

Exhibit B

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DRAFT RESOLUTION

Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:

Hildebrand & Sons Trucking Inc. (PLN170260)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Find the project is an open-air storage facility which qualifies as a Class 4 Categorical Exemption pursuant to Section 15304 of the CEQA Guidelines; and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve the General Development plan to allow eleven stalls for the storage of:
 - a. Irrigation equipment;
 - b. K-rails
 - c. Construction materials; and
 - d. RV/trailer parking.

[PLN170260, Hildebrand & Sons Trucking Inc.,
219, 221 & 223 Harrison Road, Salinas, Greater
Salinas Area Plan (APNs: 113-091-013-000, 113-
091-014-000 & 113-091-015-000)]

The Hildenbrand & Sons Trucking Inc. application (PLN170260) came on for public hearing before the Monterey County Planning Commission on June 12, 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Salinas Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The properties are located at 219, 221 and 223 Harrison Road, Salinas (Assessor's Parcel Numbers 113-091-013-000, 113-091-014-000 &

113-091-015-000), Greater Salinas Area Plan. The parcels are zoned Light Commercial or “LC,” which allows for the proposed development consisting of a General Development Plan for storage of irrigation equipment, k-rails, construction materials and RV/trailer storage parking. Therefore, the project is an allowed land use for this site.

- c) The general development plan proposes eleven (11) storage areas on the site including: 1) Stall #1- Lumber Wood & Hay Storage (18,300 sq. ft.); 2) Stall #2 - Non-combustible Construction Materials (20,000 sq. ft.); 3) Stall #3 - Construction Equipment, Paving Machines, Cement Drains (15,000 sq. ft.); 4) Stall #4 - Construction Materials: Copper Wire, Cement Drains, Orange Hazard Cones, Steel Pipes (15,000 sq. ft.); 5) Stall #5- Construction Materials: Copper Wire, Cement Drains, Orange Hazard Cones, Steel Pipes (15,000 sq. ft.); 6) Stall #6 - Construction Materials: Copper Wire, Cement Drains, Orange Hazard Cones, Steel Pipes (29,856 sq. ft.); 7) Stall #7 – Trailer Storage (36,000 sq. ft.) 8) Stall #8 – RV Storage (35,700 sq. ft.); 9) Stall #9 – Irrigation Pipe (53,600 sq. ft.) 10) Stall #10 – K-rails (44,700 sq. ft.) 11) Stall #11 – Lumber Wood & Hay Storage (36,770 sq. ft.)
- d) The project meets the site development standards for the Light Commercial (LC) zoning district. Proposed structures (chain-linked fencing) are 12 feet in height which are under the 35-foot height limit, setbacks are delineated in the site plan.
- e) The storage yard will function solely on word of mouth through the owner’s various contacts in the County. No advertisement for the storage/parking facility is proposed and there will not be an onsite office. The entry gate will have a lock and a universal key, which will be given to all tenants for access. The tenants will then be responsible for securing their section(s) with their own individual locks and combos. Currently, there are no signage proposed. Any future signage that may be proposed would be subject to separate review and permitting in accordance with adopted sign regulations. Administrative transactions will be conducted off-site at the Hildrebrand & Sons Trucking, Inc. office located in Watsonville, CA.
- f) Pursuant to the parking standards in the Zoning Ordinance, the standard parking for contractor’s yard is 1 space per 3,000 sq. ft. of space. However, the County did not require parking onsite because there are no buildings or offices and tenants at the yard will deliver and pick-up only. In addition, the open-air concepts allows for temporary parking on open land used as common access while loading and unloading of vehicles and materials. Pursuant to Division 11, Chapter 9 (Sections 22500-22526 of CA Vehicle Code), off-street (along Harrison Road) overflow parking is also available and allowed. Parking standards can be modified by the PC per 21.58.050.C. In this case, it has been determined that temporary parking will be adequate to accommodate all parking needs generated by the use and special features of the site and site vicinity.
- g) Ownership of Assessor’s Parcel Numbers 113-091-013-000, 113-091-014-000 & 113-091-015-000 are under one ownership of Hildebrand & Sons Trucking Inc. An access easement needs to be established to and from all three (3) parcels if the three properties are to function as one

large storage facility. A condition has been incorporated requiring recordation of an easement prior to commencement of use.

