

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

In the matter of the application of:

LOPEZ (PLN100451)

RESOLUTION NO. 10-049

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project (PLN100451) exempt per CEQA Guidelines Section 15162; and
- 2) Approving a Permit Extension (PLN100451) to Combined Development Permit (PLN040414) which allows: 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) water tank; 4) with attendant grading (140 cubic yards cut and fill); 5) the removal of five non-protected Monterey Pine trees (four 15" and one 20" diameter); and 6) Design Approval.

PLN100451, Lopez, 454 West Carmel Valley Road, Carmel Valley, (APN: 189-021-005-000), Carmel Valley Master Plan.

The Lopez application (PLN100451) came on for public hearing before the Monterey County Zoning Administrator on December 9, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** The County has received and processed a Permit Extension to PLN040414.
EVIDENCE:
 - (a) An application for a Permit Extension was submitted on August 25, 2010. The current permit is set to expire on November 9, 2010.
 - (b) The project is located at 454 West Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 189-021-005-000). The project is zoned "LDR/1-D-S" (Low Density Residential, 1 acre per unit with

- Design Control, and Site Plan Review Overlays).
- (c) On November 9, 2006, the Zoning Administrator approved PLN040414 under Resolution No. 040414.
 - (d) No previous extension request for this project has been submitted to the County.
 - (e) On March 16, 2010, the Board of Supervisors adopted Ordinance No. 5155 which automatically granted a 24 month extension to any Combined Development Permit that was approved between January 1, 2006 and January 1, 2009 provided that no more than one prior extension of the permit has been granted and that no permit extension request for the project has been previously denied. PLN040414 qualified for and was granted an extension to November 9, 2010.
 - (f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files PLN040414 and PLN100451.

2. **FINDING:** The Permit Extension includes no changed circumstances from the previously approved permit. As approved and amended, permit number PLN100451 will become and be referred to as the approved permit.

- EVIDENCE:**
- (a) Pursuant to Section 21.76.110.A, a Combined Development may be extended upon receipt of a written request from the permittee, provided such request is made at least 30 days prior to the expiration of the Combined Development Permit.
 - (b) The current permit (PLN040414) is set to expire on November 9, 2010. An application for a Permit Extension was submitted on August 25, 2010, 45 days prior to the expiration date.
 - (c) The applicant requests the extension because it has taken approximately two and a half years (since April 2008) to acquire the required water distribution system permit from the Monterey Peninsula Water Management District due to the need to perform hydrological testing on the well to prove the water source. The preparation of building and grading plans was put on hold until the required water distribution system was permitted. The applicant requests a 12-24 month extension to allow time to prepare and submit corrected and updated plans to the RMA-Building Services Department. See the letter of request from Barbara Price dated August 23, 2010 (**Exhibit D** of the December 9, 2010 staff report).
 - (d) No changes or modifications to the previously approved project (PLN040414) are proposed.
 - (e) Conditions of Approval previously applied to PLN040414 have been updated and amended by the departments to reflect current statutory requirements and updated language. Four new Conditions of Approval have been added; one by the RMA-Planning Department, one by Public Works and two by Carmel Valley Fire Protection District. A matrix comparing Conditions of Approval applied to PLN040414 and PLN100451 is attached to the December 9, 2010 staff report as **Exhibit E**.
 - (f) The application, project plans, and related support materials

submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files PLN040414 and PLN010451.

3. **FINDING:** The Permit Extension does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162. The original CEQA action on the project was to find the project Categorical Exempt per CEQA Guidelines Section 15303(a) and (e).
- EVIDENCE:**
- (a) The original project was found to be categorically exempt. No changes to the project are proposed. Therefore the extension of the permit is also exempt.
 - (b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files PLN040414 and PLN100451.
4. **FINDING:** Consideration of the request for the extension has been carried out pursuant to Monterey County Code Section 21.78.040.A (Combined Development Permits) of Monterey County Code Title 21.
- EVIDENCE:**
- (a) November 23, 2010 notices were mailed to residents within 300 feet of the project site and posted in at least 3 different public places on and near the subject property and the notice was published in the Monterey Herald on November 29, 2010.
 - (b) The application, project plans, and related support materials submitted by the project applicant to the Monterey County Resource Management Agency - Planning Department for the proposed amendment found in Project Files PLN040414 and PLN100451.


DECISION

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

- A. Exempt PLN100451 per CEQA Section 15162; and
- B. Approve a Permit Extension (**PLN100451**) to the Lopez Combined Development Permit PLN040414 which allows: 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) water tank; 4) with attendant grading (140 cubic yards 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.

