

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 02018

A.P. # 269-031-013-000

FINDINGS AND DECISION

In the matter of the application of
Salinas Area Modelers (PLN010043)

for an amendment to an existing Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow the continued use of a 15-acre site for the operation of model airplanes, located southerly of Chualar River Road and easterly of the Salinas River, Central Salinas Valley area, came on regularly for hearing before the Planning Commission on March 27, 2002.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** That the proposed extension request is consistent with the Central Salinas Valley Area Plan, which designates the property as "Farmlands, 40-acre minimum," and with the policies of the Area Plan and the Monterey County General Plan.
EVIDENCE: The text and policies of the Central Salinas Valley Area Plan and the County General Plan were evaluated during the review of the application. No conflict or inconsistencies with the Plan, or with the text or policies, were found. No testimony, either written or oral, was received during the public hearing to indicate that there is any inconsistency with these plans.
EVIDENCE: A quasi-public use, such as a playground may be approved by Use Permit in a Farmlands Zone, with appropriate mitigation and conditions of approval.

2. **FINDING:** Circumstances have not changed since the original approval of the Use Permit, PC-7482, and the requested extension request is in substantial compliance with the original approval.
EVIDENCE: The site design is in compliance with the original approved plans.
EVIDENCE: No new potential environmental impacts have been identified. The original decision was approved under a categorical exemption.
EVIDENCE: Staff reviewed the General Plan, Central Salinas Valley Area Plan, and County Code, and determined that no changes to these documents that would affect this project have occurred since its approval of October 10, 1990.

3. **FINDING:** That the establishment, maintenance, or operation of the proposed building and use would not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the area, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.
EVIDENCE: Review of the application by the county Health Department, Public Works Department, Water Resources Agency, Parks Department, Planning and Building Inspection Department and Fire Department found no substantial physical limitation to the proposed project with standard and specific conditions imposed on the development of the site.
EVIDENCE: The conditions of approval ensure that this project will conform to all applicable county standards, that site improvements conform to all applicable codes and regulations, and that the project will not create a negative impact on the surrounding area.

4. **FINDING:** That the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any, have been paid.
EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.
5. **FINDING:** The extension request is categorically exempt from the California Environmental Quality Act. The original decision was approved under a categorical exemption.
EVIDENCE: The site design is in compliance with the originally approved plans.
EVIDENCE: No new potential environmental impacts have been identified.
EVIDENCE: No substantial change in circumstances, that would affect the environmental impacts of this project, has occurred since 1990.
EVIDENCE: CEQA Guidelines Sections 15301, 15304 and 15311.
EVIDENCE: Resolution No. 90-309.

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the following conditions:

1. That the extension of the Use Permit be subject to the conditions of approval contained in Planning Commission Resolution 90-309 adopted October 10, 1990, as modified herein. **(Planning and Building Inspection)**
2. That the permit shall expire October 10, 2010. **(Planning and Building Inspection)**
3. The project shall comply with the Noise Element of the Monterey County General Plan and Chapter 10.60 of the Monterey County Code. **(Environmental Health)**
4. The facility parking area, access roadway and access roadway shoulder shall be maintained in a condition that is free of flammable vegetation and litter. The access roadway shoulder shall consist of 3 feet beyond the edge of the roadway on each side. **(Salinas Rural Fire District)**
5. Trash containers shall be non-combustible and shall be emptied on a regular basis. **(Salinas Rural Fire District)**
6. Portable fire extinguishers shall be mounted and maintained in the vicinity of the structures/buildings in accordance with Uniform Fire Code Standard 10-1. Maximum travel distance from any of the buildings to a fire extinguisher is 75 feet. The fire extinguisher(s) may be secured when the facility is not in use. **(Salinas Rural Fire District)**
7. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Salinas Rural Fire District)**
8. Within 30 days after approval, permanent address numbers shall be posted. All address numbers shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be Arabic, not Roman or written out in words. Address numbers posted shall be a

minimum number height of 3 inches with a 3/8 inch stroke and contrasting with the background colors of the sign. **(Salinas Rural Fire District)**

- 9. Owner shall record a notice stating that the property is located within or partially within a floodplain and may be subject to building and/or land use restrictions. A copy of the recorded notice shall be provided to the County Water Resources Agency. **(Water Resources Agency)**

PASSED AND ADOPTED this 27th day of March, 2002, by the following vote:

AYES: Errea, Sanchez, Hawkins, Parsons, Brennan, Diehl, Hernandez, Wilmot
 NOES: None
 ABSENT: Lacy, Pitt-Derdivanis

Original Signed By:
 DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.