

RESOLUTION NO. 070350

A.P.# 416-522-004-000

In the matter of the application of
Wind Hotels Holdings, Inc. (PLN070350)

FINDINGS & DECISION

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow a Use Permit amendment to an existing planning permit (File No. PLN060056) to allow the construction of a 3,170 square foot spa, a 729 square foot addition to the existing reception/dressing area, and 155 square foot addition to the existing fitness area. The property is located at One Old Ranch Road, Carmel Valley, Carmel Valley Master Plan, and came on regularly for hearing before the Zoning Administrator on September 25, 2008.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Greater Monterey Peninsula Area Plan, Greater Monterey Peninsula Area Plan Inventory and Analysis, the Carmel Valley Master Plan, the Carmel Valley Ranch Specific Plan, 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 One Old Ranch Road, Carmel Valley (Assessor's Parcel Number 416-522-004-000), Carmel Valley Master Plan. The parcel is zoned O-D-S (Open Space with Design Control and Site Plan overlay districts) which allows accessory structures, such as the ones proposed, as a permitted use. Therefore, the property is suitable for the proposed development.
 - (c) The project planner conducted a site inspection on July 19, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
 - (d) A previous Use Permit (PLN060056) was approved on October 26, 2006 (Resolution No. 060056). The Use Permit allowed: a 4,956 square foot spa and yoga studio addition to the Lodge building, the addition of a 17 space parking lot, the removal of two oak trees, and the conversion of hotel room No. 244 into a temporary sales office. The proposed project request to amend the previous permit to: relocate the spa adjacent to the existing fitness center and reception and dressing building; reduce the size of the spa to 3,170 square-feet; add 729 square-feet to the existing dressing and reception building; and remodel the fitness center including the addition of 155 square-feet to make the restrooms compliant with the Americans with Disabilities Act (ADA). The new spa will include: eight treatment rooms with sinks, two rooms will have a tub and shower each and three rooms will have a shower each; a manicure and pedicure area; a guest restroom; a staff restroom; a lounge; office; storage; and staff area. The addition and remodel to the fitness center includes the removal of an existing fireplace and kitchen.
 - (e) The project was not referred to the Carmel Valley Land Use Advisory Committee

(LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions, ridgeline/viewshed development, and the project does not involve a variance. However, the original project, file No. PLN060056 was reviewed and approved by the Carmel Valley Land Use Advisory Committee on October 16, 2006 with a vote of 4-0.

- (f) The project was referred to the Monterey County Historic Resources Review Board (HRRB) on August 7, 2008. The HRRB unanimously recommended approval the project with four recommended conditions of approval. (See Exhibit G.)
- (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 PLN070350.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire 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 historical, archaeological, and forest management consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. "Phase I & II Historical Assessment" (LIB080417) prepared by Kent Seavey, Pacific Grove, CA, August 20, 2007.
 - ii. "Arborist Report" (LIB080418) prepared by Forest City Consulting, Carmel, CA April 23, 2007.
 - iii. "Preliminary Archaeological Reconnaissance" (LIB080419) prepared by Archaeological Consulting, Salinas, CA, August 31, 2007.
 - (c) Staff conducted a site inspection on July 19, 2007 to verify that the site is suitable for this use.
 - (d) Materials in Project File PLN070350.

3. FINDING: CEQA (Addendum) – The project, as conditioned, will not have significant environmental impacts. On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. An Addendum to a Mitigated Negative Declaration adopted for the construction of a new spa facility and additions to two existing buildings has been prepared. The Mitigated Negative Declaration, as amended, reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- (a) California Environmental Quality Act (CEQA) Guidelines Section 15164, allows an addendum to an adopted negative declaration if only minor technical changes have occurred.
 - (b) There are no substantial changes in the project description, changes in circumstances, or significant new information that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Mitigated Negative Declaration adopted for the previous Use Permit on October 26, 2006.

