

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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PLANNING COMMISSION ERRATA

Date: May 10, 2017

To: Monterey County Planning Commission

From: Anna V. Quenga, Associate Planner

A handwritten signature in blue ink, appearing to be 'AQ' or similar, written over the name Anna V. Quenga.

Subject: PLN160059 Martins (Salinas Self Storage) – Agenda Item No. 7

cc: File

Please accept the following changes to the draft Conditions of Approval and General Development Plan for the Martins Combined Development Permit. The proposed changes are as follows:

- Deletion of Condition No. 13 – The quitclaim deed for the well easement is not required for the proposed development. Therefore, the Environmental Health Bureau recommendation of this easement. See **Exhibit A** for the revised condition matrix.
- Addition of Condition Nos. 24-27 – All Public Works conditions were inadvertently left out of the draft condition matrix. See **Exhibit A** for the revised condition matrix.
- Updated General Development Plan – The updated GDP includes new Attachment A (Lot Line Adjustment Map and Site Plans) and Attachment B (Landscaping and Exterior Wall examples). See **Exhibit B** for the revised GDP.
- Updated General Development Plan – The Access and Parking section found on the top of page 2 shall read as below. See **Exhibit B** for the revised GDP.

Access and Parking

The main access to the combined storage facility will remain at the existing entrance on the 201 Harrison parcel. A new access, for ~~exit only egress emergency access~~ purposes, will be created near the southern end of the 175 Harrison parcel as shown on the plans attached hereto as **Attachment A**.

Exhibit A

Revised Condition Matrix for PLN160059 Martins

Monterey County RMA Planning

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

PLN160059

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development permit (PLN160059) allows 1) a Lot Line Adjustment between Assessor's Parcel Number 113-091-006 (5 acres) and Assessor's Parcel Number 113-091-018-000 (6.29 Acres) resulting in one 4.95 acre parcel (Assessor's Parcel Number 113-091-006-000) and 6.34 acre parcel (Assessor's Parcel Number 113-091-018-000), respectively; 2) Use Permit to allow the expansion of a mini-storage facility located on Assessor's Parcel Number 113-091-006-000 (approved by PC95088) onto Assessor's Parcel Number 113-091-018 to include 70,306 square feet of indoor storage (Buildings U through Y), 29,175 square feet of covered RV storage parking, and 16,136 square feet of uncovered RV storage parking; and 3)

General Development Plan to establish operational procedures over both properties. The properties are located at 175 and 201 Harrison Road, Salinas (Assessor's Parcel Number 113-091-006-000 & 113-091-018-000), Greater Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

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

Monitoring Measure:

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

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

Compliance or
Monitoring
Action to be Performed:

Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

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

Compliance or
Monitoring
Action to be Performed:

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

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

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

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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

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

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

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

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

Responsible Department: RMA-Planning

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

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

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

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

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

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

8. PD026 - BANNER, FLAGS, PENNANTS

Responsible Department: RMA-Planning

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

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

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

9. PD029 - HOURS OF OPERATION

Responsible Department: RMA-Planning

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

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

10. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: RMA-Planning

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

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

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

11. PDSP01 - DEVELOPMENT, OPERATING AND RECIPROCAL EASEMENT AGREEMENT

Responsible Department: RMA-Planning

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

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

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

12. EHSP01- WELL NOT IN SERVICE

Responsible Department: Health Department

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

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

13. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

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

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

14. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

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

Responsible Department: Environmental Services

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

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

16. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

17. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

18. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

19. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

20. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

21. MAINTENANCE AGREEMENT (PR 4)

Responsible Department: Environmental Services

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

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

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

22. OPERATION AND MAINTENANCE PLAN (PR 4)

Responsible Department: Environmental Services

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

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

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

23. STORMWATER CONTROL PLAN (PR 4)

Responsible Department: Environmental Services

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

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

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

24. PW0001 - ENCROACHMENT (COM)

Responsible Department: RMA-Public Works

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

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

25. PW0003 - ENCROACHMENT (CURB, ETC)

Responsible Department: RMA-Public Works

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

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

26. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

27. PWSP001 – COUNTYWIDE TRAFFIC FEE (NON STANDARD)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, and if in place, the Owner/Applicant shall pay the Countywide Traffic Fee. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

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

Exhibit B

Revised General Development Plan for PLN160059 Martins

General Development Plan

201 Harrison and 175 Harrison Road Salinas, CA

Use – Self Storage Facility

This General Development Plan pertains to the properties at 201 Harrison Road (APN113-091-006) and 175 Harrison Road (APN113-091-018) on which an existing self-storage facility is located at 201 Harrison Road and on which additional self-storage, including covered and uncovered RV parking storage, is being proposed on the adjacent parcel at 175 Harrison Road. There are also existing houses at 201 Harrison and 175 Harrison.

