

**Before the Planning Commission in and for the  
County of Monterey, State of California**

**REVISED**  
**JUL 13 2010**

In the matter of the application of:

**Rector Wardens & Vestrymen of St. Dunstan's  
Parish in Carmel Valley (PLN060426)**

**RESOLUTION NO. 10-012**

Resolution by the Monterey County Planning  
Commission:

- a. Categorically exempting the project from the California Environmental Quality Act per Sections 15301 (e)(2) and 15303(c) of the CEQA Guidelines; and
- b. Approving a Combined Development Permit consisting of: (1) An Amendment to Use Permit No. PC96052 (preschool) to allow the increase of student enrollment from 24 to 40 students and the addition/remodel of the existing education building facility; (2) An Administrative Permit for development in a Site Plan Review District ("S" District); (3) A Use Permit for development in the Carmel Valley Flood plain; and (4) A Design Approval; The project also includes the designation of handicap parking spaces to comply with the Americans with Disabilities Act (ADA) requirements on the existing paved parking lot. No grading or tree removal is proposed; and
- c. Granting the Fee Waiver Request.  
(PLN060426, Rector Wardens & Vestrymen of St. Dunstan's Parish in Carmel Valley, 28003 Robinson Canyon Road, Carmel Valley, Carmel Valley Master Plan (APNs: 416-024-014-000 and 416-522-005-000))

**The Combined Development Permit application (PLN060426) came on for public hearing before the Monterey County Planning Commission on May 26, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the Monterey County General Plan,
  - the Carmel Valley Master Plan,
  - the Greater Monterey Peninsula Inventory and Analysis
  - the Monterey County Zoning Ordinance (Title 21)The project will be consistent with all above documents, when the

Board of Supervisors approves the amendment to zoning map correcting the existing zoning of "O-D-S" [Open Space with Design Control, and Site Plan Review Overlays] to "PQP-D-S" [Public/Quasi-Public, Design Control and Site Plan Review Overlays]. **See Finding 6.** The zoning amendment (zoning correction) will be heard by the Board of Supervisors on June 22, 2010 at a duly appointed hearing.

- b) The property is located at 28003 Robinson Canyon Road, Carmel Valley (Assessor's Parcel Number 416-024-014-000 and 416-522-005-000), Carmel Valley Master Plan. The permit consists of a Combined Development Permit consisting of: (1) An Amendment to Use Permit No. PC96052 (preschool) to allow the increase of student enrollment from 24 to 40 students and the addition/remodel of the existing education building facility; (2) An Administrative Permit for development in a Site Plan Review District ("S" District); (3) A Use Permit for development in the Carmel Valley Flood plain; (4) A Design Approval; and (5) A Fee Waiver Request. The project also includes the designation of handicap parking spaces to comply with the Americans with Disabilities Act (ADA) requirements on the existing paved parking lot. No grading or tree removal is proposed. The parcels are currently zoned "O-D-S" [Open Space with Design Control, and Site Plan Review Overlays]. However, staff has determined that the current zoning designation is incorrect and the zoning should be corrected to "PQP-D-S" [Public/Quasi-Public, Design Control and Site Plan Review Overlays]. **See Finding 6.** The project is conditioned on the Board of Supervisors adopting an ordinance to rezone property from "O-D-S" to "PQP-D-S" (see Condition 7). If the Board approves the zoning amendment, the parcels will be zoned "PQP-D-S" and the Combined Development Permit would be consistent with the zoning. However, if the zoning amendment is not approved, the Combined Development Permit is not in effect.
- c) The project will be completed in phases. Phase I and II are the additions to the Education Building. Phase III and IV are the proposed additions to the church building. The following is a breakdown of the construction phasing:
- Education Building (Phases I and II) - Phase I - Consists of a remodel to the existing education building and the addition of a 1,385 square foot multipurpose room to the north; Phase II - Consists of a 1,958 square foot multipurpose room to the south;
  - Sanctuary (Church) Facility (Phases III and IV) - Phase III - Consists of the interior remodel (relocation of restrooms) to the existing church facility and the addition of 752 square feet of meeting rooms; Phase IV - The interior remodel and 1,125 square foot addition to the Sanctuary and expansion of exterior patio area.
- d) Pursuant to Section 21.40.050 (E), Public Quasi/Public uses including churches and schools are uses allowed. The subject project is for the expansion of an existing preschool and church structure. The project is consistent with the development standards of Section 21.40.060; therefore, the expansion of the preschool and church facilities are allowed.

- e) Design Control or "D" zoning requires design review of structures to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The project design, materials, and color treatments chosen for the project blend with the natural landscape and are in keeping with the existing colors and materials of the preschool and church structures.
- f) Site Plan Review or "S" zoning district requires review of development in those areas of the County of Monterey where development, by reason of its location has the potential to adversely affect or be adversely affected by natural resources or site constraints, without imposing undue restrictions on private property. The subject project is an addition to the existing preschool and church, constructed in four phases (see **Evidence c** above for phasing information). The development occurs on the developed parcel where the church and preschool exist and on flat terrain. No grading or tree removal is involved. The additions will not result in an adverse visual impact when viewed from a common public viewing area as the site itself is not elevated and it is screened with mature trees. Therefore, the project is consistent with the "S" district regulations (Section 21.45).
- g) Pursuant to Section 21.64.130, *Regulations for Land Use in the Carmel Valley Floodplain*, the project is consistent. Any development within 200 feet of the riverbanks requires a Use Permit and the development is permitted subject to the provisions of Section, provided that all structures including related utilities shall be located and constructed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
- h) The project planner conducted a site inspection on April 20, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- i) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on March 1, 2010. The LUAC recommended approval of the project by a 6-0 vote.
- j) 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 PLN060426.

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, Monterey County Regional 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) Staff identified potential impacts to Archaeological Resources, Biological Resources, Soil/Slope Stability and Traffic. Technical reports by outside 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *Archaeological Report (LIB100044) prepared by Archaeological Consulting, October 2006;*
  - *Biological Report (LIB100043) prepared by Scott Hennessey, October 2009;*
  - *Geotechnical Investigation (LIB10042) prepared by Pacific Crest Engineering, January 2010; and*
  - *Traffic Report, prepared by Hatch, Mott and MacDonald, August 2009.*
- c) The project will not have any grading or tree removal.
  - d) The project is not in the surrounding area of environmentally sensitive area.
  - e) The project will be connected to a public sewer system.
  - f) The traffic report concludes that the project will not generate significant additions to the daily traffic volumes.
  - g) The Construction Management Plan prepared for the project was approved by the RMA-Public Works Department. A condition of approval has been incorporated (Condition 6) to assure compliance with the Construction Management Plan.
  - h) The project site meets the parking requirements of Section 21.58.
  - i) The site consists of two adjacent parcels: APN 416-024-014-000 consisting of 3 acres and where the existing church and preschool structures are located, along with the paved driveway and parking lot; and APN 416-522-005-000 consisting of an unimproved 0.758 acre parcel used by the church facility as their overflow parking area (unpaved) during services. The improved parcel (APN 416-024-014-000), is partially within the 100-year Flood Zone, however the existing and proposed additions are not within this zone. The unimproved parcel (APN 416-522-005-000), used as the unmarked overflow parking lot, is entirely within the 100-year Flood Zone, however no structures are proposed on this lot.
  - j) Staff conducted a site inspection on April 20, 2010 to verify that the site is suitable for this use.
  - 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 PLN060426.

3. **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 project was reviewed by RMA - Planning Department, Monterey

County Regional Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities are available. The project will be served by California American Water (Cal-Am) for public water and sewer. In addition, the project has permission from their neighbors, Carmel Valley Ranch, to connect to Cal-Am sewer across their property. The Cal-Am "Can and Will Serve" letter and the written authorization from Carmel Valley Ranch are on file with the Monterey County RMA-Planning Department (File No. PLN060426).
- c) Preceding findings and supporting evidence for PLN060426.

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.

- EVIDENCE:**
- a) Staff determined that the current preschool operation is out of compliance with its 1996 Use Permit (File No. PC-96052), which approved the preschool operation within an existing detached building constructed at the site in 1965. PC-96052, allowed a total of 24 students, however, the preschool has a current enrollment of 36 students. The subject permit with the amendment of Use Permit No. PC-96052, would cure the existing violation, allowing an enrollment of up to 40 students, which coincides with the maximum allowed student enrollment under the preschool's State of California license.
  - b) Staff conducted a site inspection on April 20, 2010 and researched County records to assess if any violation exists on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN060426.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) The project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301(e)(2) and 15303(c):
    - Section 15301(e)(2) allows additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive; and
    - Section 15303(c) allows a store, motel, office restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square

feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

The project will not exceed 10,000 square feet of addition area. The project will be connected to a public sewer system (see **Exhibit L of the May 26, 2010 Staff Report to the Planning Commission**) and water service is served by the California-American Water Company. The subject is in an urbanized area, granted the proximity to shopping centers, a golf course and residential development. The project is not in the surrounding area of environmentally sensitive habitat (see Biological Report, **Exhibit J of the May 26, 2010 Staff Report to the Planning Commission**). Lastly, the project has an existing General Plan Designation of Public/Quasi-Public, which allows for church and school (preschool) structures and uses.