- (c) The project, as conditioned is consistent with the conclusions and mitigations contained in the adopted Mitigated Negative Declaration, Resolution No. 060056, Planning File No. PLN060056.
- (d) The amendment to the previously approved Use Permit includes additions to two potentially historically significant structures. A Phase I and II Historical Analysis (Library No. LIB080417) was prepared for the proposed work. The addition and interior remodel to the Ranch House is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the Standard for Rehabilitation. In regards to the Recreation Hall, the major effect of the proposed project will be a change in the physical appearance of the primary elevation. Based on the project's compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the development will not create a significant effect on a historical resource. (See Finding No. 4.)
- (e) No adverse environmental effects were identified during staff review of the development application during a site visit on July 19, 2007.
- (f) See preceding and following findings and supporting evidence.

4. FINDING: HISTORIC SIGNIFICANCE – The proposed addition and remodel to the “Richard Snively Ranch House” and “Recreation Hall” will not adversely affect and will be in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed project is in compliance with Title 18 of the Monterey County Code, Preservation of Historic Resources.

EVIDENCE: (a) The “Richard Snively Ranch House” and the “Recreation Hall” (circa 1876) have been described as significant historic structures by Kent Seevey, historic preservation consultant, and qualifies for significance under the criteria established by the Monterey County register of Historic Resources at the local level, for their association with someone locally renowned and by virtue of their location as an established and familiar feature of the area.

(b) Pursuant to Section 18.25.170 of the Monterey County Code, the project was referred to the Historic Resources Review Board (HRRB). On August 7, 2008 the project was heard by the HRRB and it was found that the proposed work on the Ranch House is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the standard for Rehabilitation. Conditions were added for the proposed recreation hall and are as follows:

- 1) Document the affected elevation with Historic American Building Survey (HABS) drawings or by photogramatic recordation (level 3);
- 2) Salvage and store the three windows that are now on the elvation for possible reinstallation in the future; and
- 3) Interpretive signage on the history of the property.

The HRRB recommended an additional condition which would require the applicant to apply for inclusion of the subject buildings on the local Monterey County Register. The applicant is not in agreement with this condition. Section 18.25.060.A of the Monterey County Code allows the HRRB to initiate the designation of historic resources; however, it also states that: “*No property shall be designated pursuant to this Chapter without the consent of the property owner.*” Therefore, staff has included language within Condition No. 7 (Historic Resource Designation) that allows the applicant to apply for historic designation on the Monterey County Local Register should they be inclined to.

5. **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: 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.

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

EVIDENCE: (a) The proposed project will be serviced by Cal-Am for water and the Carmel Valley Sanitation District for sewer services.
(b) Water credits for the previously approved Use Permit (PLN060056) will be used for the proposed amendments. Furthermore, the Water Resources Agency requires that the applicant submit water availability certification prior to the issuance of building permits as a condition of approval (see Condition No. 8).
(c) The project was reviewed by the Carmel Valley Fire Protection District and there was no indication that the proposed project would be harmful to health, life, and safety in regards to fire district standards.

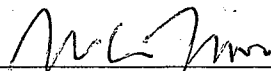
7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

DECISION

THEREFORE, it is the decision of the Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the attached conditions.

PASSED AND ADOPTED this 25th day of September, 2008.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON OCT - 8 2008

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE OCT 18 2008

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 RMA - Planning Department and RMA - Building Services Department offices in Salinas.

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

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

Project Name: Wind Hotels Holdings, LLC

File No: PLN070350

APNs: 416-522-004-000

Approved by: Zoning Administrator

Date: September 25, 2008

**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.		<p>PD001 - SPECIFIC USES ONLY This Use Permit amendment (PLN070350) the construction of a 3,170 square foot spa, a 729 square foot addition to the existing reception/dressing area, and 155 square foot addition to the existing fitness area. The property is located at One Old Ranch Road (Assessor's Parcel Number 416-522-004-000) Carmel Valley Master Plan area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless othe- rwise stated	

		measures are properly fulfilled. (RMA - Planning Department)			
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 070350) was approved by the Zoning Administrator for Assessor's Parcel Number 416-522-004-000 on September 25, 2008. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning 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 the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.
3.		PD003(A) - CULTURAL RESOURCES - NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeologist	Ongoing
4.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered,	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building

	seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	permits Ongoing	
		Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
5.	PD035 - UTILITIES - UNDERGROUND. All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
6.	PDSP001- COMPLIANCE WITH HRRB CONDITIONS (NON-STANDARD) The applicant shall comply with conditions of approval recommended by the HRRB. The conditions are as follows: 1) Prior to the issuance of building permits for the Recreation Hall, Document the affected elevation with Historic American Building Survey (HABS) level III (drawings: sketch plan; Photographs: photographs with large-format negatives of exterior and interior views; or Written data: architectural data form.) 2) Prior to final of the building permit, the applicant shall salvage and store the three windows that are now on the elevation for possible reinstallation in the future; and	The applicant shall Prepare HABS/HAER Level I documentation. And submit proof to the RMA-Director of Planning of level 3 documentation with the Historic American Building Survey (HABS). Preserve materials (three windows), and reuse or store. Prior to final of the building permit, the applicant shall provide information to the RMA-Director of Planning where materials will be used or stored. The applicant shall submit a site plan showing the location of the signage on the history of the property. The	Owner/ Applicant Owner/ Applicant Owner/ Applicant	Prior to the issuance of building permits Prior to the final of building permits Prior to	

		3) Interpretive signage on the history of the property. (RMA – Planning Department, Parks Department/HRRB)	applicant shall also provide the language of the sign for review and approval by the RMA-Director of Planning. The signs shall be installed and the installation shall be verified by the RMA-Director of Planning prior to final of building permits.		final of building permits	
7.		PDSP002 – HISTORIC RESOURCE DESIGNATION (NON-STANDARD) Pursuant to the recommendation of the Historic Resources Review Board (HRRB) and requirements of Chapter 18.25.060.A of the Monterey County Code, the applicant/owner shall apply for inclusion on the local Monterey County Historic Register should they be inclined to do so. (RMA – Planning Department, Parks Department/HRRB)	If the applicant/owner consents to the property being designated as a historical resource, the application for historical designation shall be filed with the RMA-Planning Director	Owner/ Applicant	Ongoing	
8.		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	
9.		PW0006 – CARMEL VALLEY 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)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
10.		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	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.	

	<p>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.</p> <p>(Carmel Valley Fire Protection District)</p>	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
11.	<p>FIRE011 - ADDRESSES FOR BUILDINGS</p> <p>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 placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.</p> <p>(Carmel Valley Fire Protection District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

12.	<p>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 100 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 Protection District)</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
		<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	
13.	<p>FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Valley Fire Protection District)</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
		<p>Applicant shall schedule fire dept. rough sprinkler inspection</p>	Applicant or owner	Prior to framing inspection	
		<p>Applicant shall schedule fire dept. final sprinkler inspection</p>	Applicant or owner	Prior to final building inspection	
14.	<p>FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection.</p>	<p>Applicant shall enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
		<p>Applicant shall submit fire alarm plans and obtain approval.</p>	Applicant or owner	Prior to rough sprinkler or	