PASSED AND ADOPTED this 9th day of December, 2010.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON DEC 16 2010

NOTE:

1. You may need a building and/or grading permit and must comply with the Monterey County Resource Management Agency-Building Services Department 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 working days after the mailing of the notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Zoning Administrator in the event of an appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Resource Management Agency - Planning Department.

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

RESOLUTION 10-049 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Lopez
 File No: PLN100451 APNs: 189-021-055-000
 Approved by: Zoning Administrator Date: December 9, 2010

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This extension (PLN100451) to the Lopez Combined Development Permit (PLN040414) allows: 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) water tank; 4) with attendant grading (140 cubic yards cut and fill); 5) the removal of five non-protected Monterey Pine trees (four 15" and one 20" diameter); and 6) Design Approval. The	Adhere to conditions and uses specified in the permit. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.	Owner/ Applicant RMA - Planning	Ongoing unless otherwise stated	

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		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. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA-Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Permit Extension PLN100451) to the Lopez Combined Development Permit (PLN040414) was approved by the Zoning Administrator for Assessor's Parcel Number 189-021-055-000 on December 9, 2010, (Resolution 10-049). The permit was granted subject to 33 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a time period of 2 years, to expire on November 18, 2012 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	

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4.		<p>PDSP-001 DEED RESTRICTION (NON-STANDARD CONDITION) 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:</p> <ol style="list-style-type: none"> 1. Only one caretaker unit per lot shall be allowed 2. The caretaker shall be employed principally on the lot for purpose of care and protection of persons, plants, animals, equipment, or other facilities on-site 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 of 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. 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	<p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p>	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to issuance of grading and/or building permits</p>	

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		<p>9. Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit.</p> <p>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.</p> <p>B) <u>Horse Number Limitation</u> – The stables and surrounding property shall be limited to and not exceed 10 horses at all times.</p> <p>C) <u>Access Limitation to Carmel Valley Road</u> - 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.</p> <p>(RMA-Planning Department)</p>				
5.		<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</p> <p>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)</p>	<p>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.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	

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6.		PBDO32(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 RMA-Planning Department. (RMA – Planning Department)	Submit evidence of tree protection to RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
7.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. 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 include an irrigation plan. The plan 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 RMA - Planning 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 the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit one (1) set landscape plans of approved by the RMA – Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Residential</u> Water Release Form and Water Permit Application” to the Monterey County Water Resources Agency for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			Submit the RMA – Planning Department approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation, and a completed “ <u>Residential</u> Water Release Form and Water Permit Application” to the	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed	Prior to issuance of Building Permits	

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			Monterey Peninsula Water Management District for review and approval.	Landscape Architect		
			Submit an approved water permit from the MPWMD to the RMA – Building Permit	Owner/ Applicant/ Licensed Landscape Contractor	Prior to issuance of Building Permits	
			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 RMA - Planning Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to 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	
8.		PBSP002 - RECORD ROAD AGREEMENT (NON-STANDARD CONDITION) 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 RMA-Planning Department.	Owner/ Applicant	Prior to issuance of grading and/or building permit	
9.		PDSP003 – EXTERIOR LIGHTING PLAN (NON STANDARD CONDITION) All exterior lighting shall be unobtrusive, shaded, down lit, harmonious with the local area, and constructed or	Submit three copies of the lighting plans to RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of building permit	

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		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 RMA-Planning Department prior to the issuance of building permits. (RMA Planning Department)				
RMA – Public Works Department						
10.		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	
11.		PW0043 – REGIONAL DEVELOPMENT IMPACT FEE Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
12.		PWSP001- DRIVEWAYS (NON-STANDARD CONDITION) That the accesses to Carmel Valley Road be improved subject to the approval of the Department of Public Works. The westerly driveway shall be limited to right turns and right turns out. (Public Works)	Submittal and acceptance of plans incorporating this traffic improvement to Public Works.	Owner / Applicant	Prior to building permits issuance	

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13.		<p>PWSP002-DRIVEWAYS (NON-STANDARD CONDITION)</p> <p>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. (Public Works)</p>	Applicant shall provide evidence to Public Works that either Bernardus Lodge has not completed the improvements or, if the improvements have been completed, that applicant has reimbursed Bernardus for a pro rata share of the cost of the improvements.	Owner / Applicant	Prior to building permits issuance	
Monterey County Water Resources Agency						
14.		<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> <p>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.</p> <p>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)</p>	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection/ occupancy	
15.		<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 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.	

