

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: July 8, 2010	Time: 1:45PM	Agenda Item No.: 5
Project Description: Amendment of a previously approved Use Permit and Design Approval (PLN080184) to add the following proposed condition: "The Director of Planning may review and approve change of use within existing and previously approved buildings, minor additions, and modifications to the buildings and grounds and similar changes, provided the changes are consistent with the overall use of the property as an athletic club and do not intensify the use beyond levels previously considered and approved by the County of Monterey."		
Project Location: 27200 & 27300 Rancho San Carlos Road, Carmel, easterly of Rancho San Carlos Road		APN: 157-121-015-000 and 157-121-014-000
Planning File Number: PLN100235		Owner: Carmel Valley Athletic Club Inc. and McKay Productions LLC. Agent: Lombardo & Gilles C/O Dale Ellis.
Planning Area: Carmel Valley Master Plan Area		Flagged and staked: N/A
Zoning Designation: : "PQP-D-S-RAZ" or [Public/Quasi-Public, Design Control, Site Plan Review and Residential Allocation Zoning District Overlays]		
CEQA Action: Categorically Exempt per Section 15301 (Class 1) of the CEQA Guidelines		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Exempt the project from environmental review pursuant to Section 15301 (Class 1) of the CEQA guidelines; and
- 2) Approve the permit amendment (PLN100235), based on the findings and evidence and subject to the conditions of approval. (**Exhibit C**):

PROJECT OVERVIEW:

The subject site is located 27200 & 27300 Rancho San Carlos in Carmel Valley. The uses on the site were originally approved under Use Permit No. ZA5404. On October 29, 1997 the Planning Commission approved an extension of that permit (File No. PC970002). The approval of the extension (**Exhibit E**) included the relocation, expansion and change of some of the approved buildings and uses in the original permit. On December 11, 2008 the Zoning Administrator approved a Use Permit (File No. PLN080184) for a new two-story, 7,816 square foot fitness building; the Resolution of Approval of this permit (**Exhibit F**) includes an "*Approved Project Areas and Building Uses Table*" which contains the areas (square feet) for the approved uses at the site. The applicant proposes an amendment to the permit which would allow the Director of Planning to approve minor changes to the approved uses. The language of the proposed amendment (**Exhibit D**), would allow the Director of Planning to "review and approve change of use within existing and previously approved buildings, minor additions and modifications to the buildings and grounds and similar changes provided the changes are consistent with the overall use of the property as an athletic club and do not intensify the use beyond the levels previously considered and approved by the County of Monterey."

Staff has reviewed the language of the proposed amendment and agrees conceptually with it in terms of providing the applicant with an expeditious way to implement changes driven by business needs. At the same time, staff realizes the need for the County to properly review proposed changes and to assure that available infrastructure is adequate to provide for any proposed changes. To that end, staff believes the proposed language is overly broad and therefore proposes alternative language as discussed in **Exhibit B**. The proposed alternative Carmel Valley Athletic Club (PLN100235)

language would 1) attain the applicant's needs for flexibility and expeditiousness; 2) provide the County with a process to review changes in a cohesive manner involving all land use agencies that would allow adequate implementation of applicable regulations; and 3) provide the assurance that changes would not exceed the limits of area and usage established by the Zoning Administrator on December 11, 2008 (Resolution No. 080184).

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Carmel Valley Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the Environmental Health Department, RMA - Public Works Department, have been incorporated into the Condition Compliance attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was not referred to the Land Use Advisory Committee (LUAC) for review, as there are no proposed changes to the structures or uses already approved on the site.

Note: The decision on this project is appealable to the Planning Commission.

/s/ Luis A. Osorio

Senior Planner

(831) 755-5177, osoriol@co.monterey.ca.us

June 30, 2010

cc: Front Counter Copy; Zoning Administrator; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; John Ford, Planning Services Manager; Project Planner; Carol Allen, Senior Secretary; McKay Productions and Carmel Valley Athletic Club, Owner; Dale Ellis, Lombardo and Gilles LLC, Agent; Planning File PLN100235.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval
		2. Approved Project Areas and Building Uses under Zoning Administrator Resolution 080184
		3. Site Plan
	Exhibit D	Proposed Amendment Language
	Exhibit E	Planning Commission Resolution No. 97074 (PC970002)
	Exhibit F	Zoning Administrator Resolution No. 080184 (PLN080184)
	Exhibit G	Vicinity Map

This report was prepared by Luis Osorio, Senior Planner with the assistance of Maria Lopez, Land Use Technician, and reviewed by John Ford, Planning Services Manager.

EXHIBIT A
Project Data Sheet for PLN100235

Project Title: McKay Productions/Carmel Valley Athletic Club	Primary APN: 157-121-014-000 & 157-121-015-000	
Location: 27200 & 27300 Rancho San Carlos Road, Carmel	Coastal Zone: No	
Applicable Plan: Carmel Valley Master Plan	Zoning: PQP-D-S-RAZ	
Permit Type: Amendment	Plan Designation: Public/Quasi-Public	
Environmental Status: Exempt per Section 15301 (Class 1) of the CEQA Guidelines	Final Action Deadline: 07/15/2010	
Advisory Committee: Carmel Valley Advisory Committee		

Project Site Data:

Lot Size: 13.3 ACRES	Coverage Allowed: 25%	
Existing Structures (sf): 22,275	Coverage Proposed: N/A	
Proposed Structures (sf): N/A	Height Allowed: 30'	
Total Square Feet: 22,275	Height Proposed: N/A	
	FAR Allowed: N/A	
	FAR Proposed: N/A	

Resource Zones and Reports

Environmentally Sensitive Habitat: N/A	Erosion Hazard Zone: Low
Botanical Report #: LIB080420	Soils/Geo. Report #: LIB080423
Forest Mgt. Report #: N/A	Geologic Hazard Zone: Moderate
	Geologic Report #: N/A
Archaeological Sensitivity Zone: Moderate; High	
Archaeological Report #: LIB080424	Traffic Report #: LIB080421
Fire Hazard Zone: Very High	

Other Information:

Water Source: Cal Am	Sewage Disposal (method): Septic	
Water District/Company: Cal Am	Sewer District Name: N/A	
Fire District: Carmel Valley FPD	Grading (cubic yds): N/A	
Tree Removal (Count/Type): N/A		

EXHIBIT B DISCUSSION

The intent of the proposed amendment is to provide the applicant flexibility to implement changes in the location of the different uses within the buildings that may be necessary from time to time to address business needs. As stated above, staff agrees conceptually with the idea of providing flexibility. However, any changes to the existing uses must be consistent with the approval of the latest permit (PLN080184) which includes the "Approved Project Areas and Building Uses" Table, (see below); this table contains the areas (square feet) for the approved uses at the site and specifies the buildings where they are to be conducted in. As part of the approval of that permit, the Environmental Health Bureau (EHB) required that Building Nos. B-1, C-1 and H-1 are changed from exercise areas to office/storage in order to assure that the capacity of the disposal systems not be exceeded. The approved uses and the overall level of activity correspond to the capacity of the septic disposal systems on site. Any further changes to the existing approved uses must correspond to the capacity of the septic systems. As part of the processing of the current application, the EHB has requested additional information regarding the capacity and location of the existing septic systems; this information would be used as the baseline to review any proposed changes to the approved uses and to determine whether any change can be approved in the future under this amendment.

BUILDING/EXISTING USE	AREAS
A-1 CLUB HOUSE	4,738 SF
A-2 RECEPTION/OFFICE/OTHER EXERCISE	1,790 SF 5,795 SF
B-1 OFFICE/STORAGE	1,628 SF
C-1 OFFICE/STORAGE	2,590 SF
D-1 EXERCISE	1,015 SF
F-1 EXERCISE	1,358 SF
F-2 CHILDCARE	848 SF
H-1 OFFICE/STORAGE	1,648 SF
I-1 CAMP KITCHEN/DINING	864 SF
TOTAL EXERCISE AREA	8,168 SF
TOTAL AREA	22,275 SF
11 TENNIS COURTS	

NOTE 1: This Table contains the approved uses and respective areas (square feet) under Zoning Administrator Resolution No. 080184.