Phase 1 Sheet
CARMEL VALLEY RANCH SPA & FITNESS
 1 OLD BRANCH ROAD
 CARMEL VALLEY, CA

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

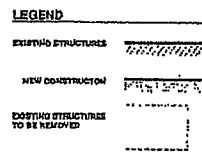
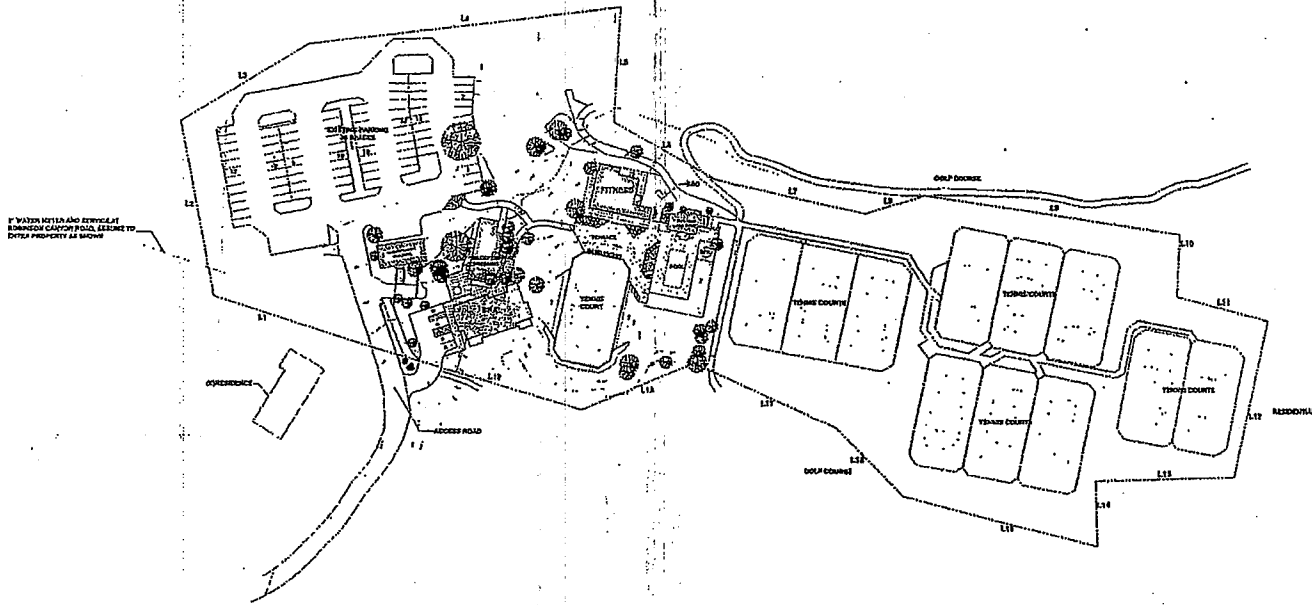
The Paul Davis Partnership LLP
 14150 Avenida Santa
 Carmel, CA 95006
 (831) 975-5941 FAX (831) 975-5942
 paul@pauldavis.com paulanddavis.com

Scale: 1" = 100'-0"
 Sheet Number: 001-0
 Date: 08/12/21

Notes:
 1. All structures shown on this plan are to be constructed in accordance with the approved plans and specifications.

