



**STAFF REPORT**  
**Monterey County Design Approval**  
**Resource Management Agency - Planning Department**  
168 W. Alisal St. 2<sup>nd</sup> Floor, Salinas, CA 93901  
(831) 755-5025; FAX (831) 757-9516

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Date: November 12, 2013

To: Jacqueline Onciano, Zoning Administrator

From: Maria Lopez (831) 755-5239 *ML*  
[lopezmd@co.monterey.ca.us](mailto:lopezmd@co.monterey.ca.us)

cc: Front Counter Copy; Maria Lopez, Planner; Wanda Hickman Planning Services Manager; Calamity Farms LLC, Property Owner; Anthony Lombardo & Associates, Agent/Representative; The Open Monterey Project; LandWatch; Project File PLN130652

Re: Calamity Farms LLC (PLN130652)

Location: Assessor's Parcel Number: 189-012-001-000  
500 W. Carmel Valley Road, Carmel Valley  
Carmel Valley Master Plan

**Project Description:**

The proposed project is a Design Approval for the construction of a new 3,215 square foot circular covered corral.

**Discussion:**

At the October 31, 2013 Zoning Administrator hearing, the Zoning Administrator requested that staff provide a chronology of permits issued on the property to see what entitlements have been granted for the subject parcel. A summary of the entitlements is provided below, by Assessor's Parcel Number:

**189-011-047-000**

| <b>Date</b> | <b>Permit No.</b> | <b>Status</b>   | <b>Description</b>  |
|-------------|-------------------|-----------------|---|
| 08/20/1998  | BPH054434M        | <b>Finaled</b>  | Repairs to electric service (200 amp, & wiring)   |
| 11/19/1998  | BPH054387M        | <b>Finaled</b>  | Existing Barn – Metal Roofing   |
| 11/23/1998  | GP980179M         | <b>Finaled</b>  | Flatten existing corrals  |
| 12/17/1998  | PLN970488         | <b>Approved</b> | Amend a Use Permit to refurbish and expand existing Equestrian Center including addition of new stables; Lot Line Adjustment between two legal lots of record to improve useable area; and Design Approval. |
| 12/21/1998  | BP982366M         | <b>Finaled</b>  | Hay storage barn  |
| 03/12/1999  | BP982810M         | <b>Finaled</b>  | Water storage tank (10,000 gal)   |
| 07/26/1999  | GP980281M         | <b>Finaled</b>  | miscellaneous grading at rear of the property   |
| 10/18/2011  | BP982487M         | <b>Expired</b>  | Retaining wall to clear violation at property line.   |
| No Date     | ZA03555           | <b>Approved</b> | Boarding stable   |
| No Date     | ZA03855           | <b>Approved</b> | Board Stable Addition   |
| No Date     | ZA04028           | <b>Withdraw</b> | Board Stable and Arena  |

No Date ZA04066 **Approved** Stable and cond. change

**189-011-043-000**

| <b>Date</b> | <b>Permit No.</b> | <b>Status</b> | <b>Description</b>                           |
|-------------|-------------------|---------------|--|
| No Date     | PA93011           | No Status     | Minor Subdivision for a four lot subdivision |

**189-012-001-000**

| <b>Date</b> | <b>Permit No.</b> | <b>Status</b>      | <b>Description</b>  |
|-------------|-------------------|--------------------|---|
| 04/05/2013  | PLN130228         | <b>Cleared</b>     | Design Approval to allow the removal of 5,805 linear feet, 4 foot fence; and the construction of 7,990 linear feet fence and gate.  |
| 05/06/2013  | 13CP00784         | <b>Finalled</b>    | Demolition of a 2197 square foot single family dwelling   |
| 05/31/2013  | 13CP00888         | <b>Issued</b>      | Repair foundation to existing barn and stable   |
| 07/22/2013  | 13CP01116         | <b>Issued</b>      | Removal of existing shower in existing bathroom in barn, new sink, replacement of sink and new cabinet.   |
| 07/24/2013  | PLN130384         | <b>Cond. Comp.</b> | Administrative Permit and Design Approval to allow development for 6,969 cubic yards of grading, construction of a wood soldier-beam retaining wall and drainage improvements.  |
| 05/22/2013  | PLN130381         | <b>Given Out</b>   | Combined Development Permit consisting of: 1) Use Permit to allow development in the floodplain; 2) Administrative Permit for demolition of SFD & reconstruction of SFD, conversion of existing office to accessory dwelling unit, grading, retaining walls, site improvements, covered corral, manure bunker; 3) Administrative Permit for second SFD; 4) Use Permit for third SFD; and 5 Design Approval. |
| 06/25/2013  | PLN130382         | <b>Given Out</b>   | Administrative Permit for demolition of an existing single family dwelling and reconstruction of SFD with an attached garage, and accessory dwelling.   |
| 09/09/2013  | PLN130652         | <b>Continued</b>   | Design Approval to allow the construction of a 3,215 square foot circular covered corral.   |
| 10/01/2013  | 13CP01771         | <b>Applied</b>     | Exterior Improvements to existing home office, storage room addition (73) square feet, covered porch addition (354) square feet.  |
| 10/04/2013  | PLN130646         | <b>Cleared</b>     | Design Approval to allow improvements and additions to an existing home office, add 73 square foot storage/mechanical room, add 354 square foot covered porch, re-paint exterior and door/window changes.   |
| 10/17/2013  | 13CP01866         | <b>Applied</b>     | Construction of a new covered corral roof structure (3215 sq. ft.) with electrical and corral surround railing.   |

