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CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Bobby Latino, Associate Planner

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Title of Document:

**PLANNED UNIT DEVELOPMENT PERMIT NO. 2020-002; CONDITIONAL USE PERMIT
2022-030; AND
TENTATIVE MAP 2022-001
City of Salinas
Community Development Department**

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on June 11, 2024, found that the location of the Planned Unit Development Permit, Conditional Use Permit, and Tentative Map is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located; The Planned Unit Development Permit, Conditional Use Permit, and Tentative Map and the proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development, Conditional Use Permit, and Tentative Map, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and the Planned Unit Development does not represent an exception to the standards of the Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development which strictly complies with base property development regulations; and that the Tentative Map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code; and that the design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan; and that the site is physically suitable for the proposed type of development; and that the site is physically suitable for the proposed density of development; and that the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and that the design of the subdivision or the type of improvements is not likely to cause serious public health problems; and that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction; and that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these

will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction; and that the waste discharge from the proposed subdivision into a municipal separated sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey Regional Water Pollution Control Agency (MRWPCA); and that storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration; and that if the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map; and that if the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map; and that the Planned Unit Development, Conditional Use Permit, and Tentative Map have been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered an Initial Study (IS) Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

NOW, THEREFORE, the Salinas City Council hereby grants and issues Planned Unit Development Permit No. 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 pursuant to *Division 13: Planned Unit Development Permits, Division 8: Conditional Use Permits* of Chapter 37 of the Salinas City Code and *Article 4: Tentative Maps* of Chapter 31 of the Salinas City Code upon the following terms and conditions and not otherwise, to wit:

ISSUED TO PROPERTY OWNER:

The Uni-Kool Partners
Cadius Partners Limited, Intended
Applicant/Permittee, Phase I Extended Stay
Hotel CUP

FOR:

Conceptual Master Site Plan for a seven-phase, Mixed Use Development with a 70,000 square-foot Extended Stay, Hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development.

ON PROPERTY LOCATED AT FOLLOWING APNS:

002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000.

ZONING DISTRICT:

CO – FG-4 (Commercial Office – Abbott Street Focused Growth Overlay) and IG - AR (Industrial – General – Airport Overlay).

ENVIRONMENTAL REVIEW ACTION & DATE: The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An MND, and a Mitigation Monitoring and Reporting Program were adopted on June 11, 2024.

EXPIRATION DATE: None, once properly established.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to develop a Conceptual Master Site Plan for a seven-phase, Mixed Use Development of a 22.74-acre site on the above-described property, which includes:
 - A Conditional Use Permit (CUP) for development of an Extended Stay Hotel consisting of 70,000 square-foot with 111 guest rooms (Phase 1);
 - A Conditional Use Permit for Mixed Use Development (Phase 2-7);
 - The seven project phases are as follows:
 - Phase 1: Development of a four-story, approximately 70,000-square foot Extended Stay Hotel with 111 guest rooms, indoor pool, and BBQ patio on a 2.3-acre parcel.
 - Phase 2: A mixed-use development with three buildings that would be approximately 23,000-square feet, 12,200-square feet, and 15,000-square feet in size with approximately 28 dwelling units on a 3-acre parcel shared with Phase 3.
 - Phase 3: A mixed-use development with retail and office use within two buildings that each would be approximately 6,400-square feet in size on a 3-acre parcel shared with Phase 2.
 - Phase 4: A mixed-use development with two retail buildings approximately 8,500-square feet and 5,500-square feet in size on a 1.3-acre parcel.
 - Phase 5: A mixed-use development with two retail buildings approximately 5,000-square feet each in size on a 1.1-acre parcel.
 - Phase 6: A mixed-use development with six retail/residential buildings approximately 128,000-square feet in size with approximately 84 residential units and one standalone residential building approximately 51,000-square feet in size with approximately 50 residential units on 3 parcels totaling 6.5 acres.
 - Phase 7: A mixed-use development with one residential building approximately 83,800-square feet in size with approximately 80 residential units and two retail/office buildings that are approximately 17,000-square feet and 20,800-square feet in size on 2 parcels totaling 4.4 acres.