- b) The traffic report prepared for the project concludes that the project will not generate significant additions to the daily traffic volumes.
- c) No adverse environmental effects were identified during staff review of the development application during a site visit on April 20, 2010.

6. **FINDING: ZONING AMENDMENT (CORRECTION)-** There is evidence in the record to support that a zoning error on Section 107 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code exists and should be amended to change the underlying zoning designation of a 3 acre parcel (Assessor's Parcel Number 416-024-014-000) and a 0.758 acre parcel (Assessor's Parcel Number 416-522-005-000) from "O-D-S" [Open Space with Design Control and Site Plan review overlays] to "PQP-D-S" [Public/Quasi-Public, Design Control, and Site Plan Review Overlays]. The project is conditioned on the Board of Supervisors adopting an ordinance to rezone property from "O-D-S" to "PQP-D-S". If the Board approves the zoning amendment, the parcels will be zoned "PQP-D-S" and the Combined Development Permit would be consistent with the zoning. However, if the zoning amendment is not approved, the Combined Development Permit is not in effect (see Condition 7).

**EVIDENCE:** a) A determination was made that the current County zoning map for the project site has an incorrect zoning designation of "O-D-S" or Open Space with Design Control, Site Plan Review Overlays. The correct zoning designation is "PQP-D-S" or Public/Quasi-Public, Design Control, and Site Plan Review Overlays. The project site, APN 416-024-014-000 and 416-522-005-000, were designated "O-D-S" in 1993 when the Board of Supervisors reclassified areas of the Greater Monterey Peninsula Area Plan, prior to that, the zoning had been "K-G-J-B-4" or *Agricultural Residential, Rural Professional, Trailer Exclusion, with a B-4 Building Site Combining Overlays*.

The church facility had been established many decades before the "O-D-S" zoning occurred. Under the "O" designation, a church facility and preschool would not be allowed uses, as the purpose of this designation is "to promote a rural atmosphere in an otherwise urban or semi-urban development and to hold for future generations open space in which

trees and plants can grow”.

- b) A determination was made that because the project site is surrounded by the Carmel Valley Ranch Golf Course, which was appropriately rezoned to “O-D-S” at the same time as the subject parcels, the subject parcels were erroneously rezoned “O-D-S” as well. Staff researched other established churches in Carmel Valley (i.e. Sanctuary Bible Church of Carmel Valley, APN 169-171-021-000 and Our Lady of Mt. Carmel Church (APN 187-441-013-000) and, found that these churches have the appropriate designation of “PQP-D-S”. Furthermore, it is very unlikely that privately owned “Open Space” zoned parcels exist, as this type of zoning is consistent with parks and recreational related parcels.
- c) The General Plan Designation for the subject property is Public/Quasi-Public so there is no need for a General Plan Amendment.

7. **FINDING:** **FEE WAIVER-** The Planning Commission may waive permit fees when a request does not meet the listed criteria for RMA-Planning Department Director authorized fee waivers as established by the Monterey County Board of Supervisors adopted Fee Waiver Policy of August 29, 2000 (Resolution No. 2000-342).

- EVIDENCE:**
- a) On January 29, 2010, in conjunction with the application submittal for Planning File No. PLN060426, the applicant submitted a Fee Waiver Request.
  - b) The amount of the waiver is based on the current Monterey County Land Use Fee Schedule, adopted July 1, 2008. The fees for the subject project entitlements (Combined Development Permit), in the amount of \$7,814.37, were paid by the applicant at the same time of application submittal.
  - c) The RMA-Planning Department circulated the fee waiver request to all applicable County Departments for comment: RMA-Public Works, Environmental Health Division, Water Resources Agency and County Counsel. The Water Resources Agency and County Counsel recommended denial of the waiver, while no written response was received from all other applicable agencies.
  - d) The Carmel Valley Land Use Advisory Committee, at its public meeting on March 1, 2010, recommended approval of the Combined Development Permit (File No. PLN060426), including the Fee Waiver Request.
  - e) The Planning Commission, at the duly appointed hearing on May 26, 2010, approved the Fee Waiver Request, pursuant to the adopted Fee Waiver Policy of August 29, 2000 (Resolution No. 2000-342). After applicant and public testimony, the Planning Commission determined that the Fee Waiver Request met item No. 8 of the Policy. Item No. 8 of this policy states the following: *Development, enhancement, expansion or modification of needed facilities by non-profit organizations and community groups meeting the following criteria:*
    - a. *The proposed project is available for the use by the general public; and*
    - b. *Provides a scope of benefit beyond the residents of the immediate vicinity; and*
    - c. *Is of obvious public benefit. Evidence of public benefit includes,*

*but not limited to, projects that:*

- i. Meet a public need previously identified or recognized by the Board of Supervisors;*
- ii. Provide a public facility not presently available in the community;*
- iii. Have generated obvious, substantial community support;*  
*or,*
- iv. Would either reduce County costs or increase County revenue.*

The Planning Commission stated that in this particular case, the facility would be providing a service needed in the community, as the preschool is only 1 of 2 daycare facilities in Carmel Valley. In addition, the facilities provide a benefit to the general public and have substantial community support. Examples of the services provided are AA (Alcoholic Anonymous) meetings, I-Help (Interfaith Homeless Emergency Lodging Program), community meetings, etc. Therefore, the Planning Commission granted the Fee Waiver Request.

- f) The Fee Waiver Request in the amount of \$7,814.37 shall be refunded to the applicant.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

- a. Categorically exempt the project from the California Environmental Quality Act per Sections 15301 (e)(2) and 15303(c) of the CEQA Guidelines; and
- b. Approve the Combined Development Permit, in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.; and
- c. Grant the Fee Waiver Request in the amount of \$7,814.37.

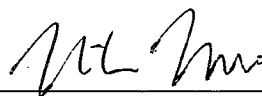
**PASSED AND ADOPTED** this 26<sup>th</sup> day of May, 2010 upon motion of **Martha Diehl**, seconded by **Keith Vandevere**, by the following vote:

AYES: Getzelman, Brown, Roberts, Rochester, Salazar, Vandevere, Sanchez, Diehl,  
Padilla, Ottone

NOES: None

ABSENT: None

ABSTAIN: None



Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 04 2010**

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



## NOTES

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

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

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

2. This permit expires 5 years after the above date of granting thereof unless construction or use is started within this period.

<p align="center"><b>RESOLUTION No. 10-012</b>  <b>Monterey County Resource Management Agency</b>  <b>Planning Department</b>  <b>Condition Compliance and/or Mitigation Monitoring</b>  <b>Reporting Plan</b></p>	<p>Project Name: <b><u>RECTOR WARDENS &amp; VESTRYMEN OF ST. DUNSTAN'S PARISH IN CARMEL VALLEY</u></b>  File No: <b><u>PLN060426</u></b>      APNs: <b><u>416-024-014-000 and 416-522-005-000</u></b>  Approved by: <b><u>Planning Commission</u></b>      Date: <b><u>May 26, 2010</u></b></p>
<p align="center"><i>*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.</i></p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA – Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>  This Combined Development Permit (PLN060426) allows: (1) An Amendment to Use Permit No. PC96052 (preschool) to allow the increase of student enrollment from 24 to 40 students and the addition/remodel of the existing education building facility; (2) An Administrative Permit for development in a Site Plan Review District ("S" District); (3) A Use Permit for development in the Carmel Valley Flood plain; (4) A Design Approval; and (5) a Fee Waiver Request. The project also includes the designation of handicap parking spaces to comply with the Americans with Disabilities Act (ADA) requirements on the existing paved parking lot. No grading or tree removal is proposed. The property is located at 28003 Robinson Canyon Road, Carmel Valley (Assessor's Parcel Numbers 416-024-014-000 and 416-522-005-000), 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. <b>(RMA-Planning Department)</b></p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA  RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

<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>
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution No. <b>10-012</b> ) was approved by the Planning Commission for Assessor's Parcel Numbers <b>416-024-014-000</b> and <b>416-522-005-000</b> on <b>May 26, 2010</b> . The permit was granted subject to <b>25</b> conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b>	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 com-mence-ment of use.	
3.		<b>PD004 - INDEMNIFICATION AGREEMENT</b> The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b>	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.  Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, whichever occurs first and as applicable	

