

Exhibit G

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COUNTY OF MONTEREY
STATE OF CALIFORNIA

N E G A T I V E D E C L A R A T I O N

FILED

NOV 03 1995

BRUCE A. REEVES
MONTEREY COUNTY CLERK
DEPUTY
OFFICE USE ONLY

RESPONSIBLE AGENCY: COUNTY OF MONTEREY DECISION-MAKING BODY: PLANNING COMM.

PROJECT: MARTINS

ADDRESS: 201 HARRISON ROAD
CITY/STATE/ZIP: SALINAS, CA 93901

PLANNER: CALLADO

TELEPHONE: (408) 755-5025

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- (a) That said project will not have the potential to significantly degrade the quality of the environment.
- (b) That said project will have no significant impact on long term environmental goals.
- (c) That said project will have no significant cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

PROJECT DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES:

CONSTRUCT A MINI STORAGE COMPLEX ON 5 ACRES OF LAND, ASSESSOR'S MAP NUMBER 1, BOLSA DE LAS ESCARPINES, PORTION OF LOT 1 AND LOT 2 AND 3 OF ESPINOSA PARTITION, LOCATED EASTERLY OF HIGHWAY 101 AND WESTERLY OF HARRISON ROAD, FRONTING ON HARRISON ROAD. NORTH OF SALINAS

PROJECT LOCATION: SALINAS

TIME PERIOD PROVIDED FOR REVIEW

BEGINS: 11/03/95 ENDS: 11/24/95

ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY ARE AVAILABLE:

MONTEREY COUNTY PUBLIC WORKS DEPT. PARKS & RECREATION DEPT.
 LAFCO

MONTEREY COUNTY PLANNING & BUILDING INSPECTION DEPARTMENT
P.O. BOX 1208/COURTHOUSE, 240 CHURCH ST., SALINAS, CA 93902

TO BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND:

DATE FILED: 11/03/95

NEG. DEC.
REV. 01/27/93

FILE REFERENCE #: PC95088
TYPE: UP APN: 113-091-006-000

PROJECT NAME:	<i>Martins</i>
FILE #'S:	<i>PC95088</i>

MONTEREY COUNTY, CALIFORNIA

OWNER NAME:	<i>Evelyn Martins</i>
ADDRESS:	<i>201 Harrison Road, Salinas CA 93907</i>
APN(S):	<i>113-091-006</i>
ADDRESS/CROSS STREET:	<i>201 Harrison Road, Russell Road is the cross street.</i>

STATEMENT OF DETERMINATION/PREPARATION

The following study was prepared by the planner whose signature appears below on behalf of the County of Monterey, State of California.

On the basis of this initial study and any attached or referenced information: (Check One)

The proposed project **WOULD NOT** have a significant effect on the environment (this includes mitigation measures added to the project, or changes in the project, to lower one significant impacts), and a **NEGATIVE DECLARATION** should be prepared.

The proposed project **MAY** have a significant impact on the environment, and an **ENVIRONMENTAL IMPACT REPORT** should be prepared.

Date: 11/3/95

Signed: Susan Callado Susan Callado, Project Planner

NOTE: ADDITIONAL INFORMATION MAY BE ATTACHED AS AN APPENDIX REFERENCED BY TOPIC HEADING AND NUMBER. ALSO, SEE COMMENT SECTION AT END OF INITIAL STUDY.

1. PROJECT DESCRIPTION:

Describe the type of project by use, physical shape, supporting infrastructure/public facilities. Describe how project will affect the environmental setting. Use quantitative analysis when possible. Attach an 8 1/2" x 11" site plan.

The proposed project is the construction of a mini storage facility. The site is now being farmed in strawberries along with the surrounding property. The mini storage will be constructed in three phases and will contain 614 storage units and an office. The mini storage operation will have two employees. Construction will take place on 5 acres and contain a total of 73,169 square feet of building area at 33% lot coverage. A single family residence exists on the site and a 6' masonry wall encloses the back yard. The site is zoned Light Commercial. The property north and south and west of the site is zoned Light Commercial. The zoning across the street, easterly of Harrison Road is in an area of development concentration and no zoning is attached to this property at this time. The site is level and fronts on Harrison Road.