- A Tentative Map to reconfigure 14 lots into 9 lots;
- An Initial Study (IS) /Mitigated Negative Declaration (MND) for the Mixed Use Development.

All in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

- Exhibit “A” Vicinity Map
- Exhibit “B” Cover Sheet (Sheet A0.00)
- Exhibit “C” Project Information (Sheet A0.10)
- Exhibit “D” Existing Overall Plan (Sheet A1.00)
- Exhibit “E” Architectural Master Plan (Sheet A1.01)
- Exhibit “F” Overall Phasing Master Plan (Sheet A1.10)
- Exhibit “G” Enlarged Site Phasing: Phase 1 (Sheet A1.11)
- Exhibit “H” Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12)
- Exhibit “I” Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13)
- Exhibit “J” Enlarged Site Phasing: Phase 6 (Sheet A1.14)
- Exhibit “K” Enlarged Site Phasing: Phase 7 (Sheet A1.15)
- Exhibit “L” Overall Site Traffic Plan (Sheet A1.20)
- Exhibit “M” Overall Conceptual Parking Plan (Sheet A1.30)
- Exhibit “N” Overall Lighting Plan (Sheet A1.40)
- Exhibit “O” Overall Conceptual Master Landscape Plan (Sheet A1.50)
- Exhibit “P” Landscaping Details (Sheet A1.51)
- Exhibit “Q” Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00)
- Exhibit “R” Phase 1: Site Plan (Sheet 2.01)
- Exhibit “S” Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10)
- Exhibit “T” Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50)
- Exhibit “U” Extended Stay Hotel: Ground Floor Plan (Sheet A3.10)
- Exhibit “V” Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11)
- Exhibit “W” Extended Stay Hotel: Acoustical Requirements (Sheet A3.12)
- Exhibit “X” Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10)
- Exhibit “Y” Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11)
- Exhibit “Z” Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12)
- Exhibit “AA” Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13)
- Exhibit “BB” Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14)
- Exhibit “CC” Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15)
- Exhibit “DD” Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10)
- Exhibit “EE” Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11)
- Exhibit “FF” Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12)
- Exhibit “GG” Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13)
- Exhibit “HH” Extended Stay Hotel: Color and Materials Board (Sheet A6.10)
- Exhibit “II” Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022
- Exhibit “JJ” Tentative Map – Site Plan (Sheet C1.0)

Exhibit “KK” Tentative Map – Existing Site Plan (Sheet C1.1)
 Exhibit “LL” Tentative Map – Site Phasing Plan (Sheet C1.2)
 Exhibit “MM” Tentative Map – Site Layout Plan (Sheet C1.3)
 Exhibit “NN” Tentative Map – Site Grading Plan (Sheet C1.4)
 Exhibit “OO” Tentative Map – Site Utility Plan (Sheet C1.5)
 Exhibit “PP” Tentative Map – Site Drainage Plan (Sheet C1.6)
 Exhibit “QQ” Engineer’s Report, dated March 10, 2023
 Exhibit “RR” Housing Memorandum, dated October 13, 2022
 Exhibit “SS” Rental Housing Impact Fees Plan, dated May 3, 2024
 Exhibit “TT” Mitigated Negative Declaration
 Exhibit “UU” Mitigation Monitoring Reporting Program
 Exhibit “VV” Initial Study with Appendices

2. Except for Phase 1, which is approved herein, all subsequent phases identified in the above exhibits shall be subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits herein this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with said exhibits and not by the required setbacks from proposed property lines.
3. Density shall be determined by the current General Plan and Zoning Code in effect at the time of submittal for any development that includes residential uses. Based on current General Plan and zoning densities, up to 197 dwelling units can be allowed. If project density exceeds 197, based on future density limits, and amendment to this permit will be required. If total number of units exceeds 242, subsequent CEQA may be required.
4. The Applicant/Permittee shall either execute an Affordable Housing Plan or Complete an Intent to Pay in-lieu fees or Rental Housing Impact Fees Plan prior to first approval of any residential development per Exhibit “RR” Housing Memorandum, dated October 13, 2022. The executed Rental Housing Impact Fees Plan dated May 3, 2024, is incorporated herein as Exhibit “SS” of this Permit.
5. No outdoor storage, display, or sale of merchandise of any kind will be permitted. Except, Temporary uses, in accordance with Section 37-50.300: Temporary use of land.

