

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: January 13, 2011 Time: 1: 30 P.M.	Agenda Item No.: 1
Project Description: Use Permit to allow the continued use of a "Special Use Facility" for social events such as weddings, family reunions, and private parties in conjunction with the rental of the existing single family dwelling on two parcels, totaling 3.7 acre (known as the Holly Farm). The office is currently on an adjacent parcel (APN: 169-141-003-000) in an existing single family residence. The previous 10-year extension (PLN980399) of Use Permit (ZA95035) expired on November 19, 2009.	
Project Location: 9200 Carmel Valley Road, Carmel Valley	APN: 169-141-022-000-000, 161-151-030-000 and 169-141-003-000
Planning File Number: PLN100036	Owner: Doyle Eugene and Mary Ewing Moses, Co-Trustees Agent: Christine Kemp, Esq.
Planning Area: Carmel Valley Master Plan Carmel Valley Master Plan	Flagged and staked: No
Zoning Designation: : LDR/1-S-D-RAZ (APN: 169-141-022-000-000, 169-141-003-000, 169-151-030-000) and LDR/2.5-S-D-RAZ (APN: 169-151-030-000)	
CEQA Action: Categorically Exempt per Section 15301, Class 1, Existing facilities	
Department: RMA - Planning Department	

RECOMMENDATION:

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

- 1) Categorically exempt the project from environmental review pursuant to CEQA Guidelines Section 15301; and
- 2) Approve PLN100036, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**)

PROJECT OVERVIEW:

The project is a Use Permit to allow the continued use of a special use facility for social events such as weddings, family reunions, and private parties on a 3.7 acre site known as the Holly Farm. The facility has operated for 14 years without complaints and is in compliance with the permit conditions which restricts the number of guests and events, parking spaces and noise. The previous 10-year extension (PLN980399) of Use Permit (ZA95035) expired on November 19, 2009. The owner is requesting a Use Permit without a condition requiring an expiration date.

CEQA Review

The project is categorically exempt from CEQA as an existing facility with no proposed development or increased intensity of use. The use has been in operation since 1996 with a restricted number of events and guests, and noise. The number of parking spaces (62) remains the same; however, the parking configuration has changed and the off-site parking is now located on a larger 2.5 acre parcel instead of a 0.8 acre parcel as a result of a lot line adjustment (PLN030030). The parking area is at least 100 feet from the Carmel River top of bank and the riparian vegetation is intact. No changes are proposed to the present parking configuration, which is unpaved with landscaping and visual screening. See Exhibit B for further discussion.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau


- ✓ Water Resources Agency
- ✓ Carmel Valley Fire Protection District
- ✓ Sheriff's Department

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by Water Resources Agency, Environmental Health Bureau and the Monterey County Regional/Carmel Valley Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

CARMEL VALLEY LUAC

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review, because the project was referred to the Carmel Valley LUAC when originally approved. The LUAC members (5 ayes, 0 noes, 2 absent) had concerns with the perceived expansion of use and parking and the shared use of the driveway.

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



Paula Bradley, MCP, AICP, Associate Planner
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January 4, 2011

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional/Carmel Valley Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Taven Kinison Brown, Planning Services Manager; Paula Bradley, Project Planner; Carol Allen, Senior Secretary; Doyle and Mary Moses, Owner; Christine Kemp, Agent; Planning File PLN100036

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval and Mitigation Monitoring and Reporting Program
		2. Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
	Exhibit D	Vicinity Map, Assessor's Parcel Maps, Aerial
	Exhibit E	Advisory Committee Minutes (LUAC)
	Exhibit F	Chronology
	Exhibit G	Project Correspondence

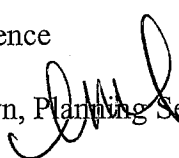
This report was reviewed by Taven Kinison Brown,  Planning Services Manager

Exhibit A Project Information for MOSES (File PLN100036)

Project Title: MOSES (HOLLY FARM) Location: 9200 Carmel Valley Road, Carmel Valley Applicable Plan: Carmel Valley Master Plan Permit Type: Use Permit Environmental Status: Exempt 15301 Advisory Committee: Carmel Valley LUAC	Primary APN: 169-141-022-000 and 169-151-030-000 Coastal Zone: No Zoning: LDR/2.5-D-S-RAZ Plan Designation: RLD/2.5 Final Action Deadline: 12/09/10
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Project Site Data:

Lot Size: 3.7 acres/161,172 sf Existing Structures (sf): 5,744 Proposed Structures (sf): 0 Total Square Feet: 5,744	Coverage Allowed: 25% Coverage Proposed: 3.56% Height Allowed: 30' Height Proposed: 20' FAR Allowed: NA FAR Proposed: NA
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Resource Zones and Reports

Environmentally Sensitive Habitat: YES Botanical Report #: NA Forest Mgt. Report #: NA Archaeological Sensitivity Zone: HIGH Archaeological Report #: NA Fire Hazard Zone: HIGH	Erosion Hazard Zone: LOW Soils/Geo. Report #: NA Geologic Hazard Zone: Undetermined Geologic Report #: NA Traffic Report #: NA
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Other Information:

Water Source: Cal Am domestic and irrigation Private well Water District/Company: Cal Am Fire District: Carmel Valley Tree Removal (Count/Type): 0	Sewage Disposal (method): Septic system Sewer District Name: NA Grading (cubic yds): 0
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Exhibit B

Discussion

PROJECT DESCRIPTION AND SETTING

The project is a Use Permit to allow the continued use of a special use facility for social events such as weddings, family reunions, and private parties on a 3.7 acre site known as the Holly Farm. The previous 10-year extension (PLN980399) of Use Permit (ZA95035) expired on November 19, 2009. The owner is requesting a Use Permit without a condition requiring a permit expiration date, as was required by the original permit in 1996 (ZA95035) and extension in 1999 (PLN980399). The facility has operated since 1996 without complaints in compliance with the previous permit conditions which restricts the number of guests and events, parking spaces and noise. There is no new development, nor intensification of use proposed.

On the site as shown on the plan in Exhibit C.2, there are several structures on the site plan for the use including: a 984 square foot barn/pavilion dancing area (A); an 884 square foot dressing room/cabana (B); a 2,152 square foot hacienda/single family dwelling (C); a 924 square foot dressing room cabana (D); a 320 square foot barn (E); and a 480 square foot barn/shed (F) on APN 169-151-030-000. The total is 5,744 square feet of structures. The Hacienda/main house and small cabana are used for overnight special event guests, such as the wedding party. The partially open air Carriage Barn/Pavilion and surrounding gardens are the site for the weddings and receptions. There is no food preparation or sales on-site for events, all materials and equipment are ordered and brought to the site for each event. An off-site 1,000 square foot office with ten additional parking spaces is located on an adjacent parcel to the south in a former single-family residence and garage. The office parking area is utilized for vendors to deliver materials and services as it is closest to the event area in the Carriage Barn/Pavilion. Domestic water is provided by Cal Am and irrigation by a on-site private well. Wastewater is provided by an on-site septic system.

Access and Parking

Access to the facility is from Carmel Valley Road on a shared driveway easement located on an adjacent parcel, and the driveway easement continues onto the Moses parcel with a shared driveway providing access to the Holly Farm, four residential lots and emergency access to the Cal Am Filtration and Water Treatment Plant to the southeast. Changes to the operation and facility configuration since the 1999 permit approval are that the owners purchased the adjacent parcel which was previously leased; and eight parking spaces were relocated from APN 169-141-022-000 to a newly configured larger parcel as a result of a Lot Line Adjustment (APN 169-151-030-000). The total parking spaces remains at 62 spaces on both lots. The adjacent 2.5 acre lot clusters 31 parking spaces near the entry path with a second cluster of 17 spaces (48 spaces) toward the rear of the lot to avoid parking across from the adjacent single family residence. The 40 parking spaces that were previously located on the original adjacent parcel, closer to the wedding site, is now open lawn. Fourteen spaces remain on APN: 191-141-022-000 near the hacienda and small cabana. The parking area is at least 100 feet from the Carmel River top of bank and the riparian vegetation is intact. Guests or workers walk through the landscaped parking area instead of using the driveway easement to accommodate the adjacent resident to the south. The parking area along the easement has a six-foot high log fence with trees and shrubs to visually screen the parking area from the driveway and residences.