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16.		WR45 - WELL INFORMATION 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)	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.	
17.		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	
18.		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	
Health Department Environmental Health Bureau						
19.		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/ building permit	

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20.		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 issuance of building permit	
21.		EHSP001 - MANURE MANAGEMENT (NON-STANDARD CONDITION) 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	
22.		EHSP002 - MANURE MANAGEMENT (NON-STANDARD CONDITION) 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	Ongoing	
23.		EHSP003 – PUBLIC NUISANCE (NON-STANDARD CONDITION) 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	Ongoing	
24.		EHSP004 – WATER QUALITY NOTICE (NON-STANDARD CONDITION) 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	Submittal of approved and Recorded Notice to Environmental Health Bureau.	CA Licensed Engineer/ Owner / Applicant	Prior to issuance of building and/or grading permit.	

<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>
		secondary standards as required by Chapter 15.04 of the Monterey County Code; the water exceeds the maximum contaminant level (MCL) aluminum, color, and turbidity, indicating that treatment may be required." (Environmental Health)				
Fire Agency CARMEL VALLEY FIRE PROTECTION DISTRICT						
25.		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 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	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.	

<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>
		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 Protection District)				
26.		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 Protection 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.	
27.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both	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	

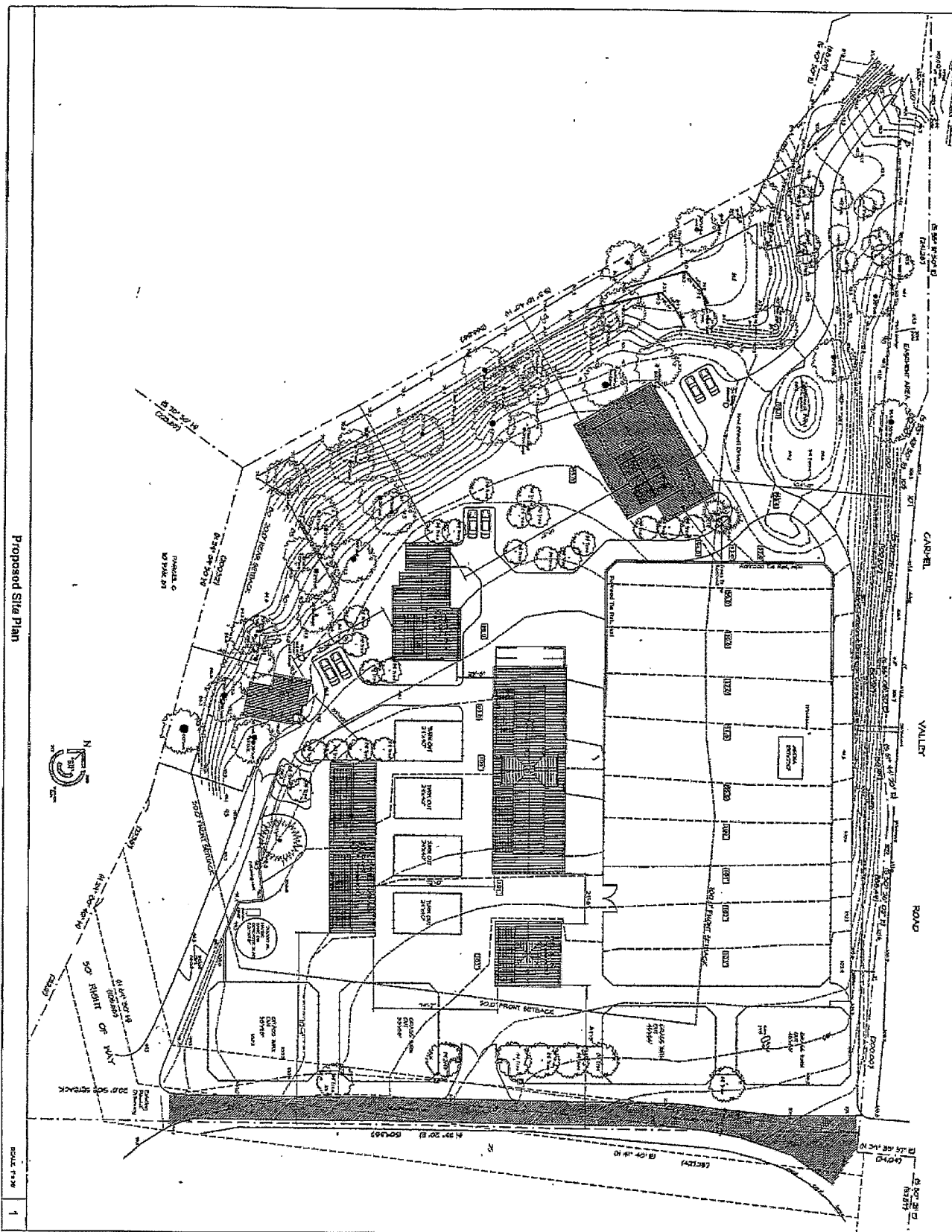
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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 Protection District)				
28.		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Carmel Valley Fire Protection 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	
29.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)	Applicant shall incorporate specification into design and enumerate	Applicant or owner	Prior to issuance of	