The property is located at 500 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number: 189-012-001-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential 2.5 acres per unit with a Design Control, Site Plan Review, and Residential Allocation Zoning District overlays (LDR/2.5-D-S-RAZ). Based on staff's review it has been determined that the project is consistent with the site development standards of the "LDR"

zoning district. Therefore, staff is recommending approval of the Design Approval subject to the attached conditions in **Exhibit B**.

- Attachments:
- Exhibit A Project Data Sheet
  - Exhibit B Recommended Findings and Evidence
  - Exhibit B.2 Recommended Conditions of Approval
  - Exhibit C Site Plan, Floor Plans, and Elevations
  - Exhibit D Proposed Colors and Materials
  - Exhibit E Vicinity Map

This report was reviewed by  Laura Lawrence, Planning Services Manager

## EXHIBIT A

### Project Information for PLN130652

**Application Name:** Calamity Farms Llc  
**Location:** 500 W Carmel Valley Rd, Carmel Valley  
**Applicable Plan:** Carmel Valley Master Plan  
**Advisory Committee:** Carmel Valley Advisory Committee  
**Permit Type:** Design Approval  
**Environmental Status:** Categorical Exemption  
**Zoning:** LDR/2.5-D-S-RAZ(see note)

**Primary APN:** 189-012-001-000  
**Coastal Zone:** No  
**Final Action Deadline (884):** 11/26/2013  
**Land Use Designation:** Rivers and Water Bodies|Residential - Low Density 5 - 1 Acres/Unit

#### Project Site Data:

**Lot Size:** 17.591  
**Existing Structures (sf):** 11760  
**Proposed Structures (sf):** 3215  
**Total Sq. Ft.:** 3215

**Coverage Allowed:** 25%  
**Coverage Proposed:** 0.0153%  
**Height Allowed:** 30FT  
**Height Proposed:** 30FT

**FAR Allowed:** N/A  
**FAR Proposed:** N/A

**Special Setbacks on Parcel:**

#### Resource Zones and Reports:

**Seismic Hazard Zone:** III|VI|UNDETERMINED  
**Erosion Hazard Zone:** High|Moderate|Low  
**Fire Hazard Zone:** Very High  
**Flood Hazard Zone:** X (shaded)|AE|X (unshaded)  
**Archaeological Sensitivity:** high  
**Visual Sensitivity:** Sensitive

**Soils Report #:** N/A  
**Biological Report #:** N/A  
**Forest Management Rpt. #:** N/A  
**Geologic Report #:** N/A  
**Archaeological Report #:** N/A  
**Traffic Report #:** N/A

#### Other Information:

**Water Source:** PUBLIC  
**Water Purveyor:** CAL-AM  
**Fire District:** Monterey County Regional FPD  
**Tree Removal:** N/A

**Grading (cubic yds.):** 0  
**Sewage Disposal (method):** SEPTIC  
**Sewer District Name:** N/A

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

In the matter of the application of:

**Calamity Farms LLC (PLN130652)**

**RESOLUTION NO. ----**

Resolution by the Monterey County Zoning  
Administrator

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15303(E); and
- 2) Approving a Design Approval for a 3,215 square foot circular covered corral.

(PLN130652), Calamity Farms LLC, 500 West Carmel Valley Road, Carmel Valley Master Plan (APN: 189-012-001-000)

**RECOMMENDED FINDINGS AND EVIDENCE**

**Finding No. 1 (Consistency):**

The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**Evidence No. 1:**

On December 17, 1998 the Zoning Administrator granted an amendment to a Use Permit to refurbish and expand an existing Equestrian Center including the addition of new stables. The project site is located off of Carmel Valley Road, as proposed the 3,215 square foot circular covered corral will be visible from Carmel Valley Road. The exterior lighting as proposed on sheet A2.0 of the plans is not approved because it does not meet General Plan Policy LU-1.13. Staff has added a condition of approval (Condition No. 6) to require that a revised lighting plan be submitted that meets Policy LU-1.13 of the 2010 General Plan.

The parcel is located within a visually sensitive area. The project has been staked and flagged pursuant to Resolution 09-360 (Staking and Flagging Criteria) to determine any potential adverse visual impacts when viewed from common public viewing areas. As proposed, the proposed project will be visible from Carmel Valley Road, but will not create an adverse visual impact not already assessed.

The Site Plan Review or "S" zoning district overlay (Chapter 21.45) requires review of development in those areas of the County where development by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restriction on private property. The project has been determined to be processed as an Administrative Design Approval before the Zoning Administrator as it is considered small development project (accessory structure). The applicant has obtained the proper permits (PLN130384) in a separate application for the grading related to the proposed project.