Staff believes that the provisions of the amendment to the existing permit must: 1) provide the County with a process to review changes which allows adequate implementation of applicable regulations and which involves all land use agencies; 2) provide the assurance that changes would not exceed the limits of area and usage established by the Zoning Administrator on December 11, 2008 (Resolution No. 080184); and 3) assure that existing infrastructure can provide for proposed changes. To that end, staff proposes that the following condition be added as part of the approval of the amendment:

“The Director of the RMA – Planning Department, in consultation with and after review by other County land use agencies, may approve changes of uses within existing and previously approved buildings and minor additions and modifications to the buildings and grounds approved under Planning Department File Nos. PLN970002 and PLN080184 subject to the following:

1. Proposed modifications to the location of individual uses may be approved by the Director of Planning but cannot result in increases of the overall areas (square footages) approved for the specific uses in Zoning Administrator Resolution No. _____ dated July 8, 2010, and shall not result in additional impacts and/or the need for additional infrastructure, i.e. increased septic disposal capacity, water availability or parking capacity, beyond the existing infrastructure as shown on the Site Plan contained in the project file dated _____ and attached to ZA Resolution _____ dated July 8, 2010.
2. Any time a proposed change to the approved uses or changes to the buildings is proposed, the applicant shall submit the following information to the RMA – Planning Department:
 - a. Site Plan and Floor Plan depicting accurately areas of building(s) and grounds where changes are proposed; if exterior changes to any buildings are proposed, elevations of the buildings shall be included highlighting those changes;
 - b. The Site Plan shall include the “*Approved Project Areas and Building Uses under Zoning Administrator Resolution 080184*” Table attached as Exhibit 2 to Zoning Administrator Resolution No. _____ dated July 8, 2010, indicating the approved square footages for individual uses and clearly indicating any proposed changes to those square footages, demonstrating that the overall approved square footages for each use would not be exceeded by the proposed changes;
 - c. Clear written description, including any technical calculations, demonstrating how the proposed changes fit within the existing infrastructure capacity, i.e. septic disposal, water availability or parking capacity, and demonstrating that additional infrastructure would not be required for the proposed changes;
 - d. Where changes in water fixtures are proposed or required for any changes to the approved uses, the applicant shall provide a clear account of the number of existing and proposed number of fixtures and a clear statement of any additional water needs resulting from the changes; a Water Release Form from the Monterey Peninsula Water Management District shall be required for any proposed changes to water fixtures.
3. The applicant/owner shall be responsible for submitting plans of any proposed changes to all land use reviewing agencies, including the Environmental Health Bureau, Water Resources Agency, Public Works and the Monterey County Rural Fire District, and shall provide evidence to the Planning Department that the proposed changes have been approved by those agencies before the Director of Planning can approve the changes.
4. The applicant/owner shall pay plan review fees to individual agencies as required by those agencies at the time plan changes are submitted.
5. Over-the-Counter Design Review applications and related fees shall be required for any minor exterior modifications to the approved buildings. The Director of Planning shall require other types of design review or discretionary permits that may be needed for certain changes to the uses and approved square footages or as may be recommended by other agencies;

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

Carmel Valley Athletic Club / McKay Productions (PLN100235)

RESOLUTION NO. 2010-001

Resolution by the Monterey County Zoning
Administrator:

- 1) Exempts the project from environmental review pursuant to Section 15301 (Class 1) of the CEQA guidelines; and
- 2) Approves an Amendment of a previously approved Use Permit and Design Approval (PLN080184) to allow the Director of the RMA – Planning Department to approve changes of use within existing and previously approved buildings and modifications to the buildings and grounds, provided the changes are consistent with the overall use of the property as an athletic club and do not intensify the overall use of the site beyond levels previously considered and approved by the County of Monterey under File No. PLN080184, and subject to the specific provisions of Condition No. 3 of the Condition Compliance Plan attached to this resolution

(PLN100235, Carmel Valley Athletic Club Inc. and McKay Productions LLC, 27200 & 27300 Rancho San Carlos Road, Carmel Valley, Carmel Valley Master Plan Area (APN: 157-121-014-000 & 157-121-015-000))

The Amendment application (PLN100235) came on for public hearing before the Monterey County Zoning Administrator on July 8, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The proposed permit amendment, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- the Carmel Valley Master Plan,

- Greater Monterey Peninsula Area Plan Inventory and Analysis,
- Monterey County Zoning Ordinance (Title21)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The site is located at 27200 & 27300 Rancho San Carlos Road, Carmel, (Assessor's Parcel Number 157-121-014-000 & 157-121-015-000, Carmel Valley Master Plan Area. The site is zoned "PQP-D-S-RAZ", which allows public/quasi-public construction. Therefore, the project is an allowed land use for this site.
- c) The proposed amendment of Use Permit and Design Approval PLN080184 was found to be consistent with all applicable policies of the Carmel Valley Master Plan.
- d) The proposed amendment is consistent with the Findings, Evidence and Conditions of Approval contained in Zoning Administrator Resolution No. 080184 dated December 11, 2008. Conditions of approval contained in Resolution No. 080184 are carried forward within this amendment.
- e) The proposed amendment is consistent with the Findings, Evidence and Conditions of Approval contained in Planning Commission Resolution No. 97074 dated October 29, 1997. Conditions of approval contained in Resolution No. 97074 are carried forward within this amendment.
- f) Several site inspections have been conducted since the approval of Use Permit and Design Approval No. PLN080184 to verify that the project on the subject parcels conforms to the plans listed above and is consistent with the Conditions of Approval. Staff has found that the project so far has been developed consistent with those conditions.
- g) The proposed Permit amendment was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The amendment does not include any changes to the approved uses on the site under the previously approved permits (PC970002 and PLN080184).
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File Nos. PLN100235, PLN080184 and PC970002.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The proposed Permit amendment has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the amendments to the approved uses that may be approved by the Director of Planning as allowed by this amendment. Conditions recommended have been incorporated.
 - b) Several site inspections have been conducted since the approval of Use Permit and Design Approval No. PLN080184 to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

Department for the proposed development found in Project File Nos. PLN100235, PLN080184 and PC970002.

3. **FINDING:** **HEALTH AND SAFETY** - The proposed permit amendment will 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 neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The proposed permit amendment was reviewed by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the implementation of changes to approved uses that may be approved per the amendment will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available for the existing uses at the site and the proposed Permit amendment does not include increases to those uses. The existing septic disposal systems at the site have been deemed acceptable for the existing/approved levels of use by the Environmental Health Bureau (EHB) as shown in Exhibit 3 of this Resolution . Any proposed changes to those uses would be reviewed by the EHB to make sure that they do not exceed the capacity of those systems. Water for the existing domestic uses is provided by Cal Am and individual wells provide irrigation water. The proposed permit amendment would not allow increases in the levels of use that would require additional water supply. The proposed permit amendment would not allow any changes that require parking additional to the parking approved as part of the existing permit. No change to the approved levels of usage would be approved under the provisions of the proposed Permit amendment that require infrastructure improvements without further amending the approved Use Permit (PLN080184).
 - c) Preceding findings and supporting evidence.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted several site inspections and researched County records to assess if any violation exists on the subject property.
 - c) Currently there are no known violations on the subject parcel. Previous violations exists on parcels 157-121-015-000 and 157-121-014-000 however; the subject property is now in compliance with all rules and regulations pertaining to the property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100235,

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1) categorically exempts the operation or minor alteration of existing private facilities such as the one existing at the site.
- b) The proposed Permit amendment does not include, nor would it allow, expansion of the approved levels of use at the site. Any changes to those uses proposed under the amendment that are determined by staff to require additional infrastructure cannot and would not be allowed under the provisions of the amendment. Any such changes would require further amendment to the approved Use Permit (PLN080184).
- c) No adverse environmental effects have been identified during staff review of the proposed Permit amendment nor during the site visits conducted.
- d) See preceding and following findings and supporting evidence.
6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80 of the Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Exempts the project from environmental review pursuant to Section 15301 (Class 1) of the CEQA guidelines;
- B. Approves the proposed amendment to Use Permit and Design Approval No. PLN080184, subject to the conditions (**Exhibit 1**) and subject to the areas (square footages) approved for each use (**Exhibit 2**), and in general conformance with the attached sketch (**Exhibit 3**), all exhibits being attached hereto and incorporated herein by reference.
- C. Adopts the Condition Compliance/Reporting Plan (**Exhibit 1**)

PASSED AND ADOPTED this 8th day of July, 2010.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 ZONING ADMINISTRATOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE

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 Department and Building Services Department office in Salinas.