- h) The project planner conducted a site inspection on September 12, 2017 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The subject property is located within the Greater Salinas Area Plan. Currently, there is no Land Use Advisory Committee (LUAC) for the area. Therefore, the project was not sent to a LUAC for review.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170260.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to traffic. The following reports have been prepared:
 - “Hildebrand & Sons Storage Yard Traffic Impact Analysis Report” (LIB190130) dated November 26, 2018 prepared by Keith Higgins, Gilroy, CA.

The above-mentioned technical reports by outside consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Although the site is outside of Salinas Sphere of Influence, many conditions recommended by City staff have been incorporated including design and landscape screening suggestions. Several of the suggested conditions are incorporated in typical encroachment permitting and other County standards including driveway site distances. Additional recommended conditions by the City that were not added to this project consist of bicycle parking, recycling & solid waste enclosures, lot line adjustment, and photometric lighting plan. There are no proposed buildings or offices on the site and the proposed storage use would not be expected to generate demands for bicyclists. No waste facilities are provided onsite and no lighting is proposed.
- d) In coordination with the City of Salinas to reduce the visual impacts from public roads (especially from Highway 101), the 12' chain-linked fence proposed around the perimeter of the site will need to incorporate wooden black slats in between the fence links to screen the site. Furthermore, fencing will need to be a matte black color to blend with the surrounding and minimize the attention to the site. Further screening will be added by incorporating landscaping around the project perimeter with trees and vegetation

- e) Staff conducted a site inspection on September 12, 2017 to verify that the site is suitable for this use.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170260.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning, Monterey County Regional Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The water purveyor in this area is Cal Am Water but no water connection is proposed. In addition, there will not be any sanitary facilities since no buildings are being proposed for the project.
 - c) The project would not result an increase the permeable surfaces or paving. The site was improved with compacted asphalt surface as part of the previous temporary batch plant use. Furthermore, a drainage plan is not required since conditions are unchanged and there are no mitigations required from Environmental Services.
 - d) Environmental Health Bureau have also reviewed the project. The potential of oil and chemical run-off on site was evaluated and since there are no auto/RV dismantling on site, a HazMat permit will not be required.
 - e) Staff conducted a site inspection September 12, 2017 to verify that the site is suitable for this use.
 - f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170260.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 12, 2017 and researched County records to assess if any violation exists on the subject property. There are no known violations on the subject parcel.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170260.

5. **FINDING:** **CEQA (Addendum):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15304 which categorically exempts actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of natural resource where the regulatory process involves procedures for protection of the environment.
 - b) The open-air storage facility does not involve additional structures at the site other than the 12' chain-linked fencing system to separate the type of items being stored. Therefore, it meets the exemption.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 12, 2017.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. Project location does not have sensitive environment to be of significant. There is no cumulative impact, since it's a vacant lot without any prior successive projects of the same type in the same place, over time. There is no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. No known historical resources are found in the geotechnical or archaeological reports which may cause a substantial adverse change in the significance of a historical resource. It is not within a officially designated highway areas.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN170260.
6. **FINDING:** **GENERAL DEVELOPMENT PLAN** –Monterey County Code (MCC) requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.
- EVIDENCE:**
- a) The proposed project is located in a Light Commercial or "LC" zoning district (MCC Chapter 21.18). The proposed project meets the criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
 - b) The project as described in the application and accompanying materials was reviewed by RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and the Water Resources Agency. The respective departments have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood; or the county in general (see Finding 3).
 - c) A GDP has been developed that outlines how the facility will function as one business operation over three legal lots of record. The business will be run by the same operator, Hildebrand & Sons Trucking Inc.

- d) The GDP outlines the use of the property and business operations.
- e) Staff conducted site inspections on September 12, 2017, to verify that the proposed GDP and project are consistent with allowed uses for a light commercial district and historical uses identified.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN170260.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Certify that an Addendum to a previously adopted Negative Declaration prepared for a temporary construction yard has been considered; and
2. Approve the General Development plan to allow eleven stalls for the storage of:
 - a. Irrigation equipment;
 - b. K-rails
 - c. Construction materials; and
 - d. RV/trailer parking.

Approval is subject to 13 conditions, in general conformance with the attached sketch and subject to the conditions attached hereto.