ALTERNATIVE DEVELOPMENT STANDARDS

6. Per Section 37-60.980(a), the following development regulations shall be prescribed with this Planned Unit Development Permit:
 - a. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for the off-street parking requirements, except for the proposed Extended Stay Hotel.
 - b. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for Usable Open Space requirements.
 - c. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis

- d. Eliminate the development standard for the Phase 1 Hotel structure to be sited along street frontage per SMC Section 37-30.280(c)(1).
- e. Provide more than the minimum of one tree for every five spaces in landscape islands; however, reduce and/or eliminate island minimum dimension of five feet exclusive of curbs per SMC Section 37-50.690(g)(4).

AVIGATION EASEMENT

- 2. Prior to the recordation of any land division the Applicant or successor in interest, shall record an avigation easement on the property. The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district. Development and review of the avigation easement shall be coordinated with the Public Works Department Salinas Airport Division/Airport Manager.

PHASED IMPROVEMENTS

- 3. Each phase shall include site improvements wherein safety and aesthetics are provided to a level of acceptable community standard. The applicant, or successor in interest, shall implement site improvements in accordance with following phases:

Phase	Action	Timing for Implementation
1	<p>Submit detailed plans for Phase 1 improvements as described below for review and approval by the Community Development Department:</p> <ul style="list-style-type: none"> a. All improvements identified in Exhibit “R” Phase 1: Site Plan. b. Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase and along the John Street and Abbott Street frontage in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way. c. Proposed parking lot layout (off-street parking spaces and drive aisles) along the edges of Phase 1 shall include the following: <ul style="list-style-type: none"> i. Concrete curbs and end islands consistent with SMC Section 37-50.520(d). ii. Minimum 5-foot-wide perimeter landscape planter consistent 	<p>Submittal of plans demonstrating compliance prior to issuance of a building permit for Phase 1.</p>

Phase	Action	Timing for Implementation
	<p>with SMC Section 37-50.690(g)(2)(B).</p> <p>iii. Temporary fencing to screen and control unauthorized access to remainder Phases.</p> <p>d. To enhance aesthetics of the site, provide an interim Landscaping and Irrigation Plan for the project perimeter along the John Street and Abbott Street frontages (directly behind City and/or Caltrans right-of-way) to include clean up and maintenance of existing trees and shrubs along with the addition of ground cover.</p> <p>e. Demonstrate coordination with Caltrans to develop, install, and maintain Landscaping and Irrigation in the Caltrans right-of-way along John Street frontage.</p> <p>f. Landscaping and Irrigation Plan for Phase 1 development shall comply with the requirements of the PUD.</p>	
	<p>Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.</p>	<p>Prior to final inspection and/or certificate of occupancy.</p>
	<p>Phase 1 Improvements shall be installed.</p>	<p>Prior to final inspection and/or certificate of occupancy for Phase 1.</p>
<p>2</p>	<p>Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 2 development shall comply with the requirements of the PUD.</p>	<p>Prior to issuance of a building permit for Phase 2.</p>

Phase	Action	Timing for Implementation
	<p>The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 2 and modified as needed to reflect the actual number of units and Section 8 units per phase.</p> <p>Submission of a revised “Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance” for Phase 2.</p>	<p>Prior to approval of a Site Plan Review for Phase 2.</p>
	<p>Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO base Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.</p>	<p>Prior to issuance of a building permit for Phase 2.</p>
	<p>Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.</p>	<p>Prior to issuance of a building permit for Phase 2.</p>
	<p>Payment of Rental Housing Impact Fees for Phase 2.</p>	<p>Prior to issuance of a building permit for Phase 2.</p>
	<p>Phase 2 Improvements shall be installed.</p>	<p>Prior to final inspection and/or certificate of occupancy for Phase 2.</p>
3	<p>Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 3 development shall comply with the requirements of the PUD.</p>	<p>Prior to issuance of a building permit for Phase 3.</p>

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 3.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 3.
	Phase 3 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 3.
4	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 4 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 4.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 4.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 4.
	Phase 4 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 4.