RESOLUTION ### - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: CARMEL VALLEY ATHLETIC CLUB
/MCKAY PRODUCTIONS
 File No: PLN100235 APNs: APN: 157-121-015-000 AND
157-121-014-000
 Approved by: **ZONING ADMINISTRATOR** Date: **July 8, 2010**

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA - Planning Department						
1.		<p>PD001 - SPECIFIC USES ONLY This permit amendment (PLN100235) allows the Director of the RMA-Planning Department to review and approve changes to the approved uses under Use Permit and Design Approval No. PLN080184 subject to the provisions of Condition of Approval No. 3 in the Condition Compliance/Reporting Plan contained in Zoning Administrator Resolution No. _____ dated July 8, 2010. The site is located at 27200 & 27300 Rancho San Carlos Road (Assessor's Parcel Number APNs 157-121-015-000 and 157-121-014-000), Carmel Valley Master Plan. This amendment was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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 the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		<p>PD002 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "An amendment to Use Permit and Design Approval No. PLN080184 (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Numbers APNs 157-121-015-000 and 157-121-014-000 on July 8, 2008. The amendment was granted subject to the conditions of approval which run with the land. The uses on the project site are also subject to all conditions of approval included under Planning Commission Resolution No. 97074 dated October 29, 1997 for Use Permit No. PC970002, and subject to all conditions of approval included under Zoning Administrator Resolution No. 080184 dated December 11, 2008 for Use Permit and Design Approval No. PLN080184. Copies of these permits are on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3.		<p>The Director of the RMA – Planning Department, in consultation with and after review by other County land use agencies, may approve changes of uses within existing and previously approved buildings and minor additions and modifications to the buildings and grounds approved under Planning Department File Nos. PLN970002 and PLN080184 subject to the following:</p> <ol style="list-style-type: none"> 1. Proposed modifications to the location of individual uses may be approved by the Director of Planning but cannot result in increases of the overall areas (square footages) approved for the specific uses in Zoning Administrator Resolution No. _____ dated July 8, 2010, and shall not result in additional impacts and/or the need for the additional infrastructure, i.e. increased septic disposal capacity, water availability or parking capacity, beyond the existing infrastructure as shown on the Site Plan contained in the project file dated _____ and attached to ZA Resolution _____ dated July 8, 2010. 2. Any time a proposed change to the approved uses or changes to the building is proposed, the applicant shall submit the following information to the RMA – Planning Department: <ol style="list-style-type: none"> a. Site Plan and Floor Plan depicting accurately areas of building(s) and grounds where changes are proposed, if exterior changes to any buildings are proposed, if exterior changes to any buildings are proposed, elevations of the buildings shall be included highlighting those changes; b. The Site Plan shall include the “Approved Project Areas and Building Uses” Table contained in Zoning Administrator Resolution No. _____ dated July 8, 2010 indicating the approved square footages for individual uses and any proposed changes to those square footages demonstrating that the overall approved square footages for each use would not be exceeded by the proposed changes; c. Clear written description, including any technical calculations, demonstrating how the proposed changes fit within the existing infrastructure capacity, i.e. septic disposal, water availability or parking capacity, and 	<p>Submit all plans and information pertaining to any proposed change of use per the requirements of the conditions.</p>	<p>Owner</p>	<p>Any time a proposed change to the approved uses under PLN080184 is proposed.</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>Demonstrating that additional infrastructure would not be required for the proposed changes;</p> <p>d. Where changes in water fixtures are proposed or required for any changes to the approved uses; the applicant shall provide a clear account for the number of existing and proposed number of fixtures and a clear statement of any additional water consumption that may result from the changes.</p> <p>e. The applicant shall pay plan review fees to individual agencies as required by those agencies at the time plan changes are submitted.</p> <p>Over-the-Counter Design Review applications and related fees shall be required for any minor exterior modifications to the approved buildings. The Director of Planning shall require other type of design review or discretionary permits that may be needed for certain changes to the uses and approved square footages or as may be recommended by other agencies;</p>				
Health Department Environmental Health Division						
5.		<p>Septic Loading Rates Any change to the uses on the property must not increase waste generation over the allowed septic loading rates on each system. Any proposed change must be reviewed by Environmental Health Bureau for compliance with wastewater loading. (Environmental Health)</p>	<p>When a change is proposed on the property the following must be submitted to EHB for review and approval:</p> <ul style="list-style-type: none"> • Site plan with all existing buildings, wells and septic systems and proposed changes <p>A wastewater rate table showing all uses, wastewater generation and all proposed changes</p>	Owner	Continuous	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (time/date)
RMA – Public Works Department						
6.		<p>PW0044- CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD) Submit a Construction Management Plan (CMP) to the Public Works Department for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project. The following information shall be included in the CMP: duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and location of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading of any proposed change.</p>	<p>Submit the Construction Management Plan as part of the submittal requirements included in Condition No. 3 of this Resolution.</p>	Owner	Any time a proposed change to the approved uses under PLN080184 is proposed	

END OF CONDITIONS

Rev. 05/27/2010

EXHIBIT 2

“APPROVED PROJECT AREAS AND BUILDING USES UNDER ZONING ADMINISTRATOR RESOLUTION No. 080184

BUILDING/EXISTING USE	AREAS
A-1 CLUB HOUSE	4,738 SF
A-2 RECEPTION/OFFICE/OTHER EXERCISE	1,790 SF 5,795 SF
B-1 OFFICE/STORAGE	1,628 SF
C-1 OFFICE/STORAGE	2,590 SF
D-1 EXERCISE	1,015 SF
F-1 EXERCISE	1,358 SF
F-2 CHILDCARE	848 SF
H-1 OFFICE/STORAGE	1,648 SF
I-1 CAMP KITCHEN/DINING	864 SF
TOTAL EXERCISE AREA	8,168 SF
TOTAL AREA	22,275 SF
11 TENNIS COURTS	

