

In the matter of the application of
Barbara Price Lopez (PLN040414)

FINDINGS AND DECISION

to allow a **Combined Development Permit** in accordance with Title 21 (Zoning) Chapter 21.76 (Combined Development Permits) of the Monterey County Code, consisting of: 1) an Administrative Permit to allow the construction of a 2,382 sq. ft. two-story single family detached dwelling with a 1,238 sq. ft. non-habitable basement, 1,458 sq. ft. of exterior covered porch and deck, and an attached 530 sq. ft. two-car attached garage with a 510 sq. ft. non-habitable art studio; 2) an Administrative Permit to construct a 1,000 sq. ft. caretaker's unit with 945 sq. ft. non-habitable basement with 184 sq. ft. dedicated to laundry and stairs, 417 sq. ft. of exterior covered patios and walks, an attached 274 sq. ft. one-car garage and three septic systems; 3) a Use Permit for horse breeding stables consisting of a) a 4,680 sq. ft. horse barn; b) a 1,305 sq. ft. hay barn; c) 2,340 sq. ft. covered corrals; d) a water tank; 4) with attendant grading (140 cu. yds. cut and fill); 5) removal of 5 Monterey Pines (four 15" and one 20") and 6) Design Approval. The property is located at 450 Carmel Valley Road, Carmel Valley, Carmel Valley Master Plan Area, and came on regularly for meeting before the Zoning Administrator on November 9, 2006.

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

FINDINGS OF FACT

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Valley Master Plan Area, Greater Monterey Peninsula Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for the proposed development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at 450 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-021-005-000), Carmel Valley Master Plan Area. The parcel is zoned LDR/1-D-S-RAZ, [Low Density Residential, 1 acre per unit with Design Control and Site Plan Review Overlays, and Residential Allocation Zone]. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
- (c) The project planner conducted a site inspection on December 22, 2004 to verify that the project on the subject parcel conforms to the plans listed above.
- (d) A Caretaker unit is proposed to provide on site living facility for the stable help and grounds maintenance. (See the attached Owner's Letter of Justification Exhibit E). Title 21 (section 21.64.030) allows a caretaker unit of 1,000 square foot floor area for parcels under 10 acres. The caretaker unit is proposed for 1,000 square feet, with a 945 square foot basement without internal circulation, a 274 square foot garage, 294 square feet of laundry and stairs and 417 square feet of covered porches. Thus, the floor area for the caretaker unit is a 1,000 square feet and the coverage area is 1,985 square feet.

- (e) The Non-Habitable Studio has 507 square feet of study/studio area with 98 square feet of covered porches for a total coverage of 605 square feet.
- (f) The horse stable has office facilities, a toilet, laundry, tack room and stalls for coverage of 4,712 square feet.
- (g) The hay barn has compartments for feed stuffs and coverage of 870 square feet.
- (h) Vehicle access is off Carmel Valley Road. The primary access is a common driveway about 500 feet east of Laureles Grade and Carmel Valley Road intersection. The Emergency Access is 150 feet west of the Laureles Grade and Carmel Valley Road intersection.
- (i) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review at their August 2, 2004 meeting, when they recommended approval of the Lopez project PLN040414 by a 3:1 vote. (See LUAC minutes Exhibit G) Listed among their concerns were as follows:

- 1. "That the secondary entrance be carefully evaluated for ingress and egress on to Carmel Valley Road placed as it is currently. Safety at this road junction is paramount." Addressed in the Traffic Study and Public Works requirement that the westerly entrance be limited to Emergency Vehicle turns in and right turn out of Carmel Valley Road [see Recommended Condition #10].
- 2. "That the project description is complete and accurate document to plans... The LUAC experienced omissions in descriptions, . [sic] Everything needs to tie-in one to another." This project description and plans were reviewed and found complete by staff.
- 3. "The maps need to be updated in similar fashion to tie in to the documents." These are shown on the plans in the file PLN040414.
- 4. "There needs to be an approved plan for the removal of manure and the control of pests." This issue has been reviewed and approved by Environmental Health.
- 5. "A detailed and certified landscaping plan drawn, and submitted with date of implementation and enforcement provisions in order to adequately screen this project from the high visibility areas of CVRoad [sic] and Los Laureles Road." This issue is addressed in the Landscaping Plan Condition, Recommended Condition #6.
- 6. "Use of material to be of type and texture that will submerge into the landscape rather than stand out .Particular attention to the use of copper roofs." The Recommended Conditions do not require any changes because untreated copper will age to a non-reflective blue-green patina over time. See the Design Approval application for PLN040414 attached as Exhibit "H".
- 7. "All exterior lighting to be of the type that is subdued downlight [sic] and shaded where possible." This issue is addressed in the Recommended Condition # 8.
- 8. "Concern directed to the use of basements as other than described, i.e.-habitable vs. non-habitable". This issue is addressed by the Permit Description, which identifies the basements as non-habitable, Recommended Condition #3.

