

Exhibit H

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Fax: 757-9516
ATTN: Jaime Guthrie

Monterey County Zoning Administrator Mike Novo
168 West Alisal St.
Salinas, CA 93901
Via email: NovoM@co.monterey.ca.us
and Project Planner: Jaime S. Guthrie guthriejs@co.monterey.ca.us

Regarding:

Zoning Administrator Hearing scheduled for March 23, 2017 at 9:30 a.m.

Project Name: Slama Kenneth Eugene TR

Project File No.: PLN140223

Project Location: 14 Spreckels Ln, Salinas

APN: 207-053-014-000

March 22, 2017

Dear ZA Mike Novo and Project Planner Jaime Guthrie,

It has come to my attention that a ZA Hearing is scheduled for tomorrow regarding a proposed project at the intersection of State Highway 68 and Spreckels Blvd. From a Highway 68 Coalition perspective this proposed project presents several objectionable issues, numbered 1 - 6 below:

- 1) The Planning Area site of this project is partly in the Toro Area, yet this project was not submitted to the Toro LUAC despite having several identifiable environmental issues. Are there specific reasons why not?

Project Description: Combined Development Permit consisting of: 1) Use Permit for the establishment of a mini storage facility; 2) Use Permit to allow the conversion of existing second story offices to residential units; and 3) Administrative Permit for a small water system. General Development Plan (Operational Plan). The property is located at 14 Spreckels Lane, Salinas (Assessor's Parcel Number 207-053-014-000), Greater Salinas Area Plan **and Toro Area Plan**.

- 2) Location of project and visibility from SR68, a designated State Scenic Highway, and Spreckels Blvd, a County scenic roadway

Page 5 of the Initial Study says:

"D. Project Impacts: **The subject property is not located within a Visually Sensitive district;**
..."

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I did a site visit to the project site. I reviewed what could be found of the file online on Accela. Proposed numerous Industrial/Commercial storage buildings are not scenic, can not be made to look scenic, and would be seriously out of character with both the Scenic Highway 68 and scenic Spreckels Blvd., as well as the nearby farmland. The project will be an eyesore. A project such as this belongs within the City limits of Salinas, or possibly on the old Spreckels Sugar Plant site. Were these alternatives explored? Was this proposed project staked and flagged? No staking and flagging was present when I visited the site.

3) Proposed Conditions don't even reflect any Landscaping Planning. Not found.

4) It is well known that traffic has cumulatively continued to worsen on SR68. The County has made numerous exceptions under the old General Plan, worsening an already bad situation. The County allowed commercial development nearby at the intersection of SR68 and Reservation Roads. The Level of Service west of Toro Regional Park is now "F" on every segment of Hwy. 68 to Monterey. This project will generate additional trips and make things even worse.

5) The amount of water available for this new development is questionable. The County is beginning mandatory area groundwater sustainability studies. This site is part of it. The quality of the water found onsite is poor.

6) Those of us that have lived in the area for our entire life recall flooding of the Salinas River. Part of this site is in a labeled flood zone. However, all of the site is susceptible to flooding. Will motorized equipment be stored here? What can prevent it? Fuels and oils may mix with flood waters.

For the above reasons I request that an Environmental Impact Report be prepared for this proposed project at this location. Please let me know when the Scoping Hearing is.

Thank you for your consideration,

Mike Weaver

831-484-6659