EXHIBIT 3

Project / Owner:
CARMEL VALLEY ATHLETIC CLUB
 2700 RANCHO SAN CARLOS ROAD
 CARMEL, CA 95008
 APN: 157-121-016

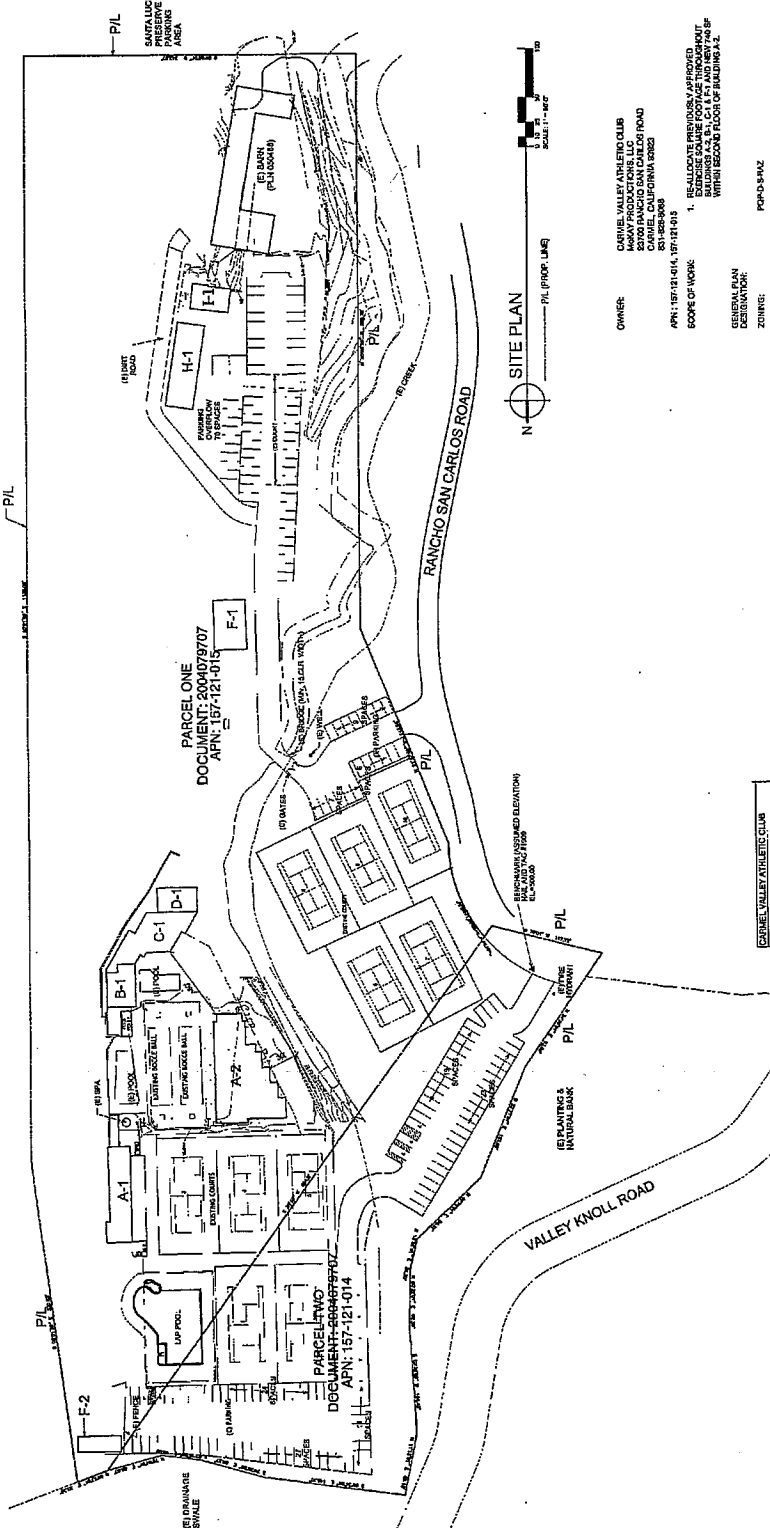
THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS
 1000 AVENUE 100
 SUITE 100
 SAN CARLOS, CA 95050
 (415) 451-1100
 paul.davis@pauldavispartnership.com



Scale: 1" = 40'-0"
 Date: 08/08/18
 Project: 157-121-016
 Drawing: 00000

SITE PLAN

A1.0



OWNER: CARMEL VALLEY ATHLETIC CLUB
 2700 RANCHO SAN CARLOS ROAD
 CARMEL, CALIFORNIA 95008

GENERAL PLAN DESIGNATION: PL (PROF. LINK)

ZONING: PL (PROF. LINK)

SCOPE OF WORK: 1. REALLOCATE PREVIOUSLY APPROVED EXISTING AND PROPOSED PARKING SPACES TO THE SECOND FLOOR OF BUILDING A.2.

POPULATION: 1000
EXISTING: 1000
PROPOSED: 1000
TOTAL: 1000

EXISTING BUILDING AREA: 34,707 SF

COVERAGE: NO CHANGE
EXISTING FLOOR AREA: 2.5%
PROPOSED FLOOR AREA: 2.5%

TREE REMOVAL: NONE

WATER UTILITY: CURRENT: CAL AM SWITCH TO EXISTING WELL FOR IRRIGATION

CARMEL VALLEY ATHLETIC CLUB	
NO.	DESCRIPTION
A1	CLAMP CASE
A2	RECONFIGURATION
B1	OFFSPRINGS
B2	OFFSPRINGS
B3	OFFSPRINGS
B4	OFFSPRINGS
B5	OFFSPRINGS
B6	OFFSPRINGS
B7	OFFSPRINGS
B8	OFFSPRINGS
B9	OFFSPRINGS
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B100	OFFSPRINGS

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EXHIBIT D

Proposed Amendment Language

AMENDMENT TO PLN080184

APPLICANT SUBMITTAL

REQUEST: Amend PLN080184 to add the following language:

“The Director of Planning may review and approve change of use within existing and previously approved buildings, minor additions and modifications to the buildings and grounds and similar changes provided the changes are consistent with the overall use of the property as an athletic club and do not intensify the use beyond levels previously considered and approved by the County of Monterey.”

RECEIVED
APR 15 2010
MONTEREY COUNTY
PLANNING DEPARTMENT

EXHIBIT E

Planning Commission
Resolution No. 97074 (PC970002)

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 97074

A.P. # 157-121-014-000M

In the matter of the application of **FINDINGS AND DECISION**
CARMEL VALLEY RACQUET AND HEALTH CLUB (970002)

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow extension of an existing Use Permit ZA-5404 to relocate four existing buildings, expand two of the relocated buildings, change the use of two of the relocated buildings from camp/school to club/exercise, and to either retain the existing caretaker house/camp/school use of the third relocated building or change it to exercise use; expand two of the existing buildings/ add club/exercise use or employees housing to two of the existing and one permitted school building, located easterly of and at 27300 Rancho San Carlos Road; Carmel Valley Area, came on regularly for hearing before the Planning Commission on October 29, 1997.

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

FINDINGS OF FACT

1. **FINDING:** The proposed use permit allows:
- a. Extension of the existing use permit (ZA 5404);
 - b. Modification and expansion of existing use as follows:
 1. Building A-1: Existing; expand from 3,150 sq. ft. 1st floor and 1,588 sq. ft. 2nd floor to 5,057 sq. ft. 1st floor and 2,308 sq. ft. 2nd floor. Use: Clubhouse;
 2. Building B-1: Existing; expand from 1,320 sq. ft. to 1,628 sq. ft.. Use: Clubhouse;
 3. Building C-1: Existing; relocate and expand from 1,728 sq. ft. to 2,418 sq. ft.. Use: club exercise facility;
 4. Building D-1: Existing; relocate. Use: club exercise facility;
 5. Building E-1: Existing; relocate and expand from 400 sq. ft. to 1,000 sq. ft.. Use: club exercise facility;
 6. Building F-1: Existing; relocate. Use: nursery/child care;
 7. Building G-2: New. Use: club exercise facility;
 8. Building H-1: Existing. Use: club exercise facility;
 9. Building I-1: Existing. Use: club kitchen/dining room to serve special events;
 - c. Removal of two protected oak trees; and
 - d. Design Approval.

The proposed Use Permit is consistent with the Monterey County General Plan and Carmel Valley Master Plan.

EVIDENCE: The text and policies of the Carmel Valley Master Plan and the Monterey County General Plan have been evaluated during the

course of the review of this application. No conflict or inconsistencies with the text or the policies were found to exist. No testimony, either written or oral, was received during the course of public hearing to indicate that there is any inconsistency with the Carmel Valley Master Plan or the Monterey County General Plan.

2. FINDING: That the site is 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 project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, California Department of Forestry and Fire Protection and Health Department. There has been no indication from those agencies that the site is not suitable. There are no environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.
3. 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 the subject property.
4. FINDING: The proposed project is categorically exempt under Section 15301 (e) (2) of the Monterey County CEQA Guidelines.
EVIDENCE: Materials in File no. 970002 PC.
5. FINDING: The tree removal is the minimum required under the circumstances of the case.
EVIDENCE: a. Materials in File no. 970002 PC.
b. Site inspection by staff.
6. FINDING: The removal of two oak trees will not involve a risk of adverse environmental impact such as soil erosion; water quality; ecological impacts; noise pollution; air movement; wildlife habitat.
EVIDENCE: Materials in File no. 970002 PC.
7. FINDING: The establishment, maintenance, or operation of the use 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 Building Inspection, Health Department, Public Works Department, Mid Carmel Valley Fire Protection District and the Water Resources District. Those 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.

