

MIKE NOVO  
ZONING ADMINISTRATOR

STATE OF CALIFORNIA  
COUNTY OF MONTEREY

RESOLUTION NO. 030651

In the matter of the application of  
**State of California (PLN030651)**

**FINDINGS & DECISION**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow for storage only of manufactured homes on State of California property to maintain inventory until delivery to residential lots. The subject property is located at 584 El Camino Real North (State Parcel 46-2-4), within the right-of-way of state Highway 101, at the corner of Highway 101, Russell Road and Harrison Road, Greater Salinas area, came on regularly for hearing before the Zoning Administrator on June 24, 2004.

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

**FINDINGS OF FACT**

1. **FINDING:** The proposed project and/or use, as described in condition #1 is consistent with the policies of the Monterey County General Plan, the Greater Salinas Area Plan and the requirements and standards of the Monterey County Zoning Ordinance (Title 21).  
**EVIDENCE:** The text and policies of these documents have been evaluated during the course of the review of this application. No conflicts were found to exist for the temporary storage of manufactured homes at the site until September 30th, 2006, or until construction commences for a freeway overpass at the site, whichever comes first. Communication was received during the course of review of this project to indicate that the use of the site is better restricted to storage of the manufactured homes and access limited to Harrison Street to avoid cumulative impacts to traffic at the intersection of Russell and Espinosa minor arterials with Highway 101, a principal arterial. Limiting the use of the project to storage should not be inconsistent with the Heavy Commercial district while addressing adequate traffic capacity for the area.  
**EVIDENCE:** Goal 38.1.5 of the County General Plan states that adequate traffic capacity shall be a criterion for development consideration.  
**EVIDENCE:** Discussions with CalTrans and Public Works staff state that restricting the site to storage only should eliminate potential, cumulative adverse traffic impacts and the need for further traffic impact study.  
**EVIDENCE:** Project planner conducted an on-site inspection in May of 2004 to verify that the project on the subject parcel conforms to the plans listed above.  
**EVIDENCE:** The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in project file no. PLN030651.

2. **FINDING:** The site is physically suitable for the use proposed.
- EVIDENCE:** There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. The Monterey County Planning and Building Inspection Department, City of Salinas Department of Development and Engineering Services, Water Resources Agency, Salinas Rural Fire District, Sheriff Department, Public Works Department and Environmental Health Division have reviewed the project. There has been no indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
- EVIDENCE:** CalTrans, lessor, has drafted a lease agreement with Advantage Homes (CalTrans file reference 05-46-2-4) for a portion of State Parcel #46-2-4 that would terminate on September 30, 2006, with the right of cancellation and termination in both Lessor and Lessee.
- EVIDENCE:** The City of Salinas has made suggestions as to conditions of approval for the Use Permit that are consistent with the City's land use and development policies, given the property is within the City's Sphere of Influence. A majority of the suggestions have been incorporated as conditions of approval for the County's Use Permit, especially the requirements for landscape screening, prohibition of signage, driveway access, and surface paving to support truck movements.
3. **FINDING:** The proposed project will not have a significant environmental impact.
- EVIDENCE:** The Monterey County CEQA Guidelines categorically exempts this project from environmental review pursuant to Section 15304 (e) of CEQA, the minor temporary use of the land. No adverse environmental impacts were identified during review of the proposed project.
4. **FINDING:** The establishment, maintenance, or operation of the use or building 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 materials was reviewed by the Department of Planning and Building Inspection, City of Salinas Development and Engineering Department, Environmental Health Division, Salinas Rural Fire District, Sheriff Department, Public Works Department, and Water Resources Agency. The respective 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.

5. **FINDINGS:** 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 attached conditions.

**PASSED AND ADOPTED** this 24th day of June, 2004.

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MIKE NOVO  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF 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 90<sup>th</sup> 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.