<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>
4.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of <b>5</b> years, to expire on <b>May 26, 2015</b> 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	
5.		<b>PDSP001- PHASING OF PROJECT</b> The project will be completed in phases. Phase I and II are the additions to the Education Building. Phase III and IV are the proposed additions to the church building. The following is a breakdown of the construction phasing: <ul style="list-style-type: none"> <li>• <u>Education Building (Phases I and II)</u> - Phase I - Consists of a remodel to the existing education building and the addition of a 1,385 square foot multipurpose room to the north; Phase II - Consists of a 1,958 square foot multipurpose room to the south;</li> </ul> <u>Sanctuary (Church) Facility (Phases III and IV)</u> Phase III - Consists of the interior remodel (relocation of restrooms) to the existing church facility and the addition of 752 square feet of meeting rooms; Phase IV - The interior remodel and 1,125 square foot addition to the Sanctuary and expansion of exterior patio area. (RMA – Planning Department)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
6.		<b>PDSP002 – CONSTRUCTION MANAGEMENT PLAN</b> The applicant shall adhere to the approved Construction Management Plan (CMP) on file with PLN060426 (RMA-Planning Department and Public Works)	The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	On-going through construction phases	
7.		<b>PDSP003 – REZONING OF PROPERTY</b> This Combined Development Permit shall be effective only if the Board of Supervisors adopts an ordinance rezoning the property from “O-D-S” to “PQP-D-S”. If the “PQP-D-S” zoning does not go into effect, the Combined Development Permit (PLN060426) is of no force and effect. (RMA – Planning Department)	Planning staff will process rezone.	RMA- Planning Dept	Board of Supervisors shall have acted on the rezoning, prior to the 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>
					permits for Phase I	
					Rezoning of subject property shall be in effect, prior to the final inspection of building permits for Phase I	
8.		<b>PD005a – NOTICE OF EXEMPTION</b> Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. <b>(RMA – Planning Department)</b>	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	After project approval.	
9.		<b>PD007 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA – Planning Department and Building Services Department)</b>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
10.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA – Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotech- nical Consultant	Prior to final inspection	
11.		<b>PD011 – TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading and/or	

<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>
		(whichever is greater) with protective materials, 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, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits.(RMA - Planning Department)	Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant/ Arborist	building permits  During Construction	
12.		<b>PD016 – NOTICE OF REPORTS</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "The following reports have been prepared for the project and are on record in the Monterey County RMA-Planning Department: 1. Archaeological Report (LIB100044) prepared by Archaeological Consulting, October 2006; 2. Biological Report (LIB100043) prepared by Scott Hennessey, October 2009; 3. Geotechnical Investigation (LIB10042) prepared by Pacific Crest Engineering, January 2010; and 4. Traffic Report, prepared by Hatch, Mott and MacDonald, August 2009. All development shall be in accordance with these reports." <b>(RMA – Planning Department)</b>	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.	

<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>
13.		<b>PD035 - UTILITIES - UNDERGROUND</b> 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	
<b>RMA – Public Works Department</b>						
14.		<b>PW0006 – CARMEL VALLEY</b> 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	
15.		<b>PW0043 – REGIONAL DEVELOPMENT IMPACT FEE</b> 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	
<b>Monterey County Water Resources Agency</b>						
16.		<b>WR3 - DRAINAGE PLAN - RETENTION</b> 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.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> 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	

<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>
18.		<b>WR8 - COMPLETION CERTIFICATION</b> 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. <b>(Water Resources Agency)</b>	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	
19.		<b>WR40 - WATER CONSERVATION MEASURES</b> 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: 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. <b>(Water Resources Agency)</b>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
<b>Fire Agency (Carmel Valley Fire c/o Monterey County Regional Fire District)</b>						
20.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> 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. <b>(Carmel Valley Fire c/o Monterey County Regional Fire District)</b>	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	

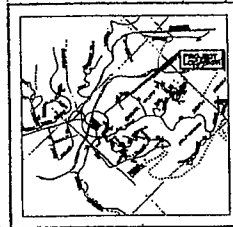


Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
21		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> 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 c/o Monterey County Regional Fire District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
22		<b>FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (EXISTING GROUP "E" OCCUPANCY)</b> - A manual and automatic fire alarm system shall be installed in an existing Group E occupancy to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent (50%) or more of the linear length of the walls of the existing building (exterior plus interior) within a one-year period of time. When automatic fire sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. Such fire alarm system shall be an approved central station, proprietary station, or remote station manual and 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 to the fire code official and approved prior to requesting a rough sprinkler or framing inspection. (Carmel Valley Fire c/o Monterey County Regional Fire District)	Applicant shall enumerate as "FIRE DEPARTMENT NOTES" on construction plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans to the fire code official and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall obtain approval of the fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
23.		<b>FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (EXISTING GROUP "E" OCCUPANCY)</b> - A manual and automatic fire alarm system shall be installed in an existing Group E occupancy to which additions, alterations or repairs are made that involve the addition, removal or replacement of fifty percent (50%) or more of the linear length of the walls of the existing building (exterior plus interior) within a one-year period of time. When automatic fire sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. Such fire alarm system shall be an	Applicant shall enumerate as "FIRE DEPARTMENT NOTES" on construction plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans to the fire code official and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing 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>
			Applicant shall obtain approval of the fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
24.		<b>FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX</b> – Emergency access key box (“Knox Box”) shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys. (Carmel Valley Fire c/o Monterey County Regional Fire District)	Applicant shall enumerate as “FIRE DEPARTMENT NOTES” on construction plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall obtain approval by the fire code official for a new or existing Knox Box installed and placed in service with current premises keys.	Applicant or owner	Prior to final building inspection.	
25.		<b>FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS</b> – Portable fire extinguishers shall be installed and maintained in accordance with NFPA Standard 10. (Carmel Valley Fire c/o Monterey County Regional Fire District)	Applicant shall enumerate as “FIRE DEPARTMENT NOTES” on construction plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall obtain approval by the fire code official of the type(s) and location(s) of required portable fire extinguishers.	Applicant or owner	Prior to final building inspection.	

END OF CONDITIONS

# VICINITY MAP



# NOTES:

<b>LOT AREAS:</b>	
CHURCH LOT	150,451 S.F.
PARKING LOT 5	30,221 S.F.
TOTAL	180,672 S.F. = 4.16 ACRES
<b>BUILDING AREAS:</b>	
EXISTING	15,000 S.F. = 0.34 ACRES
<b>PAVING AREAS:</b>	
DRIVEWAY/PARKING	25,714 S.F.
SCAPELAYS	3,042 S.F.
TOTAL	28,756 S.F. = 0.66 ACRES

# SHEET SCHEDULE

<b>ARCHITECTURAL</b>	
A-1	EXISTING SITE PLAN
A-2	REMODELED SITE PLAN
A-3	SCHOOL FLOOR PLAN-PH. 1 & 2
A-4	CHURCH FLOOR PLAN-PH. 3
A-5	CHURCH FLOOR PLAN-PH. 4
A-6	SCHOOL EXTERIOR ELEVATIONS
A-7	SANCTUARY EXTERIOR ELEVATIONS
A-8	SANCTUARY SECTION/INTERIOR

JACOBOVSKY HAWKINS  
WALKER ARCHITECTS, INC.

**JHW**  
2400 GARDEN ROAD  
SUITE C  
MONTESPEY, CA 93940  
(811) 649-1701  
FAX: (811) 649-3072  
www.jhwarch.com



PROJECTION:

MASTER PLAN  
FOR

**ST DUNSTAN'S  
EPISCOPAL  
CHURCH**

28003 ROBINSON CANYON  
ROAD, P.O. BOX 101,  
CARMEL VALLEY, CA 93924

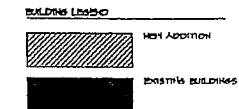
APN#: 416-024-014-000

DESIGNED BY: FHC  
DATE: 10-12-08  
DATE FOR CONSTRUCTION:  
REVISED DATE: 01-08-09

EXISTING  
SITE  
PLAN

SHEET NUMBER:

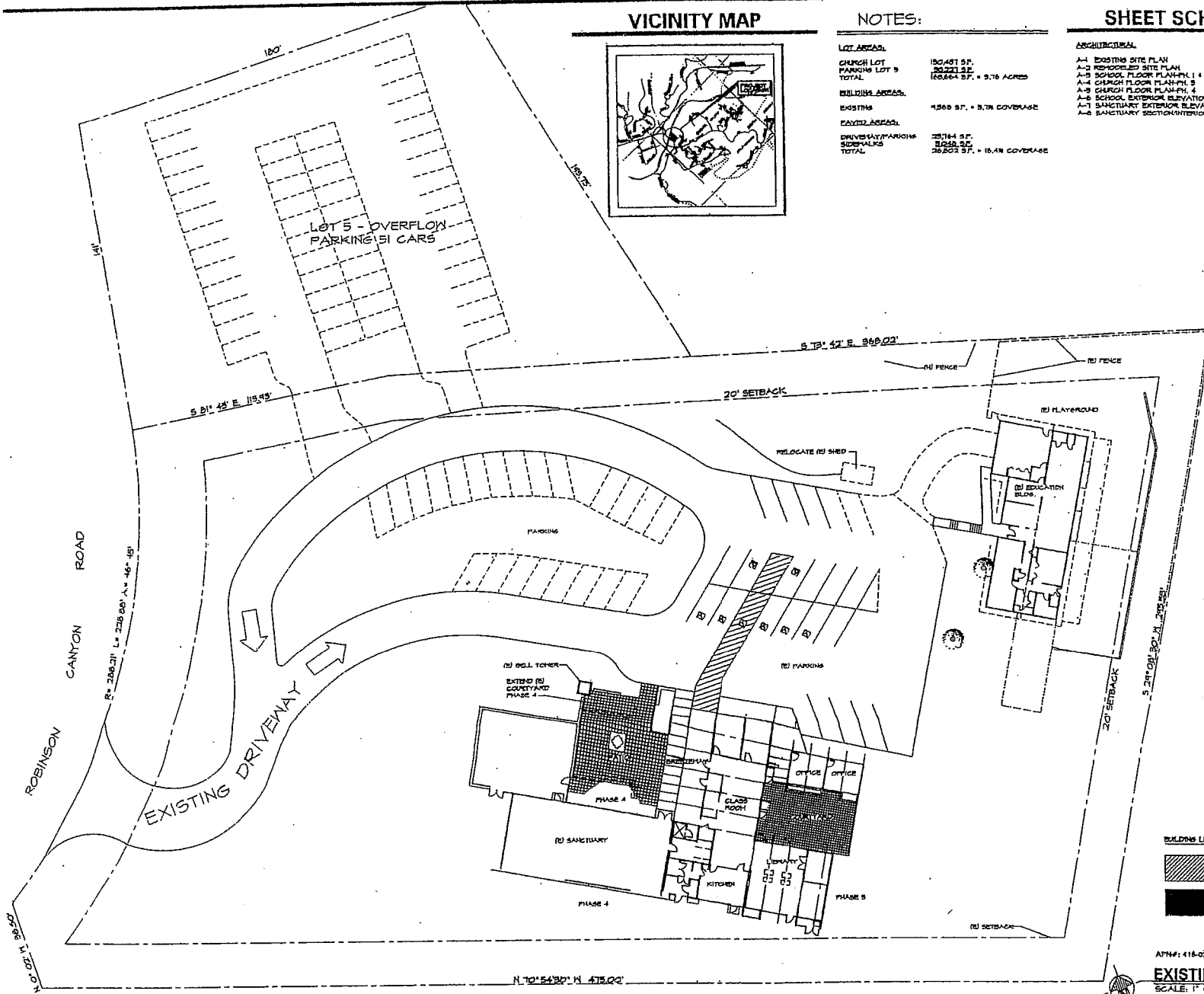
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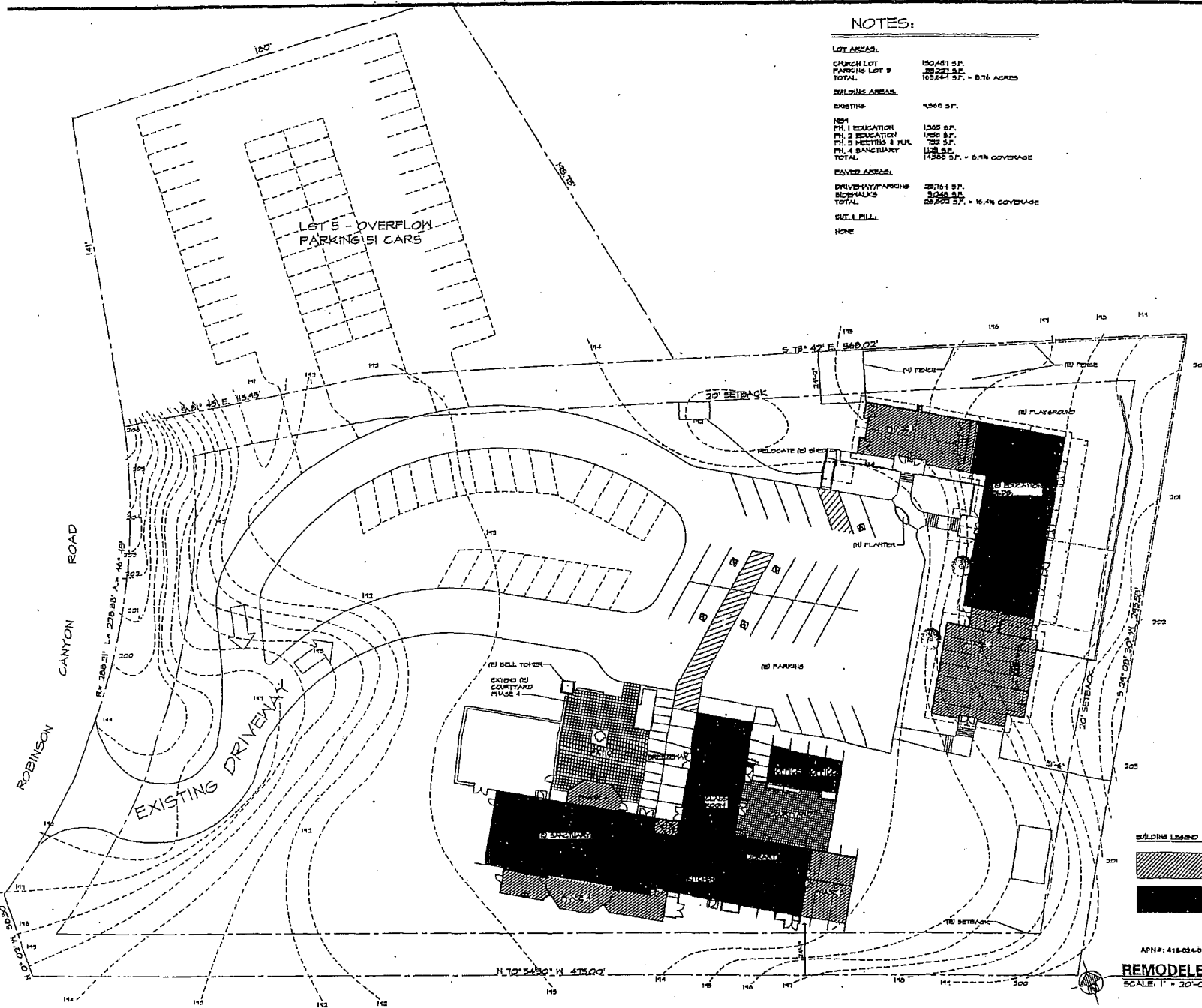


APN#: 416-024-014-000

**EXISTING SITE PLAN**  
SCALE: 1" = 30'-0"

This set of plans is to be used in accordance with the provisions of the California Building Code, and the provisions of the California Planning and Zoning Act. It is the responsibility of the user to verify the accuracy of the information provided herein. The user is advised that the information provided herein is for informational purposes only and is not to be used for any other purpose. The user is advised that the information provided herein is for informational purposes only and is not to be used for any other purpose. The user is advised that the information provided herein is for informational purposes only and is not to be used for any other purpose.