PASSED AND ADOPTED this 12th day of June, 2019 upon motion of _____, seconded by _____, by the following vote:

AYES:
 NOES:
 ABSENT:
 ABSTAIN:

 Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170260

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This General Development Plan allow for eleven stalls for storage of : 1) Irrigation equipment; 2) K-rails; 3) Construction materials; and 4) RV/trailer parking. The property is located at 219, 221 and 223 Harrison Road, Salinas (Assessor's Parcel Number 113-091-013-000, 113-091-014-000, and 113-091-015-000), 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 on-going 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 General Development Plan to allow eleven stalls for the storage of: 1) Irrigation equipment; 2) K-rails
3) Construction materials; and 4) RV/trailer parking (Resolution Number ***) was approved by Planning Commission for Assessor's Parcel Number 113-091-013-000, 113-091-014-000, and 113-091-015-000 on June 12, 2019. The permit was granted subject to 13 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: shall provide proof of recordation of this notice to the RMA - Planning.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped around the perimeter to provide screening and reduce visual impacts along Highway 101, Schoch Road and Harrison Road. The chain-link fencing shall be painted black and incorporate wooden black slats in between the fence links to screen the site from public view by landscaping. Further screening will be added by incorporating landscaping around the project perimeter with trees and vegetation. 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.

4. 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.

5. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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. (County Counsel-Risk Management)

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 Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

6. PW0001 – FRONTAGE IMPROVEMENTS

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Owner/Applicant shall construct commercial driveway connection(s) and widen pavement along the frontage of Harrison Road. The design and construction are subject to the approval of the RMA. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the RMA-PW, obtain an encroachment permit from the RMA prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

7. PW0008 – DEDICATION (ROAD RIGHT-OF-WAY)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Dedicate to the County right-of-way (R/W) for road purposes along the frontage of the subject property. The new R/W line shall follow the northerly prolongation of the existing R/W line from the south to its intersection with a widening strip 12 feet wide.

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, Owner/Applicant shall prepare the required dedication document(s) subject to County approval. The documents shall include a legal description and plat of the area to be dedicated prepared by a licensed land surveyor. Submit the dedication document(s) to the County for review, approval, and acceptance.

8. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters 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 RMA Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the Development Services.

9. FIRES0001 - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Access roads shall be required for the facility that is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval of the final fire inspection.

10. FIRES0002 - HYDRANT AND FIRE FLOW

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Hydrants for fire protection shall be provided at locations approved by the fire code official and shall conform to the following requirements:

- a. FIRE FLOW - Pursuant to California Fire Code Appendices B and C, the minimum fire flow requirement for commercial facilities is 1,500 gallons per minute with a residual pressure of 20 psi under normal operating conditions for a duration of 2 hours.
- b. TIMING OF INSTALLATION - Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction of improvements at the facility including but not limited to perimeter fencing.
- c. HYDRANT/FIRE VALVE (ADDITION) - New hydrant(s) shall be installed as determined by the fire code official.
- d. HYDRANT/FIRE VALVE (LOCATION) - The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway.
- e. FIRE HYDRANTS - Hydrants shall be installed so that all portions of the site are located within 1000 feet of the required hydrant and in accordance with the following specifications:
- f. HYDRANT SIZE - The hydrant shall have a minimum of two (2) 2-1/2 inch outlets NST and one (1) 4-1/2 inch outlet NST. The riser shall be a minimum of six (6) inches and shall be wet barrel type with a coefficient of 0.9.
- g. SIGNING OF WATER SOURCES - Hydrant or fire valve identification may be allowed as specified in the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit for site improvements, the Applicant shall (a) print the text of this condition as "Fire Department Notes" on the improvement plans and/or construction plans; (b) complete the installation of water system improvements and (c) obtain fire department approval of the hydrant installation.

11. FIRES0003 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the gate design and print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gates and obtain fire department approval of the final fire inspection.

12. FIRES0004 - ADDRESS FOR PREMISES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Every commercial site shall be identified by its own address, and every tenant space on the site shall be identified by a tenant space identifier. Such tenant space identification may be expressed as the main address number with either a different single letter or number for each tenant space. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Main facility address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Tenant space identification signs shall be placed at each tenant space entry gate. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Monterey County Regional Fire District

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the address and tenant space sign into the site plan and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of main address and tenant space signs and obtain fire department approval of the final fire inspection.