2. ENVIRONMENTAL SETTING:

Describe site size and topography, natural waterways, flora and fauna, existing land use, historical or cultural significance for both the immediate and surrounding site characteristics.

The topography of the site is level. There are no historical or archaeological resources on the site. No natural waterways or endangered flora and fauna exist on the site. The site has no significant environmental constraints.

3. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS:

Use the list below to verify project related plans and their consistency or non-consistency with project implementation.

General Plan/Area Plans X

Air Quality Management Plan

Specific Plans

Airport Land Use Plans

Water Quality Control Plan

Local Coastal Program - LUP

REFERENCE PLANS:

4. **PROJECTS THAT HAVE LITTLE OR NO POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL IMPACT:**

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For these types of projects the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

CHECK HERE IF THIS SECTION IS NOT APPLICABLE:

The project does not meet the criteria in this section. Complete the full Environmental Checklist (Sections 5 - 21) contained in the following pages.

FINDING: *For the following topics (that are checked off and are also listed in the Environmental Checklist) there is no potential for (for evidence, see 1 - 3 above) significant environmental impact to occur from either construction, operation or maintenance of the proposed project.*

5. EARTH	<u>X</u>	14. HOUSING	<u>X</u>
6. AIR	<u>X</u>	15. TRANSPORTATION	<u> </u>
7. WATER	<u> </u>	16. PUBLIC SERVICES	<u>X</u>
8. PLANTS	<u>X</u>	17. UTILITIES	<u>X</u>
9. ANIMALS	<u>X</u>	18. NOISE	<u>X</u>
10. NATURAL RESOURCES	<u>X</u>	19. HAZARDS	<u>X</u>
11. ENERGY	<u>X</u>	20. AESTHETICS	<u> </u>
12. LAND USE	<u>X</u>	21. CULTURAL RESOURCES	<u>X</u>
13. POPULATION	<u>X</u>		

Topics not checked above must be addressed further in the Environmental Checklist (Sections 5 - 21) on the following pages. For all projects, complete Sections 22 through 25.

CONCLUSIONS/EVIDENCE TO SUPPORT FINDING ABOVE:

ENVIRONMENTAL CHECKLIST
ENVIRONMENTAL IMPACTS/NON-IMPACTS

NOTE:

- *Summarize conclusions for each (EARTH, AIR, etc.) with supporting evidence: why there is the potential for (POT.), why there is (YES), or why there is not (NO) -- a significant environmental impact. Use the space provided at the end of each section, or add an attachment with a clear reference.*
- *Use information such as other reports, plans or studies as supporting evidence. Where possible, quantify conclusions. Add persons/agencies contacted.*
- *Include mitigation measures. Include a mitigation monitoring program as an appendix.*

5. EARTH:	Significant Impact?		
	NO	POT.	YES
<i>Will the proposal result in:</i>			
5.1 Unstable earth conditions or in geologic substructures?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.2 Disruptions, displacements, compaction or overcovering of the soil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.3 Change in topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.4 The destruction, covering, or modification of any unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.5 Any increase in wind or water erosion of soils, either on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.6 Changes in the deposition or erosion of beach sands, or changes in siltation which may modify the channel of a river or stream, or the bed of the ocean or any bay, inlet or lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.7 Exposure of people and property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EARTH: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No significant impacts will occur as a result of this project.

6. AIR:	Significant Impact?		
	NO	POT.	YES
<i>Will the proposal result in:</i>			

6.1 Substantial air emissions or deterioration of ambient air quality? _____

6.2 The creation of objectionable odors? _____

6.3 Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally? _____

AIR: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No significant impacts will occur to air quality as a result of this project.

7. WATER:	Significant Impact?		
	NO	POT.	YES
<i>Will the proposal result in:</i>			

7.1 Changes in currents, or the course or direction of water movements, in either marine or fresh waters? _____

7.2 Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? _____ _____

7.3 Alterations to the course or flow of flood patterns? _____ _____

7.4 Change in the amount of surface water in any water body? _____

7.5 Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity? _____

7.6 Alteration of the direction or rate of flow of ground waters? _____

7.7 Change in the quantity of groundwaters, either through direct additions or through interception of an aquifer by cuts or excavations? _____

7.8 Substantial reduction in the amount of water otherwise available for public water supplies? _____

7.9 Exposure of people or property to water related hazards such as flooding or tidal waves? _____ _____

WATER: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Due to the chronic drainage problems from on and off-site stormwater runoff which impacts properties down slope across the highway, especially Village Mobile Home Park, conditions will be placed on this project that address drainage improvements. Design of any improvements will be approved by the Monterey County Water Resources Agency.