<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>
		Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). 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)	as "Fire Dept. Notes" on plans.		grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
30.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(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)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			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	
31.		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 Protection District)	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	
32.		FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD) All new structures, and all existing structures receiving	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building	

<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>
		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 Protection District)			permit.	
33.		FIRE030 – EMERGENCY WATER STANDARDS – WATER SYSTEMS (NON-STANDARD CONDITION) The emergency water system shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. (Carmel Valley Fire Protection District)	Applicant shall incorporate specifications into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit	
			Applicant shall obtain approval of the water system installation from the fire department.	Applicant or owner	Prior to foundation inspection	

END OF CONDITIONS

Rev. 08/25/2010



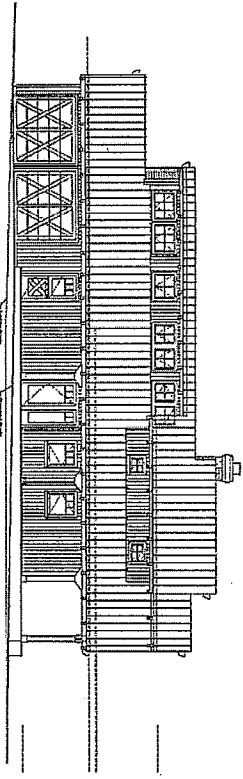
Proposed Site Plan	Sheet No.	C-4.1
Author	JSE	
Checked	JSE	
Approved	JSE	
Date	01/20/20	

SYCAMORE RANCH
 Business and Equipment Facility for Sycamore Ranch, LLC
 150 Central Valley Road, Central Valley, California

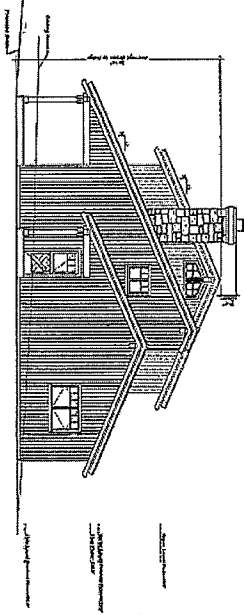
JP Jon Sather Erlandson Architect - C11625
 The JSEVE® North East Corner of Orches and Etna, Carmel By The Sea

1611 San Diego Camino, 407-104 Pacific Palisades, CA 90272
 Phone: (310) 221-6212 Fax: (310) 221-6471 Email: jon@jserlandson.com

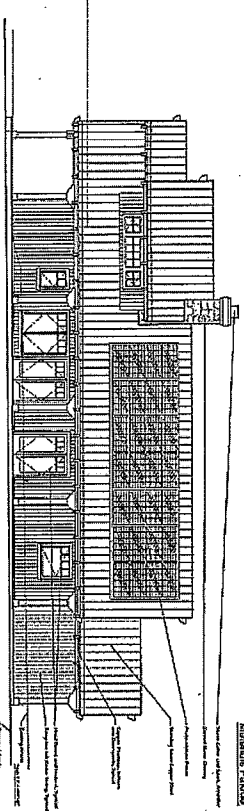
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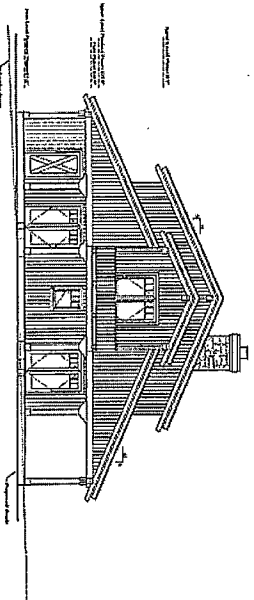
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NO.	DATE	DESCRIPTION

Jon Sather Erlanson Architect - CA 11925
 The SCAE® Team: Lee-Cole of Sonoma and PAE, Contra Costa Co.