The combined area of the two parcels is 11.29 AC (5.00 AC + 6.29 AC). The combined site will operate as a single business operation. The attached Site Plan and Lot-Line Adjustment map show the layout of the new and existing uses.

Zoning/General Plan – Light Commercial

Both 175 Harrison Road and 201 Harrison Road are Zoned Light Commercial (LC) and are designated “Commercial” under the Greater Salinas Area of the 2010 Monterey County General Plan

Under Monterey County Zoning Code Title 21, section 21.18 “Light Commercial” – the following uses are allowed with a use permit under **21.18.060**

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

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

Access and Parking

The main access to the combined storage facility will remain at the existing entrance on the 201 Harrison parcel. A new access, for ~~exit only egress emergency access purposes~~, will be created near the southern end of the 175 Harrison parcel as shown on the plans attached hereto as **Attachment A**.

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

Setbacks, Heights and Building Siting

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

Landscaping and Decorative Wall

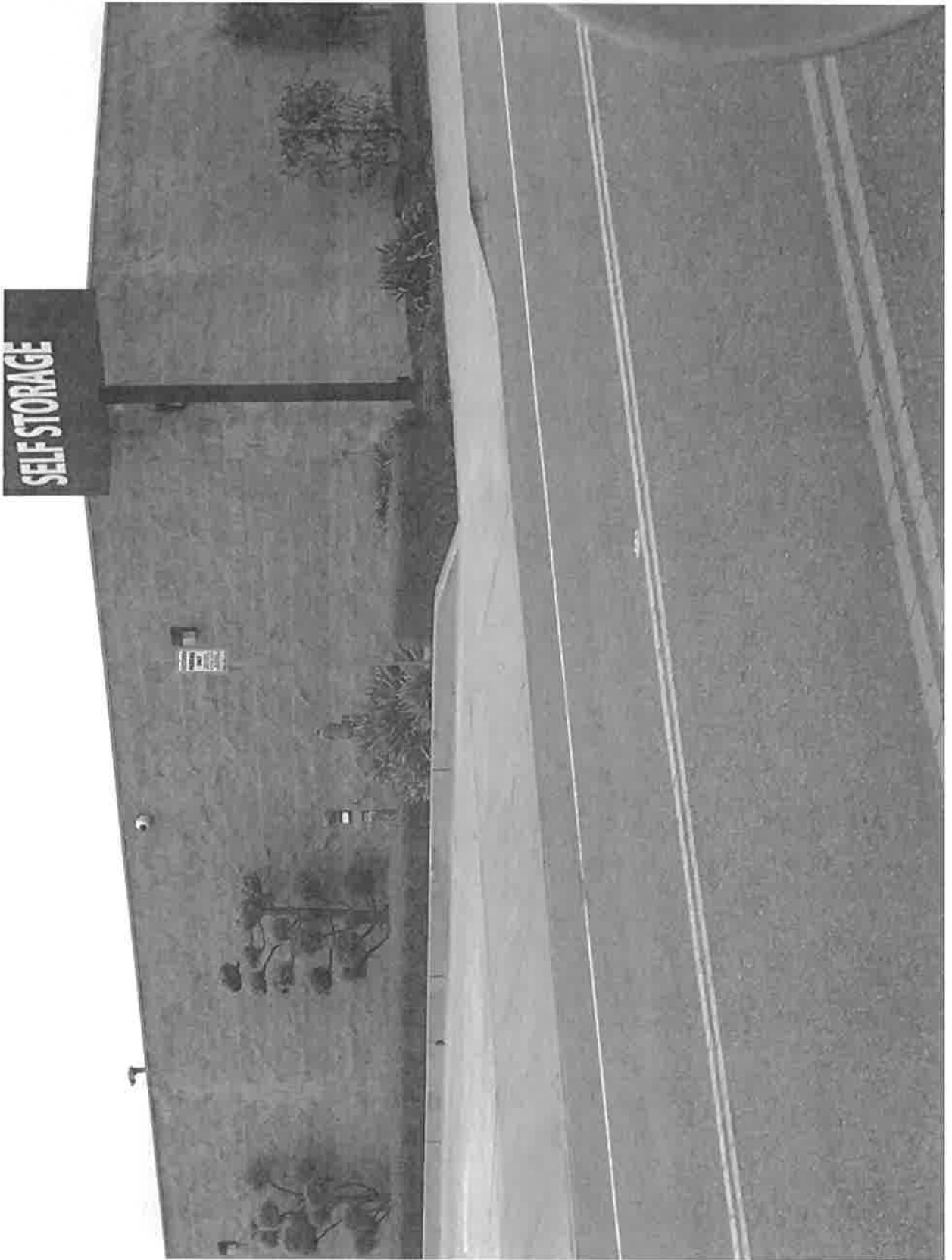
Landscaping along the 175 Harrison Road frontage will mirror the existing landscaping along 201 Harrison Road frontage as shown in the photos attached hereto as **Attachment B**. The CMU wall running along the 201 Harrison Road frontage and wrapping into the main entrance as shown on the photos attached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