8. PLANT LIFE		Significant Impact?		
Will the proposal result in:		NO	POT.	YES

8.1 Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)? _____

8.2 Reduction of the numbers of any unique, rare or endangered species of plants? _____

8.3 Introduction of a new species of plants into an area, or result in a barrier to the normal replenishment of existing species? _____

PLANT LIFE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No significant impacts will occur to any native plant life as a result of this project.

9. ANIMAL LIFE:		Significant Impact?		
Will the proposal result in:		NO	POT.	YES

9.1 Change in the diversity of species, or number of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)? _____

9.2 Reduction of the numbers of any unique, rare or endangered species of animals? _____

9.3 Introduction of a new species of animals into an area, or result in a barrier to the migration or movement of animals? _____

9.4 Deterioration to existing fish or wildlife habitat? _____

ANIMAL LIFE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No significant impacts will occur to the any species of animal life as result of this project.

10. NATURAL RESOURCES:		Significant Impact?	
<i>Will the proposal result in:</i>	NO	POT.	YES

10.1 Increased in rate of use of natural resources?

NATURAL RESOURCES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No increased rate of natural resources will be used as a result of this project.

11. ENERGY:		Significant Impact?	
<i>Will the proposal result in:</i>	NO	POT.	YES

11.1 Use of substantial amounts of fuel or energy?

11.2 Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

ENERGY: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No increase of substantial amounts of fuel or energy will be used as a result of this project.

12. LAND USE:		Significant Impact?	
<i>Will the proposal result in:</i>	NO	POT.	YES

12.1 A substantial alteration of the present or planned land use of an area?

12.2 Reduction in acreage of any agricultural crops?

LAND USE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

This site is zoned Light Commercial and a mini storage is allowed in this zoning district. Currently, the site is being used to grow strawberries. While there will be a reduction in agricultural crops, the reduction is not substantial and the project is in keeping with the planned land use of the area.

13. POPULATION:		Significant Impact?		
<i>Will the proposal result in:</i>		NO	POT.	YES

13.1 Will the proposal alter the location, distribution, density, or growth rate of human population of an area?

POPULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

This proposal will not have a significant impact on the location, distribution, density, or growth rate of the human population of the area. Much of the property around this site is zoned Light Commercial allowing commercial uses in the area.

14. HOUSING:		Significant Impact?		
<i>Will the proposal result in:</i>		NO	POT.	YES

14.1 Will the proposal affect existing housing, or create a demand for additional housing?

HOUSING: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

This proposal for a mini storage will not affect existing housing, or create a demand for additional housing.

15. TRANSPORTATION/CIRCULATION:		Significant Impact?		
<i>Will the proposal result in:</i>		NO	POT.	YES

15.1 Generation of substantial additional vehicular movement?

15.2 Effects on existing parking facilities, or demand for new parking?

15.3 Substantial impact upon existing transportation systems?

15.4 Alteration to present patterns of circulation or movement of people/goods?

15.5 Alterations to waterborne, rail, or air traffic?

15.6 Increases in traffic hazards to motor vehicles, bicyclists or pedestrians?

TRANSPORTATION/CIRCULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Due to the size of the mini storage yard there may be an initial increase of additional vehicular movement to this site for storage purposes. Peak use of the mini storage yard will be during the day time hours from 9:00 am to 6:00 pm. Mini storage use varies daily and the project will employ two people. A traffic study is being prepared for this site and the project will be conditioned to alleviate any potential traffic impacts in this area.

16. PUBLIC SERVICES:		Significant Impact?		
Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:		NO	POT.	YES

16.1 Fire protection? _____

16.2 Police protection? _____

16.3 Schools? _____

16.4 Parks or other recreational facilities? _____

16.5 Maintenance of public facilities, including roads? _____

16.6 Other governmental services? _____

PUBLIC SERVICES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

There will be no need to increase public services for this area as a result of this project.