BACKGROUND

Prior to approval of the Use Permit in 1996 for this special use facility, the Holly Farm (formerly the Begonia Gardens nursery) operated as a private special event rental without a permit. On September 11, 1996 Use Permit ZA95035 was approved for a special use facility for social events such as weddings, family reunions, and private parties in conjunction with the rental of the existing single family dwelling on two parcels in low density residential zoning district (LDR/1-D-S). The use was allowed as it was considered a use similar in character, density and intensity to Title 21, Section 21.14.060.S, "Assemblages of People". The permit allowed 24 on-site parking spaces and a 41 space off-site parking spaces on a separate parcel (APN 169-141-017-000, the Montessori School site). The total acreage for the facility was approximately 2.33 acres. This permit was approved for three years. A Use Permit Extension (PLN980399) for ten years was approved on November 18, 1999. This permit allowed and 22 parking spaces on-site and 40 parking spaces on an adjacent 0.8 acre parcel to the west (APN: 169-151-018-000). The small cabana, a small barn/shed used for the facility also existed on this adjacent lot. The owner previously leased this parcel and then purchased it in 1998. In 2003 a Lot Line Adjustment (PLN030030) was approved including this 0.8 acre parcel and two other larger parcels which resulted in the existing parcel conforming in size with the zoning (LDR/2.5-D-S) and created access to a landlocked parcel. The two acres added by the lot line adjustment where the parking is currently located, was formerly used for a commercial woodcutting and chipping operation. The former 40 space parking area is currently open lawn and gardens.

Conditions of Approval for the previous permit (PLN980399) are still required for this use including restrictions on the number of events, guests, hours and noise have been updated. A previous Public Works condition requiring that: "Total attendance to any event, including staff for the event shall not exceed four persons for each approved parking space" is outdated and will no longer be required. Guests frequently arrive by minibus instead of individual vehicles, which also reduces vehicle trips and parking spaces. Valet parking is required at all events. Other conditions have been updated including those for Environmental Health, Water Resources and the Fire District. The parking area is required to be in compliance with County requirements for parking.

CARMEL VALLEY LUAC

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Members had concerns with the perceived expansion of the use and parking and the shared use of the driveway. They recommended changes including to exclude parking from the adjacent (Britton) residence and to create a pedestrian path on the other side of the driveway (road easement). The site plan shows the parking spaces are not adjacent to the subject single-family residence. Guests and workers walk through the landscaped parking area and avoid use of the driveway easement to avoid the adjacent residence. The parking lot along the easement has a six-foot high log fence, trees and shrubs to visually screen the parking area from the driveway and residence.

CONCLUSION

The use has been in operation since 1996 with restrictions on the number of events and guests, and noise. The number of spaces (62) remains the same; however, the parking location has been reconfigured from the original 0.8 acre adjacent parcel to a 2.5 acre parcel. This increased the total area of the use from the original 2.3 acres to 3.7 acres, however, the intensity of the use has not changed from the Use Permit approved in 1999. Since the project is in compliance with the previously approved use, without complaints and the applicant has accommodated the neighbors most of whom have provided a letter signed a petition in supporting the project, a permit

expiration date is not warranted in staff's judgment. The development is consistent with the General Plan applicable Zoning designation. Previous permit conditions of approval still apply to the project, but have been updated and incorporated into this permit.

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:

DOYLE AND MARY MOSES (PLN100036)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically exempting the project from environmental review pursuant to CEQA Guidelines Section 15301; and
- 2) Approving a Use Permit to allow the continued use of a special use facility for social events such as weddings, family reunions, and private parties in conjunction with the rental of the existing single family dwelling on a 3.7 acre site (known as the Holly Farm).

(PLN100036, Doyle Eugene and Mary Ewing Moses, Co-Trustees, 9200 Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan (APN: 169-141-022-000-000, 169-151-030-000, and 169-141-003-000)

The Use Permit allows the continued use of a special use facility for social events such as weddings, family reunions, and private parties in conjunction with the rental of the existing single family dwelling on a 3.7 acre site (known as the Holly Farm). The application (PLN100036) came on for public hearing before the Monterey County Zoning Administrator on January 13, 2011. 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 Project, 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 2010 Monterey County General Plan,
 - Carmel Valley Master Plan,
 - Carmel Valley Master Plan, Inventory and Analysis,
 - The 2010 Monterey County General Plan (adopted 10/26/2010)
 - Monterey County Zoning Ordinance (Title 21)

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 property is located at 9200 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 169-141-022-000-000 and 169-151-030-000, Carmel Valley Master Plan. The parcels are zoned LDR/1-S-D-RAZ, and LDR/2.5-S-D-RAZ, respectively, which allows visitor serving and special use facilities in conformance with the Carmel Valley Master Plan applicable plans and policies. The project is a special use facility for social functions such as weddings, family reunions, and private parties and is consistent with the 2010 Monterey County General Plan polices including the Carmel Valley Master Plan. CV-1.15 requires visitor serving accommodations be design so they are respect the privacy an rural character residential character of adjoining properties. The facility has operated since 1996 without complaints in compliance with the previous permit conditions which restricts the number of guests and events, parking spaces and noise. The owner has accommodated adjoining residents by the parking layout, providing green visual and sound screening for the parking area and garden-like setting for facilities. Parking, the number of guests, hours of operation, and noise are restricted by the permit. There is no new development, nor intensification of use from what was approved by the original permit (ZA95035) or the extension (PLN980399). However, the original acreage for the facility increased from 2.3 acres to 3.7 acres. The County has affirmed these uses for the property twice before with permits PLN980399 and ZA95035) for the last 15 years.
- c) The parcels are zoned "LDR/1-S-D-RAZ and LDR/2.5-S-D-RAZ (Low Density Residential one acre per unit, and two and one half acres per unit, Site Plan Design Control District), which allows low-density residential development and intensity with a density of one and 2.5 acres per unit, respectively. This use has been considered similar in character, density and intensity to Title 21, Section 21.14.050.S, "Assemblages of People", allowed by a Use Permit. Therefore, the project is an allowed land use for this site. Existing on the site are structures for the use (letters indicated on the plans, sheet 2) including: a 984 square foot barn/pavilion dancing area; an 884 square foot dressing room/cabana ; a 2,152 square foot hacienda/single family dwelling; a 924 square foot dressing room cabana ; a 320 square foot barn; and a 480 square foot barn/shed on APN 169-151-030-000. The total is 5,744 square feet of structures. A 1,000 square foot office with ten parking spaces used for vendors is located on acre parcel (APN: 169-141-003-000).
- d) There is no new development nor intensity of development. Total square footage of all existing buildings is 5,744 square feet, plus the 1,000 square foot office on an adjacent parcel. The only change to the operation and facility configuration since the previous permit was approved is that the owners purchased the adjacent parking area lot which was previously leased. Eight parking spaces were relocated from APN 169-141-022-000 to APN 169-151-030-000. The use has been in operation since 1996 with restrictions on the number of events, guests, and noise. The number of parking spaces (62) remains the same; however, the parking configuration has changed and the off-site parking is now located on a larger 2.5 acre parcel instead of a 0.8 acre parcel as

a result of a lot line adjustment (PLN030030). The previous 10-year extension (PLN980399) of Use Permit (ZA95035) expired on November 19, 2009. Conditions of Approval applied to PLN980399 are still required for this use including restrictions on the number of events, guests, hours of operation, and noise, although the conditions have been updated. The project is consistent with the original permit in 1996 (ZA95035) and Use Permit Extension in 1999 (PLN980399).

- e) The project planner conducted a site inspection on September 1, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project warranted referral to the Carmel Valley LUAC because the project was previously referred to the LUAC when approved, and the Extension was granted. The LUAC members (5 ayes, 0 noes, 2 absent) had concerns with the perceived expansion of use and parking area and the shared use of the driveway. They recommended changes to exclude parking from the adjacent (Britton) residence and to create a pedestrian path on the other side of the driveway (easement).
- g) 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 PLN100036.

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, RMA-Public Works Department, Carmel Valley Fire Protection District, , Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on September 1, 2010 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 PLN100036.

3. **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 project was reviewed by RMA - Planning Department, RMA-Public Works Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies 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.

- b) Necessary public facilities are available. Domestic water is provided by Cal Am and irrigation by a private well. Wastewater is provided by a on-site septic system. There is no new development nor changes to the existing use nor intensity of development.
- c) Assessors Parcel Number 169-151-030-000 is located partially within Zone AE, 100-year floodplain of the Carmel River, as shown on FEMA Flood Insurance Rate Map 06053C-0340G, effective date April 2, 2009 and a condition of approval is included to record a Floodplain Notice.

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 a site inspection on September 1, 2010 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - 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 PLN100036.

