



County of Monterey Zoning Administrator

Item No. 1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

November 07, 2024

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Introduced: 11/1/2024

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN220036 - 1 SPRECKELS LANE LLC (FORMERLY SLAMA KENNETH EUGENE & BRADLEY TR)

Public hearing to consider construction of a 101,087 square foot single level self-storage facility and associated site improvements.

Project Location: Southeast corner of Spreckels Boulevard and Highway 68, off Spreckels Lane, Salinas, Greater Salinas Area Plan (no address assigned to parcel)

Proposed CEQA Action: Adopt a Negative Declaration pursuant to Section 15074 of the CEQA Guidelines

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution:

- 1) Adopting a Negative Declaration pursuant to Section 15074 of the CEQA Guidelines;
and
- 2) Approving a Use Permit for the establishment of 101,087 square foot single level self-storage facility and associated site improvements.

Staff has prepared a draft resolution, including findings and evidence, for consideration (**Exhibit A**). Staff recommends approval subject to the conditions of approval.

PROJECT INFORMATION:

Applicant: 1 Spreckels Lane, LLC

Agent: Brent Slama, AICP

APN: 177-071-013-000

Zoning: Heavy Commercial or "HC"

Parcel Size: 4.65 acres (202,290 square feet)

Plan Area: Greater Salinas Area Plan

Flagged and Staked: Yes

Project Planner: Susie Kuo, Contract Planner

(831) 783-7086 kuos@countyofmonterey.gov

SUMMARY:

The property is zoned Heavy Commercial or "HC" and is located at the southeast corner of Spreckels Boulevard and Highway 68. The project site is currently unpaved and is being used as an outdoor equipment storage yard with existing shipping container units which will be removed prior to construction of the proposed project.

The applicant proposes to develop the site with a 101,087 square foot, single level mini-storage

facility and associated site improvements (fencing parking lot, stormwater improvements, etc.) The project also includes the construction of lighting, fencing and landscaping around the perimeter of the project site but no restrooms or occupied structures requiring water or sewer service. There will be six parking spaces (five standard spaces and one accessible space), and a new entry way and gate located on the south side of the property off Spreckels Lane. The project site is primarily flat. See the attached plans to **Exhibit A**.

The proposed operating schedule is gated access hours from 7:00 a.m. to 7:00 p.m., Monday through Sunday (7 days per week), with staffed hours from 8:30 a.m. to 5:00 p.m., Monday through Friday. One employee, who also manages an adjacent self-storage facility at 14 Spreckels Lane, is anticipated to manage this facility. Currently, this employee resides in the caretaker unit on the adjacent facility and, therefore, is available. The proximity and availability of the employee allow this project to forgo the need to provide an additional on-site caretaker facility or office.

The facility has been designed to be architecturally compatible with the neighboring storage facility. The project includes a 16 foot concrete masonry wall around the perimeter of the site with the main storage building abutting the wall. Landscaping would be installed on the property adjacent to Spreckels Boulevard and Spreckels Lane and along the western property line. This would provide vegetative screening from the roadway, including the Highway 68 off ramp.

Site preparation will require grading of an area greater than 1 acre, triggering the need for Central Coast Regional Water Quality Control Board (RWQCB) review. As such, the project has been conditioned requiring the applicant to a Stormwater Prevention Pollution Plan (SWPPP) and obtain a Waste Discharger Identification (WDID) from the RWQCB. The applicant shall also submit the SWPPP and WDID to HCD-Environmental Services.

Implementation of the project would result in approximately 75,213 square feet of new impervious surface. A preliminary drainage plan was submitted and reviewed by HCD-Environmental Services. The preliminary plan was found acceptable. To ensure the plan is properly implemented, conditions of approval has been incorporated requiring the applicant submit a final stormwater control plan as well as an operation and maintenance plan and agreement for review and approval.

The subject property is located within the Salinas River floodplain. HCD-Environmental Services found the preliminary plans acceptable and conditioned the project to ensure consistency with Monterey County Code Chapter 16.16 - Regulations for Floodplains in Monterey County.

ENVIRONMENTAL REVIEW:

Pursuant to Public Resources Code Section 21083 and CEQA Guidelines Sections 15063(a) and 15063(b)(2), Monterey County as Lead Agency completed an environmental review to determine if the project may have a significant effect on the environment.

The County prepared a draft Initial Study and Negative Declaration (IS/ND) for this project (**Exhibit B**). The IS/ND identified that implementation of the project would have no impact on

agricultural and forest resources, biological resources, cultural resources, energy, hazards/hazardous materials, land use/planning, mineral resources, noise, population/housing, public services, recreation, tribal cultural resources, utilities/service systems, and wildfire. Less than significant impacts were identified for air quality, geology/soils, greenhouse gas emissions, hydrology and water quality, and transportation/traffic. As summarized in the discussion above, implementation of County regulations and incorporation of standard conditions of approval ensure the project would have less than significant impacts to resource topics listed above.

The ND was filed with the County Clerk on June 28, 2024, and circulated for public review and comment from June 28, 2024, to July 29, 2024 (SCH # 2024061305). Staff received one comment letter (see **Exhibit C**) during public review. In their July 5, 2024 letter, Caltrans stated that any work within the State's right of way would require an encroachment permit from Caltrans and would need to conform to the Caltrans Encroachment Permits Manual. The project plans illustrate offsite improvements limited to new driveway apron on Spreckels Lane, a County road. No work is proposed within the Highway 68 right of way.

OTHER DEPARTMENT/AGENCY INVOLVEMENT:

The following County departments and agencies reviewed this project during the County's Interdepartmental Review Process:

- HCD-Planning
- The Environmental Health Bureau (EHB)
- HCD-Engineering Services
- Monterey County Regional Fire Protection District (FPD)
- HCD-Environmental Services

HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, and EHB applied conditions 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. These are included in the draft resolution (**Exhibit A**).

Prepared by: Susie Kuo, Contract Planner, Tel: (831) 783-7086
Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

- Exhibit A - Draft Resolution including:
 - Recommended Conditions of Approval
 - Site Plans, Elevations, and Site Photos
- Exhibit B - Initial Study and Negative Declaration
- Exhibit C - Public Comment Received

cc: Front Counter Copy; North County Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Susie Kuo, Contract Planner; Anna Ginette Quenga, AICP, Principal Planner; Melanie Beretti, Chief of Planning; Brent Slama, AICP, Applicant; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN220036