The LUAC recommendations are included, attached in Exhibit G.

- (j) For safety considerations, the east entrance shall be the main access to this project, as identified in the traffic study. Since it is on a neighboring parcel an agreement shall be executed and recorded to provide parcel access and maintenance for the road.
- (k) 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 PLN040414.

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

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EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(b) Technical reports by outside biological, archaeological, traffic, and geological consultants indicated that there are not physical or environmental constraints that would indicate that the site is not suitable for the use propose. County staff concurs. The following reports have been prepared:

“Preliminary Archaeological Reconnaissance for the sycamore ranch project, on APN 189-021-005” (LIB040154) prepared by Archaeological Consulting, Salinas, CA, on March 9, 2004.

“Arborist Review of Monterey Pines to be removed at 450 Carmel Valley Rd, Carmel Valley” (LIB060481) prepared by Maureen Hamb, Certified Arborist #2280, Santa Cruz, on June 19, 2004.

“Biologicval Report Price-Lopez/Sycamore Farm” (LIB050686) prepared by Jeffery B. Froke, Ph.D., Carmel, CA, on March 8, 2004.

“Geotechnical Report” (LIB040155) prepared by Grice Engineering Inc, Salinas, CA, on June 27, 2003.

“Traffic Impact Report for Sycamore Ranch Residence and Equestrian Center” (LIB040293) prepared by Pinnacle Traffic Engineering, Hollister, CA, on October 20, 2004.

(c) Staff conducted a site inspection on December 22, 2004 to verify that the site is suitable for this use.

(d) The surrounding land use is compatible with the proposed development.

(e) Materials in Project File PLN040414.

3. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.

EVIDENCE: (a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) and (e), categorically exempts the construction of: single family structures and accessory structures.

(b) No adverse environmental effects were identified during staff review of the development application during a site visit on December 22, 2004.

(c) See preceding and following findings and supporting evidence.

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

EVIDENCE: (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

5. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.

6. **FINDING: CARETAKER UNIT** -Adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.
- EVIDENCE:** (a) The proposed caretaker unit was reviewed by the Environmental Health division of Monterey County. No stated issues of adequate sewage disposal or water supply facilities were raised.
- (b) The Environmental Health Division recommended three conditions. The siting of the septic system and design are to be approved prior to the issuance of grading or building permits. The water system must be permitted. Additionally, the Secondary Water Standards exceedance notice must be recorded.
- (c) Preceding findings and supporting evidence.
7. **FINDING: TREE REMOVAL** – The project includes a Tree Removal Permit for the removal of five Monterey Pine trees in accordance with the applicable policies of the Carmel Valley Master Area Plan and the Monterey County Zoning Ordinance (Title 21). The Required Findings in order to grant the permit for tree removal have been met.
- EVIDENCE:** (a) Carmel Valley Master Plan Policy 40.2.1.3 (CV) states “Development (including buildings, fences, signs and landscaping) shall not be allowed to significantly block views of the viewshed, the river or the distant hills as seen from key public viewing areas such as Garland Ranch Regional Park, and such obstructions should be discouraged along both Carmel Valley Road and Laureles Grade Road. This applies to commercial and private parcels and to both developments and existing lots of record. The removal of existing solid fences and rows of Monterey Pine trees which block views of the river and the mountains is encouraged.”
- (b) Measures for oak tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots.
- (c) The single family residence, accessory structures, driveway and Caretaker Unit have been sited to minimize the removal of native trees as much as possible. The 12’ wide driveway is the minimum width necessary to meet Fire requirements.
- (d) The removal will not involve a risk of adverse environmental impacts.
8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.
- EVIDENCE:** Section 21.80.040 Monterey County Zoning Ordinance (Title 21).

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 9th day of November, 2006.