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 Existing Facilities
 - b) All structures and facilities are existing. There is no new development, proposed nor intensification of use. The use has been in operation since 1996 with restrictions on the number of events and guests, and noise. The number of parking spaces (62) remains the same; however, the parking configuration has changed and the off-site parking is now located on a 2.5 acre parcel instead of a 0.8 acre parcel as a result of a lot line adjustment (PLN030030). The parking area is at least 100 feet from the Carmel River top of bank and the riparian vegetation is intact. No changes are proposed to the parking, which is unpaved with landscaping and visual screening.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on September 1, 2010.
 - 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 21.80.040.B Monterey County Zoning Ordinance (Planning Commission).

DECISION

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

- A. Categorically exempt the project from environmental review pursuant to CEQA Guidelines Section 15301; and
- B. Approve a Use Permit to allow the continued use of a special use facility for social events such as weddings, family reunions, and private parties in conjunction with the rental of the existing single family dwelling on a 3.7 acre site (known as the Holly Farm), in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of January, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

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 PLANNING COMMISSION 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.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION ### - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>MOSES</u> File No: <u>PLN100036</u> APNs: <u>169-141-022-000-000 and 169-151-030-000</u> Approved by: <u>Zoning Administrator</u> Date: <u>January 13, 2011</u>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Use Permit (PLN100036) allows the continued use of a special use facility for social events such as weddings, family reunions, and private parties in conjunction with the rental of the existing single family dwelling on a 3.7 acre site (known as the Holly Farm). The property is located at 9200 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 169-141-022-000-000 and 169-151-030-000), Carmel Valley Master Plan. This permit 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)	Adhere to conditions and uses specified in the permit. 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. 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.	Owner/ Applicant RMA - Planning WRA RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 169-141-022-000-000 and 169-151-030-000 on January 13, 2011. The permit was granted subject to 23 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Within 30 days of permit approval	
3.		PD004 - INDEMNIFICATION AGREEMENT (NON-STANDARD) 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, 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Within 30 days of permit approval.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)				
4.		PDSP001 – EVENTS (NON-STANDARD) The number of social functions shall not exceed thirty (30) in any one calendar year. A log shall be maintained including the number of events and attendees and shall be available upon request of the RMA – Planning Department to verify compliance. (RMA – Planning Department)	Social functions shall not exceed thirty (30) in any one calendar year. The owner/applicant shall maintain a log including the number of events, attendees and shall make the log available upon request of the RMA – Planning Department to verify compliance.	Owner	Continuous	
5.		PDSP002 – EVENTS (NON-STANDARD) The number of social functions attendees shall not exceed 150 for any individual function and 80 for fifteen (15) of the thirty (30) functions per calendar year. A log shall be maintained including the number of events and shall be available upon request of the RMA – Planning Department to verify compliance. (RMA – Planning Department)	Social functions attendees shall not exceed 150 for any individual function and 80 for fifteen (15) of the thirty (30) functions per calendar year. The owner/applicant shall maintain a log including the number of events, attendees and shall make the log available upon request of the RMA – Planning Department to verify compliance.	Owner	Continuous	
6.		PDSP003 – PARKING (NON-STANDARD) The vehicle parking shall be limited to the project site and the adjacent parcel, Assessor's Parcel Number 169-151-030-000. (RMA – Planning Department)	Vehicle parking shall be limited to the project site and the adjacent parcel, Assessor's Parcel Number 169-151-030-000.	Owner	Continuous	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN (NON-STANDARD) Should exterior lighting be added to the property, exterior lighting shall be shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant Owner/ Applicant	Prior to the issuance of any Building Permits/ongoing. Ongoing	
Health Department Environmental Health Bureau						
8.		EHSP001 – FOOD PERMITS FOR PUBLIC SPECIAL EVENTS (NON-STANDARD) In the event that food and/or beverages are intended to be served at a special event that is open to the public and not catered by a business with a current health permit from the Environmental Health Bureau (EHB), the property owner shall apply for a temporary food facility permit from EHB and comply with all conditions of that permit, pursuant to California Health and Safety Code, Division 104, Part 7, Chapter 1 (California Retail Food Code). (Environmental Health)	The property owner shall ensure that any caterer serving food and/or beverages at a special events which is open to the public has a current health permit from the Environmental Health Bureau (EHB). OR Obtain a temporary food facility permit from EHB.	Owner	Continuous	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
9.		EHSP002 SEPARATE RECYCLABLES (NON-STANDARD) All persons shall separate recyclables from other solid waste generated at their premises and shall place such recyclables into a different approved container to facilitate segregation at a solid waste facility pursuant to Monterey County Code 10.41. Within 60 days of permit approval/, submit a written plan on how recyclables will be collected and stored for all events at the property to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval. (Environmental Health)	Within 60 days of permit approval/, submit a written plan on how recyclables will be collected and stored for all events at the property to Recycling and Resource Recovery Services of Environmental Health Bureau for review and approval.	Owner	Within 60 days of permit approval/ Continuous	
10.		EHSP003 – NOISE (NON-STANDARD) The maximum noise levels from music and speech shall be limited to 75 DBA as measured from 50 feet from the noise source. If necessary, the applicant shall be responsible for implementing any noise monitoring to comply with this condition. (Environmental Health)	The maximum noise levels from music and speech shall be limited to 75 DBA as measured from 50 feet from the noise source. If necessary, the applicant shall be responsible for implementing any noise monitoring to comply with this condition.	Owner	Continuous	
11.		EHSP004 – NOISE (NON-STANDARD) All aspects of the operation shall comply with the Noise Element of the 2010 Monterey County General Plan. (Environmental Health)	All aspects of the operation shall comply with the Noise Element of the 2010 Monterey County General Plan.	Owner	Continuous	
12.		EHSP005 – NOISE (NON-STANDARD) Live or amplified music shall be limited to the hours from 3:00 p.m. to 9:00 p.m. two days per week. A log shall be maintained including the number of events and attendees and shall be available upon request of the RMA – Planning Department to verify compliance. (Environmental Health)	Live or amplified music shall be limited to the hours from 3:00 p.m. to 9:00 p.m. two days per week. The owner/applicant shall maintain a log including the number of events, attendees and shall make the log available upon request of the RMA – Planning Department to verify compliance.	Owner	Continuous	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13.		EHSP006 – NOISE (NON-STANDARD) Amplified music shall only be played on the stage area. The stage area shall be enclosed on three sided and have acoustical insulation, directional speakers, to direct sound away from all neighboring residences. (Environmental Health)	Amplified music shall only be played on the stage area. The stage area shall be enclosed on three sided and have acoustical insulation, directional speakers, to direct sound away from all neighboring residences.	Owner	Continuous	
14.		EHSP009 – NOISE (NON-STANDARD) Amplified music shall not be allowed if: a. Two or more complaints supported by evidence that the applicant is not complying with the conditions of approval regarding noise are filed from two or more households; b. Said complaints occur within a one year period; and c. The applicant cannot prove to the satisfaction of the County that noise can be limited to a level that would satisfy the conditions of approval regarding noise. (Environmental Health)	Amplified music shall not be allowed if: a. Two or more complaints supported by evidence that the applicant is not complying with the conditions of approval regarding noise are filed from two or more households; b. Said complaints occur within a one year period, and c. The applicant can not prove to the satisfaction of the County that noise can be limited to a level that would satisfy the conditions of approval regarding noise.	Owner	Continuous	
Monterey County Water Resources Agency						
15.		WRSP001 – FLOODPLAIN RECORDATION (NON-STANDARD) The owner shall provide the Water Resources Agency a completed Floodplain Notice for APN 169-151-030-000 stating: "The property is located within or partially within a floodplain and may be subject to building and/or land use restrictions." (Water Resources Agency)	Submit a recorded floodplain notice to the Water Resources Agency for review and approval. (A copy of the County's standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Within 90 days of Use Permit approval.	
Fire Agency (Monterey County Regional/Carmel Valley Fire Protection District)						