Phase	Action	Timing for Implementation
5	<p>Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 5 development shall comply with the requirements of the PUD.</p>	<p>Prior to issuance of a building permit for Phase 5.</p>
	<p>Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.</p>	<p>Prior to issuance of a building permit for Phase 5.</p>
	<p>Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.</p>	<p>Prior to issuance of a building permit for Phase 5.</p>
	<p>Phase 5 Improvements shall be installed.</p>	<p>Prior to final inspection and/or certificate of occupancy for Phase 5.</p>
6	<p>Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 6 development shall comply with the requirements of the PUD.</p>	<p>Prior to issuance of a building permit for Phase 6.</p>
	<p>The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 6 and modified as needed to reflect the actual number of units and Section 8 units per phase.</p> <p>Submission of a revised “Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance” for Phase 6.</p>	<p>Prior to approval of a Site Plan Review for Phase 6.</p>

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 6.
	Payment of Rental Housing Impact Fees for Phase 6.	Prior to issuance of a building permit for Phase 6.
	Submit detailed plans identifying required extension of the private drive to Spicer Street.	Prior to issuance of a building permit for Phase 6.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 6.
	Phase 6 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy.
7	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 7 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 7.
	<p>The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 7 and modified as needed to reflect the actual number of units and Section 8 units per phase.</p> <p>Submission of a revised “Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance” for Phase 7.</p>	Prior to approval of a Site Plan Review for Phase 7.

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 7.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 7.
	Payment of Rental Housing Impact Fees for Phase 7	Prior to issuance of a building permit for Phase 7.
	An Amendment or Minor Modification to Conditional Use Permit (CUP) 2018-010 shall be submitted and approved. Per Condition No. 7 of CUP 2018-010 (The Salinas Valley Memorial Hospital System [SVMH] Master Plan), “in the event the off-site parking lot located at 241 Abbott Street is no longer available for use by Salinas Valley Memorial Healthcare System, an Amendment or Minor Modification to this Conditional Use Permit shall be submitted to the Community Development Department.”	Prior to issuance of a building permit for Phase 7.
	Phase 7 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 7.

CONDITIONAL USE PERMIT - MIXED USE DEVELOPMENT CONDITIONS

9. This Planned Unit Development Permit authorizes Mixed Use Building incentives for Usable Open Space pursuant to SMC Section 37-30.620(b), which is 100 sq ft of Usable Open Space per dwelling unit for studio, one-bedroom and two-bedroom units, 300 sq ft per dwelling unit for three-bedroom units, and 400 sq ft per dwelling unit for four- or more bedroom units. To meet this standard, each dwelling unit is required to provide a balcony/terrace of at least 60 sq ft, which is directly accessible to the dwelling unit. This open space shall meet certain design and dimensional criteria and cannot include stormwater treatment areas.
10. This Planned Unit Development Permit authorizes Mixed Use Building incentives pursuant to SMC Section 37-60.980(a), which waives the three- and four-bedroom mix requirement.
11. Picnic areas with table and seats (with an eight-seat minimum requirement) are required

for commercial and mixed uses that have thirty employees or less pursuant to SMC Section 37-40.240(e). For commercial and mixed uses that have more than thirty employees, a minimum of sixteen seats shall be provided. Such picnic areas shall count toward the required landscaping area.