Based on the Land Use Advisory Committee (LUAC) guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, the application did warrant referral to the LUAC because Design Approvals subject to review by the Zoning Administrator are required

to be routed to the LUAC for recommendations on land issues. The LUAC approved the project on a 5 to 0 vote on October 7, 2013.

Staff conducted a site visit on September 27, 2013 and determined that the project as proposed is consistent with all applicable regulations.

**Finding No. 2 (CEQA):**

The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

**Evidence No. 2:**

California Environmental Quality Act (CEQA) Guidelines Section 15303(E), categorically exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

**Finding No. 3 (Appealability):**

The decision on this project may be appealed to the Board of Supervisors.

**Evidence No. 3:**

Pursuant to Section 21.80.040.D Monterey County Zoning Ordinance (Title 21), the decision of this project may be appealed to the Board of Supervisors.

**DECISION**

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

- A. Find the project exempt from CEQA per CEQA Guidelines Section 15303(E); and
- B. Approve a Design Approval for a 3,215 square foot circular covered corral, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of November, 2013.

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_\_

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

## NOTES

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

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

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

# Monterey County Planning Department

## DRAFT Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan

PLN130652

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** This Design Approval Permit (PLN130652) allows the construction of a new 3,215 square foot circular driveway. The property is located at 500 W. Carmel Valley Road, Carmel Valley (Assessor's Parcel Number: 189-012-001-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 RMA - Planning. 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)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Design Approval Permit (Resolution Number: XXXX) was approved by the Zoning Administrator for Assessor's Parcel Number: 189-012-001-000 on November 14, 2013. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.



### 3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** A copy of the Resolution of Approval (Resolution No. \*\*\*) for the Design Approval (Planning File No.: PLN130652) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

### 4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** 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. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning 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.

## 5. PD004 - INDEMNIFICATION AGREEMENT

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The property owner agrees as a condition and in consideration of 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. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its 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 property, filing of the final map, recordation of the certificates of compliance 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)

**Compliance or Monitoring Action to be Performed:** Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning.

## 6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** (NON-STANDARD) All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and off-site glare is fully controlled. The applicant shall submit three (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 RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of a revised lighting plan in accordance with General Plan Policy LU-1.13 to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

## 7. PD041 - HEIGHT VERIFICATION

**Responsible Department:** Planning Department

**Condition/Mitigation Monitoring Measure:** The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services 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 and RMA - Building Services)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading or building permits, the Owner/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.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

**ABBREVIATIONS**

|     |     |     |     |     |     |     |     |     |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |      |       |
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| 1/1 | 1/2 | 1/3 | 1/4 | 1/5 | 1/6 | 1/7 | 1/8 | 1/9 | 1/10 | 1/11 | 1/12 | 1/13 | 1/14 | 1/15 | 1/16 | 1/17 | 1/18 | 1/19 | 1/20 | 1/21 | 1/22 | 1/23 | 1/24 | 1/25 | 1/26 | 1/27 | 1/28 | 1/29 | 1/30 | 1/31 | 1/32 | 1/33 | 1/34 | 1/35 | 1/36 | 1/37 | 1/38 | 1/39 | 1/40 | 1/41 | 1/42 | 1/43 | 1/44 | 1/45 | 1/46 | 1/47 | 1/48 | 1/49 | 1/50 | 1/51 | 1/52 | 1/53 | 1/54 | 1/55 | 1/56 | 1/57 | 1/58 | 1/59 | 1/60 | 1/61 | 1/62 | 1/63 | 1/64 | 1/65 | 1/66 | 1/67 | 1/68 | 1/69 | 1/70 | 1/71 | 1/72 | 1/73 | 1/74 | 1/75 | 1/76 | 1/77 | 1/78 | 1/79 | 1/80 | 1/81 | 1/82 | 1/83 | 1/84 | 1/85 | 1/86 | 1/87 | 1/88 | 1/89 | 1/90 | 1/91 | 1/92 | 1/93 | 1/94 | 1/95 | 1/96 | 1/97 | 1/98 | 1/99 | 1/100 |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-------|

# COVERED CORRAL FOR CALAMITY FARMS LLC

500 WEST CARMEL VALLEY RD  
CARMEL VALLEY, CA 93924

**BUILDING DATA**

ZONE DISTRICT: LDR/28-0-B  
CONSTRUCTION TYPE: WOOD FRAME V-N

**PROJECT DATA**

|                          |                         |
|--------------------------|-------------------------|
| LOT AREA:                | 17.981 ACRES            |
| EXISTING BUILDINGS:      | 18,341 SQ. FT. COVERAGE |
| (E) RESIDENCE #1:        | 172 SF                  |
| (E) PRIVATE HOME OFFICE: | 800 SF                  |
| (E) BARN:                | 3,235 SF                |
| (E) HAY BARN:            | 1,235 SF                |
| (E) STABLE:              | 6,394 SF                |
| (E) VIEWING STAND:       | 144 SF                  |
| TOTAL:                   | 11,769 SF 805639        |
| PROPOSED COVERED CORRAL: | 3,205 SF (PROOF ONLY)   |