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
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 District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Ongoing	
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 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 District)				
18.		FIRE030 – OTHER NON-STANDARD CONDITIONS - ONE-WAY ROADS – The one-way road entrance and egress at the front parking area shall be maintained a minimum width of 12 feet. Unobstructed vertical clearance shall be not less than 15 feet for all access roads. Signs identifying traffic access or flow limitations (i.e., one-way road or single lane conditions) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. (Carmel Valley Fire District).	Applicant shall obtain approval of the fire access roads and required signage.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10
19.		FIRE030 – OTHER NON-STANDARD CONDITIONS - SMOKE ALARMS – Single-station, battery-operated smoke alarms shall be installed and maintained in the houses in accordance with the Household Fire Warning Standards NFPA 72, 2007 edition. (Carmel Valley Fire District.)	Install smoke alarms and obtain approval of fire district final inspection.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10
20.		FIRE030 – OTHER NON-STANDARD CONDITIONS - PORTABLE FIRE EXTINGUISHERS – Portable fire extinguishers with a minimum rating of 2A:10B:C shall be installed and maintained in accordance with Title 19, California Code of Regulations in locations required by the fire marshal. (Carmel Valley Fire District)	Install portable portable fire extinguishers and obtain approval of the fire district final inspection.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
21.		FIRE030 – OTHER NON-STANDARD CONDITIONS - PERIODIC FIRE SAFETY INSPECTIONS – The Holly Farm shall be subject to periodic fire safety inspections as required for assembly occupancies and for occupancies that provide guest lodging accommodations. (Carmel Valley Fire District.)	Obtain fire department approval of periodic fire inspections.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10
22.		FIRE030 – OTHER NON-STANDARD CONDITIONS – VEGETATION MANAGEMENT – Landscaping and other vegetation throughout the facility shall be continually managed, including the removal of dead plants, branches, leaves, etc. Dead tree limbs shall be trimmed to a height of at least 6 feet from the ground. All tree limbs shall be removed within 10 feet of all chimneys. Decorative plant material (i.e., palm fronds) shall be replaced periodically with fresh cuttings or treated with an approved fire retardant spray. (Carmel Valley Fire District)	Maintain landscaping and other vegetation.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10
23.		FIRE030 – OTHER NON-STANDARD CONDITIONS – COMMERCIAL COOKING EQUIPMENT – If commercial cooking equipment that produces grease laden vapors is installed or used on the site, it shall be provided with a Type I hood in accordance with the California Mechanical Code and protected with an automatic fire-extinguishing system that is listed and labeled for its intended use in accordance with the California Fire Code. (Carmel Valley Fire District)	Obtain required building permits and fire permits for installation of commercial cooking equipment.	Applicant or owner	Ongoing	Complete, on-site verification on 11/02/10

END OF CONDITIONS

Rev. 08/25/2010

EXHIBIT D

CARMEL VALLEY

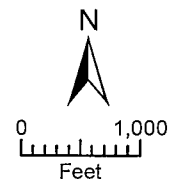


APPLICANT: MOSES

APN: 169-141-022-000 & 169-151-030-000

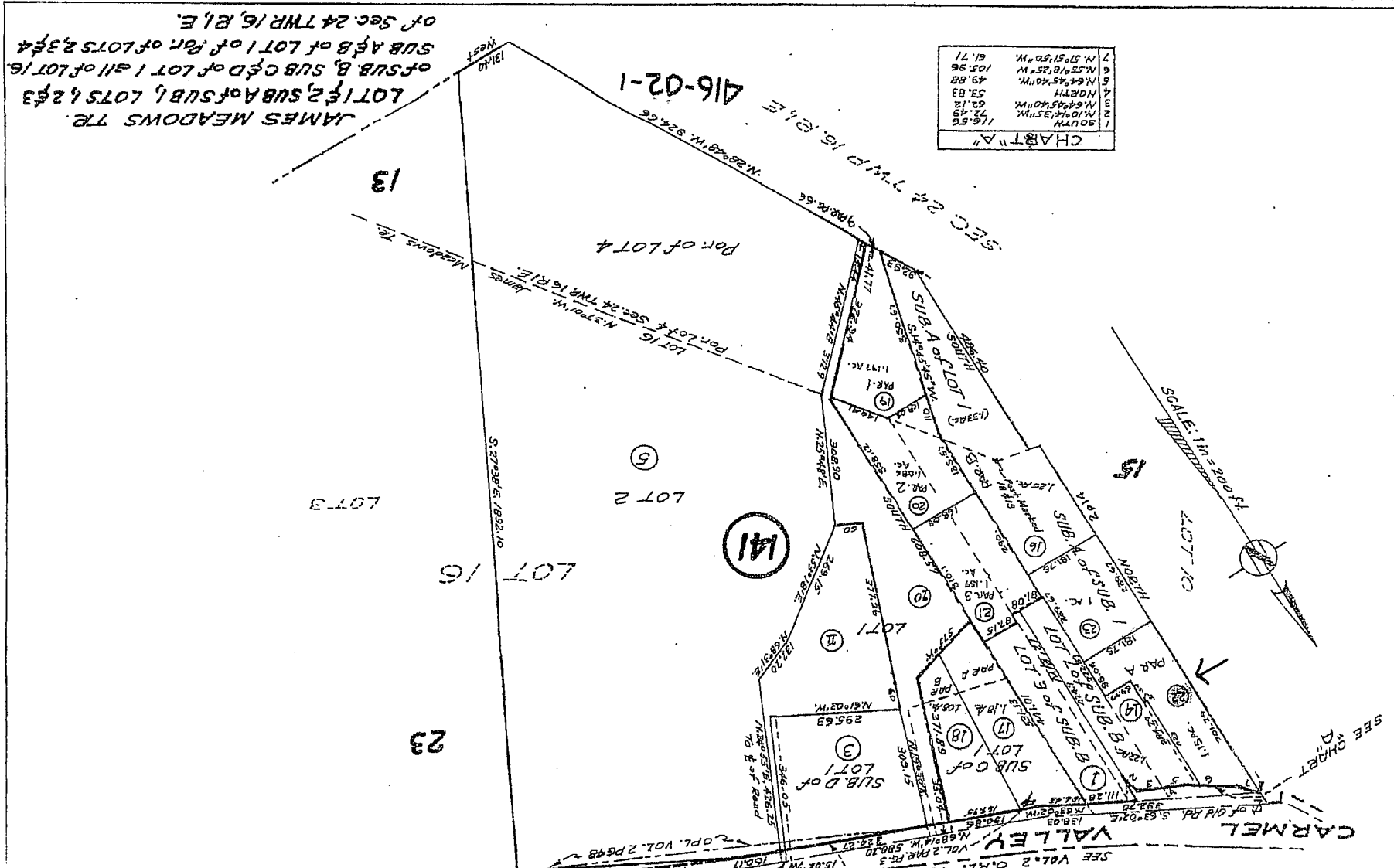
FILE # PLN100036

Water 2500' Limit 300' Limit City Limits



PLANNER: BRADLEY

TAX CODE AREA
 COMPLY WITH LOCAL SUBDIVISION BUILDING ORDINANCES.
 SEE VOL. 2 OF CHART "A" FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT
 THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY



LO

VALLEY

416-02-8

7/16/65, E/L SEC. 23

416-02-8

SCALE: 1 in. = 200 ft.

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION PRESENTED. IT MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

