

Monterey County RMA
C/o Joe Sidor, Associate Planner
Carl Holm, Director of Planning
Mike Novo, Zoning Administrator
Via email

Re: PLN160199
Leon Ron L & Albenia R TRS
9621 Citation Ct., Monterey, CA 93940
APN: 173-121-008-000

October 31, 2016

Dear Mr. Sidor, Mr. Holm, and Mr. Novo

I am writing because this referenced application, PLN160199, is being considered as a Minor Amendment to be approved on November 2, 2016. I am writing to request a public hearing on this because there are several substantive issues. This is a written objection to the pending approval. Further, this is a written request for environmental review.

This area adjacent to Highway 68 was approved as an office park many years ago. It was carefully zoned, including a B-6 overlay, because it was recognized at the time as having environmental issues mostly with traffic, but also visibility and water issues. These issues have only worsened since the office park's inception.

In the year 2009 this subject parcel was allowed by the ZA at the time, Mike Novo, for a deli and restaurant in an existing office building. Find this at previously approved Year 2009 Permit ZA07286. This was processed under PLN090125. This Permit and its use was an exception to the approved office park. The environmental status at the time was deemed Categorically Exempt.

Now a Minor Amendment is being sought for purposes of expanding the existing parking lot for 28 new spaces on this parcel. This would be an exception to the exception. This is a cumulative impact. This would be growth inducing as it would facilitate the expansion of additional traffic. Traffic is already a problem both on Highway 68 and the nearby Ryan Ranch Business Park.

As you know, every segment of Highway 68 from Toro Park Estates West to Highway 1 is currently operating at Level of Service F during peak hours. Further, the length of time of the peak hours continues to grow.

Additionally, more parking encourages additional use on this parcel, in an area that is in a recognized groundwater overdraft condition. The Laguna Seca sub-basin has been adjudicated along with the Seaside Groundwater Basin.

Page 2

The office park was approved partially because of the lush oak forest screening at the time of approval. That oak tree screening has been disappearing. Where once the office park was nearly invisible to neighboring Highway 68, it is now very visible. Both the age of the trees and the continuing California drought have been taking their toll. Oak trees fall down and then are removed. Parking lots are not scenic. Further, a larger parking lot likely would require more lighting. This would be lighting visible to winter peak hour's traffic on neighboring Highway 68.

All of these substantive reasons would also affect the neighboring residential area of York Estates.

By the way, the County Accela system that was crashing last week is unavailable to me this morning. There is some sort of connection problem.

Please advise me as to the date, time, and location of the hearing on PLN160199.

Thank you,

(s) Mike Weaver
Chair, The Highway 68 Coalition
831-484-6659