Overall
OVERALL SITE PLAN

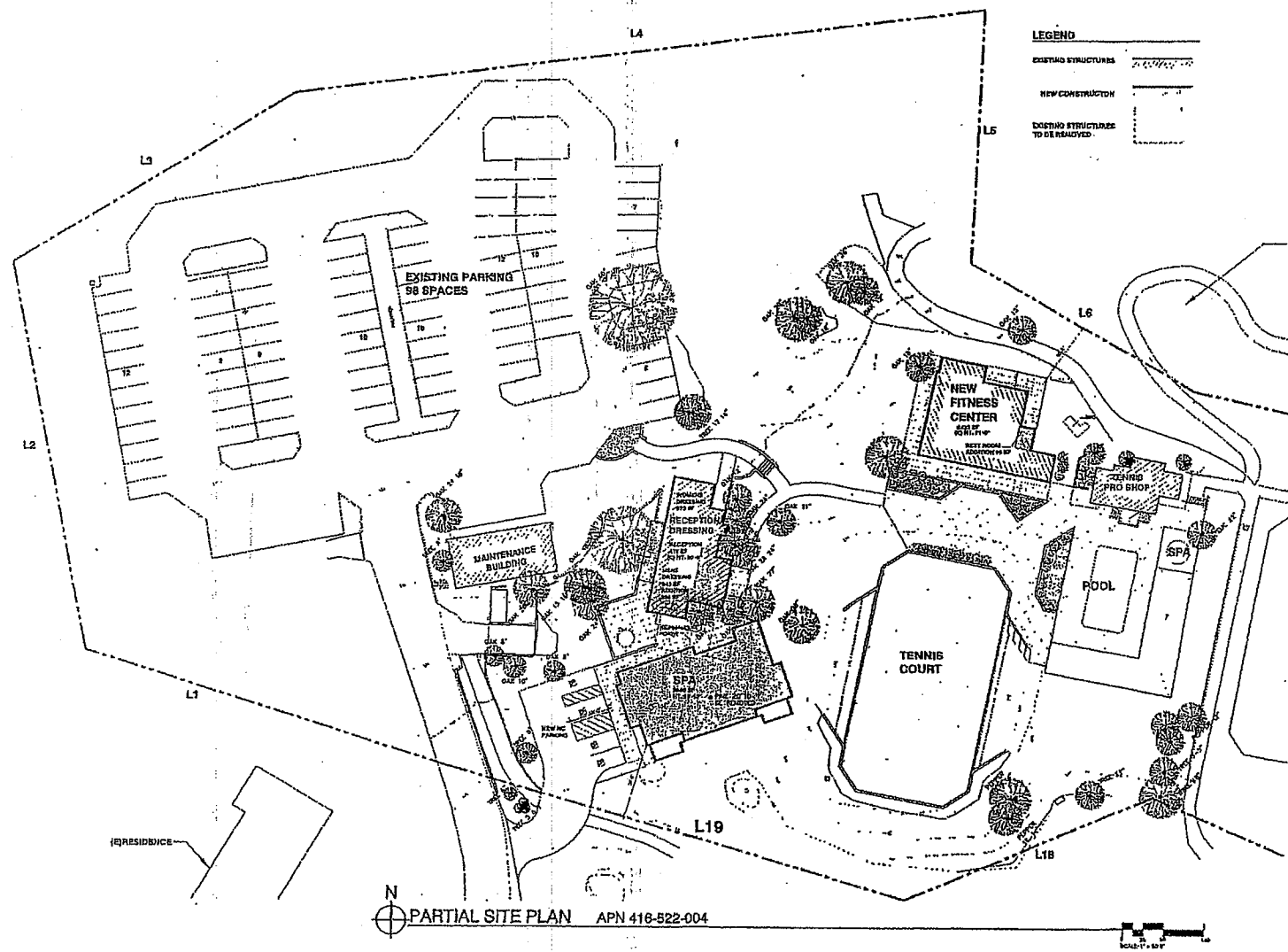
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 SITE PLAN APN 416-522-004 7.884 AC



A1.1



LEGEND

EXISTING STRUCTURES	
NEW CONSTRUCTION	
EXISTING STRUCTURES TO BE DEMOLISHED	

Project of Record
CARMEL VALLEY RANCH SPA & FITNESS
 1 OLD RANCH ROAD
 CARMEL VALLEY, CA

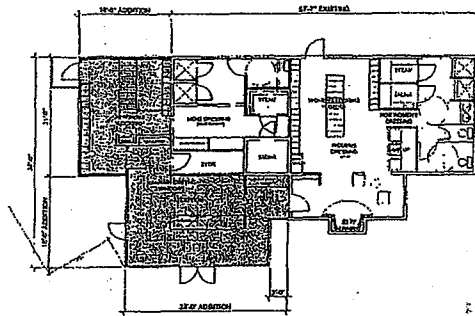
THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS
 1501 Park & Parkwood, LLP
 15400 Lincoln Street
 San Jose, CA 95131
 408.934.0000 FAX 408.934.0001
 www.pauldavis.com

Project Number: 0423-0
 Plan: 04
 Drawing Date: 08/12/07

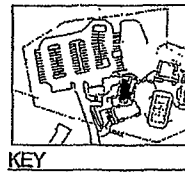
Sheet Title:
PARTIAL SITE PLAN

PARTIAL SITE PLAN APN 416-522-004

A1.2



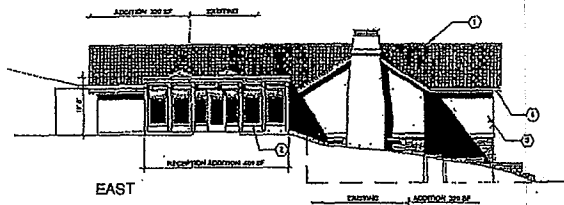
SPA



Project / Name
CARMEL VALLEY RANCH SPA & FITNESS
 1 OLD HANCOCK ROAD
 CARMEL VALLEY, CA

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS
 2000 S. Foothill Blvd., Suite 100
 San Jose, CA 95128
 408-298-1111 FAX 408-298-1112
 www.pauldavis.com