13. DEED RESTRICTION (Non-Std)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to commencement of use, the applicant shall record a deed restriction and provide a copy of the recorded deed restriction to RMA. The deed restriction shall provide, in sum and substance, that the owner must reserve an easement or record an equivalent legal instrument along the shared entrance area for the storage facility [APN 113-091-013-000, 113-091-014-000 & 113-091-015-000, 219, 221 and 223 Harrison Road]. The deed restriction must be approved as to content by RMA-Planning and approved as to form by County Counsel prior to recordation of the deed restriction”.

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the applicant shall record a deed restriction and provide a copy of the recorded deed restriction to RMA.

HILDEBRAND & SONS TRUCKING INC

219 HARRISON ROAD — SALINAS, CA 93907



STORAGE STALL LIST

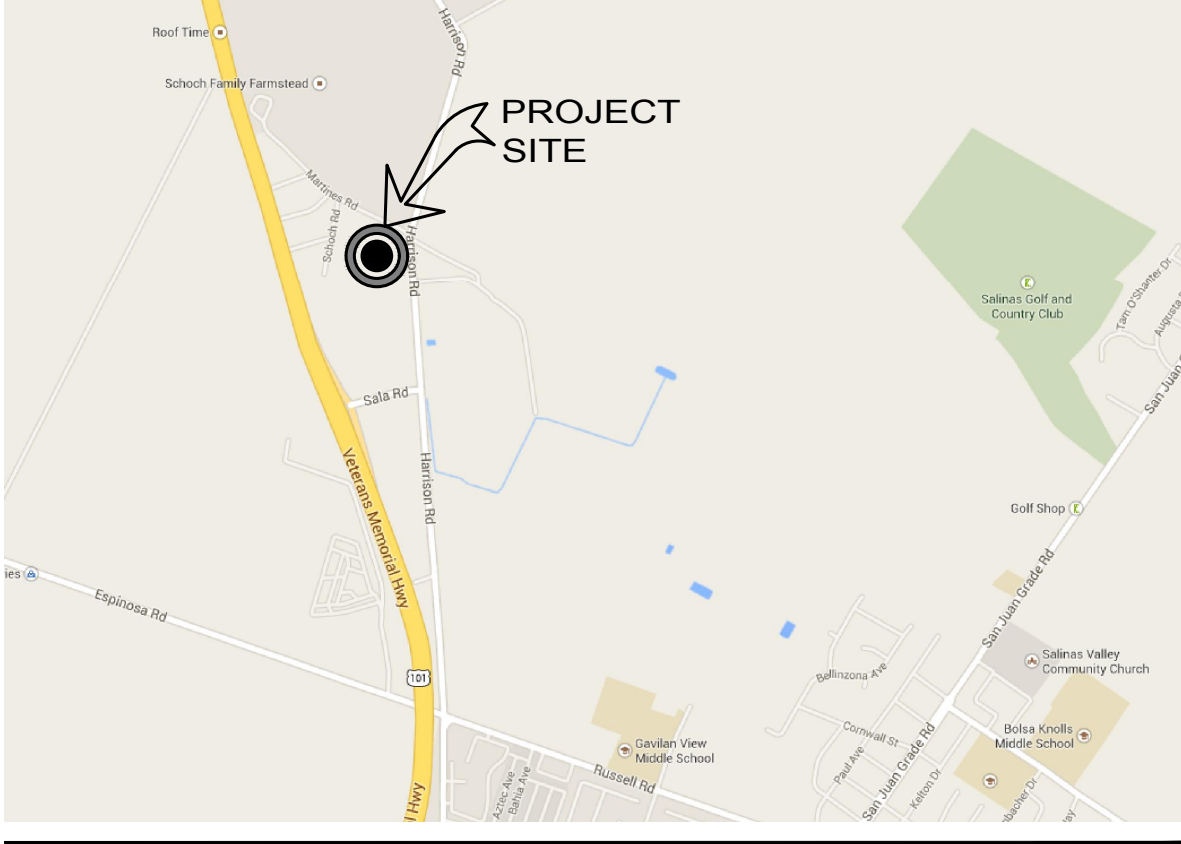
- | | |
|-----------|---|
| STALL # 1 | LUMBER WOOD AND HAY STORAGE. |
| STALL # 2 | NONCOMBUSTIBLE CONSTRUCTION MATERIAL. |
| STALL # 3 | CONSTRUCTION EQUIPMENT, PAVING MACHINES, CEMENT DRAINS. |
| STALL # 4 | CONSTRUCTION MATERIAL COPPER WIRE, CEMENT DRAINS, ORANGE HAZARD CONES, STEEL PIPES. |
| STALL # 5 | CONSTRUCTION MATERIAL COPPER WIRE, CEMENT DRAINS, ORANGE HAZARD CONES, STEEL PIPES. |
| STALL # 6 | CONSTRUCTION MATERIAL COPPER WIRE, CEMENT DRAINS, ORANGE HAZARD CONES, STEEL PIPES. |
| STALL # 7 | TRAILER STORAGE. |
| STALL # 8 | RV STORAGE. |
| STALL # 9 | IRRIGATION PIPE. |
| STALL #10 | K RAILS. |
| STALL #11 | LUMBER WOOD AND HAY STORAGE. |