1042 Jon Sather Erlanson, Architect and PAE/PAE/PAE Group, Suite 300
 1042 Jon Sather Erlanson, Architect and PAE/PAE/PAE Group, Suite 300
 1042 Jon Sather Erlanson, Architect and PAE/PAE/PAE Group, Suite 300

SYCAMORE RANCH
 Residential and Commercial Property for Sale by Public Auction
 442 Central Valley Road, Contra Costa County, CA 94595

A4-21

Architect: Jon Sather Erlanson
 Date: 10/1/2011
 Project: Sycamore Ranch

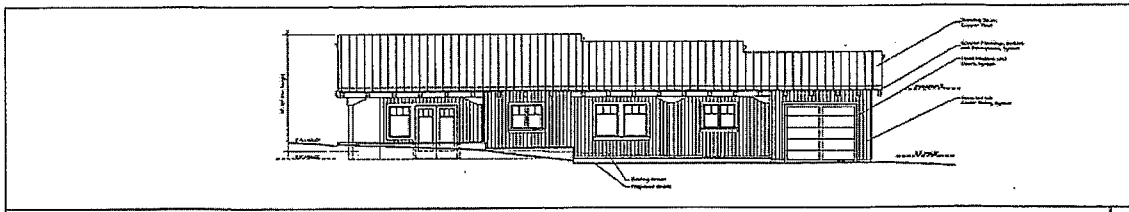
Jon Sather Erlanson Architect - CA 11925
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1042 Jon Sather Erlanson, Architect and PAE/PAE/PAE Group, Suite 300
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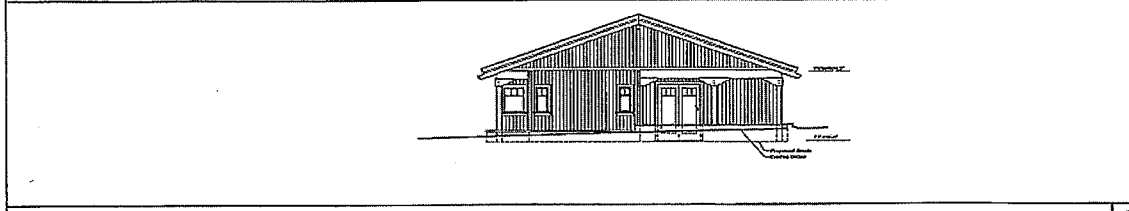
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A4-22

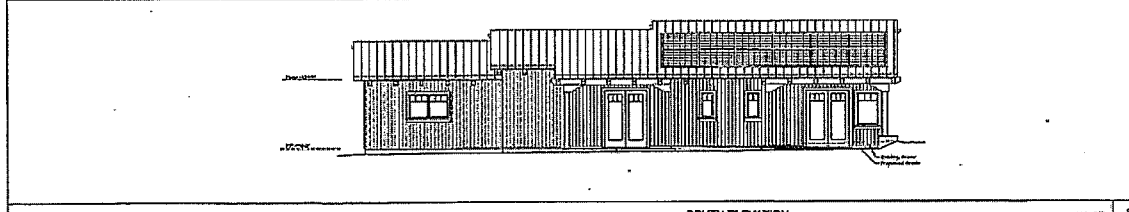
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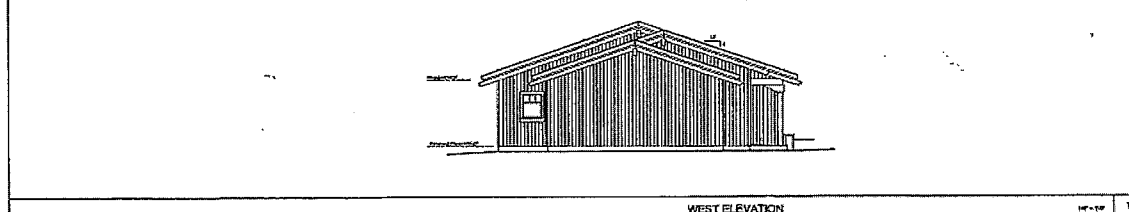
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EAST ELEVATION W-2/F E