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. This use permit allows:
 - a. Extension of the existing use permit (ZA 5404);
 - b. Modification and expansion of existing use as follows:
 1. Building A-1: Existing; expand from 3,150 sq. ft. 1st floor and 1,588 sq. ft. 2nd floor to 5,057 sq. ft. 1st floor and 2,308 sq. ft. 2nd floor. Use: Clubhouse;
 2. Building B-1: Existing; expand from 1,320 sq. ft. to 1,628 sq. ft.. Use: Clubhouse;
 3. Building C-1: Existing; relocate and expand from 1,728 sq. ft. to 2,418 sq. ft.. Use: club exercise facility;
 4. Building D-1: Existing; relocate. Use: club exercise facility;
 5. Building E-1: Existing; relocate and expand from 400 sq. ft. to 1,000 sq. ft.. Use: club exercise facility;
 6. Building F-1: Existing; relocate. Use: nursery/child care;
 7. Building G-2: New. Use: club exercise facility;
 8. Building H-1: Existing. Use: club exercise facility;
 9. Building I-1: Existing. Use: club kitchen/dining room to serve special events;
 - c. Removal of two protected oak trees; and
 - d. Design Approval.

This Use Permit is approved in accordance with the County ordinances and land use regulations subject to the following terms and conditions. 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 the 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)

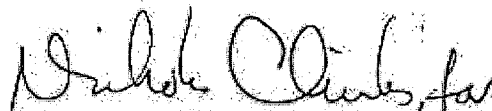
3. At the time of building permit application for building G-2, the applicant shall provide 8 additional parking spaces accessible to this building. (Planning and Building Inspection)
4. Submit plans for surface and sub-surface drainage improvements for review and approval to the Director of Environmental Health to determine any potential septic system impacts. All improvements shall comply with the regulations found in Chapter 15.20 Monterey County Code, and Prohibitions of the Basin Plan, RWQCB. (Environmental Health)

5. Submit a detailed disposal system design to the Director of Environmental Health for review and approval meeting the regulations found in Chapter 15.20 Monterey County Code, and Prohibitions of the Basin Plan, RWQCB prior to issuance of building permits. As necessary, submit revised designs to prove compliance with the above regulations. The approval of the designs will include confirmation in the field. The designs shall include 200% additional expansion/repair area (100% installed), and meet the following:
 - A. Adequate setbacks from: (a) buildings/foundations, (b) property lines, (c) wells, (d) creeks, (e) trees, (f) water lines, (g) down-slope embankments/cuts/retaining walls.
 - B. The design shall include final floor elevations, tank invert elevations, and trench elevations to confirm gravity flow can be maintained through all portions of the system where possible.
 - C. Accurate building footprints will need to be shown. As necessary, submit revised design or revised tentative maps to the Planning and Building Inspection Department for review and approval to prove compliance with the above regulations.
 - D. Traffic engineering for areas subject to vehicular traffic.
 - E. Distribution and diversion designs.
 - F. The designs shall be at a scale of 1" = 50' or better.
 - G. Identify those areas determined to be unsuitable for sewage disposal..
 - H. Avoid deep trenches due to seasonal groundwater. (Environmental Health)
6. Following the installation of the septic system, two copies of "as-built" plans shall be submitted to the Division of Environmental Health. The plans shall include landmarks and/or reference points adequate for future location of the system and trenches. (Environmental Health)
8. The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
 - A. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - B. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency, Planning and Building Inspection)
9. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA), proof of water availability on the property, in the form of an approved Water Release Form. (Water Resources Agency)

10. The applicant shall provide to the Water Resources Agency information on the water system to serve the project, including the location of all water wells on the property, any well logs available, and the number of current hookups. (Water Resources Agency)
11. Establish fireflow requirements by installing a minimum of one (1) Fire hydrant to Fire District specifications. (Mid Carmel Valley Fire Protection District)
12. Install fire sprinklers and fire alarm systems as specified by the District at the time of construction plan check. (Mid Carmel Valley Fire Protection District)
13. All building permit plans shall comply with the California Building Code, Uniform Fire Code and any County or Fire District codes in force at the time of construction plan check. (Mid Carmel Valley Fire Protection District)
14. No more than 10 special events shall be hosted in a calendar year. The special events shall be held only over weekends and holidays, between 8:00 am to 10:00 pm and for not more than 250 people per event. (Planning and Building Inspection)
15. Grease traps shall be installed to the satisfaction of Public Works (Public Works)
16. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of any such action; but such participation shall not relieve applicant of his obligations under this condition. Said indemnification agreement shall be recorded upon demand of County Counsel or prior to the issuance of building permits or use of the property, whichever occurs first. (Planning and Building Inspection)
17. The applicant shall record a notice which states: "A permit (Resolution 97074) was approved by the Planning Commission for Assessor's Parcel Numbers 157-121-014 and 015 on October 29, 1997. The permit was granted subject to 17 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)

PASSED AND ADOPTED this 29th day of October, 1997, by the following vote:

AYES: Calcagno, Crane-Franks, Diaz-Infante, Errea, Hawkins, Hernandez,
Lacy, Pitt-Derdivanis, Reaves
NOES: None
ABSENT: Hennessy



William L. Phillips, SECRETARY

Copy of this decision mailed to applicant on NOV - 3 1997

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 NOV 13 1997

EXHIBIT F

Zoning Administrator
Resolution No. **080184** (PLN080184)

~~MIKE NOVO~~
ZONING ADMINISTRATOR

~~STATE OF CALIFORNIA~~
COUNTY OF MONTEREY

RESOLUTION NO. 080184

A.P.# 157-121-015-000

In the matter of the application of
MCKAY PRODUCTIONS (PLN080184)

FINDINGS & DECISION

for a Use Permit and Design Approval in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow the construction of a new 7,816 square foot, two-story fitness building at the existing Carmel Valley Athletic Club. The property is located at 23700 Rancho San Carlos Road, Carmel Valley (Assessor's Parcel Number 157-121-015-000), Carmel Valley Master Plan Area., came on regularly for hearing before the Zoning Administrator on December 11, 2008.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, the Greater Monterey Peninsula Area Plan, the Greater Monterey Peninsula Area Plan Inventory and Analysis, the Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.
- EVIDENCE:** (a) The property is located at 23700 Rancho San Carlos Road (Assessor's Parcel Numbers 157-121-014-000 and 157-121-014-015). The property is zoned Public/Quasi Public, Design Control, Site Plan Review and Residential Allocation (PQP-D-S-RAZ) which allows the proposed development, with a Use Permit and Design Approval.
- (b) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the projects indicating any inconsistencies with the text, policies and regulations in these documents.
- (c) The proposed project, including the conversion of 5,866 square feet of area from exercise/fitness area to office/storage area and the removal of three tennis courts, is consistent with the uses and level of use (File No. PLN970002) approved for the site by the Planning Commission on October 29, 1997.
- (d) Based on the review of the Traffic Report prepared for the project, Planning and Public Works staff has determined that the existing 126 parking spaces are sufficient to serve the existing facility and the proposed project. An additional area for about 70 parking spaces would be made available for employee and overflow parking potentially resulting in a total of 196 spaces.