17. UTILITIES:		Significant Impact?		
Will the proposal result in:		NO	POT.	YES

17.1 A need for new systems, or substantial alterations to the area utilities? _____

UTILITIES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

There will be no need for new utility systems as a result of this proposal.

18. NOISE:		Significant Impact?		
Will the proposal result in:		NO	POT.	YES

18.1 Increases in existing noise levels? _____

18.2 Exposure of people to severe noises? _____

NOISE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The project will be conditioned to keep the operating hours from 9:00 am to 6:00 pm. No businesses will be allowed to operate out of the mini storage buildings. No significant noise impacts will occur as a result of this proposal.

19. HAZARDS/HUMAN HEALTH:		Significant Impact?		
Will the proposal result in:				
		NO	POT.	YES

19.1 A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? _____

19.2 Possible interference with an emergency evacuation plan? _____

19.3 Creation of any health hazard or potential health hazard? _____

19.4 Exposure of people to potential health hazards? _____

HAZARDS/HUMAN HEALTH: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No significant impacts will occur as a result of this project.

20. AESTHETICS:		Significant Impact?		
Will the proposal result in:				
		NO	POT.	YES

20.1 The obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

AESTHETICS: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Currently the property is in strawberries. The construction of the new mini storage will reduce the rural atmosphere of this area and the public view driving along highway 101 and Harrison Road. However, the site is zoned Light Commercial and any new construction at this site that is considered commercial would be allowed with a Use Permit. The project will be conditioned to have landscaping on the perimeter of the project site to reduce the visual impact of the new mini storage construction.

21. CULTURAL RESOURCES:		Significant Impact?		
Will the proposal result in:				
		NO	POT.	YES

21.1 The alteration of, or the destruction of, a prehistoric or historic site?

21.2 Adverse physical or aesthetic effects to a prehistoric or historic building, structure or object?

21.3 Does the proposal have the potential to cause a physical change which would affect unique ethnic or cultural values?

21.4 Restrict existing religious or sacred uses within the potential impact area?

CULTURAL RESOURCES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

This site has been farmed in strawberries and the ground tilled for some years, however, the project will be conditioned to halt work if any cultural resources are found during construction.

22. CUMULATIVE/GROWTH INDUCING IMPACTS:

NOTE: Describe any cumulative/growth inducing impacts that may occur due to implementation of the project. Identify checklist topic related to the impact and provide adequate evidence.

23. FEASIBLE PROJECT ALTERNATIVES:

NOTE: If there are significant environmental impacts caused by the project that are unmitigable below significance, describe below any possible project alternatives that would have less environmental impacts.

24. STATEMENT OF MANDATORY FINDINGS OF SIGNIFICANCE:

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this Initial Study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

25. ATTACHED APPENDICES

A)