Business Operations

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

Attachment A

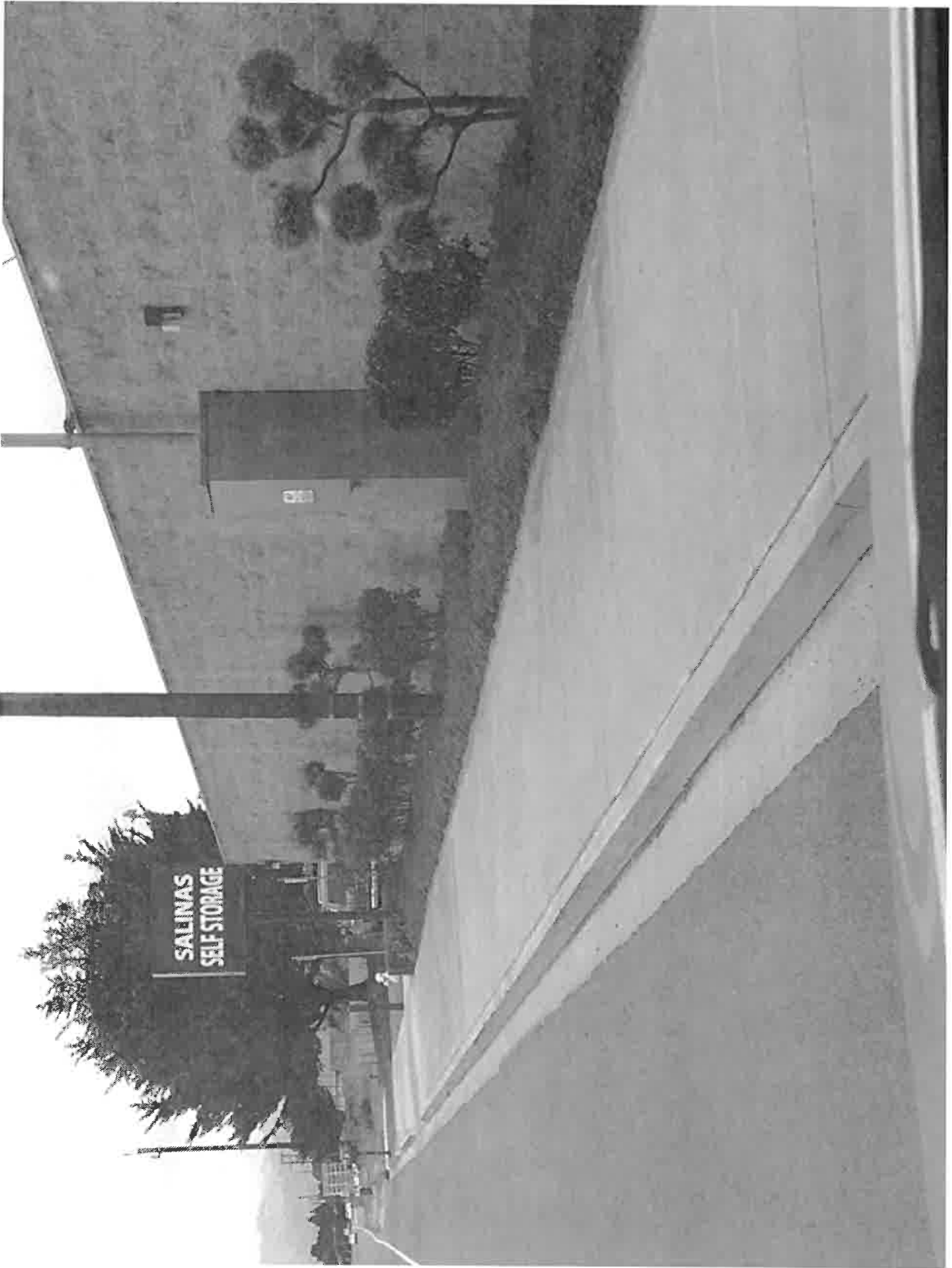
Attachment B



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