

**MONTEREY COUNTY PLANNING COMMISSION**  
**MAY 10, 2017**  
**AGENDA ITEM NO. 2**



# Additional Correspondence

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SLAMA PLN140223

**Contact Info:**  
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**Resource Management Agency Planning**  
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**Nickerson, Jacquelyn x5240**

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**From:** Onciano, Jacqueline x5193  
**Sent:** Tuesday, May 9, 2017 3:57 PM  
**To:** 'Michael Weaver'  
**Cc:** Nickerson, Jacquelyn x5240  
**Subject:** RE: Monterey County Planning Commission hearing May 10, 2017-PLN140223-Slama, Kenneth Eugene TR, 14 Spreckels Lane

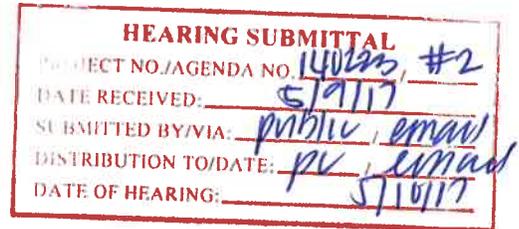
Good afternoon, Mr. Weaver:

Please accept this email as confirmation of receipt of you request to distribute the below correspondence to the Planning Commission.

Jacqueline

*~Jacqueline R. Onciano  
RMA Chief of Planning  
Monterey County Resource Management Agency*

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Salinas, CA 93901  
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**From:** Michael Weaver [mailto:michaelweaver@mac.com]  
**Sent:** Tuesday, May 09, 2017 3:33 PM  
**To:** Onciano, Jacqueline x5193 <oncianoj@co.monterey.ca.us>  
**Subject:** Re: Monterey County Planning Commission hearing May 10, 2017-PLN140223-Slama, Kenneth Eugene TR, 14 Spreckels Lane

Dear Ms. Onciano,

The following is for your review, the Monterey County Planning Commissioners review, and the applicant, Mr. Slama's review.

I do not have the individual PC emails, or Mr. Slama's

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Monterey County Planning Commission  
C/o Jacqueline Onciano, Planning Services Manager  
Via email: [oncianoj@co.monterey.ca.us](mailto:oncianoj@co.monterey.ca.us)  
FOR THE:  
Monterey County Planning Commission Hearing  
May 10, 2017, 9:00 a.m.

2. PC 17-027

PLN140223 - SLAMA KENNETH EUGENE TR (CONTINUED FROM APRIL 26, 2017)

Public hearing to consider a General Development Plan for a Mini -storage facility, conversion of an existing two-story office building, and administrative permit for a small water system.

Dear Ms. Onciano and Monterey County Planning Commissioners,

1) There is a problem with the project description in that it does not make clear the entirety of the cumulative size of the multiple things the developer is asking to do. One has to search through submitted materials, some of which were introduced at “the last minute” on April 26, 2017, at the Planning Commission Hearing. He is asking for 80,095 square feet of new commercial construction consisting of 13 new buildings. Add to this the conversions of existing buildings and the amount increases to 93, 815 sq ft. That is the amount I get by personally adding it all up. But then further add to this 31 parking spaces for Recreational Vehicles. One document is new to this May 10, 2017 Planning Commission hearing, it is titled “Operational/Environmental Statement”. It is neither a comprehensive operational or an environmental statement. Further, it is a rehash of a document created by the applicant, and turned in at the last minute at the April 26, 2017 Planning Commission hearing.

2) Compare the size of this project(s) to the Corral de Tierra Shopping Center proposed project, (also proposed to be located next to Highway 68). Corral de Tierra’s proposed size is 99, 700 sq. ft with 10 new buildings. This project required an E.I.R. However, the County is NOT recommending an E.I.R. for the Slama Project(s) PLN140223 to be located at 14 Spreckels Lane.

3) There is a problem in that the 31 parking spaces for Recreational Vehicles is not defined. Will these be daily space rentals, weekly space rentals, monthly space rentals? Will they be Short Term Rental Space? Will hookups for electricity, water and sewage be provided? Will there be overnight camping near the Salinas River in these? It is not clear from the documents provided to the public.

4) There is a problem in that the project lies within the Greater Salinas Plan Area, the Toro Planning Area, and adjacent to the Spreckels Planning Area. Yet, the project was referred to the Spreckels Advisory Committee for comments. At the time of referral to them, I cannot find where the entirety of the project(s) at this location was made clear to the three members in attendance on the Committee.

5) There is a brand new Monterey County Planner assigned to this project. Who answered the questions on the CEQA Initial Study? Of special concern are the four I.S. questions regarding scenic. Was the Planner aware of the State Scenic Status of SR68 and the County Scenic Status of Spreckels Blvd. at the time the Initial Study was being completed?

6) I do not believe the criteria for Staking and Flagging was followed for a project of this size. I was told, when I asked, that “representational flagging” would be installed. I drove to the site, looked about, and saw a small triangle of “representational flagging”, that was gone on April 26, 2017 when the Planning Commission met on this project. Yet, from some documents/diagrams submitted, like Concept Landscape Plan ,the projects are going to be very visible.

Thank you for your consideration of these concerns. There are others concerning traffic impacts and and water use . I ask that a full E.I.R. be prepared for this proposed project.  
A Negative Declaration is insufficient.

Mike Weaver  
831-484-6659