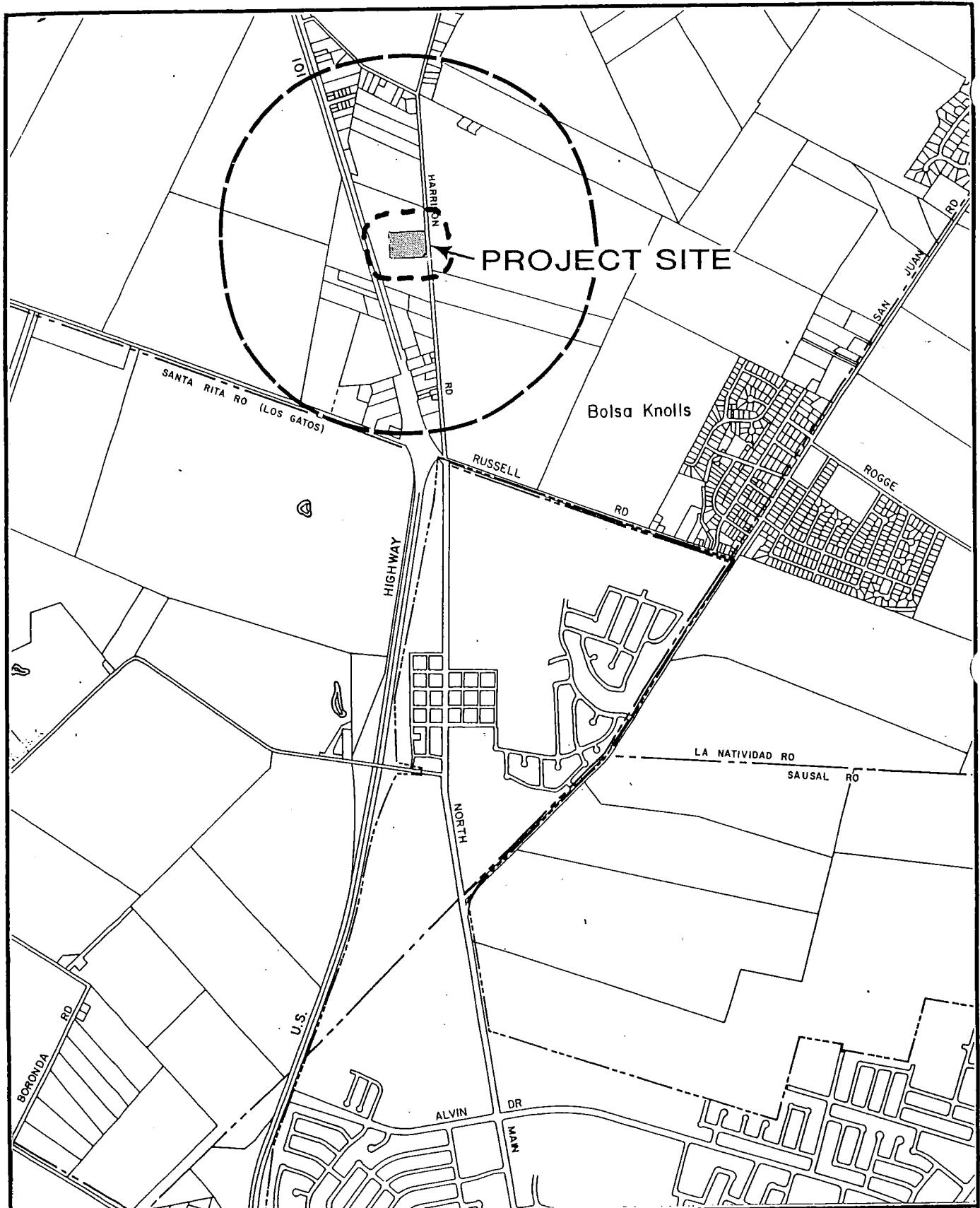
B)

C)

D)

