

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

**Date:** February 15, 2011

**To:** Monterey County Zoning Administrator

**From:** Bob Schubert, AICP, Senior Planner

**Subject:** February 24, 2011 Meeting – Agenda Item # 4 - Eaton Ranch (PLN050371) - Use Permit for a horse training and stabling facility that would add to existing uses on a 204-acre cattle ranch by constructing the following facilities: a) 2,160 square foot hay barn located on a pre-existing barn foundation pad; b) two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses; c) 40 foot diameter riding/training ring; d) 225 square foot horse washing area with an impervious pad draining into its own wastewater disposal system; e) three-bay compost facility; f) unpaved parking areas for approximately 25 vehicles; g) unpaved horse trailer parking area; h) grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill and Design Approval. The existing facilities will remain. Water to the new facilities will be supplied from the existing well. The Use Permit would also allow up to 12 special events per year. "Events" are defined as horse training clinics by trainers who come to the Ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants. Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events. The proposal includes the execution of an Animal Waste Management Plan. The property consists of two parcels currently under Williamson Act contract, located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Numbers 197-251-002-000 and 418-293-049-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area.

**RECOMMENDATION:**

Staff recommends that the public hearing be continued to March 31, 2011. The applicant recently submitted revised biological reports which are currently being reviewed by the California Department of Fish and Game.

cc: Front Counter Copy; Zoning Administrator; Cachagua Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Linda Connolly, California Department of Fish and Game; Stephanie Baum, Benjamin Barrera, Mark Chesebro, James Johnson, Felicia Fisher, Steve Heron, Margaret Robbins, Molly Erickson, Michael Lehman, Owner; Bob Eaton, Applicant, Sheryl Ainsworth, Attorney; Michael Stamp; Carl Holm, Assistant Planning Director, Taven Kinison Brown, Planning Services Manager; Bob Schubert, Project Planner; Carol Allen, Senior Secretary; Planning File PLN050371.