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

In the matter of the application of:

**WOLTER PROPERTIES LP (CARMEL CANINE SPORTS CENTER) (PLN130352)
RESOLUTION NO. 15-045**

Resolution by the Monterey County Planning
Commission:

- 1) Approving a Combined Development Permit consisting of: 1) Use Permit for the development of a canine training/sports facility and event center for daily member usage and up to 24 "event days" (daily maximum of 250 people/300 dogs) per year; 2) Administrative Permit to allow the construction/placement of modular (temporary) structures to include a 700 square foot office trailer, 600 square foot members trailer, 600 square foot restroom trailer and 400 square foot electrical/storage room; and 3) Design Approval. Site will also accommodate up to 70 recreational vehicles on a short-term basis during "events" (Maximum of 24 nights per year); and
- 2) Adopting a Condition Compliance and Mitigation Monitoring and Reporting Plan

[PLN130352, Wolter Properties LP (Carmel Canine Sports Center), 8100 Valley Greens Drive, Carmel Valley, Carmel Valley Master Plan Area (APN: 169-431-001, -002, -003, -006, -007, -008, -011, AND -012)]

The Wolter Properties LP (Carmel Canine Sports Center) application (PLN130352) came on for public hearing before the Monterey County Planning Commission on August 26, 2015. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) Use Permit for the development of a canine training/sports facility and event center for daily member usage and up to 24 "event days" (daily maximum of 250 people/300 dogs) per year; 2) Administrative Permit to allow the construction/placement of modular (temporary) structures to include a 700 square foot office trailer, 600 square foot members trailer, 600 square foot restroom trailer and 400 square foot electrical/storage room; and 3) Design Approval. Site will also accommodate up to 70 recreational vehicles on a short-term basis during "events" (Maximum of 24 nights per year).
- EVIDENCE:** The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130352.

2. **FINDING:** **CONSISTENCY/SITE SUITABILITY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The site is physically suitable for the use proposed.

EVIDENCE: a) **APPLICABLE PLAN AND APPLICABLE ZONING ORDINANCES.**

During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Carmel Valley Master Plan Area;
- Monterey County Zoning Ordinance (Title 21);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

CONSISTENCY WITH ZONING ORDINANCE (TITLE 21).

- b) The property is located at 8100 Valley Greens Drive, Carmel Valley (Assessor's Parcel Number 169-431-001, -002, -003, -006, -007, -008, -011, AND -012), Carmel Valley Master Plan Area. The parcel is zoned "LDR/2.5" or Low Density Residential, 2.5 acre minimum, which allows for public/quasi-public uses such as "country clubs", "golf courses" and "other uses of similar character, density and intensity to those listed in the section" subject to approval of Use Permit. The Project is of similar character, density, and intensity of the adjacent golf course and country club and the Project application includes a request for a Use Permit to allow a membership-based sports and event center. Therefore, the project is an allowed land use for this site.
 - c) The subject properties includes a "D" (Design Control) zoning overlay, which requires that a Design Approval application shall be submitted and approved prior to issuance of building permit for the construction of any structures in the "D" district (MCC Section 21.44.030). The proposed project includes the construction of a modular clubhouse, small modular office, modular restroom and small storage building; therefore a Design Approval application has been incorporated into the proposed project request.
 - d) The subject properties include an "S" (Site Plan Review) zoning overlay, which requires that no construction of structures, additions, deposit or removal of materials shall be permitted without approval from the Appropriate Authority. All such development is subject to approval of an Administrative Permit. The Project application includes a request for an Administrative Permit to allow the construction 3 modular structures and an electrical/storage room.
 - e) The subject properties include a "RAZ" (Residential Allocation Zoning) zoning overlay. This zone is placed on property to provide a district to denote that a specific area is subject to policies or ordinances which specify limitation on the number of lots or units which may be created in a given time. The Project application does not propose to develop additional lots or involve the construction of residential units. Therefore the Project is not inconsistent with the RAZ zoning overlay.
- CONSISTENCY WITH 2010 GENERAL PLAN POLICIES**
- f) General Plan Policy LU-2.34 states:

“The County shall establish regulations for and designate three categories of Rural Residential Land:

a. Low Density Residential (LDR): Low Density Residential areas are appropriate for residential (1-5 acres/unit) recreational, public and quasi public and limited agricultural activities that are incidental and subordinate to the residential use. The extent of use of land for this designation shall be limited to building coverage of 35% of the subject property if said property is less than 20,000 square feet and 25% of the subject property if said property is 20,000 square feet or more.

