

Exhibit E

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EXHIBIT E

Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

Salinas Self Storage Planning File No. PLN160059 Combined Development Permit

1. Introduction

The Martins Use Permit (PC95088) allowed the establishment of a 73,169 square foot mini-storage facility consisting of 614 storage units and an office on Assessor's Parcel Number 113-091-006-000, located at 201 Harrison Road, Salinas. Approval of the Use Permit included adoption of a Negative Declaration (ND). The ND did not identify significant impacts to the environment. However, potential impacts caused by drainage, traffic, and aesthetics were identified.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the Martins Negative Declaration, adopted on January 31, 1996, by the Monterey County Planning Commission, Resolution No. 96009. None of the conditions described in Section 15162 calling for preparation of a subsequent negative declaration have occurred.

2. Scope and Purpose of this Addendum

The proposed project, PLN160059, includes:

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

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at

time that would require major revisions to the prior Negative Declaration (ND). The prior ND did not identify significant impacts to the environment. However, potential impacts to drainage, traffic, and aesthetics were identified. The minor lot line adjustment between two legal lots of record would not result in a substantial change to the lot layout or result in the change of the ND's outcome. Expansion of the mini-storage facility onto Assessor's Parcel Number 113-091-018-000 would not require a major revision to the prior ND.

- Drainage – The would result in the alteration of drainage patterns on Assessor's Parcel Number 113-091-018-000. A Preliminary Stormwater Control Plan to address the site drainage was submitted with the project application (see Finding 3, Evidence c). Implementation of this plan would result in a similar impact to drainage as the prior ND.
- Traffic – The potential for additional traffic impacts resulting from the mini-storage expansion were analyzed in a Traffic Impact Analysis Report (Traffic Study) prepared by Mott Macdonald in April 2016 and Addendum dated October 2016 filed under Library No. LIB170019. The results of this report indicate that studied intersections currently operate at acceptable levels and implementation of the project would not require roadway improvements. Therefore, there is no significant change in traffic impacts.
- Aesthetics – Implementation of the Prunedale Improvement Plan raised the elevation of Highway 101, resulting in a change to visibility of the project site. During preparation of the prior ND, it was identified that establishment of the mini-storage facility would reduce the rural atmosphere of the area. However, this reduction would be allowed due to zoning. Meaning, uses allowed in the commercial district are not typically rural in character. Expansion of the storage facility would result in the erection of structures on the neighboring property of vacant land, further reducing the ruralness of the area. The Greater Salinas Area Plan does not identify the subject property to be located within visually sensitive area. In addition, this segment of Highway 101 is not considered a scenic highway. As a result, implementation of the project would have no change in aesthetic impacts.

3. Conclusion

Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project, no changes to circumstances under which the project was undertaken, and there is no new information of substantial importance not known at time that would require major revisions to the prior Negative Declaration (ND). Based on the information contained within previous point No. 2, it was staff determination that a subsequent ND would be required.

Attachment: Martins Use Permit Negative Declaration