SOUTH ELEVATION W-3/F S

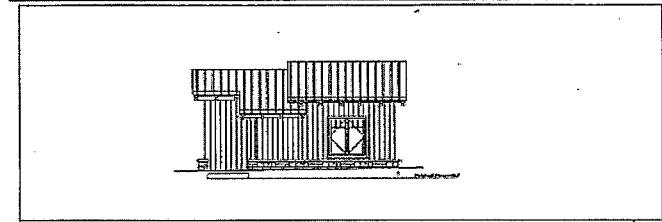


WEST ELEVATION W-4/F W

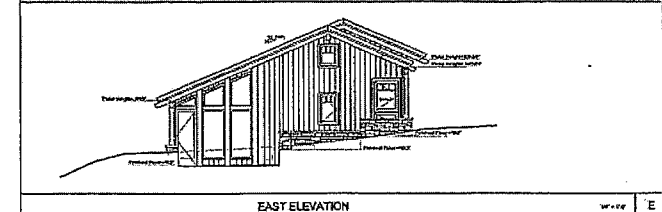
Jon Sather, Erlendson Architects
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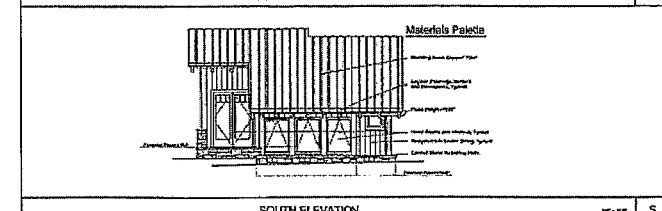
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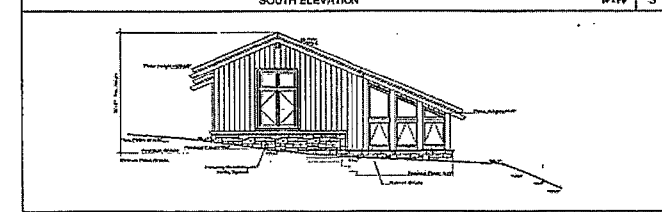
NORTH ELEVATION W-1/F N



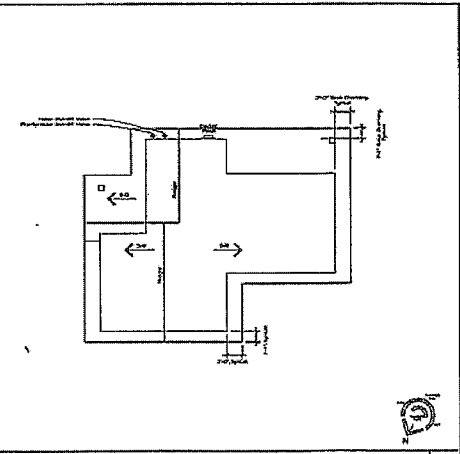
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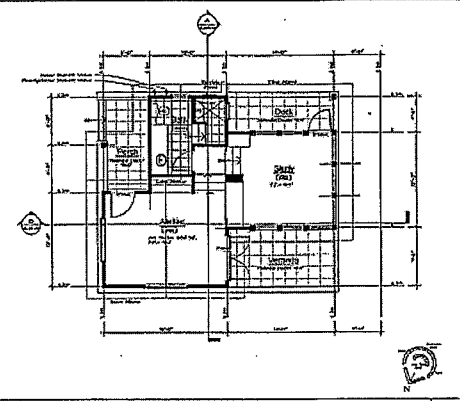
SOUTH ELEVATION W-3/F S