The Low Density Residential (LDR) land use allows recreation uses, which is what the Project proposes. The use of the site for recreation purposes is consistent with the LDR land use designation of the site.

g) General Plan Policy AG-1.1 states:

“Land uses that would interfere with routine and ongoing agricultural operations on viable farmlands designated as Prime, of Statewide Importance, Unique, or of Local Importance shall be prohibited.”

The Project would convert approximately 3.8 acres of existing agricultural fields for the development of parking areas, site entrance, path, and temporary structures. All structures and infrastructure are designed to be of a temporary nature, such that upon completion of the life of the project, all facilities could be removed and the site could return to organic agricultural production. Additionally, the Project will continue agricultural use on the majority of the site (39 acres), which is zoned Low Density Residential (LDR). The LDR zoning designation permits agricultural operations as an allowed use.

h) General Plan Policy C-1.1 states:

“The acceptable level of service for County roads and intersections shall be Level of Service (LOS) D, except as follows:

- a. Acceptable level of service for County roads in Community Areas may be reduced below LOS D through the Community Plan process.*
- b. County roads operating at LOS D or below at the time of adopting this General Plan shall not be allowed to be degraded further except in Community Areas where a lower LOS may be approved through the Community Plan process.*
- c. Area Plans prepared for County Planning Areas may establish an acceptable level of service for County roads other than LOS D. The benefits which justify less than LOS D shall be identified in the Area Plan. Where an Area Plan does not establish a separate LOS, the standard LOS D shall apply.*

Intersections affected the Project would operate at an acceptable LOS with application of recommended mitigation measures. Existing plus Project conditions analysis found that two of three study intersections would be expected to operate at an acceptable LOS; however Carmel Valley Road and Valley Greens Drive operations/LOS would decrease during the weekday PM, Friday PM, and Sunday midday peak hours. Acceptable operations of this intersection could be achieved with the installation of a roundabout or traffic signal; however neither of these

improvements are currently in the Carmel Valley Road Improvement List. Until completion of intersection improvements, Project traffic at the CVR/VGD intersection can be mitigated with implementation of the recommended mitigation measures (MM-TRANS 3).

- i) General Plan Policy C-1.3 states:
- “Circulation improvements that mitigate Traffic Tier 1 direct on-site and off-site project impacts shall be constructed concurrently (as defined in subparagraph (a) only of the definition for “concurrency”) with new development. Off-site circulation improvements that mitigate Traffic Tier 2 or Traffic Tier 3 impacts either shall:*
- a. be constructed concurrently with new development, or*
 - b. a fair share payment pursuant to Policy C-1.8 (County Traffic Impact Fee), Policy C-1.11 (Regional Development Impact Fee), and/or other applicable traffic fee programs shall be made at the discretion of the County.*

The Project would contribute a fair share payment toward future traffic improvements at Carmel Valley Road and Valley Greens Drive. Until completion of intersection improvements, Project traffic would be adequately mitigated with implementation of recommended mitigation measure (MM-TRANS 3).

- j) General Plan Policy C-1.4 states:
- “Notwithstanding Policy C-1.3, projects that are found to result in reducing a County road below the acceptable LOS standard shall not be allowed to proceed unless the construction of the development and its associated improvements are phased in a manner that will maintain the acceptable LOS for all affected County roads. Where the LOS of a County road impacted by a specific project currently operates below LOS D and is listed on the CIFP as a high priority, Policy C-1.3 shall apply. Where the LOS of a County road impacted by a specific project currently operates below LOS D and is not listed on the CIFP as a high priority, development shall mitigate project impacts concurrently. The following are exempt from this Policy except that they shall be required to pay any applicable fair share fee pursuant to Policies C-1.8, C-1.11, and/or other applicable traffic fee programs:*
- a. first single family dwelling on a lot of record;*
 - b. allowable non-habitable accessory structures on an existing lot of record;*
 - c. accessory units consistent with other policies and State Second Unit Housing law;*
 - d. Any use in a non-residential designation for which a discretionary permit is not required or for which the traffic generated is equivalent to no more than that generated by a single family residence (10 ADT); and*
 - e. Minimal use on a vacant lot in a non-residential designation sufficient to enable the owner to derive some economically viable use of the parcel.*

See discussion above under Finding/Evidence 2(g).

- k) The Project is consistent with General Plan Policies PS-3.1 and PS-3.2,

as it provides a long-term sustainable water supply, both in quality and quantity to serve the development. (See Finding 5 – Long Term Sustainable Water Supply and Adequate Water Supply System).

CONSISTENCY WITH CARMEL VALLEY MASTER PLAN (CVMP) POLICIES

- l) CVMP Policy CV-1.1 states:

“All policies, ordinances, and decisions regarding Carmel Valley shall be consistent with the goal of preserving Carmel Valley’s rural character. In order to preserve the rural character of Carmel Valley, development shall follow a rural architectural theme with design review.”