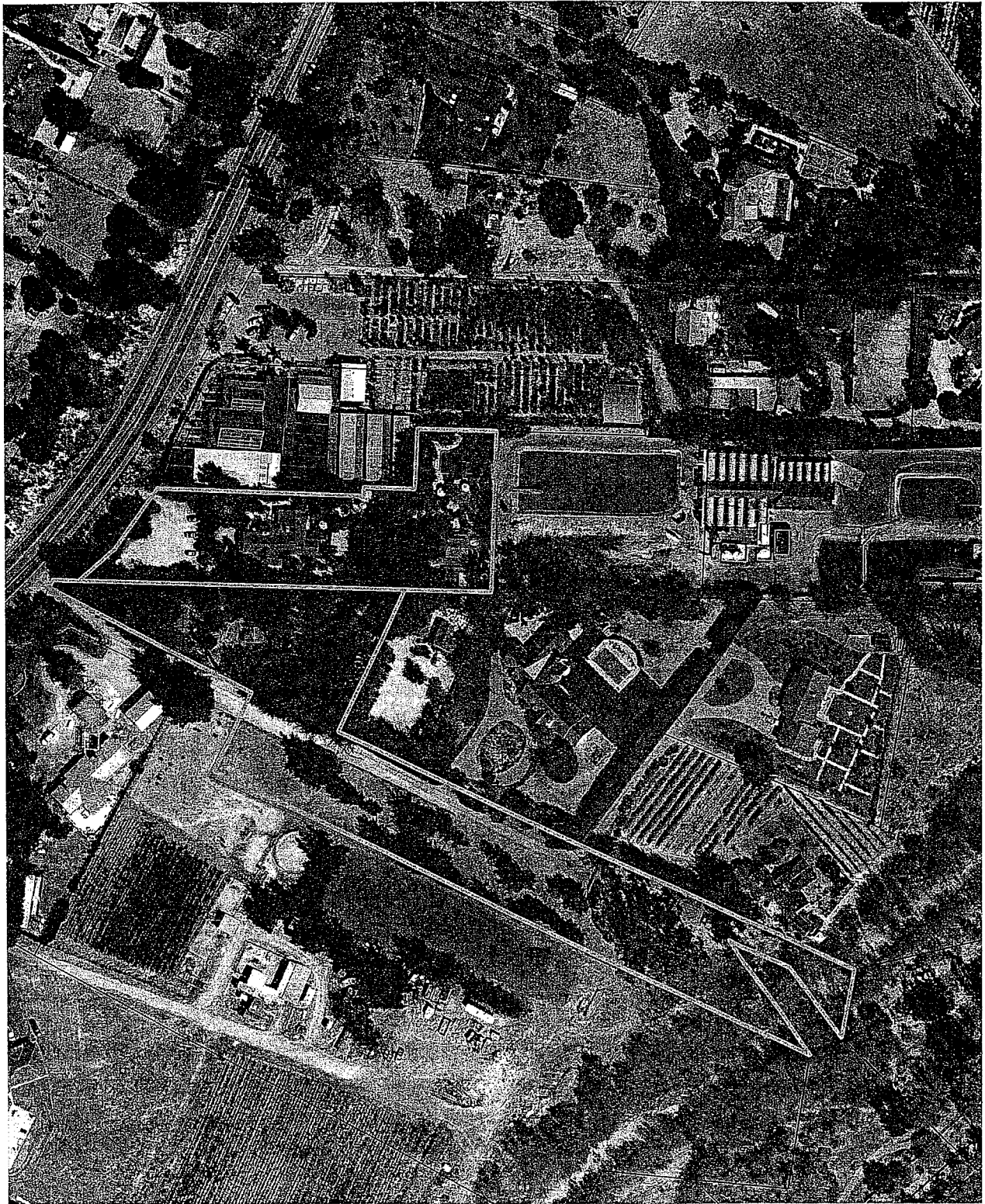


EXHIBIT E

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Carmel Valley**

Please submit your recommendations for this application by: **November 1, 2010**

Project Title: MOSES DOYLE EUGENE & MARY EWING MOSES TRS [DBA HOLLY FARM INC (THE)]

File Number: PLN100036

File Type: ZA

Planner: BRADLEY

Location: 9200 CARMEL VALLEY RD CARMEL VALLEY

Project Description:

Use Permit to allow the continued use of a special use facility for social events such as weddings, family reunions, and private parties in conjunction with the rental of the existing single family dwelling on a 3.7 acre site (known as the Holly Farm). The previous 10-year extension (PLN980399) of Use Permit (ZA95035) expired on 11/19/09. The property is located at 9200 Carmel Valley Road, Carmel Valley (Assessor's Parcel Numbers 169-141-022-000 and 161-151-030-000), Carmel Valley Master Plan Area.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

Christine Kemp and Doyle Moses

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Jeff Brinton	X		Supprts project, suggests thtat the use had expanded since 1999. Additional parking area has been added. Concerned with increased foot traffic and parking close to his front gate.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Parking & use of the shared driveway		Exclude parking from adjacent to Britton and create pedestrian path on other side of driveway
Expanded use		Residence at 27475 Loma Del Rey has been used in connection with the business.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: John Anzini (LUAC Member's Name)

Second by: Judy MacClelland (LUAC Member's Name)

 Support Project as proposed

 X Recommend Changes (as noted above)

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5

NOES: 0

ABSENT: 2 (Agron, Burbidge)

ABSTAIN: 0

EXHIBIT F

- HOLLY FARM PARKING

. STARTED RENTING THE HARDING PROPERTY, THE OLD MONTESORRI SCHOOL ON CARMEL VALLEY ROAD IN 1992 FOR \$1.00 PER YEAR PLUS CUTTING THE WEEDS IN THE WINTER.

. RENTED LEMOS PROPERTY ON CARMEL VALLEY ROAD FROM 1993 TO 2003.

. PURCHASED 946 CARMEL VALLEY ROAD (BANANA CABANA) IN 1998

. PURCHASED LEMOS PROPERTY PARKING IN 2003 AS A LOT LINE ADJUSTMENT

. PARKING AT THE LEMOS LAND FOR 17 YEARS:
- NO COMPLAINTS

HISTORY OF LEMOS LLA PROPERTY PRIOR TO HOLLY FARM USE AS OFFSITE, THEN ONSITE PARKING

THE ENTIRE ANNEXED PROPERTY WHICH I PURCHASED (PLUS ADDITIONAL LAND) WAS RENTED TO TWO LARGE COMMERCIAL FIREWOOD CUTTING BUSINESSES. THE SOUTHERN, SMALLER OPERATION, WAS LEASED TO ANDY TOPE. ANDY'S OPERATION WAS SMALLER, BUT VERY INTENSE (LOUD). THE TREES BEING BROUGHT IN FROM ALL OVER AND WERE CUT TO LENGTH FROM THE BED OF A LARGE COMMERCIAL METAL FLAT BED. THE WOOD AND METAL VIBRATIONS, PLUS THE CHAIN SAW NOISE, WERE INTOLERABLE. THEY OPERATED FOR HOURS AT A TIME, 7 DAYS A WEEK.

THOMAS HAWLEY, AN ATTORNEY, LIVES 20 FEET FROM THE FORMER OPERATION. HE, FINALLY, IN FRUSTRATION, SENT A LEGAL LETTER TO BILL LEMOS, OWNER OF THE LAND, STATING THAT THE SITUATION WAS UNBEARABLE. THEY HAVE NOT TALKED TO EACH OTHER FOR YEARS BECAUSE OF THIS.

THE MUCH LARGER OPERATION RAN FROM THE RIVER (TOPE'S WOOD YARD) ALL THE WAY UP THE EASEMENT, ENCOMPASSING ALL OF WHICH IS NOW OUR LLA PROPERTY AND PARKING AREA. THIS COMMERCIAL TREE SERVICE AND FIREWOOD BUSINESS BELONGED TO CARL HARTMAN. A UNIQUE PART OF HIS OPERATION WAS A GIANT STUMP GRINDER, WHICH WOULD GRIND WOOD INTO CHIPS FROM STUMPS AS LARGE AS CARS. THE NOISE, SMOKE AND VIBRATION COULD BE STRONGLY FELT FOR A MILE IN ALL DIRECTIONS.

THE CUT FIREWOOD SUPPLIED THE HOTELS OF THE PENINSULA AND WAS PILED 10 FEET TO 15 FEET HIGH, COVERING THE ENTIRE LENGTH AND WIDTH OF THE PROPERTY. LARGE PINE TREES WERE CONSTANTLY BEING HAULED AND PILED HIGH FOR CUTTING. MANY PIECES OF LOG MOVING EQUIPMENT, TRAILERS, DUMP TRUCKS, FORK LIFTS AND SEVERAL SPLITTERS WERE SCATTERED ABOUT THE PROPERTY.

CARL USUALLY HAD TWO MEN CUTTING AND SPLITTING WOOD 7 DAYS A WEEK. CARL HIMSELF WOULD WORK IN THE YARD ON SATURDAYS AND SUNDAYS. DURING OUR WEDDING SEASON, ABOUT 30 MINUTES BEFORE THE CEREMONY, GUS, ONE OF OUR GROUNDSKEEPERS, WOULD TAKE OVER SOME COLD DRINKS, AND CARL WOULD SHUT DOWN FOR ABOUT AN HOUR. IT WORKED OUT FINE.

ONE DAY, A GENTLEMAN FROM ACROSS THE RIVER, ACCOMPANIED BY HIS ATTORNEY, CAME AND TALKED TO BILL LEMOS, AND THAT WAS THE END OF THE WOOD CUTTERS.

THE GIANT STUMP GRINDER FINALLY FORCED CARL AND ANDY TO MOVE THEIR OPERATIONS ELSEWHERE.

BILL LEMOS AND I MET, AND WE AGREED TO RENT THE PROPERTY FOR PARKING.

I WENT TO THE COUNTY PLANNING DEPARTMENT AND MET WITH A PLANNER EXPLAINING THAT MOVING MY PARKING NEXT DOOR WAS SAFER FOR FIRE EGRESS AND MORE CONVENIENT FOR EVERYONE. HE AGREED AND SAID IT WASN'T A PROBLEM, SO WE RENTED THE LAND AND STARTED TO CLEAN UP. WE USED A LOT OF THE WOOD TO BUILD FENCES AND HAULED DEBRIS FOR A MONTH TO THE LAND FILL.