- (e) ~~The project planner conducted a site visit on June 11, 2008 and July 3rd, 2008 to verify that the project on the subject property conforms to the plans listed above.~~
- (f) After several site visits, planning staff determined that the project as proposed would not create an adverse visual impact.
- (g) The project was referred to the Carmel Valley Land Use Advisory Board (LUAC) for review. The Carmel Valley LUAC voted for approval by a vote of 5 to 0.
- (h) The application project plans, related supporting materials submitted by the project applicant to the Monterey County RMA – Planning Department for the proposed development found in Project File PLN080184.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA Planning Department, Carmel Valley Fire Department, Parks, Public Works, Environmental Health Division, Water Resources Agency and the California Department of Fish and Game. There has been no indication from these departments that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) Technical reports by outside biological, archaeological, geotechnical and traffic consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - 1. Archaeological Reconnaissance Report for Carmel Valley Fitness Center (LIB080424), prepared by Archaeological Consulting, dated July 10th, 2008
 - 2. Biotic Review for Carmel Valley Fitness Center (LIB080420), prepared by Rana Creek Environmental Planning, dated June 16th, 2008
 - 3. Traffic Impacts to the Carmel Valley Fitness Center (LIB080421), prepared by Higgins and Associates, dated July 7th, 2008
 - 4. Geotechnical Report (LIB080423), prepared by Grice Engineering, dated July, 2008.
 - (c) Staff conducted site visits on June 11, 2008 and July 3rd, 2008 to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN080184.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt under California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (3).

- EVIDENCE:**
- (a) The proposed project includes the conversion of approximately 5,866 square feet of area (Buildings B-1, C-1 and H-1 approved under File No. PLN970002) from exercise/fitness area to office/storage area; and the construction of a new two-story office/fitness building containing 5,796 square feet of exercise/fitness area. The conversion of existing buildings from exercise/fitness use to storage and the construction of substituting exercise/fitness area would result in a net reduction of about 70 square feet of exercise/fitness area.
 - (b) Even though the project would result in the construction of an additional building,

there would be a reduction of tennis courts from 16 to 11 and the level of use of the existing facility, including vehicular traffic generation, would not change significantly. Therefore, the project would not result in impacts additional to those of the existing uses/facility.

- (c) No adverse environmental effects were identified during staff review of the development application during site visits conducted on June 11th, and July 3rd, 2008.
- (d) The application project plans, related supporting materials submitted by the project applicant to the Monterey County RMA – Planning Department for the proposed development found in Project File PLN080184 and File PLN970002.
- (e) See preceding and following findings and supportive evidence.

4. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

- EVIDENCE:**
- (a) The application project plans, related supporting materials submitted by the project applicant to the Monterey County RMA – Planning Department for the proposed development found in Project File PLN080184.
 - (b) See preceding and evidence.

5. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will 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 neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- (a) The proposed 7,586 sq. ft fitness center will be constructed using the Building Uniform Code.
 - (b) The geotechnical report recommendations shall be incorporated into the proposed construction.
 - (c) See preceding Findings and Evidence.

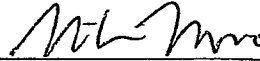
6. **FINDING: APPEALABILITY** – The decision on this project is appealable to the Planning Commission and not the California Coastal Commission.

- EVIDENCE:**
- (a) Section 21.80 of Monterey County Zoning Ordinance (Title 21).
 - (b) The project is not located in the Coastal Zone.

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 11th day of December 2008.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **FEB 9, 4 2009**.

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

FEB 14 2009

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.

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Carmel Valley Athletic Club (Mc Kay productions)

File No: PLN080184 **APNs:** 157-121-014-000 and 157-121-014-015

Approved by: Zoning Administrator **Date:** December 11, 2008

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Ming. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1.		<p>PD001 - SPECIFIC USES ONLY This permit (PLN080184) allows the following: (1) the construction of a new two-story, 7,586 sq. ft. building with a 1,790 square foot reception/office area and 3,856 square foot fitness area on the first floor, and a 1,940 square foot fitness area on the second floor; (2) conversion of three existing buildings totaling 5,866 square feet (Buildings B-1, C-1 and H-1 approved under File No. PLN970002) from exercise/fitness area to office/storage area; and (3) removal of one tennis court to allow space for the proposed building and conversion of two tennis courts into a parking area for employees and overflow parking. The property is located at 23700 Rancho San Carlos Road (Assessor's Parcel Number 157-121-014-000 and 157-121-015-000), Carmel Valley Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
		<p>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 the RMA - Planning Department. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)</p>				
2.		<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution ZA080184) was approved by the Zoning Administrator for Assessor's Parcel Number 157-121-014-000 & 157-121-015-000 on December 11th, 2008. The permit was granted subject to 22 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/Applicant	Prior to the issuance of grading and building permits or commencement of	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required, for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)		use.		
3.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/ Applicant/ Archaeologist	Ongoing	
4.		<p>PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend,</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted</p>	Owner/ Applicant	Upon demand of County Counsel or concur-	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>to the RMA - Planning Department.</p>		<p>rent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable</p>	

Permit Cont. Number	Meas. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5.		<p>PD041 – HEIGHT VERIFICATION</p> <p>The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA – Planning Department and Building Services Department)</p>	<p>1) The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection</p> <p>2) The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
6.		<p>EH11 – SEPTIC SYSTEM DESIGN (Environmental Health)</p> <p>Design repair area for this septic system.</p>	<p>The applicant shall submit a revised septic system to Environmental Health for review</p>	Owner/ Applicant	Prior to issuance of a grading or a building permit.	
7.		<p>EHSP01 – Remove Water Fixtures</p> <p>Building A-2 will replace existing fitness facilities in buildings B-1, C-1, and D-1. These buildings are to remain as storage and light office use only. One unisex restroom may remain to serve all of these buildings. All other existing water fixtures (sinks, facets, toilets, etc....) must</p>	<p>(1) Submit a proposed floor plan indicating which restrooms facility is to remain and indicate all fixtures to be removed prior to issuance of a building permit for conversion of the fitness areas to storage.</p>	CA Licensed Engineer/ Owner/ Applicant	Prior to issuance of the building permit.	

Permit Cont. Number	Ming. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		be removed from these buildings. This will ensure the capacity of the existing septic system is not exceeded. Submit a proposed floor plan indicating which restroom facility is to remain and indicate all fixtures to be removed prior to issuance of building permit. If these buildings are to be used as anything other than storage and light office space in the future, a new septic system will be required. (Environmental Health)	(2) Provide Environmental Health before and after photos for proof of removal prior to issuance of a building permit for conversion of the fitness areas to storage.			
8.		PW0006 – CARMEL VALLEY (MODIFIED) If required, applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCD). (Public Works)	The applicant/owner shall pay Carmel Valley Master Plan Traffic Mitigation Fee's if required	Owner/ Applicant	Prior to issuance of a grading or a building permit.	
9.		PW0007 – PARKING STD The parking shall meet the standards required by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)	1.) The applicant shall submit to the Public Works Department a parking plan containing a minimum of 126 permanent parking spaces and an additional 70 spaces for overflow parking as approved by the Zoning Administrator (See Evidence (d) under Finding 1). The overflow parking areas shall be located in the area of the abandoned tennis courts near Buildings H-1 and I-1 as indicated in the Site Plan attached to the December 11, 2008 staff report.	Owner/ Applicant	Prior to issuance of a grading permit.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
			The applicant shall place signs throughout the parking areas directing customers and employees to not park in residential areas and to park in on-site parking areas only. The signs must be approved by the Planning Department.	Owner/Applicant	Prior to final inspection	
10.		NON-STANDARD – TAMC FEES If required, prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	Applicant/Owner shall pay Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee's if required	Owner/Applicant	Prior to issuance of a grading or a building permit.	
11.		PW – NON STANDARD – CONSTRUCTION MANAGEMENT PLAN Prepare a construction management plan to address truck traffic, construction staging areas, vehicle circulation and parking during construction. (Public Works)	Submit Construction Management Plan to the Department of Public Works for review and approval.	Owner/Applicant	Prior to issuance of any building permits.	
12.		WR0001 DRAINAGE PLAN Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)		Owner/Applicant	Prior to issuance of Grading and/or Building Permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
13.		<p>WR0043 WATER AVAILABILITY CERTIFICATION</p> <p>Prior to issuance of any building permits, the applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)</p>		Owner/ Applicant	Prior to issuance of Grading and/or Building Permits	
14.		<p>WR0040 WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ol style="list-style-type: none"> All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, 		Applicant/O wner	Prior to Final Build- ing Inspect- ion/Oc- cup- ancy	

Permit Cond. Number	Ming. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (Name/Date)
15.		<p>bubblers, drip irrigation systems and timing devices. (Water Resources Agency)</p> <p>FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends.</p>	<p>(1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. (2) Applicant shall schedule fire dept. clearance inspection</p>	Applicant/Owner	Prior to issuance of grading and/or building permit.	