WEST ELEVATION W-4/F W



Studio - Roof Plan W-1/F 2

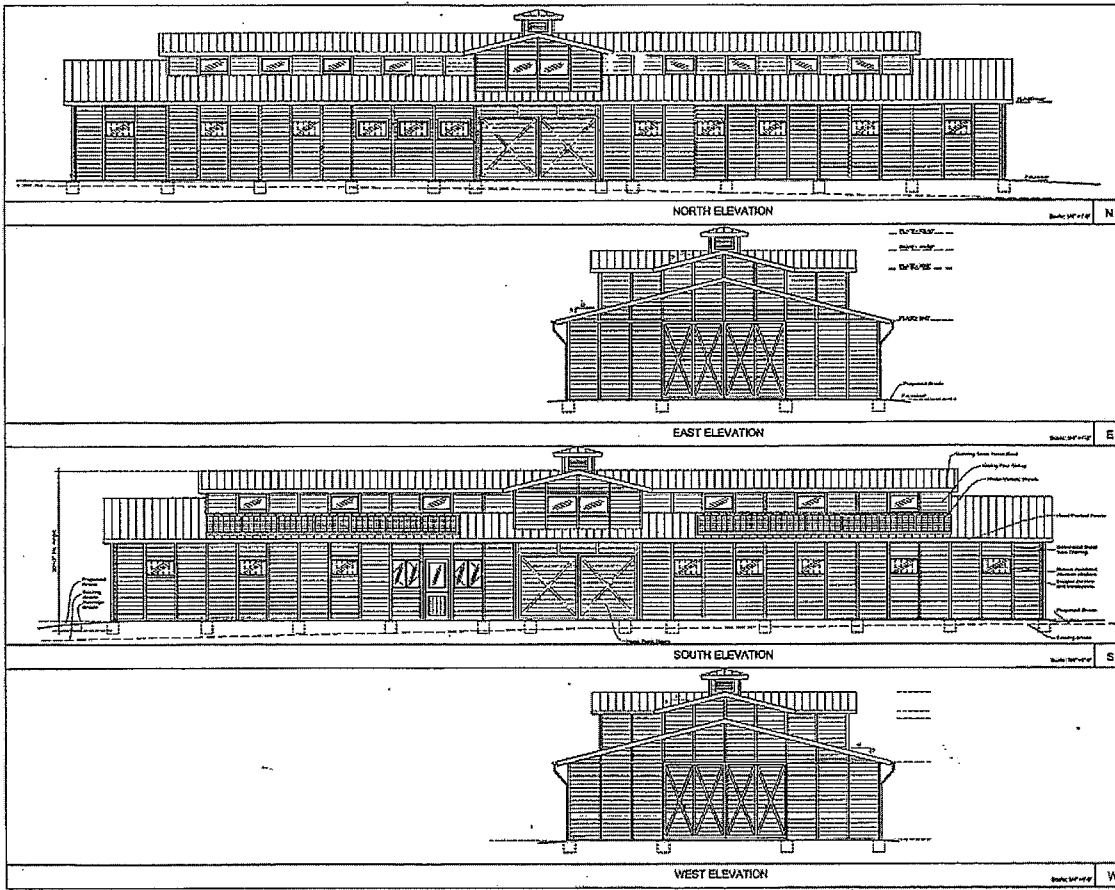


Studio - Floor Plan W-1/F 1

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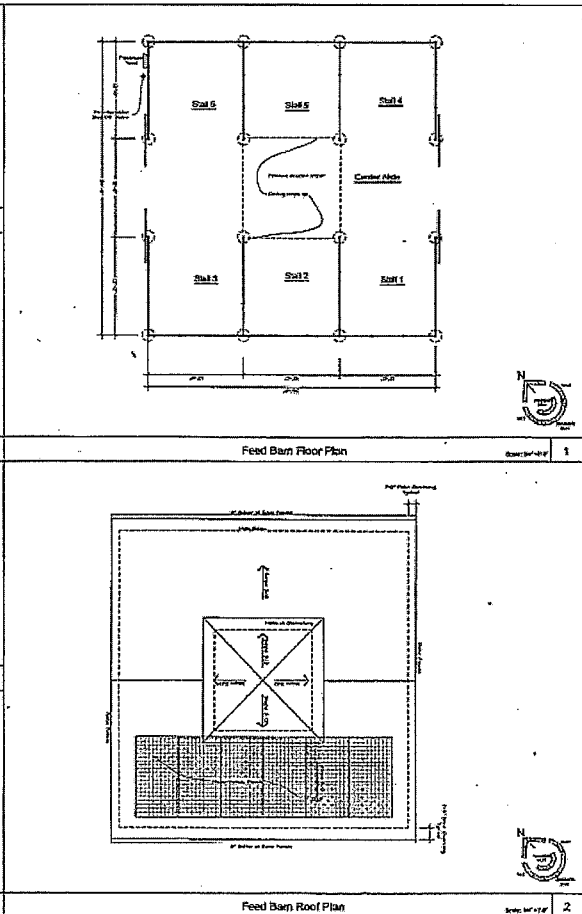
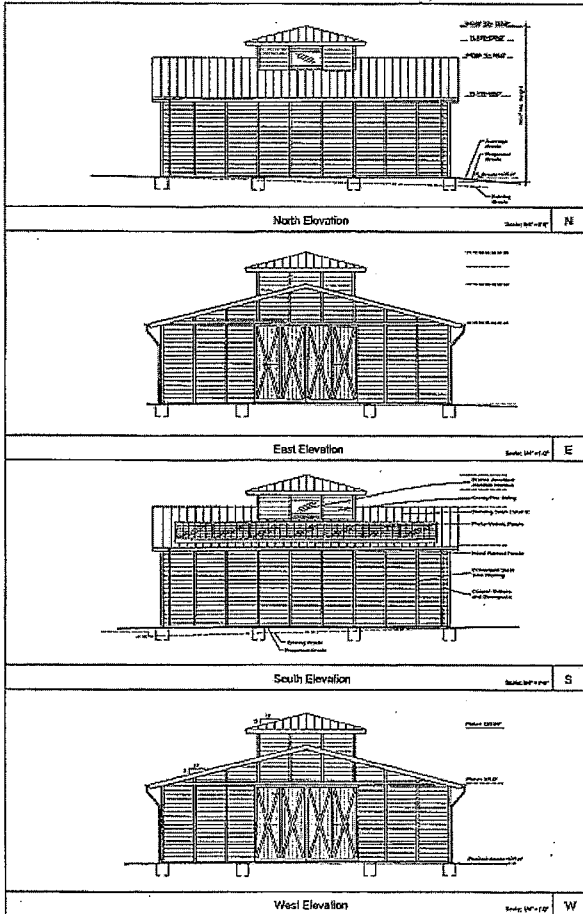
AII-1.1