**APPLICABLE CODES:**

- 2010 CALIFORNIA BUILDING CODE (CBC)
- 2010 CALIFORNIA ENERGY CODE (CEC)
- 2010 CALIFORNIA GREEN STANDARDS CODE
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA MECHANICAL CODE
- 2010 CALIFORNIA FIRE CODE

**OWNER**

MARIANNE PLANCKE  
planckesth@comcast.net  
500 WEST CARMEL VALLEY RD  
CARMEL VALLEY, CA 93924  
AMANDA GALLARDO  
FRANCH MANAGER  
831 / 295-2098  
(FAX) 831 / 655-1354

**ARCHITECT**

DENNIS HODGIN AIA ARCHITECTS  
9699 BLUE LARKSPUR LANE, SUITE 101  
MONTEREY, CA 95040  
831 / 655-1024  
(FAX) 831 / 656-1354  
DENNIS HODGIN  
dennis@dhala.com

**PROJECT DESCRIPTION**

CONSTRUCTION OF NEW CIRCULAR COVERED CORRAL ROOF STRUCTURE

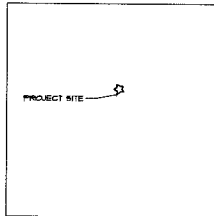
**DRAWING INDEX**

- A00 TITLE SHEET AND SITE PLAN
- A10 SITE UTILITY PLAN
- A20 CIRCULAR COVERED CORRAL PLANS AND ELEVATIONS

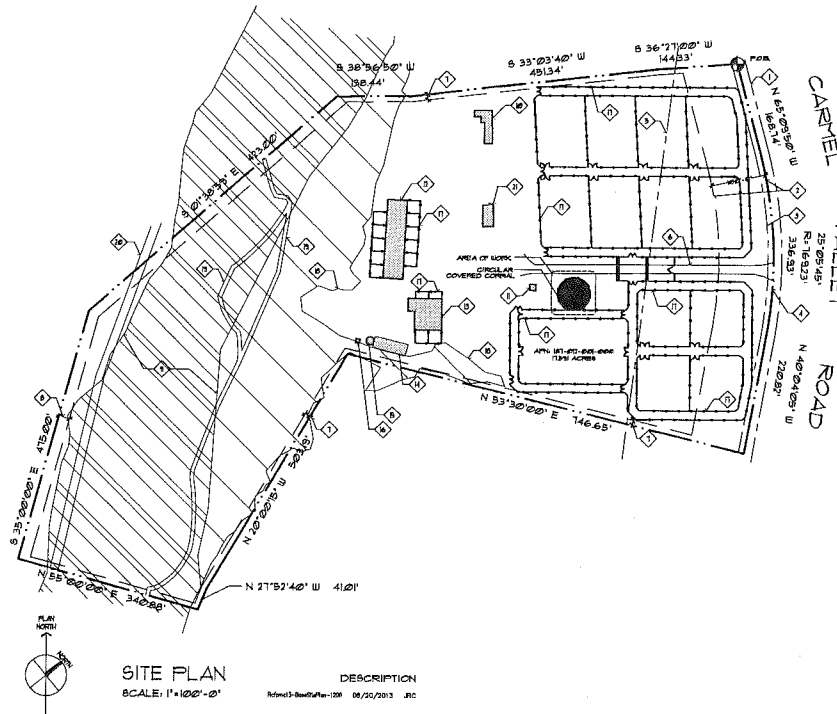
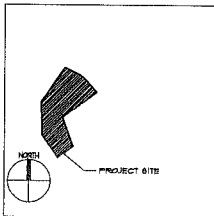
**SYMBOL LEGEND**

- Door Number Callout
- ◊ Window/Door Callout
- ◇ Keynote
- △ Revision Callout
- Accessory Callout
- ⊕ Fixed Equipment
- ⊙ EIR Callout
- ⊖ Elevation Note
- ⊖ Elevation Elevation
- Room Name / Number
- Interior Structure Callout
- Direction Label Street Location
- Detail Callout Detail Number Street Location Area Detailed
- Detail Section Callout Detail Number Street Location
- Wall Section Callout Section Letter Street Location
- Building Section Callout Section Letter Street Location
- Section Letter Street Location
- Building Section Callout Section Letter Street Location

**VICINITY MAP**



**LOCATION MAP**



SITE PLAN  
SCALE: 1"=100'-0"  
DESCRIPTION  
Revised: 08/25/2013 JRC

**DENNIS HODGIN ARCHITECTS**  
ARCHITECTURE AND PLANNING  
9699 BLUE LARKSPUR LANE, SUITE 101  
MONTEREY, CA 95040  
831.655.1024 FAX 831.655.1354  
http://www.dhala.com