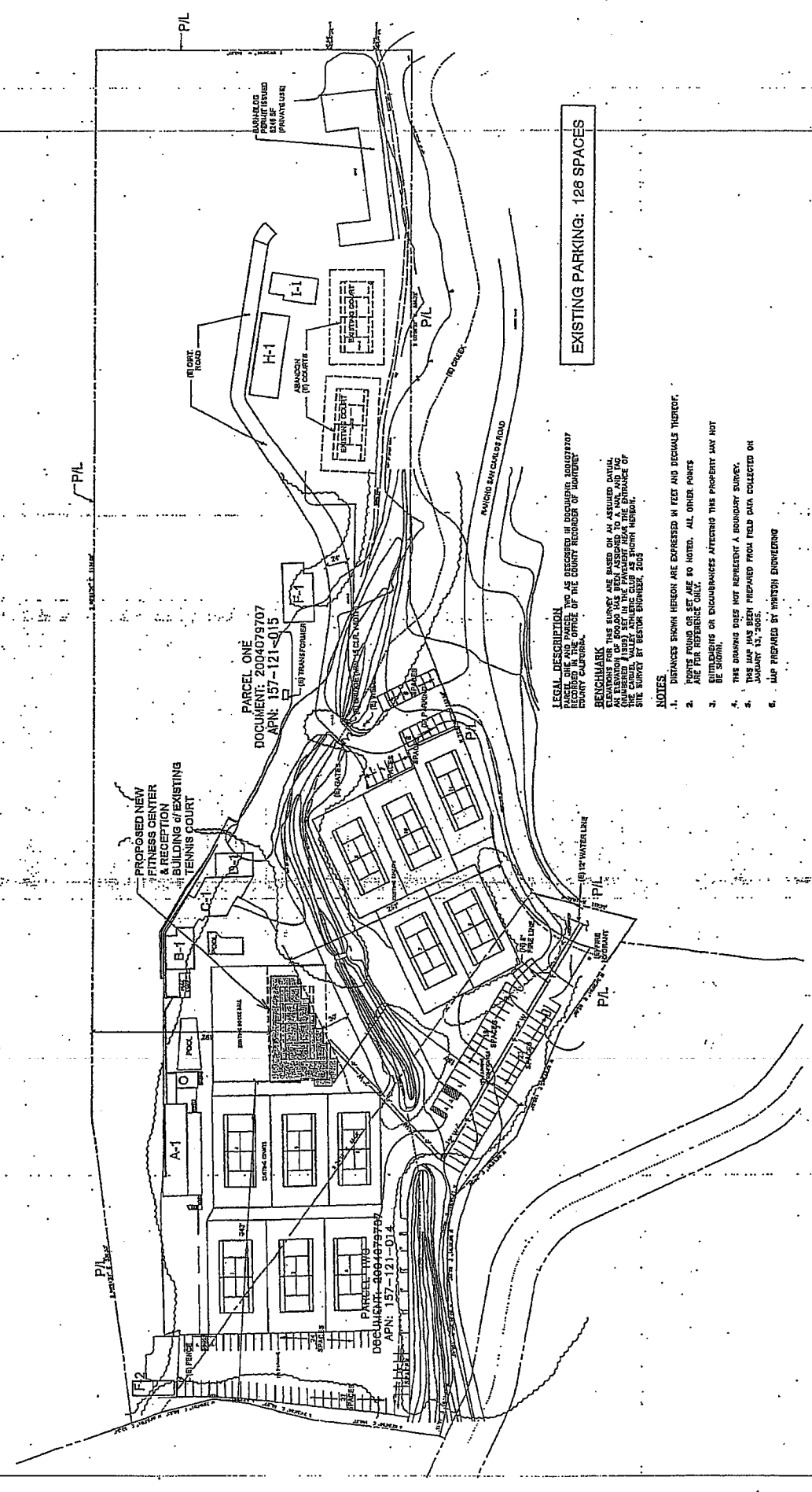
Permit Cond. Number	Mitig Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Valley Fire Protection District)				
16.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Valley Fire Protection District)	(1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. (2) Applicant shall schedule fire dept. clearance inspection	Applicant/Owner	(1) Prior to issuance of grading and/or building permit (2) Prior to final building inspection.	
17.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within	(1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. (2) Applicant/owner shall schedule fire	Applicant/Owner	Prior to issuance of a grading/Building	

Permit Cond. Number	Ming Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed when applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Valley Fire Protection District)</p>	<p>department inspection</p>		<p>permit</p>	
18.		<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire</p>	<p>(1) Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. (2) Applicant shall schedule fire dept. clearance inspection</p>	<p>Owner/ Applicant</p>	<p>(1) prior to issuance of a building or grading</p>	

Permit Cond. Number	Ming. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party/Department	Compliance of Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Valley Fire Protection District)			permit (2) ongoing condition	
19.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Valley Fire Protection District)	(1) Applicant shall enumerate as "Fire Dept. Notes" on plans. (2) Applicant shall schedule fire dept. rough sprinkler inspection (3) Applicant shall schedule fire dept. final sprinkler inspection	Owner/ Applicant	(1) Prior to issuance of building permit. (2) Prior to framing inspection (3) Prior to framing inspection	
20.		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed, where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		(Carmel Valley Fire Protection District)				
21.		FIRE 30 - OTHER STANDARD CONDITIONS (FIRE SPRINKLERS) Fire extinguisher requirements. (Carmel Valley Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner/Applicant	Prior to issuance of a grading and/or building permit	
22.		SP001 - SPECIAL CONDITION The applicant shall provide evidence of the conversion of Buildings B-1, C-1 and H-1 approved under File No. PLN970002 (See Site Plan in Exhibit F to the December 11, 2008 Zoning Administrator Staff Report), from exercise/fitness area to office/storage area. (RMA - Planning Department)	The plans for the building permit application for the newly approved building (Building A-2) shall contain the appropriate notations and building code provisions for the conversion of the buildings	Owner/Applicant	Prior to final inspection	

Rev. 06/18/2008



EXISTING PARKING: 126 SPACES

LEGAL DESCRIPTION: AS BEING DESCRIBED IN RECORDS 157-121-015 AND 157-121-014 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF HUMBOLDT COUNTY CALIFORNIA.

BENCHMARK

ALL ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM (NUMBERED 1187) SET IN THE PARADISE NEAR THE ENTRANCE OF THE SURVEY BY SENIOR ENGINEER, 2004.