COPY OF THIS DECISION MAILED TO APPLICANT ON JAN - 3 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JAN 13 2007

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

NOTES

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

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

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

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

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

PROJECT NAME: LOPEZ **File No:** PLN040414
APN: 189-021-005-000
Approved by: Zoning Administrator **Date:** November 9, 2006

**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>
1		PBD029 - SPECIFIC USES ONLY This Lopez Combined Development consisting of: 1) An Administrative Permit for the construction of a 2,382 sq. ft. two-story single family detached dwelling with a 1,238 sq. ft. non-habitable basement, 1,458 sq. ft. of exterior covered porch and deck, and an attached 530 sq. ft. two-car attached garage with a detached non-habitable 510 sq. ft art studio; 2) An Administrative Permit to construct a 1,000 sq. ft. caretaker's unit with 945 sq. ft. non-habitable basement with 184 sq. ft. dedicated to laundry and stairs, 417 sq. ft. of exterior covered patios and walks, and an attached 274 sq. ft. one-car garage with three septic systems, 3) A Use Permit for horse breeding stables consisting of a) a 4,680 sq. ft. horse barn; b) a 1,305 sq. ft. hay barn; c) 2,340 sq. ft. covered corrals; d) a water tank; 4) with attendant grading (140 cu. yds. cut and fill); 5) the removal of five non-protected Monterey pine trees (four 15" and one 20" diameter) and 6) Design Approval . The property is located at 450 Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-021-005-000), southerly of intersection of Laureles Grade and Carmel Valley Road, Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

		and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) - Planning Department]				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 040414) was approved by the Planning Commission for Assessor's Parcel Number 189-021-005-000 on November 9, 2006. The permit was granted subject to 30 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		PBDSP-001 Non-Standard - DEED RESTRICTION – Caretaker Unit/Horse Number Limitation/Carmel Valley Road Emergency Access Prior to the issuance of a building permit the applicant shall comply with and record a deed restriction that includes the following components: A) continued permitting of the <u>Caretaker unit</u> may be allowed subject to the following regulations: 1. Only one caretaker unit per lot of shall be allowed. 2. The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site	Submittal of the deed restriction for approval to PBI.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			Applicant shall record the approved deed restriction with Monterey County Recorder's office.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	

or on contiguous lots under the same ownership.

3. The minimum lot size for establishment of a caretaker unit in areas not served by public sewers shall be two acres.
4. Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located.
5. The maximum floor area for a caretaker unit is 1,000 square feet on lots of ten acres or less and 1,200 square feet on lots greater than ten acres. The laundry and basement are designated "non-habitable space" and shall be maintained as such.
6. A minimum of one covered off-street parking space shall be provided for the caretaker unit.
7. The caretaker unit shall not be separately rented let, or leased to other than the caretaker whether compensation be direct or indirect.
8. Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.
9. Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit.
10. The applicant shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be rented to other than the caretaker.

B) Horse Number Limitation- The stables and surrounding property shall be limited to and not exceed 10 horses at all times.

C) Access Limitation to Carmel Valley Road – The existing westerly access shall be limited to emergency access only and shall have installed a breakaway gate that shall remained closed at all times.

(RMA - Planning Department)

4		PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing	
5		PBD032(A) - TREE PROTECTION Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (RMA - Planning Department)	Submit evidence of tree protection to PBI for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	

6		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to PBI for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
7		NON-STANDARD- RECORD ROAD AGREEMENT For safety purposes, applicant shall record an executed agreement with the neighbor, Virginia Bell, on whose property the east access to Carmel Valley Road is located. The agreement shall detail parcel access for the Lopez property and a road maintenance agreement. This agreement shall run with the land. (RMA - Planning Department)	Applicant shall provide a road access and maintenance agreement, notarized, and authorized (where necessary). Subsequent to the parties' signing, applicant shall furnish proof of recordation of this agreement to PBI.	Applicant or owner	Prior to issuance of grading and/or building permit.	

8		<p>Non-Standard – LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, shaded, 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. Lighting fixtures shall have recessed lamp elements. 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (RMA - Planning Department)</p>	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
9		<p>PW0006 – CARMEL VALLEY</p> <p>The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI). (Public Works)</p>	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
10		<p>NON-STANDARD – CARMEL VALLEY</p> <p>That the accesses to Carmel Valley Road be improved subject to the approval of the Department of Public Works. The westerly driveway shall be developed so as to limit access to emergency vehicle access only. (Public Works)</p>	Submittal and acceptance of plans incorporating this traffic improvement to Public Works	Owner/ Applicant	Prior to filing the issuance of building and/or grading	
11		<p>NON-STANDARD – CARMEL VALLEY</p> <p>The applicant shall record a notice stating: "If the Bernardus Lodge completes the two way left turn lane improvements along the frontage of Carmel Valley Road for their driveway prior to issuance of building permits for this project, applicant shall reimburse the Bernardus Lodge for a pro rata share of the cost of the improvements based on traffic study trip generation movement number ratio." (Public Works)</p>	Submittal of approved and Recorded Notice to Public Works	Owner/ Applicant	Prior to filing the issuance of building and/or grading permit.	