CONDITIONAL USE PERMIT - EXTENDED STAY HOTEL CONDITIONS

12. Per SMC Section 37-50.085 the following development regulations are required for new Extended Stay, Hotel development:
 - a. Maximum Stay. Length of stay per occupant(s) shall not exceed ten months within a three hundred sixty-five-day period.
 - b. Parking Requirements. For new construction, 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area. In addition, parking for other uses and facilities shall be provided as required by SMC Section 37-50.360: Off-street parking and loading spaces regulations. For conversion of an existing hotel/motel to extended stay, with no additional guest rooms, existing parking spaces shall be retained, and no additional parking spaces would be required.
 - c. Floor Area. A minimum one hundred fifty square feet per room, including bathroom. Kitchen floor area is not included in the minimum calculation.
 - d. Bathroom. Each room shall contain a bathroom including a toilet, sink, and shower or tub.
 - e. Common Area. A minimum of five hundred square feet of common area shall be provided, which could include a dining area.
 - f. Laundry Facilities. Laundry facilities consisting of individual or common washer and dryer shall be provided. A minimum of one washer and one dryer shall be provided for every twenty-five (25) rooms.
13. A minimum of 125 on-site parking spaces shall be provided for the Extended Stay Hotel use, including on-site parking spaces designated for people with disabilities shall be provided in accordance with *Division 18: Off-Street Parking and Loading Regulations*. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.
14. Provide a minimum of one, 12 foot by 35-foot loading area and one, 12 foot by 50-foot loading area per SMC Section 37-50.360(d). The areas to be clearly identified on the site plan as a painted crosshatched pattern. Per SMC Section 37-30.280(u), loading facilities and related service areas must be located away from and screened from view of streets, parks, plazas, and landscaped walkways, and shall generally be located within the interior of the development, whenever feasible.
15. Per Figure N-1 Future Noise Contour and Impact Areas of the 2002 City of Salinas General Plan, the subject site is located in the future Community Noise Equivalent Level (CNEL) contours in the 65 range. Per Table N-3 Noise/Land Use Compatibility Matrix of the 2002 City of Salinas General Plan, the 65 CNEL range is in Zone B –

Conditionally Acceptable, which further states that new construction or development shall be undertaken only after a detailed noise analysis is prepared and noise reduction measures are identified and included in the project design. Per California Building Code, interior noise levels attributable to exterior sources should not exceed 45 db in any habitable room. The noise metric needs to be either the day-night average sound level (Ldn) or the CNEL, consistent with the noise element of the local general plan, per 1207.11.2 Allowable interior noise levels of Article 4 and Section 1092 of California Administrative Code, Title 25. Exhibit “II” Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022, demonstrates compliance with the noise regulations.

16. Development shall be in compliance with Exhibits “S” through “II” and Exhibit “QQ” Engineer’s Report, dated March 10, 2023.

ENGINEERING AND NPDES REQUIREMENTS

17. The development shall conform with requirements found in Exhibit “QQ” Engineer’s Report, dated March 10, 2023, and to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project.

ENVIRONMENTAL MITIGATIONS

18. All mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval as incorporated herein by reference as Exhibit “UU.”

FINAL MAP REFERENCE AND CONDITIONS

19. The following language shall appear prominently in the Owners Certificate of the Final Map: “The development and use of this property is subject to the terms and conditions of Planned Unit Development Permit No. 2020-002 and Conditional Use Permit 2020-030 issued by the Council of the City of Salinas on _____, 2024 and filed for record in the Official Records of Monterey County and to all conditions and standards contained therein.”
20. The permittee shall also request that the preceding language be included in the final subdivision public report of the California Department of Real Estate and shall provide verification to the Community Development Department that each subsequent purchaser has been informed of the PUD permit and its conditions prior to the close of each escrow.
21. A Final Map shall be in compliance with Tentative Map Exhibits “JJ” through “PP” and Exhibit “QQ” Engineer’s Report, dated March 10, 2023. The Final Map providing for the subdivision of the subject property pursuant to Municipal Code Section 31-402 shall

be approved by the City Council and recorded by the County Recorder prior to issuance of any building permits.

PARKING REQUIREMENTS

22. This Planned Unit Development Permit authorizes the Mixed Use Building incentives for off-street parking requirement found in SMC Section 37-30.620(c), which is 1 parking space per 400 square feet of nonresidential floor area, except for the proposed Extended Stay Hotel.
23. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, design and color of the bicycle racks shall be consistent throughout the Project. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.
24. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.