INISTDY/wp

9/6/94

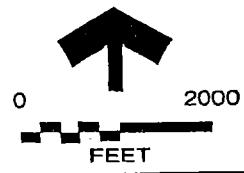


APPLICANT: MARTINS

APN: 113-091-006-000

P.C. # 95088

300' LIMIT -----
2,500' LIMIT -----



DATE: 12/13/95



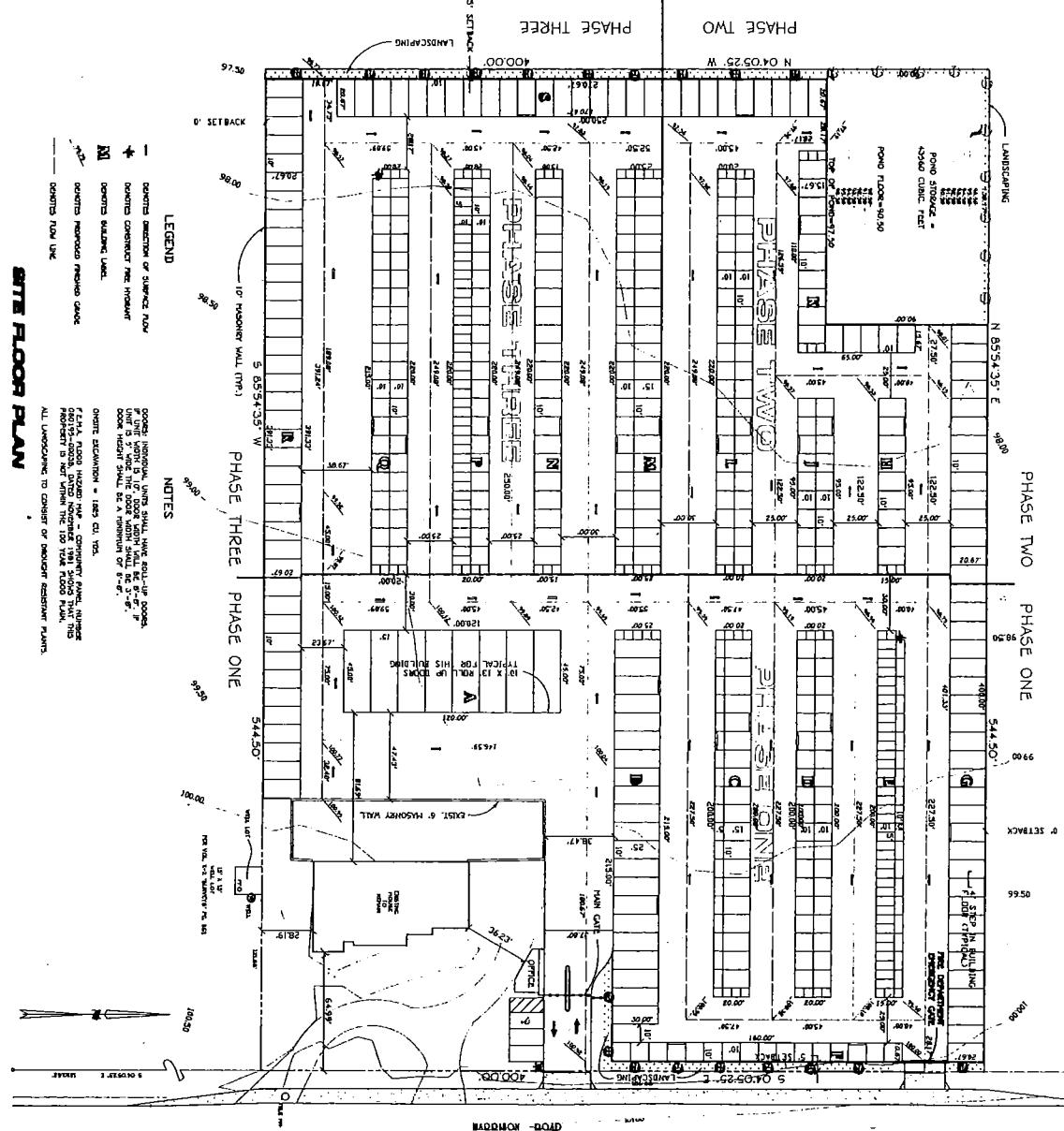
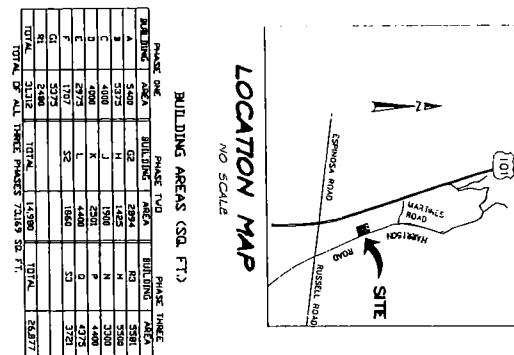
H. D. P. E. T. E. R. S. C. Q.