IN 2003 BILL LEMOS DECIDED TO BUILD A NEW HOME FOR HIMSELF SO HE SOLD THE LLA PROPERTY TO US TO CONTINUE USE FOR OUR PARKING,.

PRIOR TO THE USE OF THE WOODCUTTERS, A COMMERCIAL CHRISTMAS TREE FARM EXISTED THERE. WE HAVE AERIAL PHOTOS OF THIS TREE FARM. THE REMAINING PINE TREE EXISTING TO THIS DAY ARE THE REMNANTS OF THE CHRISTMAS TREE FARM. MOST OF THEM, IF NOT ALL OF THEM, ARE INFECTED BY THE PITCH CANCKER BARK BEETLE, WHICH EVENTUALLY WILL PROBABLY BE THEIR DEMISE. FOR THE PROTECTION OF THE REMAINING TREES, WE HAVE HAD TO REMOVE A FEW TREES WHICH WERE DEAD OR SERIOUSLY DISEASED IN ORDER TO PROTECT THE REST OF THE TREES. TO REPLACE THE DEAD TREES, WE HAVE PLANTED REDWOOD TREES, WHICH ARE NOT AFFECTED BY THE PITCH CANCKER BEETLE.

THERE WAS NO EXISTING GROUND VEGETATION DUE TO THE HEAVY COMMERCIAL WOODCUTTING AND CHIPPING VENTURES.

HISTORY OF THE HOLLY FARM
OWNERSHIP BY MOSES FAMILY

- 1991 HOLLY FARM PURCHASE (169-141-022-000)
- 1992 HOLLY FARM SHORT TERM RENTAL (*NO COUNTY ORDINANCE*)
- 1993 CVPO LETTER OF UNDERSTANDING (*NO PERMIT REQUIRED*)
- 1995 DEAN FLIPPO INITIATES TOT TAX MEETING
Doug Mathewson
- 1996 FIRST USE PERMIT GRANTED/ OFFSITE PARKING *for additional*
FOR 40 CARS APPROVED (2 PARCELS EAST OF
HOLLY FARM)
- 1998 PURCHASE OF ADJACENT PROPERTY (169-151-
018-000) (FRANCES' PARCEL)
- 1999 END OF 3 YEAR USE PERMIT (NO COMPLAINTS)
- 1999 START OF 10 YEAR PERMIT/ APPROVAL OF ONSITE
PARKING (169-151-018-000)
- 2003 LOT LINE ADJUSTMENT:
RECONFIGURED BOUNDARY ALLOWS ONE NON-
CONFORMING PARCEL OF .8 ACRES (169-151-018
000) TO CONFORM TO ITS ZONING DESIGNATION
LDR/2.5D-S AND CREATES ACCESS TO A LAND
LOCKED PARCEL OWNED BY NEIGHBOR, BILL
LEMONS. PARCEL APN 169-151-018-000 CHANGED
TO A NEW APN 169-151-030-000.
- 2009 (NOVEMBER 18) END OF 10 YEAR PERMIT (NO
COMPLAINTS)
- 2010 FEBRUARY 10, 2010 APPLICATION FOR NEW
PERMIT

REQUEST OPEN ENDED USE PERMIT DUE TO HISTORY OF
PROPERTY USE WITHOUT INCIDENCE.

A TIME LIMITATION ON THE PERMIT SIGNIFICANTLY
INTERFERES WITH THE OPERATION SINCE MOST
WEDDINGS AND SIMILAR FUNCTIONS ARE PLANNED A
YEAR IN ADVANCE.

THE HISTORY OF THE HOLLY FARM PRIOR TO 1991

THE HOLLY FARM PROPERTY IN YEARS PAST HAS BEEN USED FOR A VARIETY OF COMMERCIAL USES, NAMELY, A NURSERY, BAKERY, CATERING COMPANY AND AUTO REPAIR AND RESTORATION.

FROM AN HISTORICAL PERSPECTIVE, TWO PARCELS OF LAND WERE CARVED FROM THE ORIGINAL HOLLY FARM PROPERTY. IMMEDIATELY, TO THE EAST, IS THE PARCEL WHICH IS NOW THE SITE OF GRIGG'S NURSERY. THE PARCEL TO THE SOUTH IS NOW PUT TO WHAT IS BASICALLY AN INDUSTRIAL USE IN THAT IT BELONGS TO CALIFORNIA-AMERICAN WATER COMPANY. CAL-AM HAS UTILIZED THE PROPERTY AS AN IRON EXTRACTION FILTRATION TREATMENT PLANT WITH SETTLING AND TREATMENT PONDS.

EXHIBIT G

Jeff Britton
P.O. Box 22123
Carmel, CA 93922

December 1, 2010

Re: The Holly Farm

To Whom It May Concern:

My wife and I are the owners of property (APN 169-151-003) located at 9184 Carmel Valley Road immediately south of the Holly Farm (see attached Assessor Parcel Map). There is a small house on the property that we rent to Mr. and Mrs. Moses, on a month-to-month, basis for use as an office in conjunction with the operation of the Holly Farm.

I am familiar with the current use permit application by Mr. and Mrs. Moses for the continued operation of the Holly Farm and I understand that the Moses' use of the office on my property is an accessory use to the current use permit application.

Sincerely,



Jeff Britton

October 25, 2010

Dana Carnazzo

Grapes of Wrath Catering and Event Management

529 Central Avenue

Pacific Grove, CA 93950

To Whom It May Concern:

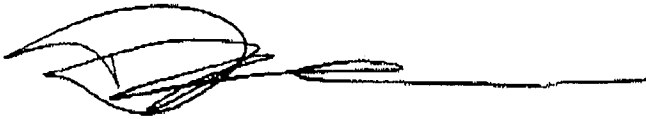
This is a letter in support of the Moses family and their venture at The Holly Farm. My company handles the daily management of every event that is held at The Farm. Everything done at The Holly Farm is done with professional care: from the lovely visual of the incredible landscaping to the use of rustic fittings and redwood for all fencing, to a safe parking plan and a staff to guest ration that ensures safety and continuity at each event.

The care of neighbors is of equal concern to the care of the Holly Farm's weekly clients. Great care is taken to mitigate any negative effect on neighbors or on traffic. An hour before any event, staff is on hand to guide guests off of Carmel Valley Road to the private parking area. Guests are personally escorted onto the property; at nine o'clock sharp, all amplified music ceases....guests move in to that lovely end-of-the-evening -wind down with soft music and good conversation.

I have owned and operated my company for seventeen years. I have held the catering and event management contract at The Farm for the last four years. The Moses family put forth great effort in our first year to ensure that we were trained to uphold the highest standards of safety: to guests, staff and the neighborhood.

I wholeheartedly support this family venture.

Thank you,

A handwritten signature in black ink, appearing to read 'Dana Carnazzo', followed by a long horizontal line.

Dana Carnazzo

President, Grapes of Wrath Catering and Event Management

October 23, 2010

OCT 27 2010

Monterey County Planning and
Building Inspection Department
240 Church Street
Salinas, CA 93902

Re: Holly Farm: ZA 95053

To Whom It May Concern:

As an adjacent neighbor to the Holly Farm for the past ten years, I have nothing but praise and respect for the owner, Doyle Moses, in the way he conducts himself as a businessman, a neighbor and ultimately a friend.

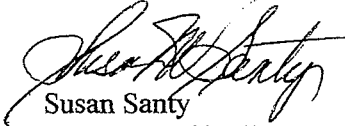
His willingness to perform small projects on our property as an extension of his own, out of his own pocket, astounds me. All for the better good of the entrance into our little enclave of homes down the quiet street and to his gem of a property, The Holly Farm. The Holly Farm is an asset to our community. It brings in people from all over the world to enjoy our little slice of heaven, and ultimately brings revenue to the community. Who would or could complain about anything the Holly Farm represents. Several wedding per year, lovely music, extremely happy people. Quite frankly, it is no different than having a neighbor who may throw a party once in a great while. Noise is never an issue, guests are rarely seen, and cars are parked in a lovely parking area that Doyle has meticulously parceled out and planted with beautiful trees and shrubs.

It is perplexing to understand why The Holly Farm is being subjected to a seemingly random and unfair use permit fee, while the adjacent commercial venues are not. Cal/Am is the least environmentally friendly operation on this street with its noise levels and waste that has eventually ended up in the Carmel River.

