PARTIAL EAST ELEVATION - FROM HARRISON ROAD - PHASE ONE



NORTH ELEVATION



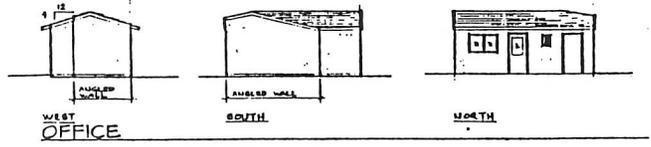
WEST ELEVATION - FROM HIGHWAY 101



SOUTH ELEVATION
VIEWS FROM OUTSIDE THE PROJECT SITE



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



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

SHEET TITLE	DATE	BY	CHECKED
	DATE	BY	CHECKED
PROJECT	DATE	BY	CHECKED
	DATE	BY	CHECKED
DESIGN BUILD	DATE	BY	CHECKED
	DATE	BY	CHECKED
SALINAS STEEL BUILDERS, INC.	DATE	BY	CHECKED
	DATE	BY	CHECKED
MINI-STORAGE FACILITY	DATE	BY	CHECKED
	DATE	BY	CHECKED
EVELYN MARTINS	DATE	BY	CHECKED
	DATE	BY	CHECKED
178 HARRISON ROAD	DATE	BY	CHECKED
	DATE	BY	CHECKED

MARTHA COPE SATULKA ARCHITECT, 21 LUNA VISTA DR., HOLISTON, CA 95025 (408) 972-1419

DESIGN BUILD
LICENSE NO. 018181
1181 TAYLOR AVENUE
PHONE (408) 434-1847
SALINAS, CALIFORNIA 95001

SALINAS, CA