12		<p>WR40 - WATER CONSERVATION MEASURES</p> <p>The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <ul style="list-style-type: none"> a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency) 	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
13		<p>WR8 - COMPLETION CERTIFICATION</p> <p>The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)</p>	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner/ Applicant/ Engineer/ Contractor	Prior to final inspection	
14		<p>WR45 - WELL INFORMATION</p> <p>The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)</p>	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

15		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
16		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ engineer	Prior to issuance of grading or building permits	
17		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading or building permits	
18		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the issuance of building or grading permit.	
19		EHSP01 - MANURE MANAGEMENT Provide a Manure Management Plan to the Division of Environmental Health for review and approval. The Manure Management Plan shall address the volume of waste generated, method and time frame of continual disposal off-site, and necessary controls for vector, odor and waste run-off. (Environmental Health)	Submit two copies of the plan to the Division of Environmental Health for review and approval.	Owner/Applicant /Operator	Prior to issuance of building permit	

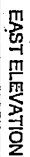
20		EHSP02 -MANURE MANAGEMENT The applicant shall manage the manure waste product generated by the horse boarding facility in conformance with the Manure Management Plan that has been reviewed and approved by the Division of Environmental Health. (Environmental Health)	Comply with the plan approved by the Division of Environmental Health.	Owner/Applicant /Operator	Continuous Condition	
21		EHSP03 - PUBLIC NUISANCE Applicant shall operate the facility in a manner consistent with public health and safety requirements. The horse boarding facility shall be managed in a manner that does not create a public health nuisance. (Environmental Health)	Applicant shall operate the facility in a manner consistent with public health and safety requirements.	Owner/Applicant /Operator	Continuous Condition	
22		(NON-STANDARD) EHSP04 Water Quality Notice The applicant shall record a deed notification with the Monterey County Recorder for parcel 189-021-005-000 indicating that: "The well water does not meet the secondary standards as required by Chapter 15.04 of the Monterey County Code; the water exceeds the maximum contaminate level (MCL) aluminum, color, and turbidity, indicating that treatment may be required." (Environmental Health)	Submittal of approved and Recorded Notice to Environmental Health Division.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the issuance of building and/or grading permit.	
23		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

		driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Carmel Valley Fire District)				
24		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	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
26		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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

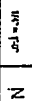
		occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and 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 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).	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
27		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Valley Fire District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
28		Nonstandard - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s).	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

		Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Note residential sprinkler system applies to the main structure, the caretaker cottage and the art studio. (Carmel Valley Fire District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
29		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Carmel Valley Fire Distrit).	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
30		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Valley Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

END OF CONDITIONS



NORTH ELEVATION



•Residence and Equestrian Facility for Barbara Price-Lopez
450 Carmel Valley Road, Carmel Valley, CA 93924



MAIL: Jon Sæther Ekspedien, Archival Post Office Box 220-020, Carroll, California 95923
Phone: (415) 325-6183 Fax: (415) 325-1578 Email: jon@archaeo2prodigy.net

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Sheet Number

A-1-2.1

Spec

DOB Number 2003-7	Donor ID: AA
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Date

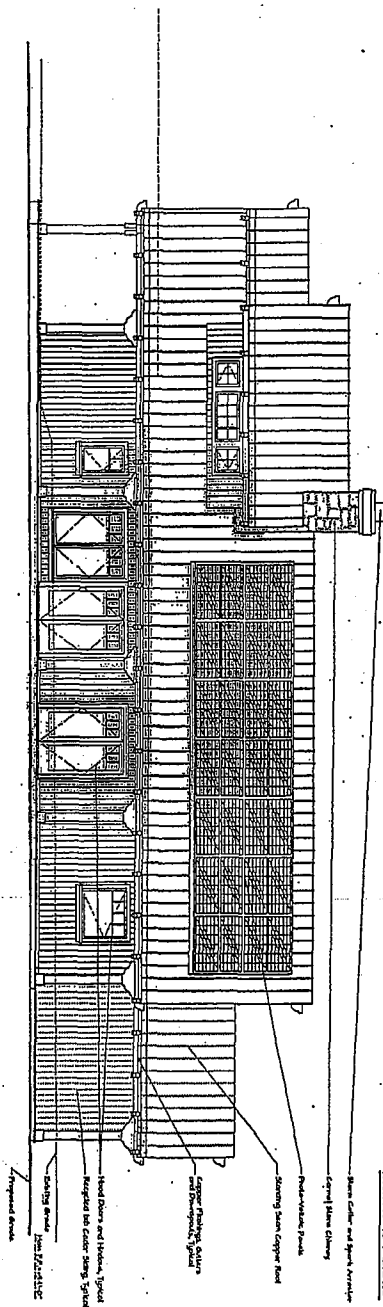
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Executive Divisions