The Holly Farm is so generous to our multitude of community events and fundraisers. They have given 100 times the amount in value of good deeds than the amount you are trying squeeze out of a small, honest, hardworking business. In this economic crisis, you should be ashamed for trying to bleed the very people that keep you in business.

I would appeal to your sense of what is right, what is fair and what is honorable.

Respectfully submitted,


Susan Santy
9150 Carmel Valley Road
Carmel, CA 93923

LAW OFFICES OF
THOMAS HART HAWLEY
ATTORNEY AT LAW

SPECIALIST IN ESTATE PLANNING, TRUST
AND PROBATE LAW AS CERTIFIED BY THE
CALIFORNIA BOARD OF LEGAL SPECIALIZATION
OF THE STATE BAR OF CALIFORNIA

SAN CARLOS BETWEEN 7TH AND 8TH STREETS
POST OFFICE BOX 805
CARMEL-BY-THE-SEA, CALIFORNIA 93921

TELEPHONE: (831) 624-5339, EXT. 13
FACSIMILE: (831) 624-5839

thawley@thawley.com

October 27, 2010

OCT 27 2010

Monterey Planning Department
Salinas, California

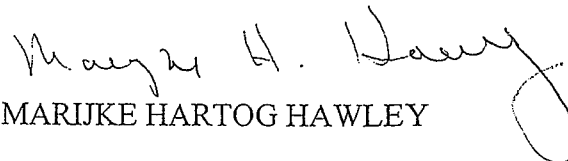
To Whom It May Concern:

We are writing this letter in support of The Holly Farm in connection with its recent application to continue its commercial use. For the past 15 or so years, we have resided on property adjacent to The Holly Farm. The Holly Farm has done a great deal to beautify the neighborhood which has greatly enhanced our enjoyment of our own property. Notwithstanding that The Holly Farm hosts weddings with light entertainment, the impact on the neighborhood is entirely positive.

As residents of Carmel Valley, we are happy to encourage small businesses such as The Holly Farm which not only provides employment for local residents but also shows off Carmel Valley at its best. Therefore, we urge the Planning Department to give whatever support it can to this worthy local enterprise including withdrawing the requirement for The Holly Farm to periodically renew its use permit in the future

Best regards,


THOMAS HART HAWLEY


MARIJKE HARTOG HAWLEY

THH:cjh

10-26-10

OCT 27 2010

To Whom it May Concern:

The needless review of the Holly Farm use permit is ridiculous. This business has generously complied with its permit for many, many years. This demand for review is a financially and emotionally exhausting burden for the Moses Family.

If the County would use common sense they would see that the only entity that is NOT complying with their permit is Cal-Am's BIRP. We ARE NOT zoned for industrial use and this water plant squeezed into the middle of our neighborhood has been a never-ending source of misery for its neighbors. I have personally had physical ailments directly related to the function of this water plant. The never-ending projects, noise, vibrations, pollution, invasion of privacy and ill-placed cameras. The list goes on and on and on!

If the County is feeling the need to review a permit...let it be Cal-Am's.

Sincerely,
E. Gerritsen



Monterey Planning Department
Salinas, California

To Whom It May Concern:

We are writing this letter in support of The Holly Farm, a family business we have been familiar with since its inception in the mid-1990s. It has developed into a first-class wedding site with visitors from all over the world, a great source of advertising for our beautiful Peninsula.


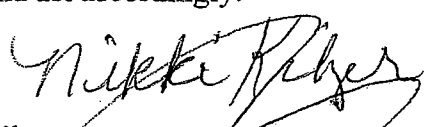
As residents of Carmel Valley since 1983 we have valued the small businesses of our area so much. They are the backbone of our community, especially in these financially challenging times. The Holly Farm is a prime example of this. It has employed so many local people, especially young people at the beginning of their careers, and has consistently brought in large amounts of business dollars to our county. This revenue not only benefits The Holly Farm and its vendors, but flows out to the larger community in the form of hotel stays, shopping, restaurant attendance, etc.

It should also be noted that The Holly Farm is a great neighbor in the community, hosting many fundraising events that have helped so many people and organizations.

In closing, we hope that the Planning Department will acknowledge and appreciate the financial burdens to a small business, such as The Holly Farm, in going through this permit process and act accordingly.

Sincerely,

Barry & Nikki Kilzer
33 West Garzas Road
Carmel Valley, CA 93924



OCT 27 2010

October 8, 2010

Monterey Planning Department
Salinas, California

Dear Sir/Madam,

As a long time resident of Carmel Valley, my husband and I share a concern for all small businesses, especially in Carmel Valley, because we live here. We know the people in this valley personally and know how difficult it is to start and run a small family business especially in these financially challenging times. We know the owners and history of the Holly Farm and have watched their dream develop over the years and would like to commend them for creating a unique world-class wedding event facility.

The Holly Farm is a nationally award winning location and has enriched our community in so many ways. Besides serving local residents and their extended families and friends, the Holly Farm draws high-income visitors here from all over the world, who stay in our hotels, eat in our restaurants and support the entire economy of the peninsula. They have trained and provided jobs for our young adults growing up as well as provide employment to many people directly and indirectly. Also, The Holly Farm has hosted many fundraising event over the years, benefiting local residents in need of help.

In summary, we hope, for small business people, that the governing powers that be are aware of the huge financial burden this process is for a small business. Hopefully, wisdom will be exercised.



Kathy Ryan
11 Camino de Travesia
Carmel Valley, CA 93924

OCT 27 2010

Doyle Moses

Holly Farm

PLN 100036

Doyle Moses, owner of the Holly Farm, seeks an extension of his Use Permit. The first use permit for a special use facility for social events such as weddings, family reunions, and private parties, in conjunction with the rental of the existing dwelling on the site, was approved in 1996 (ZA 95035). Prior to the first permit being issued, the Holly Farm was in operation for 3 years without a permit because the business operation did not fit into any category thus a special use permit was created. The permit was extended in 1999 (ZA 980399) for an additional 10 years. The use of the property remains the same except that the owner now owns the adjacent parcel which is used for parking, rather than having off-site parking which was approved as part of the prior permit. There remain 62 parking spaces for the property.

The property is surrounded on two sides by commercial ventures, with a Cal-Am industrial facility immediately to the south and the Griggs Nursery immediately to the east. Both of these commercial and industrial businesses are located on property which was part of the Holly Farm. Both of these businesses operate 365 days a year without constraint and are not required to renew permits.

The owner seeks to continue to operate under the same conditions of approval regarding number of events, number of attendees, and days and hours of music, as the set forth in the 1999 permit, except that the owner asks that the permit not have an expiration date. Additionally some of the other conditions may not be appropriate or required now, as the use has commenced and been in operation for approximately 16 years without incident.

During the 16 years in operation, there have not been any complaints made to the County regarding the operation. Accordingly, the owner seeks to be allowed to operate, without an expiration date, as long as he is meeting his conditions of approval.

Monterey County Planning and
Building Inspection Department
240 Church Street
Salinas, California 93902

Sec. p. 3 for
2010 signatures

OCT 27 2010

Re: Holly Farm: ZA 95035

HOLLY FARM ZONING CHANGE REQUEST

To Whom It May Concern:

We, the undersigned, are in agreement with the Carmel Valley Property Owners Association's suggestion "that a change in zoning to 'V O' would be appropriate" and "that the property is vastly improved since Mr. Moses' ownership" in their letter to The Monterey County Planning Department dated July 21, 1995.

We join in signing this letter to express our support for the Holly Farm's use of the property. We feel the Holly Farms has and will continue to be operated in a considerate manner and that the use is appropriate given the surrounding uses, i.e., the adjacent commercial nursery and industrial water treatment facility, and given its adjacency to Carmel Valley Road. It should be noted that these adjacent properties were originally part of the Holly Farm parcel and were split off by the two previous owners.

We have found that the use of the Holly Farm does not create undesirable levels of noise, traffic or parking impacts in that the use is conducted within reasonable hours of operation and occurs during a limited portion of the year. We believe that the Holly Farm is well maintained and operated and should be considered an asset to the community.