NOTE:
ADDITIONAL HYDRANT WILL BE
INSTALLED ON SITE.

LEGEND

- | | |
|---------|--|
| --- | PROPERTY LINE |
| ■ | EXISTING GROUND, OILED & COMPACTED ASPHALT SURFACE TO REMAIN |
| —○—○—○— | PROPOSED 12' FENCE |
| —○—○—○— | PROPOSED 6' FENCE |

VICINITY MAP



DRAWN BY:

DEREK JOHNSON, P.E.
CENTRAL COAST ENGINEERS, INC.
21 W. ALISAL STREET, SUITE 119
SALINAS, CA 93901
Phone (831) 757-5554
Fax (831) 757-2226

OWNER:

HILDEBRAND & SONS TRUCKING INC
6 LEWIS RD
ROYAL OAKS, CA 95076
CONTACT: ROBERT McDONALD
Phone (831) 901-2342

APPLICANT:

MAUREEN KRUCK
PLANNING AND DEVELOPMENT CONSULTANTS LLC
21 W. ALISAL STREET, SUITE 119
SALINAS, CA 93901
Phone (831) 771-2557

SCOPE OF WORK:

- NON-OCCUPIED OUTDOOR STORAGE OF TRAILERS.
- COMBUSTIBLE STORAGE:
a) LUMBER / CONSTRUCTION MATERIALS - MAXIMUM HEIGHT 20 FEET, PILE SHALL NOT EXCEED 150,000 CUBIC FEET IN VOLUME (CFC SECTION 2804.2)
b) NO TIRES, PLASTICS AND / OR FLAMMABLE LIQUIDS TO BE STORED.
- NON COMBUSTIBLE STORAGE:
a) IRRIGATION PIPES
b) K-RAILS
- ADDITIONAL HYDRANT WILL BE INSTALLED ON SITE.

PROJECT DATA:

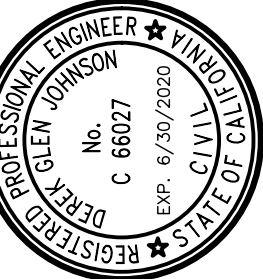
APNR: 113-091-013-000
113-091-014-000
113-091-015-000
ZONING: HC-UR
LOT AREA
113-091-013-000 197,760± sq.ft. (4.54± ACRES)
113-091-014-000 198,630± sq.ft. (4.56± ACRES)
113-091-015-000 198,630± sq.ft. (4.56± ACRES)



AERIAL PHOTO OVERLAY

SC: 1"=200'

REVISIONS	BY
1	1-9-2019 D.J.



STRUCTURAL
DESIGN
P.O. BOX 2559
SALINAS, CA 93902
P 831.757.5554
F 831.757.2226

PROJECT TITLE:
STORAGE YARD FOR:
HILDEBRAND & SONS TRUCKIN, INC.
219 HARRISON ROAD SALINAS, CA 93907
APN: 113-091-013-000 /113-091-014-000 /113-091-015-000

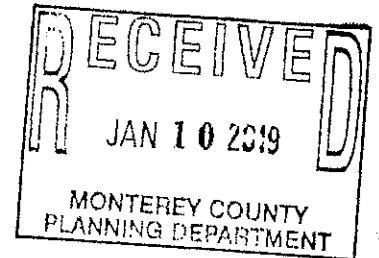
SHEET TITLE:
COVER SHEET / PROJECT DATA
& SITE PLAN

JOB No. CCE-17-134
DATE: 12/13/2018
SCALE: AS NOTED
DRAWN BY:
SHEET No.:

T-1
OF SHEETS

**Proposed General Development Plan (Rev. 3, 1/8/19)
for the**

**Hildebrand & Sons Trucking, Inc. property,
219 Harrison Road, Hwy 101, Salinas, CA
(PLN170260)**



Project Background

In 2012, Hildebrand & Sons Trucking, Inc. along with Granite Construction acquired a Use Permit (PLN120334) for a temporary equipment/materials yard, portable job trailer and a concrete batch plant at the project site. The use of the site at that time was for construction support and staging operations for the Caltrans Prunedale Improvement project. The permit allowed for the site to be used as a construction storage yard during construction of the highway improvements.

