

RESOLUTION NO. 010540

A.P.# 221-102-013-000

In the matter of the application of
Monterey County Parks Department (PLN010540)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to install an off-site park directional sign along Highway 101 on a piece of Agriculture Equipment (harvester), located on Thompson Canyon Road, King City, on the northeast corner of the lot off the intersection of Central Avenue and Thompson Canyon Road, Central Salinas Valley area, came on regularly for hearing before the Zoning Administrator on September 26, 2002.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. **FINDING:** The Monterey County Parks Department application (PLN010540), as described in condition #1 is for a Use Permit. The property is located on Thompson Canyon Road adjacent to Highway 101 in the King City area and is zoned "F/40" or Farmlands. The project, as conditioned, conforms with the plans, policies, requirements and standards of the General Plan, Central Salinas Valley area Plan, and the Monterey County Zoning Ordinance (Title 21). The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21. Zoning violation abatement costs, if any, have been paid.
EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with the General Plan and Central Salinas Valley Area Plan.
EVIDENCE: The application and plans submitted for the Use Permit, including the waiver justification letter, in the project file at the Monterey County Planning and Building Inspection Department.
EVIDENCE: The project planner conducted a site visit on July 11, 2002, to verify that the proposed project complies with the Monterey County Zoning Ordinance.
EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.
2. **FINDING:** The proposed project will not have a significant environmental impact.
EVIDENCE: Section #15303(e) of the CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during staff review of the development application.
3. **FINDING:** The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
EVIDENCE: The project as described in the application and accompanying material, was reviewed by the Department of Planning and Building Inspection, CDF-South County, Public Works, Environmental Health Division, and the Water Resources Agency. The preceding departments

have 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 or the county in general.

4. **FINDING:** Such signs shall be permitted only on property adjacent to freeways approaching, passing through or near cities or communities.
EVIDENCE: Project plans on file with the Planning and Building Department.
5. **FINDING:** The decision on this project is appealable to the Planning Commission.
EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the following conditions:

1. Use Permit for an off-site county park directional sign along Highway 101 on a piece of agricultural equipment (harvester) located on private property. The proposed sign is 20 feet in width and 4 feet in height. The sign would be permanently mounted on a piece of agricultural equipment (i.e., a harvester). The footprint for the harvester is 1,200 square feet in size. Language for the sign would state "RV Camping. Ag Museum, San Lorenzo Park, use Broadway Exit". No lighting is proposed for the sign. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. **(Planning and Building Inspection)**

Prior to the Issuance of Grading and Building Permits:

2. The applicant shall record a notice which states: "A Use Permit (Resolution PLN010540) was approved by the Zoning Administrator for Assessor's Parcel Number 221-102-013-000 September 26, 2002. The permit was granted subject to 4 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**

Continuous Conditions:

3. The applicant shall continuously maintain, in a litter-free, weed-free condition, the areas immediately around the equipment bearing the sign. **(Planning and Building Inspection Department)**
4. The applicant shall continuously monitor and touch up the sign on the equipment so that it is maintained in a clear, bright, "non-shabby" condition. **(Planning and Building Inspection Department)**

PASSED AND ADOPTED this 26th day of September, 2002.

Original Signed By:

LYNNE MOUNDAY
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION 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.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.