N FLOOR PLAN - RECEPTION/DRESSING 1297 SF + 729 ADDITION

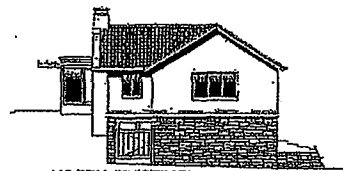


EAST

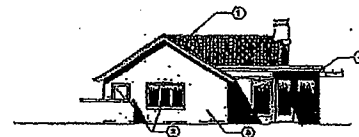


WEST

ELEVATIONS - RECEPTION/DRESSING



NORTH (EXISTING)



SOUTH (ADDITION)

○ SHEET NOTES

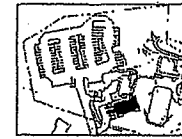
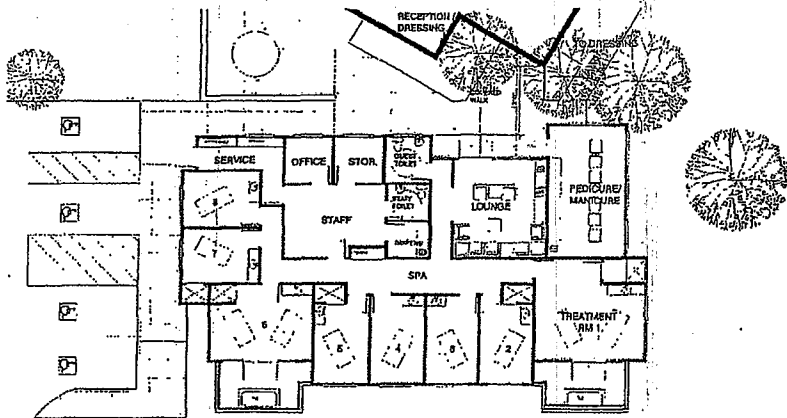
- ① ROOF: CONCRETE TILT MATCH EXISTING
- ② WINDOWS AND DOORS: WOOD
- ③ GROUND PLASTER
- ④ WOOD TRIM

Project Manager: 022-18
 Date: 05/05
 Drawing Date: 05/11/05

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

Scale: 1/8" = 1'-0"
RECEPTION/DRESSING PLAN & ELEVATIONS

Paul Davis



KEY

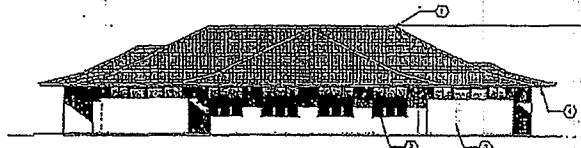
Project # 2000
CARMEL VALLEY RANCH SPA & FITNESS
 1 OLD RANCH ROAD
 CARMEL VALLEY, CA

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS
 Paul Davis, P.E., AIA
 2000 Old Ranch Road
 Carmel Valley, CA 95008
 (831) 921-1211 FAX (831) 921-1212
 paul@pauldavis.com paul@pauldavis.com

FLOOR PLAN - SPA 3170 SF

○ SHEET NOTES

- ① ROOF, CONCRETE TILE
- ② WINDOWS AND DOORLS, WOOD
- ③ STUCCO PLASTER
- ④ WOOD TRAIL



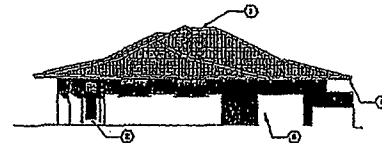
SOUTH



WEST



NORTH



WEST

ELEVATIONS - SPA

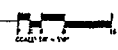
Project Number: 2000-10
 Date: 10/01
 Drawing Title: ELEVATIONS

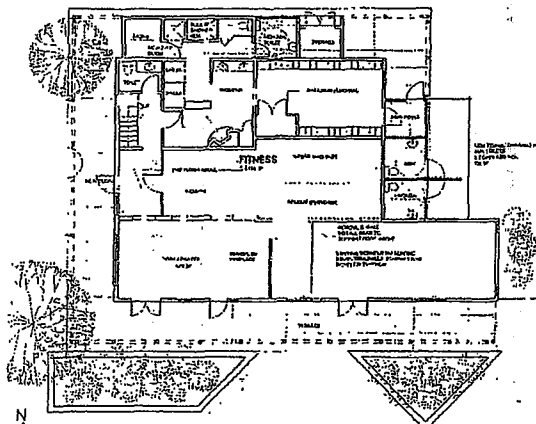
Architect:

This set of plans, specifications and contract documents is prepared by the Architect and is intended to be used only for the project and site identified herein. It is not to be used for any other project or site without the written consent of the Architect.