**NOTES:**

<b>LOT AREAS:</b>	
CHURCH LOT	150,481 S.F.
PARKING LOT 3	28,221 S.F.
TOTAL	178,702 S.F. = 4.05 ACRES
<b>BUILDING AREAS:</b>	
EXISTING	4,566 S.F.
NEW	
PH. 1 EDUCATION	1,505 S.F.
PH. 2 EDUCATION	1,450 S.F.
PH. 3 MEETING & FUL	752 S.F.
PH. 4 BANQUET	1,128 S.F.
TOTAL	14,835 S.F. = 0.34 ACRES
<b>PAVED AREAS:</b>	
DRIVEWAY/PARKING	25,764 S.F.
SIDWALKS	5,245 S.F.
TOTAL	31,009 S.F. = 0.71 ACRES
CUT & FILL	NONE

JACOBOWSKY HAWKINS  
WALKER ARCHITECTS, INC.  
**JHW**  
2400 GARDEN ROAD  
SUITE C  
MONTEREY, CA 93940  
(811) 699-1701  
FAX (831) 649-3073  
www.jhwarch.com



PROJECTION

MASTER PLAN  
FOR

**ST DUNSTAN'S  
EPISCOPAL  
CHURCH**

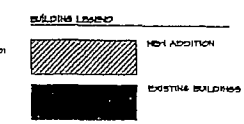
28063 ROBINSON CANYON  
ROAD, P.O. BOX 191,  
CARMEL VALLEY, CA 93924  
APN#: 418-024-014-000

DRAWN BY: PHC  
PRINT DATE:  
DRAWING DATE: 10-12-08  
DATE CALIF. REG. CONTRACTOR:  
REVISION: UPDATE 07-08-01

**REMODELED  
SITE  
PLAN**

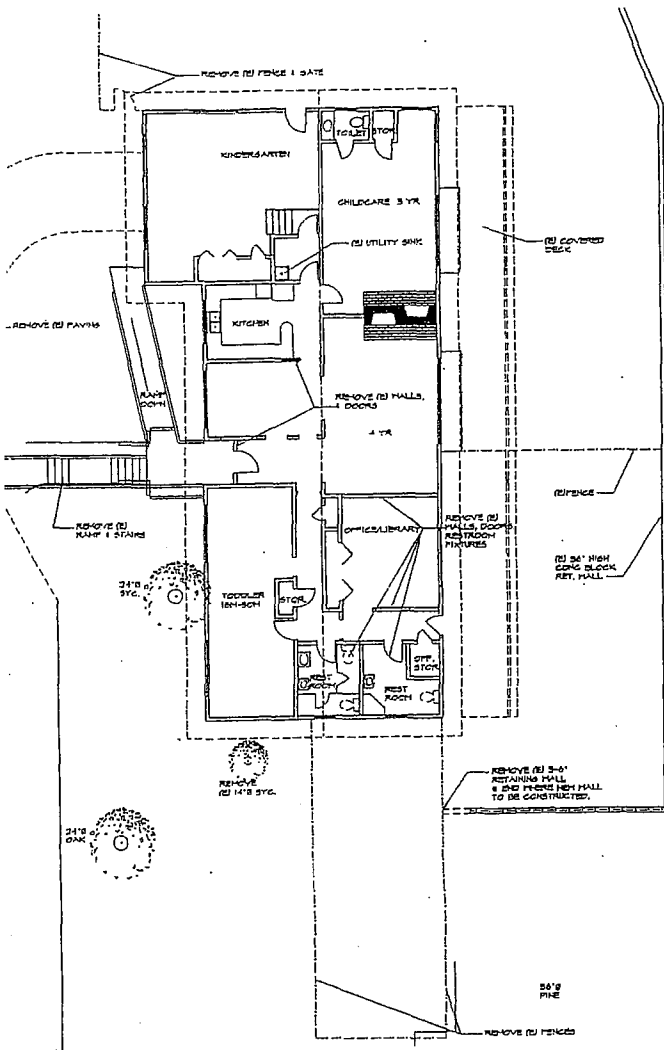
9 KIT MAPS

**A-2**



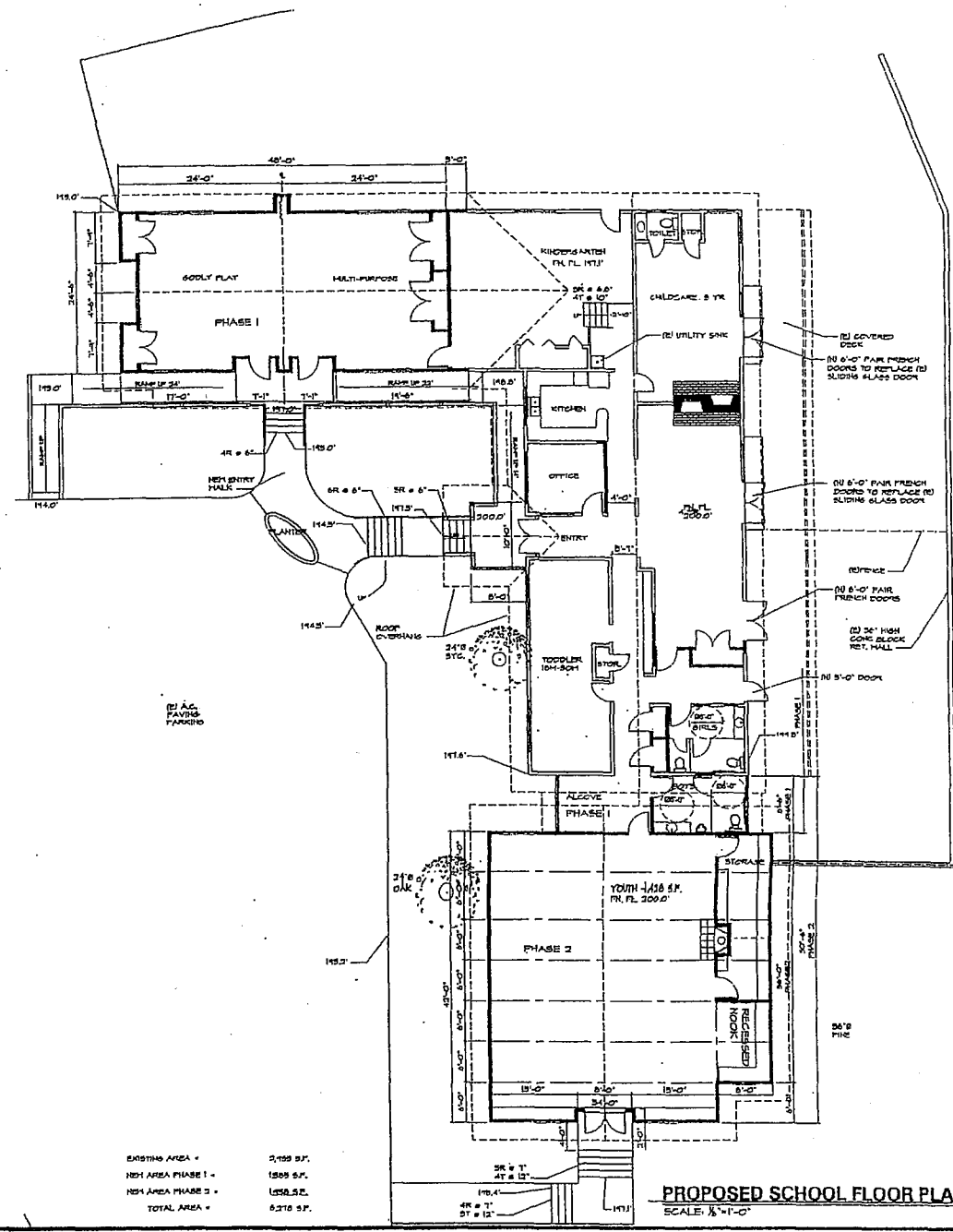
APN#: 418-024-014-000  
**REMODELED SITE PLAN**  
SCALE: 1" = 20'-0"

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**EXISTING SCHOOL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

EXISTING AREA = 5,199 S.F.  
 NEW AREA PHASE 1 = 1,809 S.F.  
 NEW AREA PHASE 2 = 1,552 S.F.  
 TOTAL AREA = 8,560 S.F.



**PROPOSED SCHOOL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

JACOUBOWSKY HAWKINS  
WALKER ARCHITECTS, INC.  
**JHW**  
 2400 GARDEN ROAD  
 SUITE C  
 MONTEREY, CA 93940  
 (811) 619-1701  
 FAX (831) 641-3072  
 www.jhwarch.com



POSITION  
 MASTER PLAN  
 FOR  
**ST DUNSTAN'S  
 EPISCOPAL  
 CHURCH**  
 28003 ROBINSON CANYON  
 ROAD, P.O. BOX 101,  
 CARMEL VALLEY, CA 93924  
 APN# 416-024-014-000

DRAWN BY PHC  
 PRINT DATE  
 DRAWING DATE 10-13-08  
 DATE ISSUED FOR CONSTRUCTION  
 REVISIONS  
 1 07-08-08

SHEET TITLE  
**SCHOOL  
 FLOOR PL.  
 PHASE 1 & 2**

SHEET NUMBER

**A-3**

THIS PLAN IS THE PROPERTY OF JACOUBOWSKY HAWKINS WALKER ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JACOUBOWSKY HAWKINS WALKER ARCHITECTS, INC.

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2400 GARDEN ROAD  
SUITE C  
MONTREY, CA 93948  
(811) 649-1701  
FAX (831) 649-3072  
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PROJECT NUMBER

MASTER PLAN  
FOR

# ST DUNSTAN'S CHURCH

28002 NORRISON CANYON  
ROAD, P.O. BOX 101,  
CARMEL VALLEY, CA 93924  
APN# 416-024-016-000

DRAWN BY: P.Y.C.