The site is owned by Hildebrand & Sons trucking. Hildebrand & Sons Trucking, Inc. has applied for a Use Permit on this 13.66 acre site (PLN170260) to permanently use the property as a storage yard. As noted in the 2012 staff report, the site was in operation without any complaints from the public.

Zoning

The property is Zoned "LC" (Light Commercial). In this Zoning District, a General Development Plan and Use Permit are required. Monterey County Code allows parking areas (MCC 21.18.060.C), Service Centers (MCC 21.18.060.FF) and other uses of a similar character, density and intensity (MCC 21.18.060.P).

Operational Characteristics and Requested Uses

The requested uses for the project site include storage of both non-combustible and combustible construction equipment & materials such as, agricultural irrigation pipes, k-rails, lumber and hay storage, paving machines, cement drains, non-occupied RV and semi-trailer parking. With regards to RV and semi-trailer storage, there will be no dismantling of RV or semi-trailer onsite repairs. It is the applicant's intent to allow the temporary storage of RV's and semi-trailers. Specifically as it relates to RV and semi-trailer parking, the applicant anticipates these items will remain onsite for approximately 24-32 weeks.

With respect to the storing of RV's and semi-trailers, we anticipate these vehicles will be stored for a few months on end, approximately 6-8 months at a time. The property will be used as a simple storage yard. No retail trade or offices or restrooms are proposed (see MCC 21.06.1005).

Due to the centralized location of the property and ease of access off of Hwy 101, the applicant intends to rent/lease space to construction companies, individual contractors and others for their storage needs. The described use is compatible with surrounding land uses. This General Development Plan is intended to meet the requirements of MCC 21.18.030. A site plan has been included with the project application.

Description of Proposed Site Improvements

The site is intended to operate as an open air storage yard for construction material pick up and drop off and storage of equipment, RV's and semi-trailers. The application proposes fencing for security purposes.

No private wells exist on the property. The water purveyor in this area is Cal Am Water but no water connection is proposed given there is no need for domestic water service. Given the nature of the use, the application does not propose a domestic water system or any water use and MCC Title 15.04, does not appear to be applicable to this project.

Similarly, no sanitary facilities are proposed for the requested use. The site is not designed to be occupied by personnel on any basis. Pursuant to Monterey County Code, Section 15.20.020, sanitary facilities are not required given that no buildings are proposed, and the project is not designed to be a place for people to congregate, reside or be employed. The applicant understands that porta-potties will not be allowed per MCC 15.20. As a contingency, if it is determined that restroom facilities become necessary in order to continue the storage operation use described herewith, then the applicant will provide appropriate infrastructure improvements, i.e. restroom facilities, flush toilets, hand wash sinks and a septic system facility or tie-in to a potential sewer system, and provide a potable source of water to serve the restrooms.

The applicant proposes to install fencing and 12 foot wide access gates to section off storage areas to be leased. Samples of fencing types are included with the application.

Other than that, no exterior lighting is being proposed. There is no electrical service and the storage yard will not operate at night. No current changes are proposed for parking areas. The existing grounds and compacted asphalt surface will remain.

Long-Range Development & Operation of Facilities

No changes over the long-term are contemplated. The facilities and operations proposed above are anticipated to run with the land over the long-term.

Proposed number of employees/lease spaces

There will be no employees or guard-shack at the site. Contractor tenants will come and go. The maximum number of available spaces for lease/rent will be eleven (11).

Operations

The hours of Operation are proposed to be Monday through Saturday, from 5:00 AM to 4:30 PM.

Exhibit A
Parcel Information

APN 113-091-013-000	4.54 ACRES
APN 113-091-014-000	4.56 ACRES
APN 113-091-015-000	4.56 ACRES

TOTAL AREA OF PARCELS	13.66 ACRES
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