

# Exhibit B

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## **EXHIBIT B DISCUSSION**

The subject properties are located at 175 and 201 Harrison Road, on the southwest corner of the intersection of Harrison and Sala Road, approximately 4,000 feet north of the City of Salinas. Surrounding land uses consist of row crop farming, commercial, residential, and vacant land. The applicant also requests to expand an existing mini-storage facility onto an adjacent parcel as well as a lot line adjustment to facilitate the existing and proposed placement of storage uses and provide for optimal use of the site.

### Existing Development on the Subject Properties

On January 31, 1996, the Monterey County Planning Commission adopted a Negative Declaration and approved a Use Permit (File No. PLN95088 and Resolution No. 96009) for the establishment of a mini-storage facility (see **Exhibit F**) on Assessor's Parcel Number (APN) 113-091-006-000, 201 Harrison Road. Building permits were subsequently issued, the facility was constructed, and operation continues to this day. A Use Permit (File No. PLN000244) and building permit (Permit No. BP001581) for a Caretaker Unit to provide onsite security for the facility was approved and issued. A single family dwelling exists on the southeastern portion of the subject property. No building permit records were found; however, staff approximates construction could have occurred in the early 1950's. The proposed project does not include a modification to the residential uses.

Majority of APN 113-091-018-000 located at 175 Harrison Road is vacant, except for the northeastern portion containing a single family dwelling built in 1926. Background data gathered from Google Earth Imagery indicates that vacant portion of the property sat fallow for at least the last 15 years. The proposed project does not include a modification to residential uses.

### Proposed Lot Line Adjustment

An earlier iteration of the Lot Line Adjustment (LLA) proposed two lots: one containing residential uses (except for the Caretaker Unit) and the other containing the mini-storage facility. However, during a Development Review Committee meeting, staff indicated that the resulting lots would not be consistent with zoning as the Light Commercial district allows for residential uses, provided the use does not exceed more than 50% of the commercial use. Therefore, prior to submittal of the application, the proposal was modified to maintain the residential uses on their respective lots. Based on staff's research, the subject properties were identified to be legal lots of record (Record of Survey recorded in Volume X-2, Page 261 filed January 1962 for APN 113-091-006-000 and Final Order of Condemnation recorded in Document No. 2011022876 for APN 113-091-018-000). No additional parcel would be created through the LLA and the resulting lots are found to be in conformance with the Light Commercial zoning district.

This LLA would result in shifting a portion of the northern property line of APN 113-091-018-000 within the boundary of APN 113-091-006 by approximately 5.57 feet. This would allow the proposed storage buildings to maintain a zero setback, as covered in the General Development Plan. This would also provide optimal ingress and egress throughout the facility as it will function as one business operation over the two subject properties.

### Proposed Mini-Storage Expansion

As discussed above, a mini-storage facility exists on APN 113-091-006-000. The applicant now requests a Use Permit to allow the expansion of that facility onto APN 113-091-018-000, resulting in an additional 370 storage units and 51 covered and 28 uncovered RV parking spaces.

Implementation of the project would result in conversion of approximately two-thirds of vacant pervious land into impervious surface (asphalt and storage buildings), resulting in a significant increase in stormwater runoff. To address this, the applicant proposes to construct a stormwater retention basin on the southwest corner of APN 113-091-018-000. All runoff captured from the new development would be directed and retained within this basin.

Creating one use or facility over more than one property with separate property owners is not unique. Typically, this is found in strip-malls as well as mixed-use developments. In order to address logistics of this situation, the project has been conditioned requiring reciprocal easements between the two properties to ensure continued access to ingress and egress, drainage facilities, and parking. This would be codified in a Development, Operating, and Reciprocal Easement Agreement between the property owner of APN 113-091-006-000 and APN 113-091-018-000. In addition, a General Development Plan with more detailed information has been submitted with the application.

### General Development Plan (GDP)

The proposed GDP outlines how the mini-storage facility will function as one business operation ran by Salinas Self Storage, LLC and addresses the mini-storage, RV storage, access to the facility through the existing driveway located off 201 Harrison Road, height of buildings, setbacks, landscaping, and business operations. As stated in the GDP and shown on the project plans, Assessor's Parcel Number 113-091-018-000 will have a five foot setback along the southern half of the front and zero setbacks along the sides and rear. Together, the GDP and aforementioned agreement would ensure a continued integrated use of both sites as they operate as one business.

### Environmental Review Required by CEQA

A Negative Declaration (ND) for the Martins Use Permit (PC95088) was prepared and certified by the Monterey County Planning Commission on January 31, 1996 (Resolution No. 96009) and no significant impacts to the environment were identified. However, potential impacts to drainage, traffic, and aesthetics were. The proposed project would not result in a substantial change to the lot layout, result in the change of the ND's outcome, or require a major revision to the prior ND. Therefore, pursuant to Section 15164 of the CEQA Guidelines, staff has prepared an Addendum to the previous ND (**Exhibit E**). Drainage has been addressed through the Preliminary Stormwater Control Plan submitted with the application. A Traffic Study has been prepared and indicates project implementation would not result in a significant change in traffic impacts. Pursuant to the Greater Salinas Area Plan, the subject properties are not located within visually sensitive area. In addition, this segment of Highway 101 is not considered a scenic highway. Implementation of the project would have no change in aesthetic impacts.