PARKING LOT DESIGN

25. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, design and color of the pavement treatment shall be consistent throughout the Project. Colored, textured pavement paving shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.
26. SMC Section 37-50.460 requires clear visibility for the areas between 3 feet and 10 feet above the driveway grades, which lie 15 feet from the intersection of the edge of the driveway and the property line measured along both the driveway and the property line. Visibility triangles need to be placed on the site plan for all driveways and corners located on the subject and adjacent properties.
27. Allowable parking space overhang needs to be clarified on the site plan. Use a dotted line to delineate the maximum allowable three-foot parking space overhang and standard 19-foot space depth for standard stalls. Per SMC Section 37-50.690(g)(3), planters should be expanded three feet to allow the parking space to overhang the planter (i.e., $5' + 3' = 8'$). Three feet is the maximum allowable overhang fronting the right-of-way per SMC Section 37-50.690(g)(2)(C).

DESIGN GUIDELINES

28. Structures shall be sited along street frontage per SMC Section 37-30.280(c)(1), except for Phase 1 Hotel structure which has been exempted from this requirement as part of this Planned Unit Development Permit.

29. Placement of structures, entrances, and open space areas such as plazas and courtyards shall be oriented to provide direct access to public sidewalks and streets to the maximum extent possible to facilitate pedestrian access and movement between adjacent uses per SMC Section 37-30.280(c)(2).
30. Buildings shall be sited in a manner that maximizes visibility of plazas, courtyards, streets, and alleys to provide opportunities for people engaged in their normal behavior to observe the spaces around them per SMC Section 37-30.280(c)(4).
31. The main building entrance or entrances shall be oriented to the street or plazas, as applicable, to maximize natural surveillance and provide "eyes on the street." The main entries to buildings shall be clearly demarcated, visible, and accessible from the street and/or pedestrian walkways. Main entries shall be recessed or framed by a sheltering element such as an awning, arcade, porch, or portico. Such entrances shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance from the street. Secondary building entries may be from parking areas per SMC Section 37-30.280(f)(1).
32. For buildings that do not contribute to frontage along build-to lines or are not located along pedestrian-oriented street frontages or public open space areas such as plazas, the following shall apply:
 - a. The primary building entry and windows shall be generally visible from the street(s).
 - b. The main entrance shall open directly onto a publicly accessible connecting walkway. This walkway shall connect directly to the sidewalk or pedestrian walkway of an adjacent street.
 - c. Building facades that are visible from the street shall not have a section of blank wall exceeding thirty linear feet without being interrupted by a window, entry, or a section of lattice with vines, or other architectural feature.
33. Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in a continuous direction for more than fifty feet without an offset proportional to the building size or an architectural feature such as a column to provide visual interest per SMC Section 37-30.280(i)(2).
34. At a minimum, the roofline at the top of the structure shall not run in a continuous plane for more than fifty feet without offsetting or jogging the roof plane per SMC Section 37-30.280(j)(2).
35. All new uses shall be oriented and designed to enhance pedestrian movement to and between adjacent uses and public streets per SMC Section 37-30.280(p)(1).
36. Colored, textured paving shall be used to delineate pedestrian crossings at circulation drives and parking aisles per SMC Section 37-30.280(p)(4).

SITE FURNISHINGS

37. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, furnishings such as parking lot and building lighting, recycling and solid waste enclosures, bike racks, benches, trash receptacles, etc. shall be provided in appropriate areas to enhance the visitor and employee experience of a future project. Site furnishings shall be constructed of durable commercial grade materials and complement the architectural style of the buildings. Consistent furnishing design theme that is complementary to the architectural theme is required. Site furnishings located in the public street right-of-way shall be approved by the City.

SIGNS

38. Per SMC Section 37-570(b), a Master Sign Plan shall be required for any site having two or more nonresidential tenants and shall be submitted and approved by the City Planner prior to issuance of any Sign Permit.
39. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.
40. Signs shall not be located above the building roof.
41. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article 5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

LIGHTING

42. Prior to issuance of a building permit, new illuminated parking areas require a photometric lighting plan per SMC Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. All proposed exterior lighting shall be in conformance with SMC Section 37-30.280(x). Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line. Design of the light standards shall be consistent throughout the development:
 - a. No roof floodlighting will be allowed on any structure.
 - b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.

BUILDING MATERIALS AND COLORS

43. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans and on color elevations to be submitted by the Applicant for review and shall be approved by the Community Development Department.