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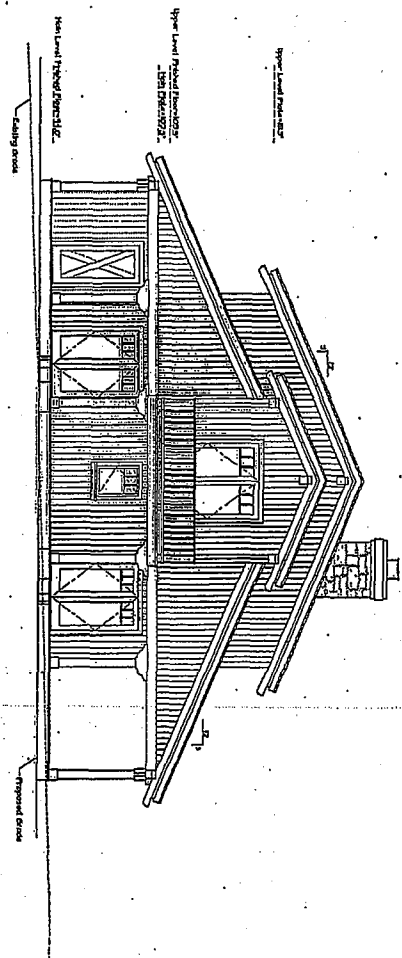
SOUTH ELEVATION



85-5-212

5

WEST ELEVATION



14-15

W

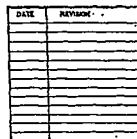
SYCAMORE RANCH
Residence and Equestrian Facility for Barbara Price-Lopez
450 Carmel Valley Road, Carmel Valley, CA 93924



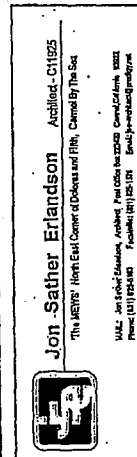
Jon Sather Erlandson Archibald - C11925

MAIL: Jon Sether Enterprises, Archimed Post Office Box 223470, Carroll, California 95722
Phone: (415) 825-8183 Fax: (415) 825-1578 Email: j-s-archimed@prodigy.net

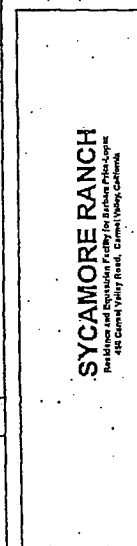
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114 = 1-5	N
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11/15 - 7:00 | E



1/4" = 1'-0"	S
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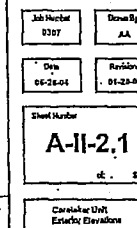
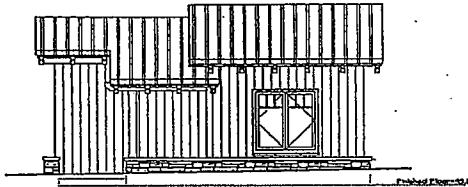
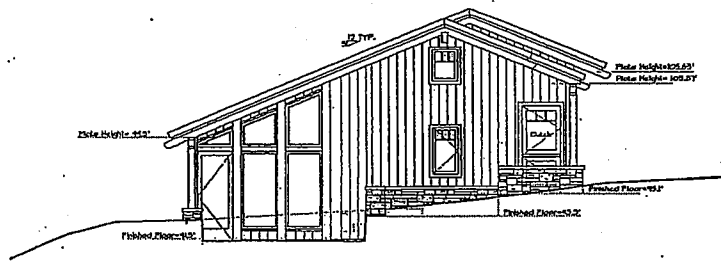
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EXHIBIT	1
PAGE	12 OF 24 PAGES



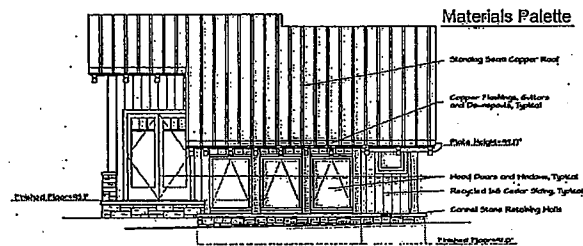
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1/4" = 1'-0" N