PER DATE

DRAWING DATE 10-12-08

DATE 02-02 FOR CONSTRUCTION

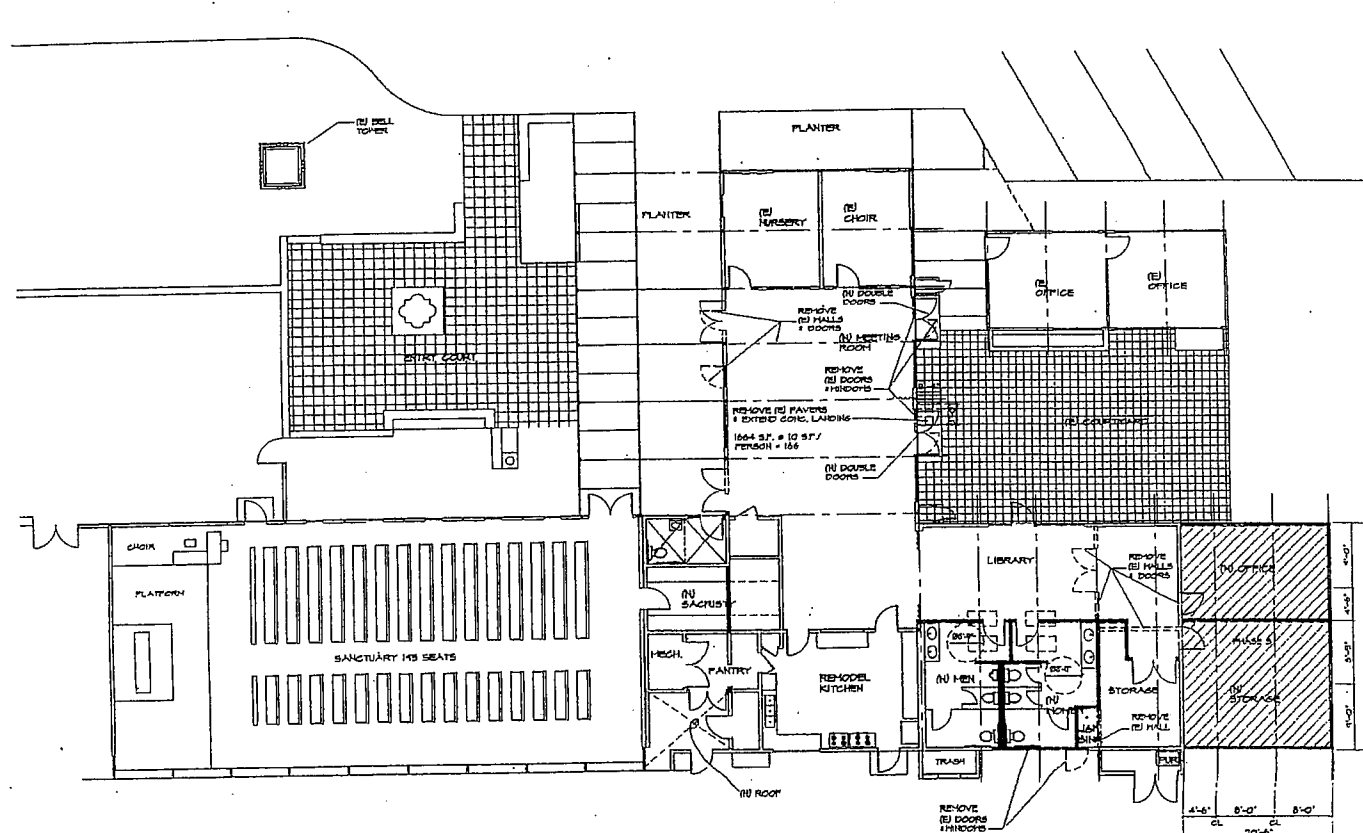
REVISIONS  
UPDATE 01-08-01

SHEET TITLE

## CHURCH FLOOR PLAN PHASE 3

SHEET NUMBER

**A-4**



PLAN NORTH



### CHURCH FLOOR PLAN-PHASE 3

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

NET AREA = 733 S.F.

NOT FOR CONSTRUCTION  
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JACUBOWSKY HAWKINS  
WALKER ARCHITECTS, INC.

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2400 GARDEN ROAD  
SUITE C  
MONTEREY, CA 93940  
(831) 647-1701  
FAX (831) 647-3072  
www.jhwarch.com



PROJECT/OWNER

ADDITION TO  
EDUCATION  
BUILDING AT  
**ST DUNSTAN'S  
CHURCH**

28003 ROBINSON CANYON  
ROAD, P.O. BOX 101,  
CARMEL VALLEY, CA 93974  
AFN#: 416-024-014-000

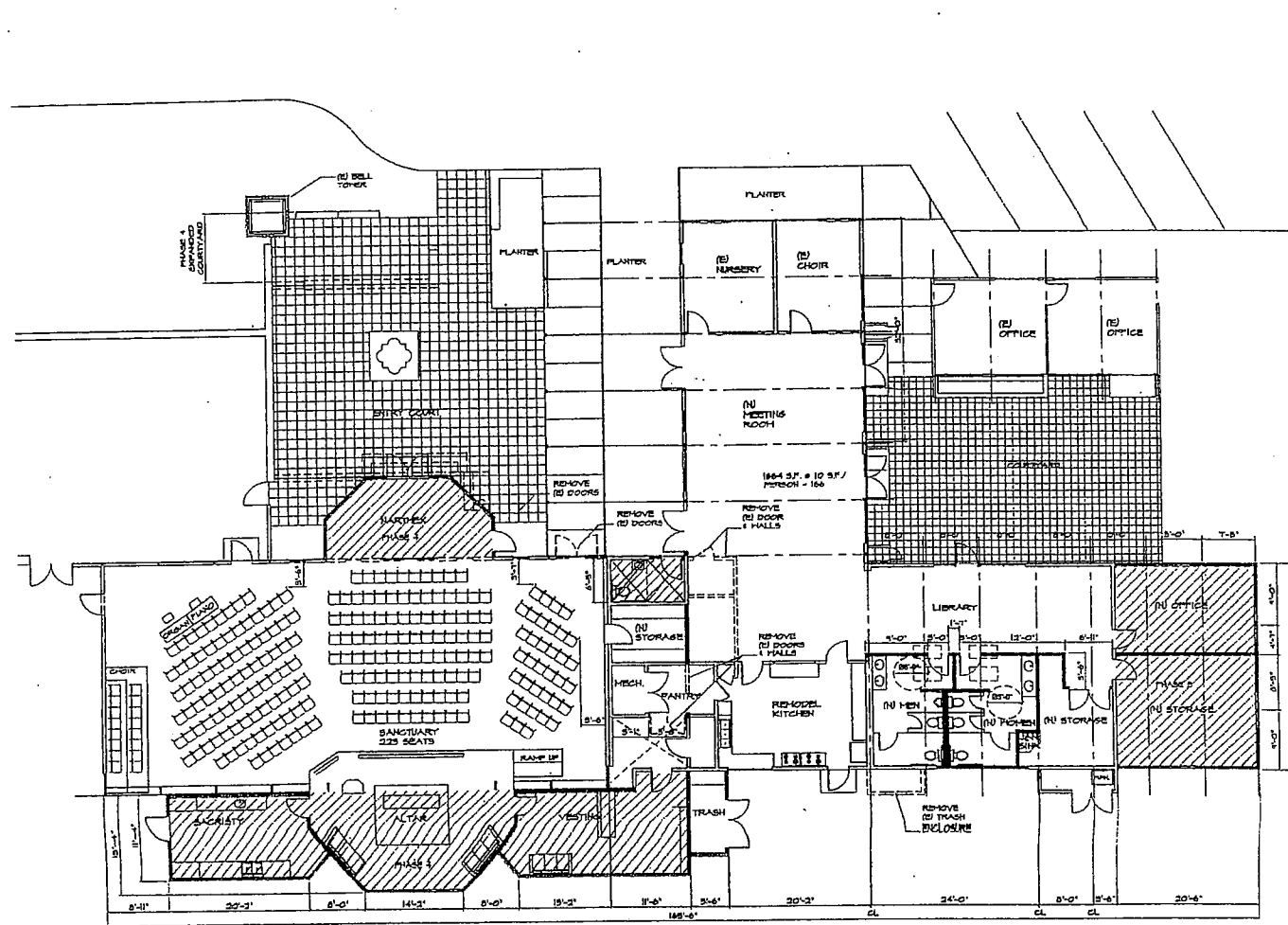
DRAWN BY: PHC  
REV. DATE:  
DRAWING DATE: 10-12-08  
DATE FOR CONSTRUCTION:  
REVISION: UPDATE 07-08-09

1/4" = 1'