Holly Farm Supporting Neighboring Property Owners

<u>Gutierrez Miller</u> (name)	<u>9184 C.V. Road</u> (street address)	<u>2/27/96</u>
<u>Phil Purr</u> (name)	<u>9150 C.V. Road</u> (street address)	<u>2/27/96</u>
<u>Henry Lira</u> (name)	<u>9300 CV RD</u> (street address)	<u>2/24/96</u>
<u>Mary Ellen Ewing</u> (name)	<u>27475 Loma Del Rey Rd</u> (street address)	<u>2/24/96</u>
<u>John Harding</u> (name)	<u>9290 C.V. Rd</u> (street address)	<u>2/24/96</u>
<u>Monique Hannen</u> (name)	<u>27535 Loma Del Rey</u> (street address)	<u>2/24/96</u>
<u>Bernard H Roberts</u> (name)	<u>27500 Del Rey</u> (street address)	<u>2/24/96</u>

Holly Farm Supporting Neighboring Property Owners

Ruth H. Roberts	27545 Loma Del Rey	2/24/96
(name)	(street address)	
Albin J. Dicks	27565 Loma Del Rey	2/24/96
(name)	(street address)	
Susan Henry	27571 Loma Del Rey	2/24/96
(name)	(street address)	
Antoine Lemaire	27585 Loma Del Rey	2/24/96
(name)	(street address)	
Phyllis J. Brown	27595 Loma Del Rey	2/24/96
(name)	(street address)	
Domingo Valdez	9400 Carmel Valley Rd	2/24/96
(name)	(street address)	
Alfonso Valdez	9410 C-V Rd. 408-624-9319	2/24/96
(name)	(street address)	
Jerry W. Woot	9140 CV RD	2/25/96
(name)	(street address)	
Linda R. Wheaton	9140 C.V. Rd. 626-6321	2/25/96
(name)	(street address)	
William J. Woot	8722 Carmel Valley Rd	2/25/96
(name)	(street address)	
William J. Woot	9220 Carmel Valley Rd	2/25/96
(name)	(street address)	
Donald H. Sylla Jr.	9268 Carmel Valley Rd Carmel CA 93923	2/25/96
(name)	(street address)	
Anita S. Smythe	" "	2/25/96
(name)	(street address)	
Betty Bergerac	27575 Loma del Rey	2/25/96
(name)	(street address)	
Reginald Dwyer	27575 Loma del Rey	2/25/96
(name)	(street address)	
William J. Easton	27525 Loma Del Rey	2/26/96
(name)	(street address)	
Carol K. Easton	27525 Loma Del Rey	2/27/96
(name)	(street address)	
Don L. Woot	9192 Carmel Valley Rd.	2/27/96
(name)	(street address)	
Josée Caswe	9220 Carmel Valley Rd	2/27/96
(name)	(street address)	

Holly Farm Supporting Neighboring Property Owners

W. Wharland 22005 meadows Rd 2/26/96
(name) (street address)

Pat Dinnie 9254 Carmel Valley Rd. 2/27/96
(name) (street address)

2010 Melissa Kauf 9240 Carmel Valley Rd 3/5/96
(name) (street address)

Neighbors adjacent to The Holly Farm 2010
(name) (street address)

Don Smythe 9268 CARMEL VALLEY RD. 10/25/10
(name) (street address)

Ellen K. Crist 9190 Carmel Valley Rd 10/25/10
(name) (street address)

Mary Jo Hartog 9192 Carmel Valley Rd 10-25-10
(name) (street address)

James Hart Hamey 9192 Carmel Valley Rd 10-25-10
(name) (street address)

Sue Ricciardi 9268 Carmel Valley Rd 10-26-10
(name) (street address)

Ed Smith 9254 Carmel Valley Rd 10/24/10
(name) (street address)

Jim Briggs 9220 Carmel Valley Rd 10-26-10
(name) (street address)

9140 CARMEL VALLEY RD 10-26-10
(name) (street address)

9140 CARMEL VALLEY RD 10-26-10
(name) (street address)

William Lopez 9130 CARMEL VALLEY Rd. C.V. 10/26/10
(name) (street address)

Nancy Aghe 4125 Margaritaway C.V. 10-16-10
(name) (street address)

Rebecca Craft 6 Paso del Pico Carmel Valley 10-26-10
(name) (street address)

Kathy Lynn 11 De Traversia Carmel Valley, CA 10-26-10
(name) (street address)

9150 Carmel Valley Rd, Carmel, CA 10-26-10
(name) (street address)

May Y. Kitagawa 18 Paseo Del Rio CV 93924 10/26/10
(name) (street address) (date)

Nicole M. Kibler 33 W. Garzas Rd., CV 93924 10/26/10
(name) (street address) (date)

Edward 31455 Via Las Rosas CV 93924 10/26/10
(name) (street address) (date)

Al Hiloo 26351 Scenic Rd, Carmel 10/26/10
(name) (street address) (date)

Mary Sutcliffe - 5500 W. Carmel Valley Rd., CA 93924
(name) (street address) (date)

Michael Gans 7016 Valley Greens CV Carmel 93924 10/26/10
(name) (street address) (date)

Karen Matriguin 8330 El Camino Estrada, Carmel 93924
(name) (street address) (date)

Pat Arcas 1020 Eddy Rd 10/25/10
(name) (street address) (date)

Ruth Picard 9310 Los Pados 10/25/10
(name) (street address) (date)

Carol & Gaston 10/25/10
(name) (street address) (date)

Jon Sutherland 5500 W. Curri, CA 10/25/10
(name) (street address) (date)

93924

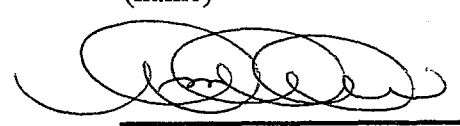
And Albert 276 1/2 Selbridge Ln 10/27/10
(name) (street address) (date)

Cheryl Heyermann 165 Carlotta St 10/27/10
(name) (street address) (date)

Devy Hall 165 Carlotta St 10/27/10
(name) (street address) (date)

Wm Mill Allen 316 MID VALLEY "284 10/27/10
(name) (street address) Carmel (date)

* Karin Strand Kauffman 14 RANCHO AV 10/27/10
(name) (street address) (date)

 HACIENDA HAY & FEED
7180 Carmel Valley Road
Carmel, CA 93923-9525 10/27/10
(name) (street address) (date)

(name) (street address) (date)

(name) (street address) (date)

(name) (street address) (date)

(name) (street address) (date)

(name) (street address) (date)

To: Lynn Monday
Monterey County Planning Department
Monterey, California

OCT 8 7 2010

From: Jim Flagg
Carmel Valley Begonia Gardens
9220 Carmel Valley Road
Carmel, California 93923

Re: Holly Farm, Proximity to the Cal Am Water Filtration Plant

We have been asked by Doyle Moses to provide some background information about the Begonia Gardens and its relationship to the Holly Farm property. Many years ago the Holly Farm property was originally part of what is now the Begonia Gardens. The property was sold which led to an expansion of the business, to the size that it is today.

When we first purchased the Begonia Gardens from the Hanssen family the Holly Farm was owned by Allisandro Chiape. During that time Mr. Chiape sold a portion of his property to Cal America water company for the purpose of building an commercial Water Filtration Plant. We feel that the development of this property to its current usage devalues the all the properties in the area of the pond.

In point of fact we have had customers who have expressed concern as to the nature of the plant when they see the water being pumped from the ground into the pond. The sight of thousands of gallons of rust colored water being pumped twenty feet in the air has caused more than a little curiosity. One thing that I have noticed personally is the strong smell of chlorine when I come close to the pond itself.

Our suspicions that the Water Filtration Plant had devalued our property was borne out when our property was appraised in January 1993. It was found that the existence of the plant in the opinion of the property appraiser, had devalued our property to a substantial degree.

In closing let me include a few facts as to the commercial nature of our business. We can on a busy day in the spring have as many two or three hundred people come and shop at the Begonia Gardens. In some cases we do not have enough room for the cars of our employees. And we recently installed a megaphone system to help with customer assistance, this system is loud enough to be heard at the rear of our property. We are in a nut-shell a high volume retail nursery that depends on

constant foot traffic for our success as a business.

One other issue which I think is important is the issue of the noise that is generated by traffic on Carmel Valley Road. This is a constant source irritation to myself and to the employees of the nursery. I have never gotten use to it in the four plus years we have owned the business. In fact my favorite time to be at the nursery is on Sunday morning when everybody seems to be at church or in bed. Its a something that never goes away.

When we first arrived at the Begonia Gardens, my impression of the Holly Farm was a property that had fallen into quite a degree of disrepair. Since Doyle has taken over he has done an outstanding job in renovating a historical piece of property. The work he has accomplished should be complimented and viewed as a asset to the community at large. He is a great neighbor and we wish him all the best luck.

Sincerely,

A handwritten signature in cursive script that reads "James Flagg". The signature is written in dark ink and is positioned above the typed names.

James Flagg
Mark Eaton
Todd Pascoe

jf/jan