The Project proposes the construction of temporary modular buildings (2,300 square feet) and designated open spaces areas (39 acres) to be used for on-going agricultural and dog-training areas. This style and density of low-scale development will maintain the rural architectural theme and character of the project site.

- m) CVMP Policy CV-1.16 states:

“Applications for service and special use facilities (including in Carmel Valley, Hidden Valley Music Seminars), as defined by the General Plan, are to be considered on their merits and shall not automatically be deemed inconsistent with the Plan. They must, however, conform to all applicable plan policies.”

The Project is consistent with plan policies within the General Plan and Carmel Valley Master Plan. The Project is a conditionally allowed use within the applicable zoning designation. The Project has been thoroughly analyzed for its individual merits through the preparation and circulation of an EIR.

- n) CVMP Policy CV-1.18 states:

“Facilities classified as either Public/Quasi-Public or Special Use (such as schools, churches, hospitals, convalescent homes, rehabilitation centers, hospice facilities, emergency facilities, and public facilities such as community halls) may be considered in any land use category provided that they meet the following criteria:

- a. Low visibility*
- b. Safe and unobtrusive access away from pedestrian traffic areas.*
- c. Low noise impact on surrounding uses.*
- d. Development should follow a rural architectural theme with design review.*
- e. Conform to all other Plan requirements.*

The Project allows for public/quasi-public use (membership-based canine sports club) within a zoning designation (LDR) which conditionally allows public/quasi-public uses. The Project has been designed to maintain the rural architectural theme, is subject to design review, and involves minimal development of structures, preserves the existing agricultural use of the property, and proposes inclusive on-site parking for members and visitors. The project is not anticipated to generate noise levels above the allowable threshold or noises inconsistent with the existing ambient noise within the local vicinity.

- o) CVMP Policy CV-2.7 states:

“Off-street parking should be developed at suitable locations within

development areas.”

The Project involves the development of on-site (off-street) parking consisting of a 15-space aggregate-based parking area (6,400 square feet) for day-to-day use and a 200-space woodchip-base parking area (89,680 square feet) for events and overflow parking.

p) CVMP Policy CV-2.17 states:

“To implement traffic standards to provide adequate streets and highways in Carmel Valley, the County shall conduct and implement the following:

a) *Twice yearly monitoring by Public Works (in June and October) of peak hour traffic volumes and daily traffic volumes at the following six (6) locations indicated in bold (at least one of the yearly monitoring periods will occur when local schools are in session):*

Carmel Valley Road - ADT threshold

1. *Holman Road to CVMP boundary - 8487*

2. *Holman Road to Esquiline Road - 6835*

3. ***Esquiline Road to Ford Road - 9065***

4. ***Ford Road to Laureles Grade - 11,600***

5. ***Laureles Grade to Robinson Canyon Road - 12,752***

6. ***Robinson Canyon Road to Schulte Road - 15,499***

7. ***Schulte Road to Rancho San Carlos Road - 16,340***

8. *Rancho San Carlos Road to Rio Road - 48,487*

9. *Rio Road to Carmel Rancho Boulevard - 51,401*

10. ***Carmel Rancho Boulevard to SR1 - 27,839***

Other Locations

11. *Carmel Rancho Boulevard between Carmel Valley Road and Rio Road - 33,495*

12. *Rio Road between its eastern terminus at Val Verde Drive and Carmel Rancho Boulevard - 6,416*

13. *Rio Road between Carmel Rancho Boulevard and SR1 - 33,928*

b) *A yearly evaluation report shall be prepared by the Public Works Department in December that shall report on traffic along the six (6) indicated (bold) segments. The report shall evaluate traffic using the PTSF methodology (or such other methodology as may be appropriate for a given segment in the opinion of the Public Works Department), and the ADT methodology. ADT thresholds for each segment are listed above and the Public Works Department shall annually establish appropriate PTSF or other methodology thresholds for each of the six (6) segments listed above.*

c) *A public hearing before the Board of Supervisors shall be held in January immediately following the December report when only 100 or fewer ADT remain before the ADT count for a segment will equal or exceed the indicated threshold, or where the PTSF (or such other methodology as may be appropriate for a given segment in the opinion of the Public Works Department) for a segment exceeds or is within one percent (1%) of the value that would cause a decrease in the LOS.*