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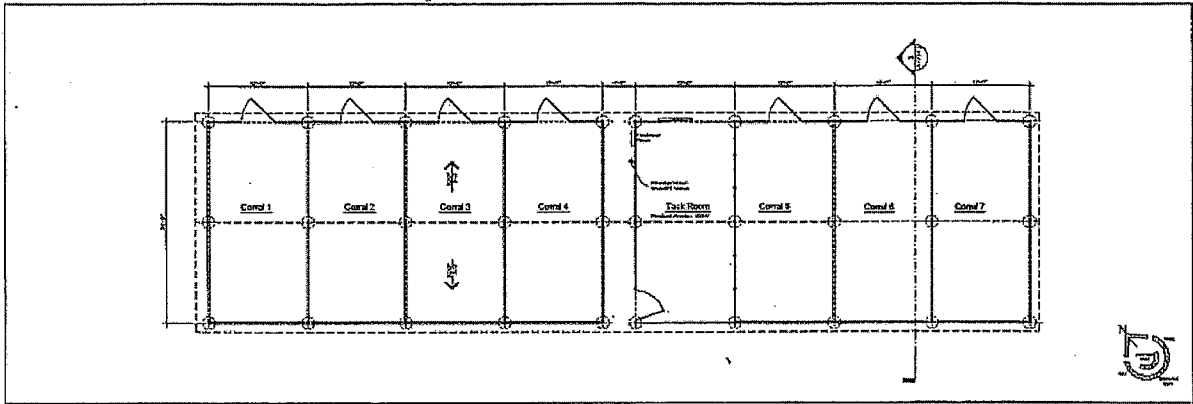
Architect: Jon Sather, Erlendson Architects, PLLC
 Date: 11/11/11
 Project: Sycamore Ranch
 Drawing: A-IV-2.1



Jon Sather, Erlendson Architects, PLLC
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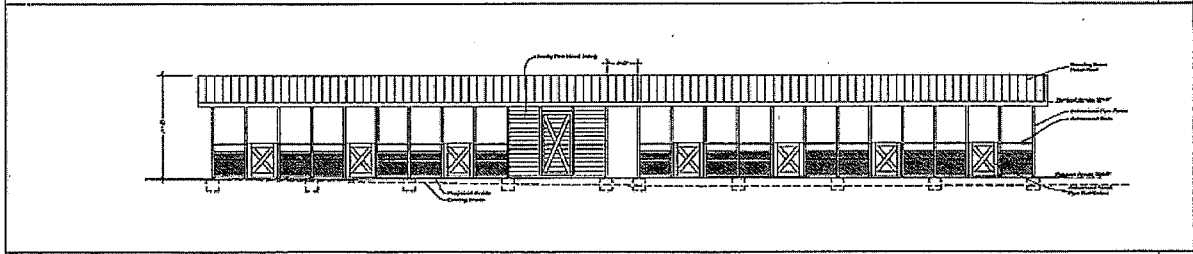
SYCAMORE RANCH
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Architect: Jon Sather, Erlendson Architects, PLLC
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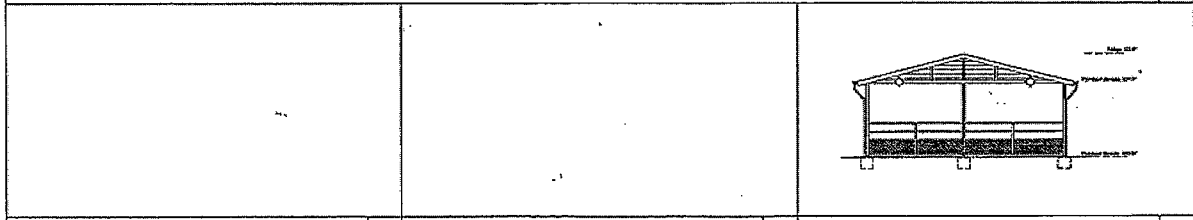
COVERED CORRAL PLAN

Scale: 1/4" = 1'-0" 1



COVERED CORRAL NORTH ELEVATION

Scale: 1/4" = 1'-0" 2



BUILDING SECTION

Scale: 1/4" = 1'-0" 3

NO.	DATE

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Job No.		Drawn by	
Date		Checked by	
A-VI-1.1			
A. Sather			

CARMEL VALLEY



APPLICANT: LOPEZ

APN: 189-021-005-000

FILE # PLN100451

Water



2500' Limit



300' Limit



City Limits