# CHURCH FLOOR PLAN PHASE 4

SHEET NUMBER

**A-5**

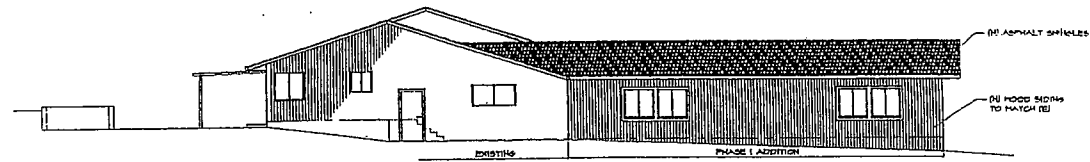


## CHURCH FLOOR PLAN-PHASE 4

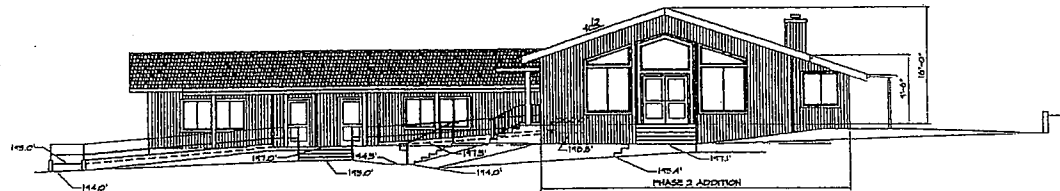
SCALE: 1/8" = 1'-0"

EXISTING AREA = 1060 S.F.  
NEW PHASE 3 = 730 S.F.  
NEW PHASE 4 = 1024 S.F.  
TOTAL 1124 S.F.

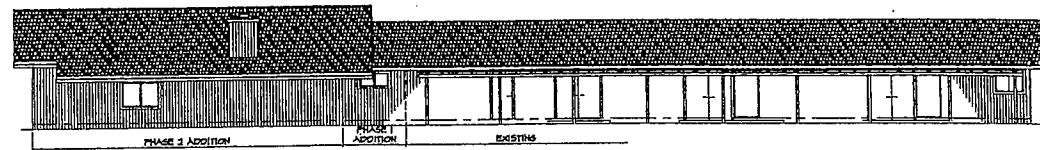
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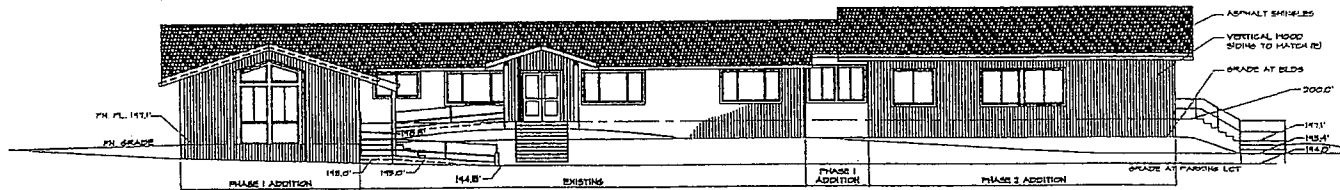
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

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WALKER ARCHITECTS, INC.

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FAX (831) 649-3072  
www.jhwarch.com



PROJECT NAME

ADDITION TO  
EDUCATION  
BUILDING AT

**ST DUNSTAN'S  
EPISCOPAL  
CHURCH**

28002 ROBINSON CANYON  
ROAD, P.O. BOX 101,  
CARMEL VALLEY, CA 93924

APN#: 416-024-014-000

DRAWN BY: FHS

ITER DATE

DRAWN DATE 10-12-08

DATE RECD FOR CONSTRUCTION

REVISIONS: UPDATE 01-08-09

9.97.11.11

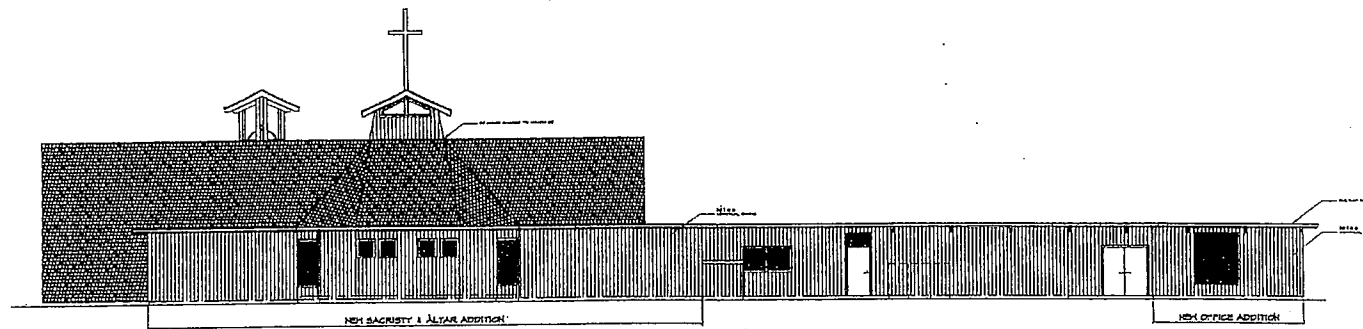
**EXTERIOR  
ELEV. -  
SCHOOL**

3.9.97.11.11.11

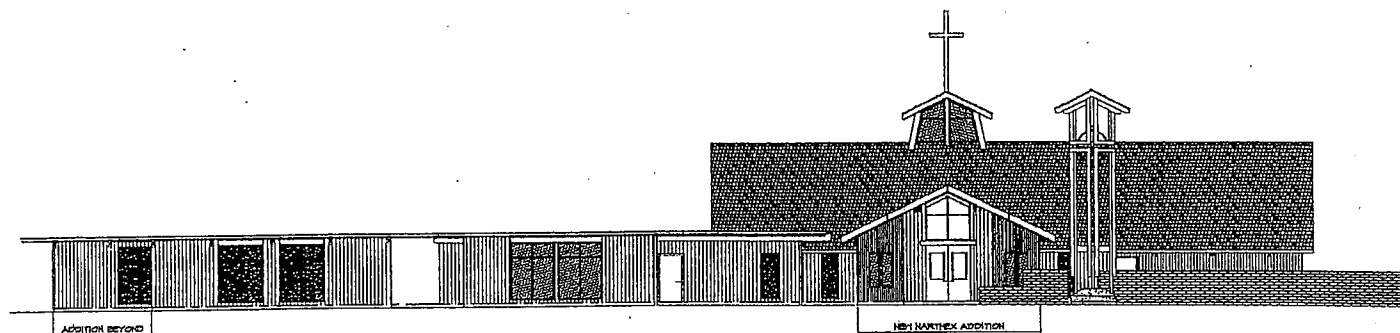
**A-6**

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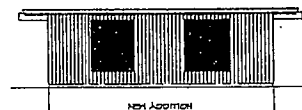




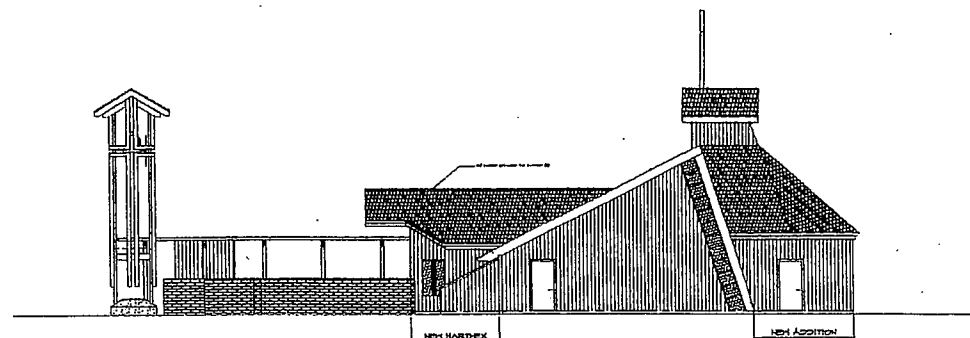
**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"

JACOBOWSKY HAWKINS  
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FAX (831) 649-3071  
www.jhwarch.com



PROJECTION 1/8"