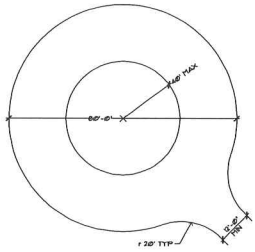
**Site Plan Keynotes:**

- 15 FT EASEMENT TO CALAM
- 100 FT S STRUCTURE SETBACK
- 10 FT CAL AM WATER PIPELINE EASEMENT
- PROPERTY LINE
- CENTERLINE PIPELINE EASEMENT
- ENTRY DRIVE (450 FT)
- 10 FT SETBACK
- 20 FT SETBACK
- CARMEL RIVER FLOODWAY
- (E) RESIDENCE #1
- (E) VIEW STAND
- (E) STABLE
- (E) BARN
- (E) HAY BARN
- (E) WELLS
- (E) FEED BIN
- (N) FENCE UNDER SEPARATE PERMIT, PLN130226
- FEMA 100 YEAR FLOOD PLAIN PERIMETER
- 7 FT RIDING AND HIRING EASEMENT
- 15 FT RIDING AND HIRING EASEMENT
- (E) PRIVATE HOME OFFICE

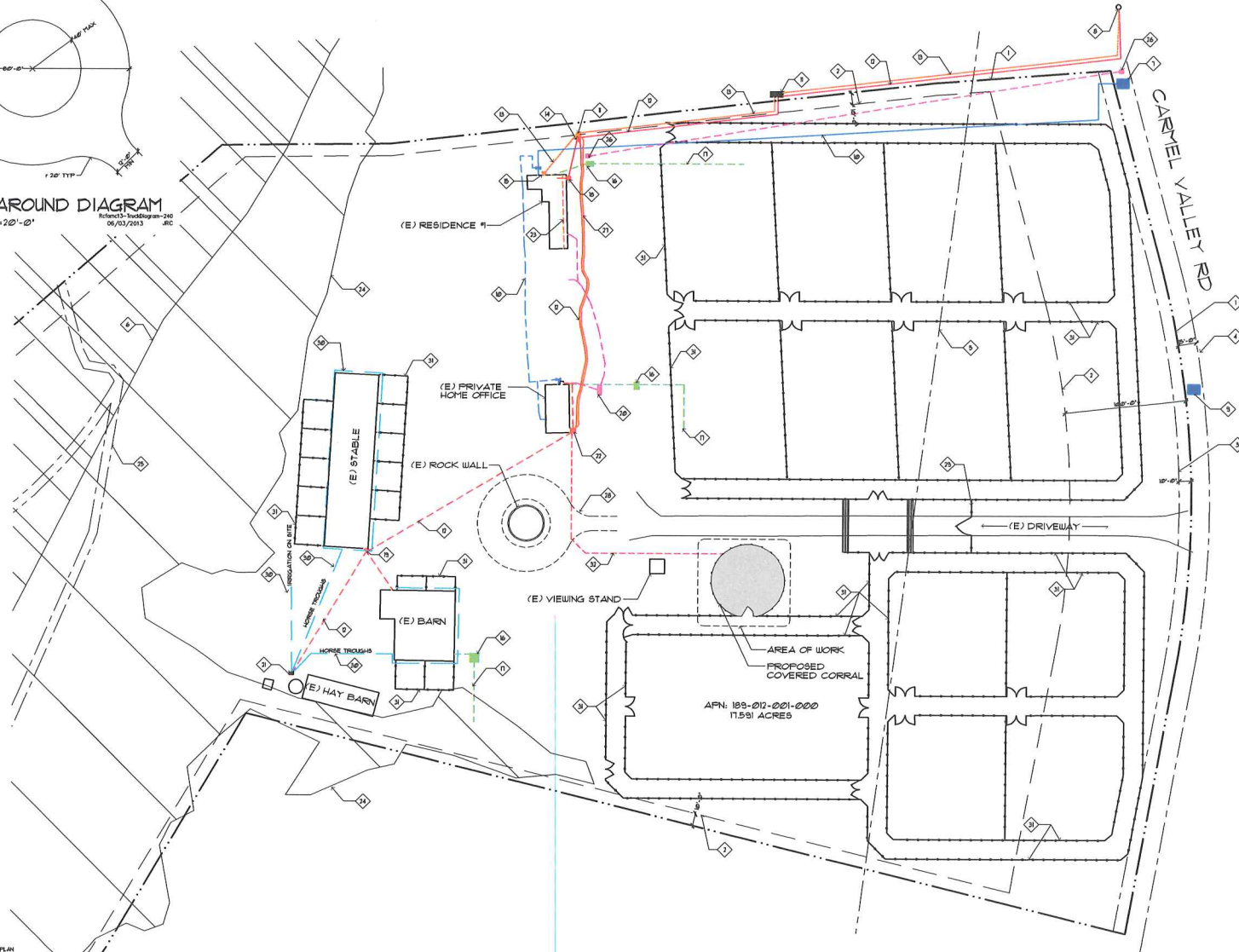
**REVISIONS:**

|  |  |                    |
|--|--|--------------------|
| <b>COVERED CORRAL FOR CALAMITY FARMS LLC</b>                         |  | PROJECT: RCF01013  |
| 500 WEST CARMEL VALLEY RD<br>CARMEL VALLEY CA<br>APN: 199-012-001-00 |  | FILE: Rcf01013-A00 |
|  |  | DATE: 08/18/13     |
|  |  | DRAWN: JRC         |
|  |  | SHEET: A.0.0       |
| TITLE SHEET  |  | 1 OF 3             |