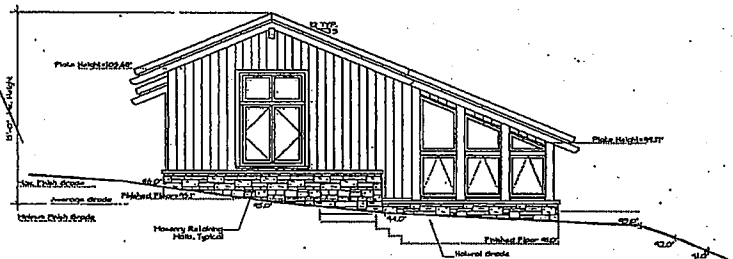
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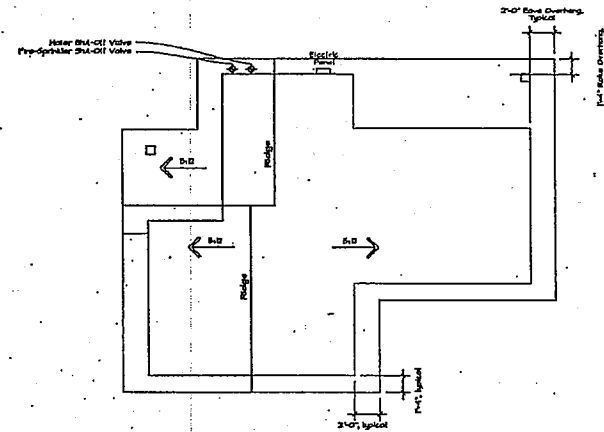
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1/4" = 1'-0" S



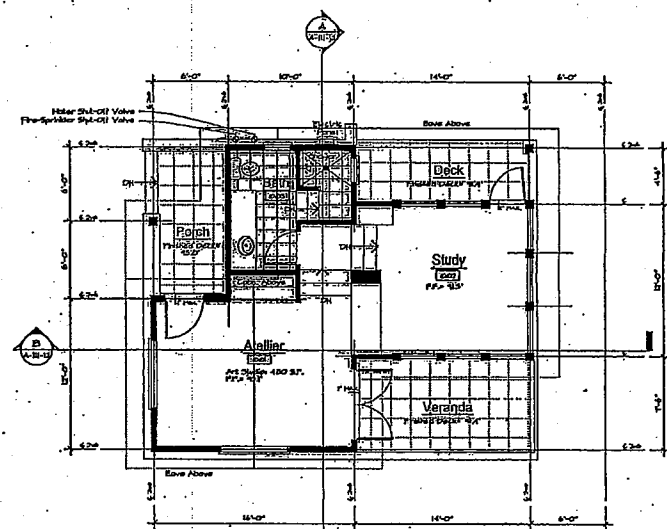
WEST ELEVATION

1/4" = 1'-0" W



Studio - Roof Plan

1/4" = 1'-0" 2



Studio - Floor Plan

1/4" = 1'-0" 1

EXHIBIT
PAGE 17 OF 24 PAGES

DATE	REVISION

Jon Satter Erlandson Architect - C11925
"The MEWS" North East Corner of Dickens and 19th, Carmel by The Sea
JME, Jon Satter Erlandson, Architect, 1940 Ocean Avenue, Suite 200, Carmel, CA 93921
Phone (408) 924-4444 Email jsatter@jonerandson.com



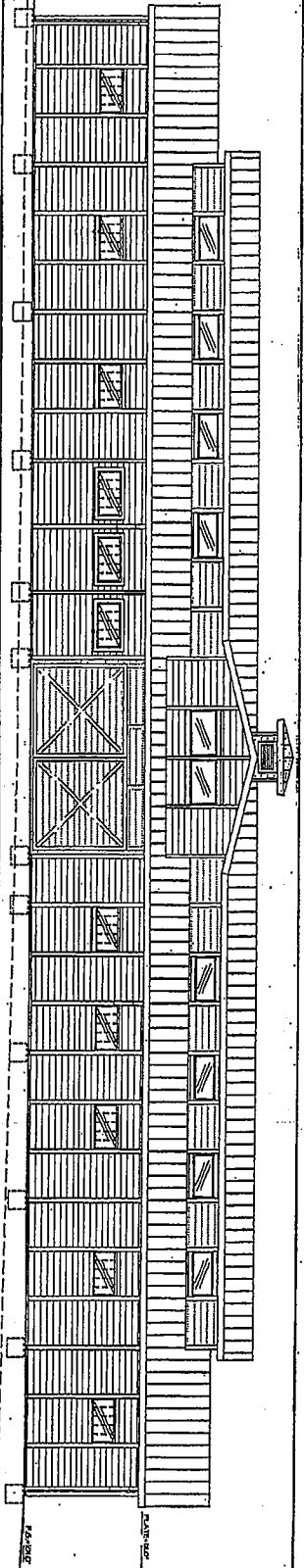
SYCAMORE RANCH
Residence and Equestrian Facility for Sycamore Farm-Lodge,
488 Carmel Valley Road, Carmel Valley, CA 93921