FROM THE
SPA - PLAN & ELEVATIONS

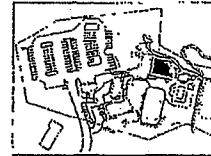
Sheet Number:



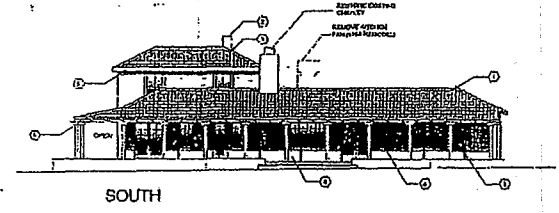


FLOOR PLAN FITNESS 2432 SF (E) + 155 SF ADDITION

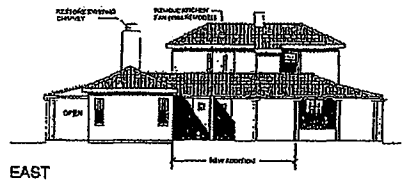
WALL LEGEND
 ——— EXISTING WALLS TO REMAIN
 - - - - - PROPOSED NEW WALLS
 - - - - - EXISTING WALLS TO BE DEMOLISHED



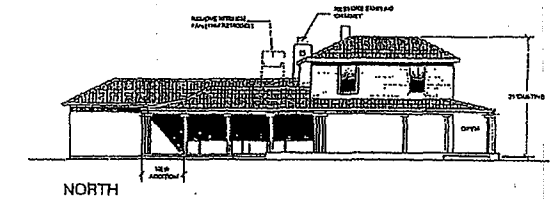
KEY



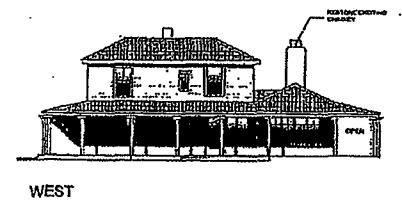
SOUTH



EAST



NORTH



WEST

ELEVATIONS FITNESS

- SHEET NOTES**
- 1 ROOF: CONCRETE BRICKLES
 - 2 EXTERIOR WALL CASUALTY: CEILING PLASTER (W/ COPPER BRICKS) AT TOP, BRICKS ABOVE ROOF TO AWAY FROM ROOF
 - 3 EXTERIOR PLASTER: 1/2" WOOD BOARD BOARD
 - 4 DOORS & WINDOWS: WOOD
 - 5 WOOD TRIM

Project / Sheet
CARMEL VALLEY RANCH SPA & FITNESS
 1 OLD RANCH ROAD
 CARMEL VALLEY, CA

THE PAUL DAVIS PARTNERSHIP
 ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
 333 Elmwood Street
 Albany, CA 94706
 415.533.1234 FAX: 415.533.1235

Project Number: PDS-06
 Date: 04
 Update Date: 04/11/11

Author:

As part of the design process, the architect has prepared preliminary engineering drawings. These drawings are not to be used for construction without the approval of the engineer of record. The architect is not responsible for the accuracy of the information provided by the engineer of record.

Sheet Title:
FITNESS PLAN & ELEVATIONS

Sheet Number:

CARMEL VALLEY






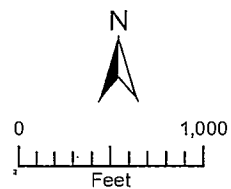
Garland Ranch Regional Park

APPLICANT: WIND HOTELS

APN: 416-522-004-000

FILE # PLN070350

 300' Limit  2500' Limit  City Limits



PLANNER: QUENGA