NOTES

1. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
3. ENCUMBRANCES OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
4. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.
5. THIS MAP HAS BEEN PREPARED FROM FIELD DATA COLLECTED ON JANUARY 13, 2005.
6. MAP PREPARED BY WATSON ENGINEERING



N
SCALE

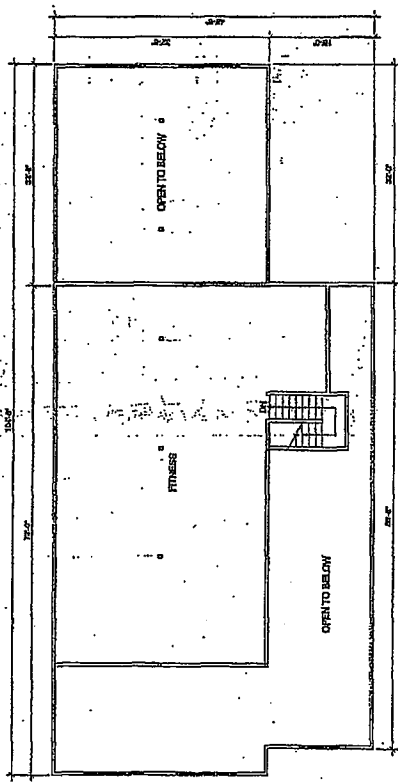
Project / Name:
**NEW FITNESS
 & RECEPTION
 BUILDING**
 CARMEL VALLEY
 ATHLETIC CLUB
 10000 CARMEL VALLEY
 CIRCLE, CARMEL, CA 95008

**THE
 PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS
 1 1/2 %
 10000 CARMEL VALLEY CIRCLE
 CARMEL, CALIFORNIA 95008
 TEL: 408/851-1100
 FAX: 408/851-1101
 WWW.PAULDAVISPARTNERSHIP.COM

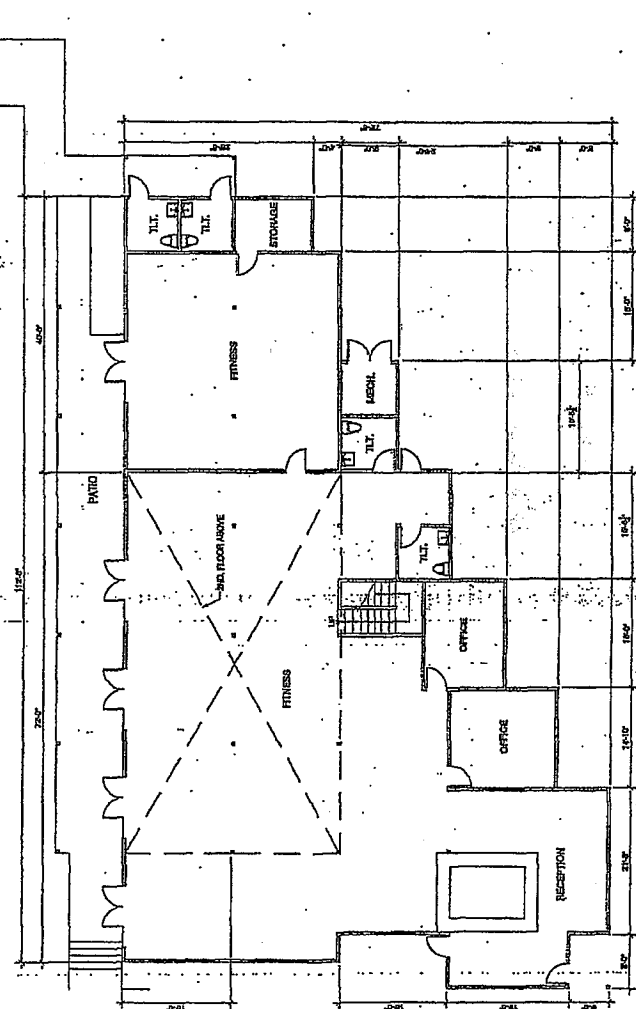
Sheet No. 101
 Date: 01/14/08
 Title: 1ST & 2ND FLOOR PLANS
 Project No.: 0810

Scale: AS SHOWN
 1" = 1'-0"

A2.0



2ND. FLOOR PLAN 1,940 SF.



1ST. FLOOR PLAN 5,648 SF.

Project / Brand
**NEW FITNESS
 & RECEPTION
 BUILDING**
 CARMEI VALLEY
 ATHLETIC CLUB
 10000 CARMEI VALLEY RD
 CARMEI, OH 44825

THE
**PAUL DAVIS
 PARTNERSHIP**
 ARCHITECTS & PLANNERS

10000 Carmei Valley Rd
 Carmei, OH 44825
 419.233.1100
 paul@pauldavispartnership.com

Sheet No. 01
 Date 08/20/14
 Project Name 0148
 Project Number 0148

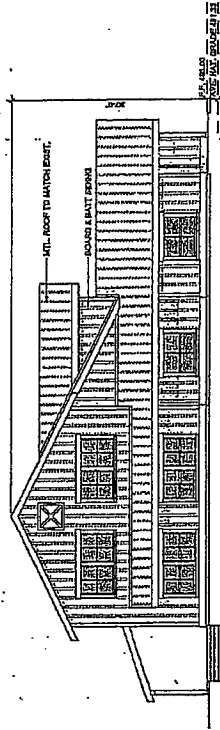
Revised:

1. This drawing is the property of Paul Davis Partnership and is not to be used for any other project without the written consent of Paul Davis Partnership.
 2. This drawing is not to be used for any other project without the written consent of Paul Davis Partnership.
 3. This drawing is not to be used for any other project without the written consent of Paul Davis Partnership.

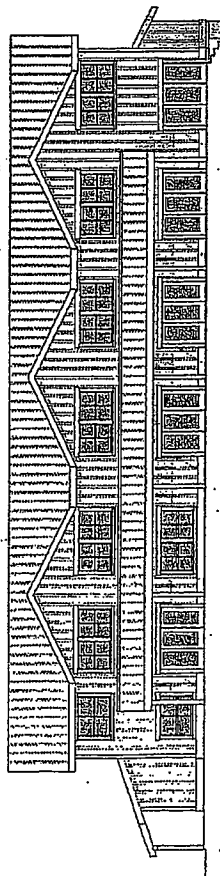
Architect
ELEVATIONS

Sheet Number

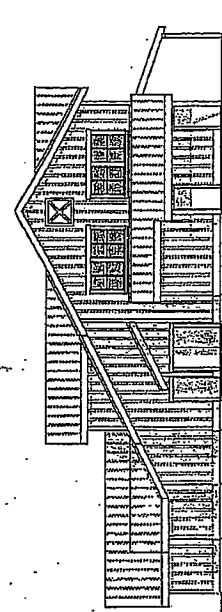
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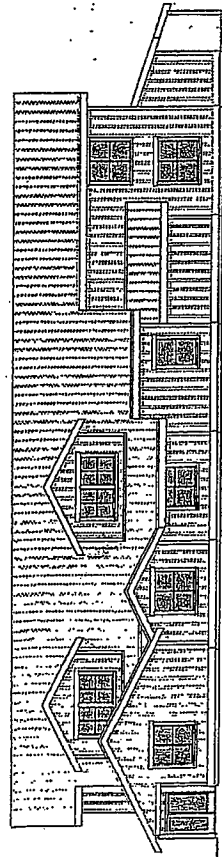
NORTH ELEVATION



EAST ELEVATION

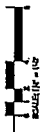


SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS



PROPOSED PROJECT	AREAS	NOTES
BUILDING/EXISTING USE		
A-1 CLUBHOUSE	4,738 SF.	EXISTING TO REMAIN
B-1 EXERCISE	1,628 SF.	CONVERT TO OFFICE/STORAGE.
C-1 EXERCISE	2,590 SF.	CONVERT TO OFFICE/STORAGE
D-1 EXERCISE	1,015 SF.	EXISTING TO REMAIN
F-1 EXERCISE	1,358 SF.	EXISTING TO REMAIN
F-2 CHILDCARE	848 SF.	EXISTING TO REMAIN.
H-1 EXERCISE	1,648 SF.	CONVERT TO OFFICE/STORAGE
I-1 CAMP KITCHEN/DINING	864 SF.	EXISTING TO REMAIN
A-2 RECEPTION/OFFICE/OTHER EXERCISE	1,790 SF. 5,796 SF.	NEW BUILDING
SUB-TOTAL	22,275 SF.	
TOTAL	22,275 SF.	
11 COURTS		REMOVE 3 COURTS.
EXERCISE FLOOR AREA PROPOSED	8,169 SF.	

PLN080184

APPROVED PROJECT AREAS AND BUILDING USES
ZONING ADMINISTRATOR, DECEMBER 11, 2008

EXHIBIT G

Vicinity Map

CARMEL VALLEY



APPLICANT: MC KAY PRODUCTIONS LLC

APN: 157-121-014-000 & 157-121-015-000

FILE # PLN100235

Water



2500' Limit



300' Limit



City Limits



PLANNER: LOPEZ