Job Number: 2003-7 Drawn By: JEC

Date: 06-20-04 Revisions:

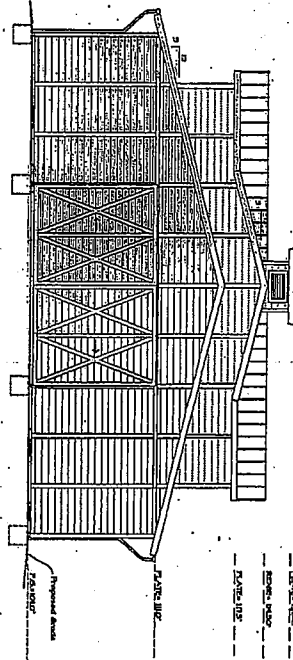
Sheet Number: AIII-1.1 of Sheets

Architect: Jon Satter Erlandson
Floor Plan - Roof Plan
Exterior Elevations



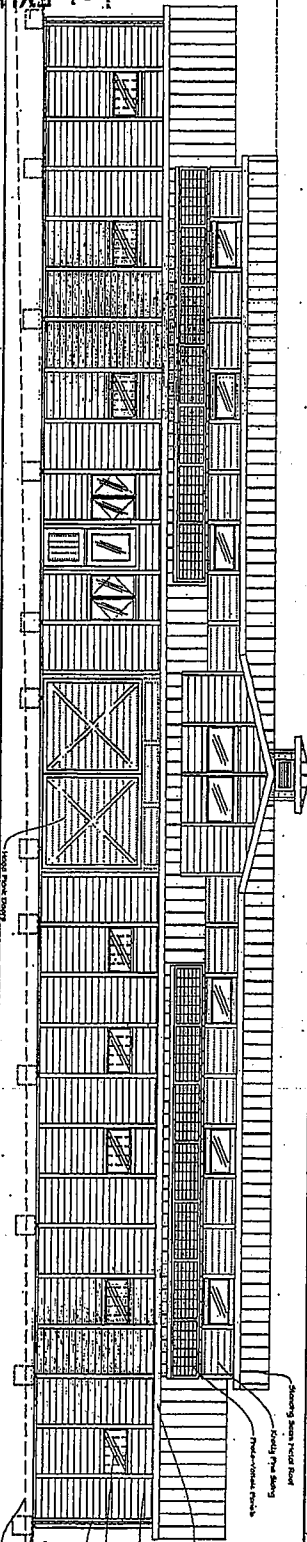
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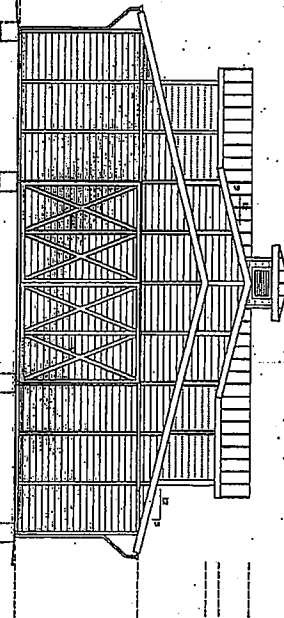
EAST ELEVATION

Scale: 1/8" = 1'-0"



SOUTH ELEVATION

Scale: 1/8" = 1'-0"



WEST ELEVATION

Scale: 1/8" = 1'-0"

SYCAMORE RANCH Residence and Equestrian Facility for Barbara Price-Lopes 456 Carmel Valley Road, Carmel Valley, California



Jon Sather Erlandson Architect - CH1925
"The MEWS" North East Corner of Dolores and FIVE, Carmel by The Sea