MINI-STORAGE FACILITY
FOR RVELYN MARTIN
175 HARRISON ROAD, SALINAS, CA 93907

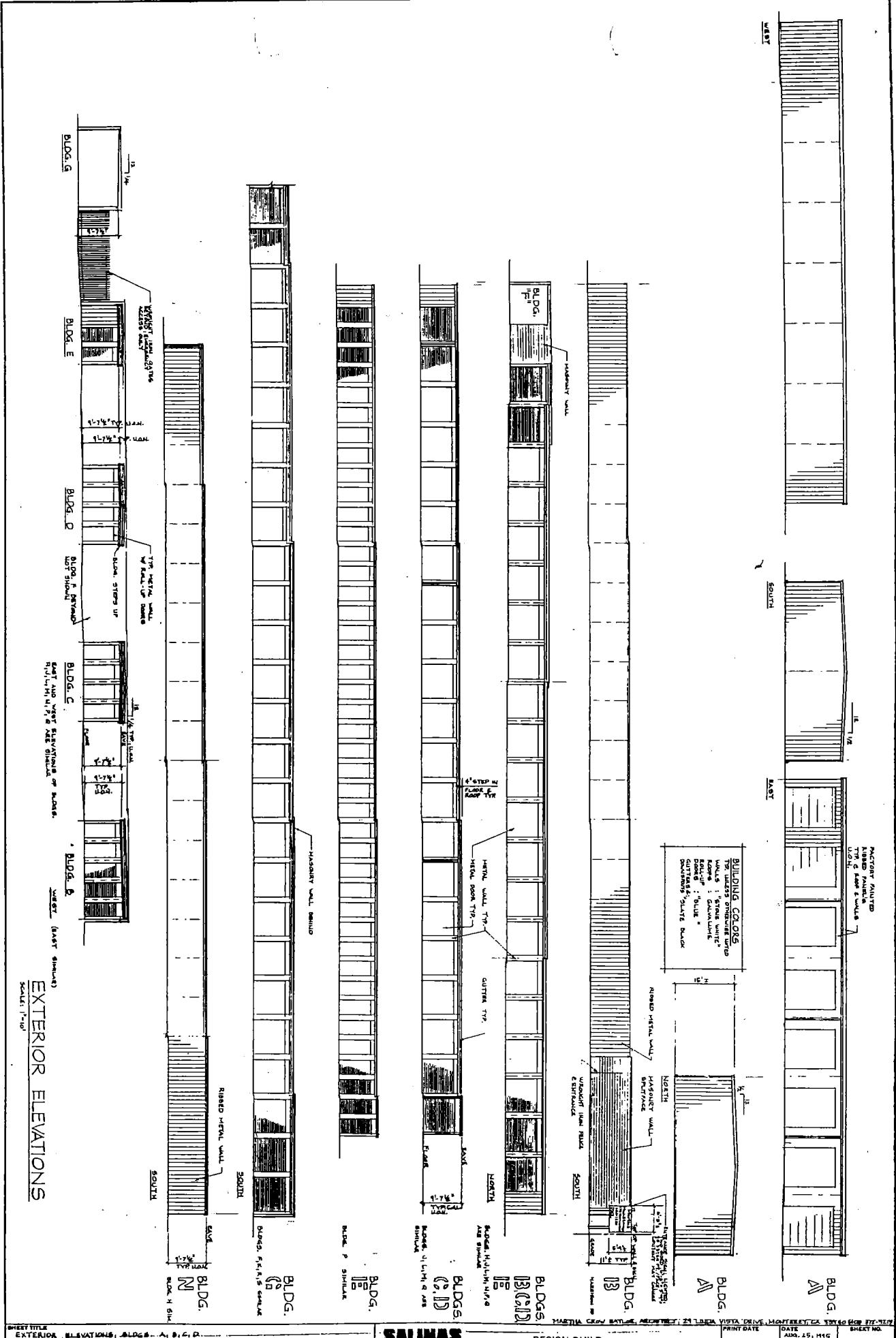
SCARLE, J. JR. DRAMAN, JR. JOB NO. 1662
DATE MAY 1994 SERIALIZED FILE NO. 294148

LOCATION MAP

no scale



SCARLE, J. JR. DRAMAN, JR. JOB NO. 1662
DATE MAY 1994 SERIALIZED FILE NO. 294148



SHEET TITLE
EXTERIOR ELEVATIONS, LODGE - A, B, C, D

PROJECT **MINI-STORAGE FACILITY** FOR
EVELYN MARTINS
175 HARRISON ROAD,

BALINAS, CA

**SALINAS
STEEL
BUILDERS, INC.**

DESIGN BUILD
LICENSE NO. 191881
1181 TERYEN AVENUE
PHONE (408) 424-1847
SALINAS, CALIFORNIA 93901

DESIGN-BUILD

LICENSE NO. 181881

1161 TERRY AVENUE
PHONE 1409-474-1847

SALINAS, CALIFORNIA 93901

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PRINT DATE	DATE AUG. 15 19
REVISIONS	JOB NO. 1 DRAWN BY CHECKED

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or, 5