LANDSCAPING AND IRRIGATION

44. Prior to issuance of a building permit, Landscaping and Irrigation shall comply with the requirements of the State of California “Model Water Efficient Landscape Ordinance” (AB 1881), Article V, Division 4 of the Salinas Zoning Code, and the Abbott Street Landscape Palette. The landscape and irrigation plans shall include the following:
- a. Per Zoning Code SMC Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.
 - i. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).
 - ii. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.
 - iii. Parking lot landscaping shall provide the following per SMC Section 37-30.280(q)(8):
 1. Where parking lots abut streets, a minimum eight-foot-wide landscaped frontage shall be provided on the site, adjacent to the sidewalk. Landscaped frontages are not required when parking lots are sited behind buildings or plazas.
 2. A minimum number of shade trees are required, equivalent to one tree per five parking stalls.
 3. Trees in parking lots shall be spread uniformly (in an orchard parking lot landscaping design) throughout the parking area and may not be located only at the end of parking rows.
 4. Trees planted along connecting walkways and adjacent landscaped frontages may also contribute to the one-per-five requirement for parking lots.
 5. Trees in parking lots must be set into a tree well or planter having a minimum interior dimension of five feet (exclusive of curbs).
 6. Trees adjacent to walkways and in plazas shall be protected by attractive bollards, raised concrete curbing or tree guards designed to be compatible with the development.
 7. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.

- iv. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.
- v. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).
- vi. Per SMC Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail).
- vii. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.
- viii. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
- ix. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.
- x. Plant material shall conform to the following spacing standards:
 - 1. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub.
 - 2. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards.
 - 3. A minimum of ten feet between center of trees or large shrubs and fire hydrants.
 - 4. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.
- b. Street trees are required at a maximum of 60-ft along street frontages per Engineering.

RECYCLING AND SOLID WASTE DISPOSAL AREA

- 45. Prior to issuance of a building permit, written confirmation from the City's waste disposal service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider. Recycling and solid waste enclosures shall be provided with capacity adequate

to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosures shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosures shall match those of the primary structures (example: exterior plaster - stucco) and shall include a consistent design throughout the Project. Doors of the enclosures shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosures shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan.

COMMON AREA MAINTENANCE AGREEMENT

46. Prior to recordation of the Final Map, a Common Area Maintenance Agreement shall be reviewed by the City for all privately owned lands and private easements, together with their associated improvements, will be maintained by the individual parcel owners or other private entities through a Common Area Maintenance Agreement. Other public and quasi-public utilities including water, electrical, gas, and communications facilities will be owned and maintained by their respective public utility companies. Prior to issuance of a building permit, City reviewed Common Area Maintenance Agreement shall be recorded.

MAINTENANCE

47. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

48. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

49. All new utility lines shall be placed underground, and all power transformers shall be placed underground, where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping, or a screen fence of a design approved by the utility company and the City Planner.
50. All new mechanical equipment and appurtenances (i.e., gas, water meters, electrical

boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

51. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state, or federal agencies.
52. This Permit may be subject to water and sanitary sewer allocations. The Permittee will proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

53. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

54. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

55. This Permit shall expire one year after its approval date unless:
 - a. A Building Permit has been issued and substantial vertical construction diligently pursued for Phase 1; or
 - b. A certificate of occupancy has been issued for Phase 1; or
 - c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

PERMIT VALIDATION

56. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null, and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. *It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.*

STANDARD CONDITIONS

57. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers, attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.
58. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
59. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.
60. Development for each Phase shall be in accordance with the project plans and conditions of approval contained in this permit. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

61. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001 *was approved by action of the Salinas City Council on June 11, 2024, and shall become effective immediately:*

Effective Date: June 11, 2024

Lisa Brinton
Community Development Department Director

(All Signatures Listed Below Must Be Notarized)

CONSENT is hereby granted to the Permittee to carry out the terms and conditions of this **PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001** .

Dated: _____

Stephen Kovacich, Managing General Partner
The Uni-Kool Partners, a California General Partnership
(re), Property Owner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On _____ 202__, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the

instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

I:\ComDev\Planning Share Space\John and Abbott\PUD 2020-002\PUD 2020-002, CUP 2022-030, and TM 2022-001.docx