JSE: Jon Sather Erlandson, Architect Post Office Box 225-000 Carmel, California 93922
Phone: (415) 825-6182 Fax: (415) 825-1578 Email: js-erl@jonserlandson.com

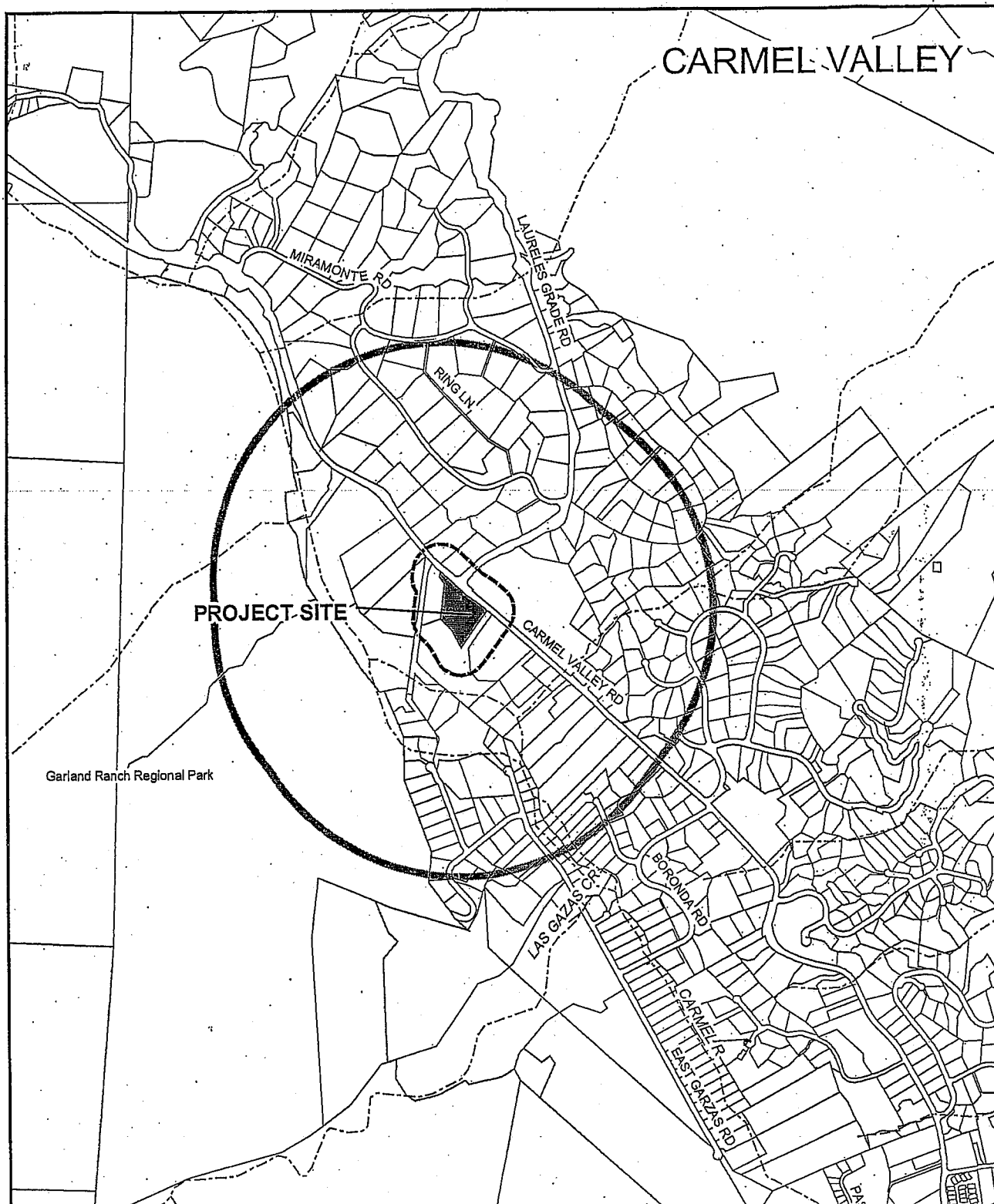
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A-IV-2.1

Job Number	20017	Drawn By	MA
Date	03-23-04	Reviewed	01-23-05

Barb Schiller Davidson

Feed Barn Plans and
Exterior Elevations

EXHIBIT 7
PAGE 21 OF 24 PAGES



APPLICANT: LOPEZ

APN: 189-021-005-000

FILE # PLN040414

300' Limit

2500' Limit



0 1,200
Feet



PLANNER: SCHMIDT