EXHIBIT C



**TURNAROUND DIAGRAM**  
SCALE: 1" = 20'-0"



**ENLARGED SITE / UTILITY PLAN**  
SCALE: 1" = 40'-0"

DESCRIPTION  
Rcfomc13-110 08/28/2013 JRC

**DENNIS HODGSON ARCHITECTS**  
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MONTEREY, CA 93940  
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http://www.dhale.com

**Keynotes:**

1. PROPERTY LINE
2. SETBACK
3. 10" WATER PIPELINE EASEMENT
4. 4" CAL AM MAIN
5. CENTERLINE PIPELINE EASEMENT
6. CARMEL RIVER FLOODWAY
7. (E) WATER METER
8. (E) MAIN POWER TELEPHONE POLE W/ TRANSFORMER
9. (E) WATER METER (INACTIVE)
10. (E) BURIED CAL-AM DOMESTIC WATER LINE
11. (E) MAIN POSE SPURICE BOX
12. (E) BURIED DISTRIBUTION LINE
13. (E) BURIED CAL-AM TELEPHONE LINE
14. (E) TELEPHONE / COMCAST SPURICE BOX
15. (E) TELEPHONE BOX
16. REMOVE AND REPLACE EXISTING SEPTIC TANK
17. REMOVE AND REPLACE EXISTING LEACH FIELD
18. (E) METERS
19. (E) SUPAPANEL BREAKERS
20. (E) PROPANE TANK BY "SUBURBAN PROPANE"
21. (E) WELL HEAD AND POWER BOXES
22. (E) METER AND MAIN PANEL
23. EXPOSED TELEPHONE AND COMCAST CABLE LINES SUSPENDED UNDER EXTERIOR RAFTERS
24. 100 YEAR FLOOD PLAIN PERMETER
25. 7' HOVING AND TRMS EASEMENT
26. (N) POSE NATURAL GAS CONNECTION
27. PROPOSED UNDERGROUND COMCAST CONDUIT
28. FIRE TRUCK TURNAROUND DIAGRAM
29. 10FT WIDE ELECTRIC DATE W/ MONTEREY COUNTY FIRE ACCESS BOX
30. WELL WATER LINES
31. (N) FENCE UNDER SEPARATE PERMIT, PLAN 130228
32. (N) ELECTRICAL SUPPLY TO COVERED CORRAL

**NOTE:**

NO CHANGES IN PERMITTED GRADING,  
- SEE PERMIT 13CF00087

**UTILITY KEY:**

|  | MAIN | ON-SITE |
|--|------|---------|
| 1) BURIED ELECTRICAL LINE                  |      |         |
| 2) BURIED CAL-AM WATER LINE                |      |         |
| 3) BURIED SEPTIC LINE                      |      |         |
| 4) BURIED TELEPHONE AND COMCAST CABLE LINE |      |         |
| 5) BURIED PROPANE LINE                     |      |         |
| 6) 10 FT WIDE NATURAL GAS LINE (PROPOSED)  |      |         |
| 7) BURIED NON PORTABLE WATER LINE          |      |         |

**REVISIONS:**

PROJECT: RCFOMC13  
FILE: Rcfomc13-A10  
DATE: 08/28/13  
DRAWN: JRC  
SHEET:

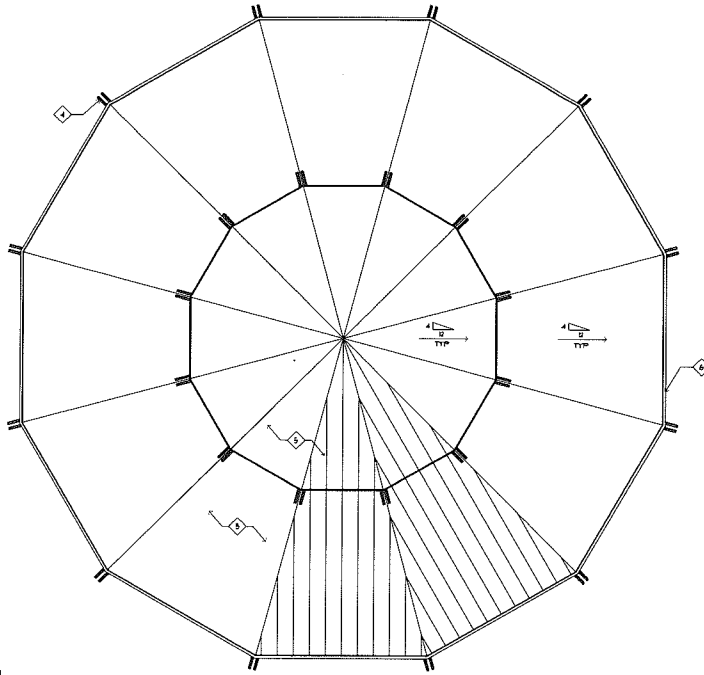
PROJECT: RCFOMC13  
FILE: Rcfomc13-A10  
DATE: 08/28/13  
DRAWN: JRC  
SHEET:

**SITE UTILITY PLAN**

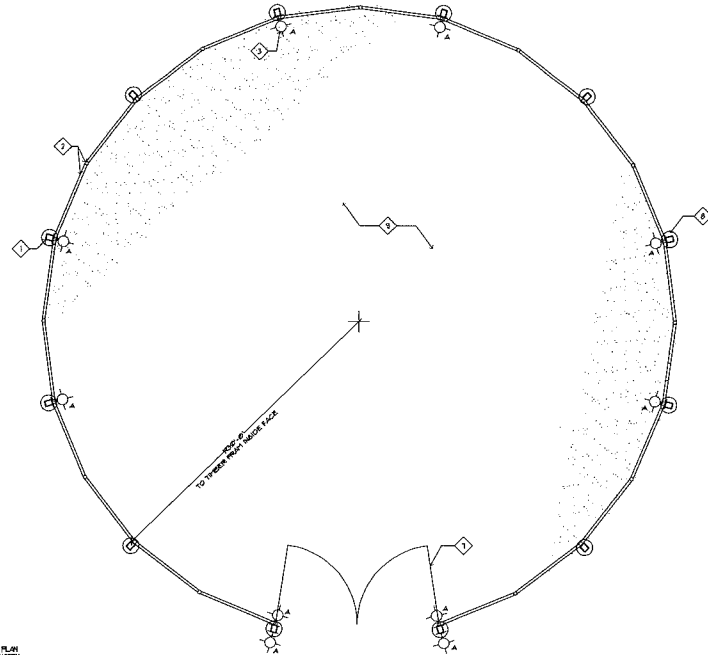
**A1.0**

2 OF 3

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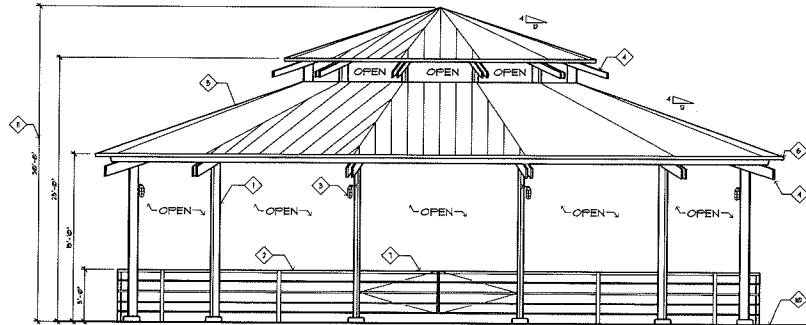
**CIRCULAR CORRAL ROOF PLAN**  
SCALE: 3/16" = 1'-0"  
DESCRIPTION  
Refer to Corral Plan 44 08/20/2013 JRC



**CIRCULAR CORRAL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
DESCRIPTION  
Refer to Corral Plan 44 08/21/2013 JRC

**LIGHTING FIXTURE SCHEDULE**

| CODE | FIXTURE TYPE  | MOUNTING    | REMARKS                   |
|------|---|-------------|---------------------------|
| A    | BRANLIGH ELECTRONIC<br>COMBPRC A1 ATOMIC TUP1 FSS<br>CAST GUARD CGL101C13 | WALL SCONCE | 20W CFL, GALVANIZED STEEL |



**CIRCULAR CORRAL EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"  
DESCRIPTION  
Refer to Corral Elevation 44 08/20/2013 JRC

- Keynotes:**
1. STL COLUMN, TYP
  2. (E) MTL FENCE
  3. (H) WALL MOUNTED LIGHT FIXTURE, TYPE A, TYP
  4. EXPOSED W/O RAFTERS
  5. MTL ROOF, TYP
  6. MTL GUTTER, TYP
  7. (E) DBL MTL GATES
  8. POST BASE, TYP
  9. SAND BASE IN CORRAL
  10. (E) GRADE
  11. BLDG HEIGHT ABV (E) AVG GRADE 197'

**COLORS AND MATERIALS:**  
POSTS: WEATHERED STEEL  
RAFTERS: CLEAR STAINED DF  
ROOF: MARINE GREEN (MATCH EXISTING ON SITE)  
**NOTE:** FOR COLOR SAMPLES, PLEASE SEE "COLORS AND MATERIALS" PACKET

REVISIONS:

COVERED CORRAL FOR  
CALAMITY FARMS LLC  
500 WEST CARMEL VALLEY RD  
CARMEL VALLEY CA  
APN: 189-012-001-00

PROJECT: RCF01C13  
FILE: Rcf01c13-A2.0  
DATE: 08/28/13  
DRAWN: JRC  
SHEET:

CORRAL PLANS AND  
ELEVATION

**A2.0**  
3 OF 3

**DENNIS**  
**HODGINS**  
**ARCHITECTS**  
ARCHITECTURE  
AND PLANNING  
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WWW.DHAI.A.COM

## **COLORS AND MATERIALS**

CALAMITY FARMS LLC  
500 WEST CARMEL VALLEY RD  
CARMEL VALLEY CA 93924

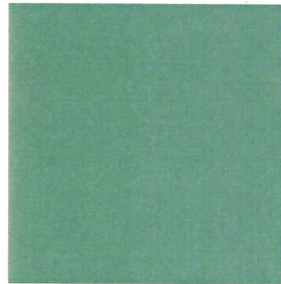
### **COVERED CORRAL**

Posts / Rafters:



Douglas Fir  
Clear Stained Wood

Metal Roofing (Match Existing):



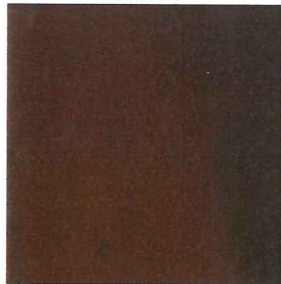
Marine Green (ME)

Trim:



Douglas Fir  
Clear Stained Wood

(E) Fence / Gates:

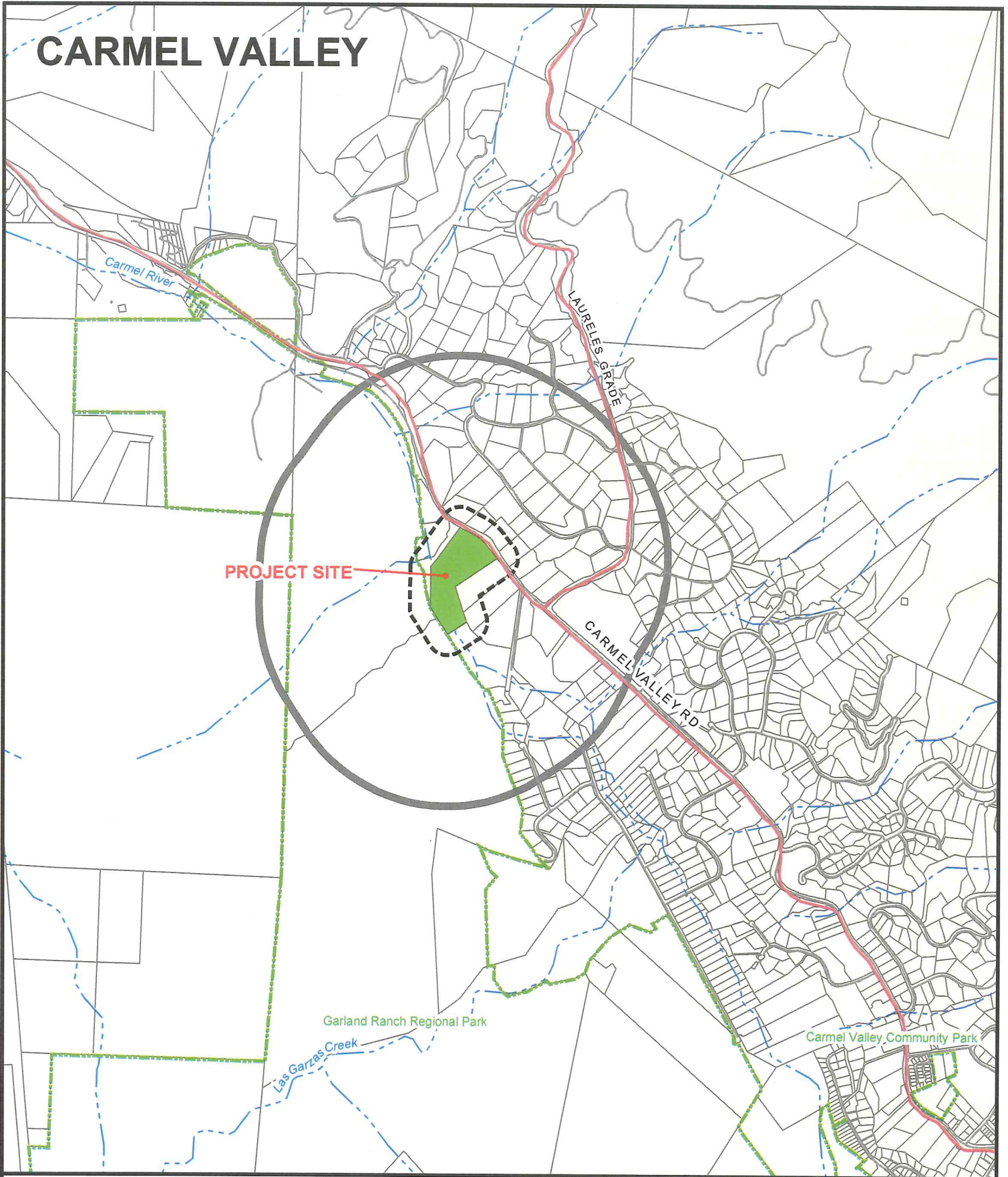


Weathered Steel  
Match (N) Fencing per PLN130228

EXHIBIT D



# CARMEL VALLEY



APPLICANT: CALAMITY FARMS LLC

APN: 189-012-001-000

FILE # PLN130652

2500' Limit 300' Limit Water City Limits

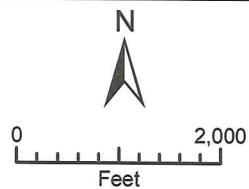


EXHIBIT E

PLANNER: LOPEZ