ADDITION TO  
EDUCATION  
BUILDING AT

**ST DUNSTAN'S  
EPISCOPAL  
CHURCH**

28001 ROBINSON CANYON  
ROAD, P.O. BOX 101,  
CARMEL VALLEY, CA 93924

APN #: 418-024-014-000

DRAWN BY PHC

DATE 10-12-08

DRAWING DATE 10-12-08

DATE SUBMITTED FOR CONSTRUCTION

REVISION UPDATE 07-08-09

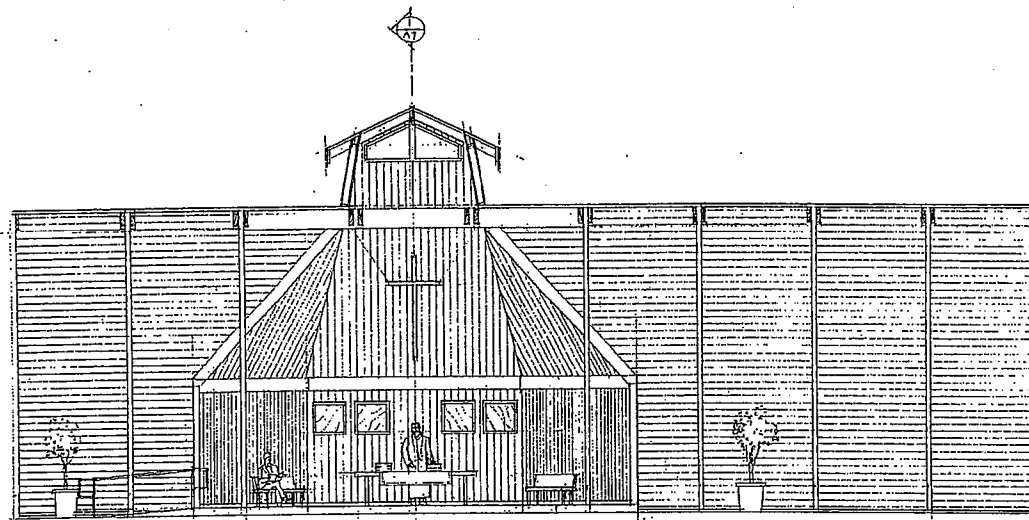
0 SET TITLE

**EXTERIOR  
ELEV. -  
SANCTUARY**

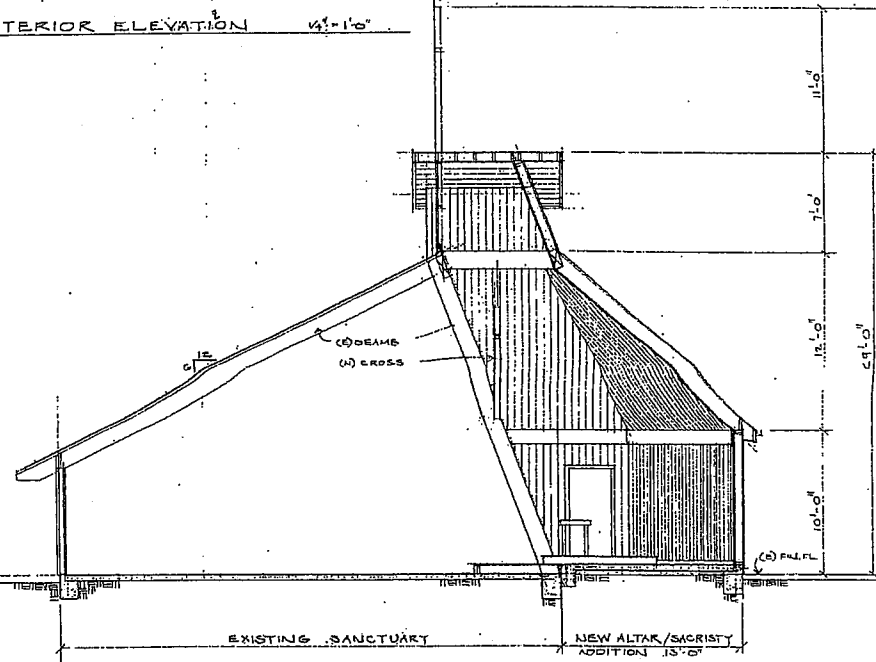
0 SET 1/4"=1'-0"

**A-7**

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FRONT INTERIOR ELEVATION 1/4" = 1'-0"



BUILDING SECTION SCALE: 1/4" = 1'-0"

JACOUBOWSKY HAWKINS  
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FAX (831) 649-3072



PROFESSIONAL

MASTER PLAN  
FOR

**ST DUNSTAN'S  
EPISCOPAL  
CHURCH**

28003 NORRISON CANYON  
ROAD, P.O. BOX 101,  
CARMEL VALLEY, CA 93924  
APN# 418-024-016-000

DRAWN BY J. HAWKINS  
PRINT DATE 11/14/05  
DATE SHOWN FOR CONSTRUCTION

REVISIONS

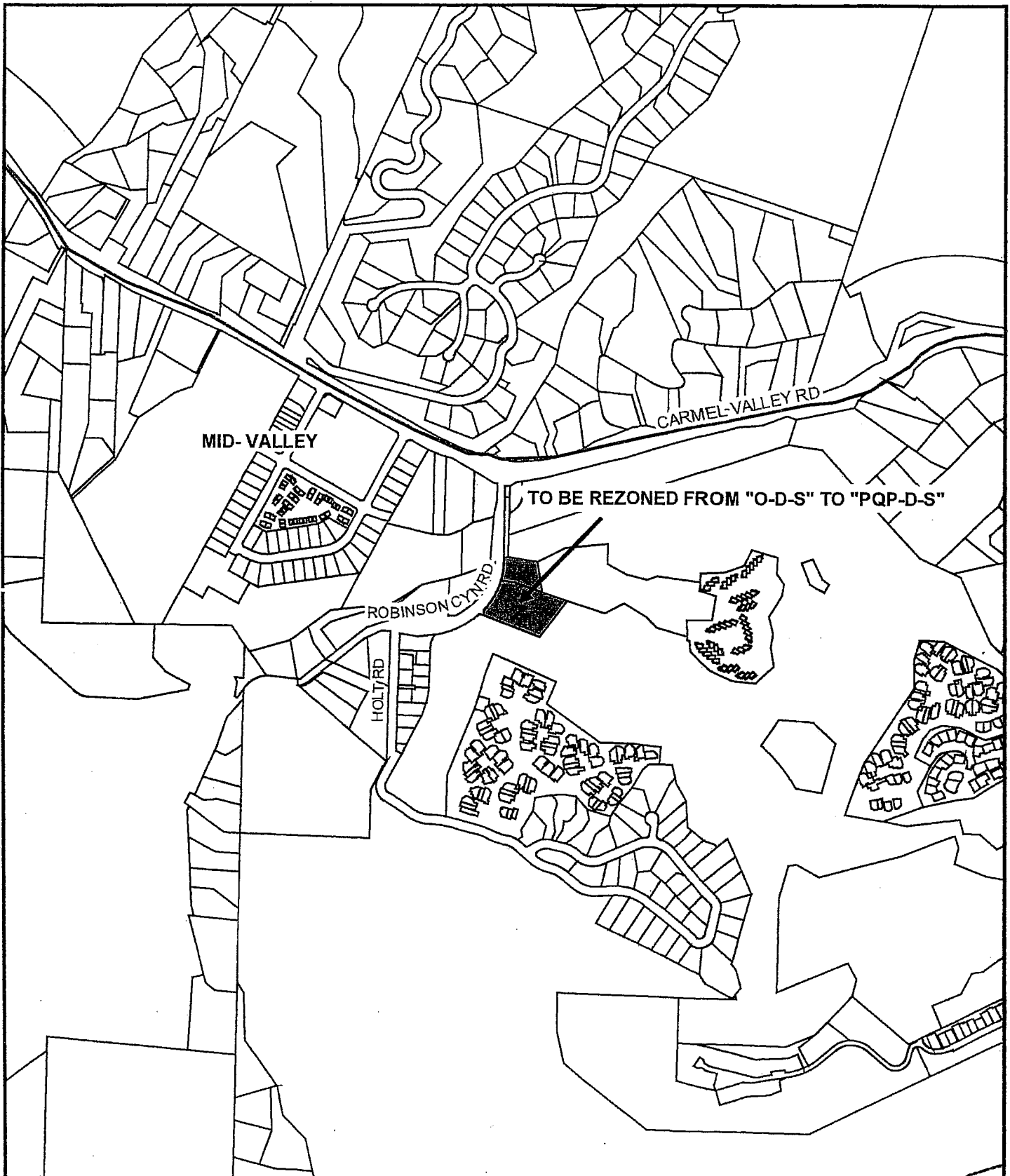
PART TITLE

**SANCTUARY:  
INTERIOR  
ELEVATION,  
SECTION**

SHEET NUMBER

**A-8**

This set of plans was prepared by the undersigned architect for the purpose of securing a building permit for the construction of the building shown on the plans. It is not to be used for any other purpose without the written consent of the architect. The architect assumes no responsibility for the construction of the building or for the safety of the building after it has been completed.



REZONING, CARMEL VALLEY

APN: 416-024-014-000 & 416-522-005-000

FILE # PLN060426