- d) *At five year intervals the County shall monitor all segments listed in Policy CV-2.17(a) and the annual report described in Policy CV-2.17(b) shall include a report on all segments. If such periodic monitoring and reporting shows that any segment not previously part of the annual report is within twenty percent (20%) of the listed ADT threshold, that segment shall thereafter be subject to the annual monitoring and reporting.*
- e) *Also at five year intervals the County shall examine the degree to which estimates of changes in Levels of Service (“LOS”) in the Carmel Valley Master Plan Area may be occurring earlier than predicted in the General Plan Environmental Impact Report. If the examination indicates that LOS are likely to fall to a lower letter grade than predicted for 2030, then the County shall consider adjustments to the cap on new residential units established in Policy CV-1.6 and/or the cap on new visitor serving units established in Policy CV-1.15 or other measures that may reduce the impacts, including, but not limited to, deferral of development that would seriously impact traffic conditions.*
- f) *The traffic standards (LOS as measured by peak hour conditions) for the CVMP Area shall be as follows:*
 - 1) *Signalized Intersections – LOS of “C” is the acceptable condition.*
 - 2) *Unsignalized Intersections – LOS of “F” or meeting of any traffic signal warrant are defined as unacceptable conditions.*
 - 3) *Carmel Valley Road Segment Operations:*
 - a) *LOS of “C” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 1, 2, 8, 9, 10, 11, 12 and 13 is an acceptable condition;*
 - b) *LOS of “D” and ADT below its threshold specified in Policy CV-2.17(a) for Segments 3, 4, 5, 6, and 7 is an acceptable condition.*

During review of development applications that require a discretionary permit, if traffic analysis of the proposed project indicates that the project would result in traffic conditions that would exceed the standards described above in Policy CV 2.17(f), after the analysis takes into consideration the Carmel Valley Traffic Improvement Program to be funded by the Carmel Valley Road Traffic Mitigation Fee, then approval of the project shall be conditioned on the prior (e.g., prior to project-generated traffic) construction of additional roadway improvements or an Environmental Impact Report shall be prepared for the project, which will include evaluation of traffic impacts based on the ADT methodology. Such additional roadway improvements must be sufficient, when combined with the projects programmed for completion prior to the project generated traffic in the Carmel Valley Traffic Improvement Program, to allow County to find that the affected roadway segments or intersections would meet the acceptable standard upon completion of the programmed plus

additional improvements. Any EIR required by this policy shall assess cumulative traffic impacts outside the CVMP area arising from development within the CVMP area.

This policy does not apply to the first single family residence on a legal lot of record. The use of the ADT methodology as set forth in this Policy CV-2.17 shall be limited to the purposes described in the Policy, and the County may utilize any traffic evaluation methodology it deems appropriate for other purposes, including but not limited to, road and intersection design. This policy shall also not apply to commercial development in any Light Commercial Zoning ("LC") district within the CVMP area where the Director of Planning has determined that the requirement for a General Development Plan, or amendment to a General Development Plan, may be waived pursuant to Monterey County Code section 21.18.030 (E). (Amended by Board Resolution 13-029)- (Underline added for emphasis).

In this particular case, an EIR was prepared for the project, which did conclude that Segment 7 ADT thresholds would be exceeded under cumulative plus project conditions, including special events. Therefore the EIR includes an evaluation of traffic impacts based on the ADT methodology, as dictated by Policy CV-2.17. The EIR concluded that segment widening would be necessary to achieve acceptable operations, but this improvement is not included in the Carmel Valley Road Improvement List; and therefore the impact would be significant and unavoidable. The preparation of an EIR and use of the ADT methodology is consistent with the requirement of the Policy.

q) CVMP Policy CV-6.3 states:

- "Croplands and orchards shall be retained for agricultural use. When a parcel cannot be developed because of this policy, a low-density, clustered development may be permitted in accordance with the following guidelines:*
- a. Development shall be located on portions of the land not in cultivation or on a portion of the land adjoining existing development in a manner that said development will not diminish the visual quality of such parcels.*
 - b. Overall density shall not exceed one (1) unit per 2.5 acres*
 - c. New residential units shall be sited on one-third (1/3) of the property or less.*
 - d. Required agriculturally related structures and housing for workers of that parcel may be allowed on the property in a manner that does not diminish the visual quality of the open space.*

The project site has historically been used for organic agricultural activities. The Project will preserve and continue the agricultural use on a large majority (39 acres) of the site, while in combination with a member-based canine sports/training facility. The Project does not propose any residential development, however will place modular (temporary) structures on site to serve an office, members area, restroom, and storage/electrical shed (2,300 square feet total).

- r) **LAND USE ADVISORY COMMITTEE REVIEW.**
The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on June 3, 2013 and January 6, 2014. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project includes development requiring CEQA review (EIR). On June 3, 2013, the LUAC continued the item pending more studies and preparation of an environmental review document. On January 6, 2014, the LUAC recommended denial of the project, by a 7-0 vote, due to concerns relative to traffic, cumulative traffic, and proposal of 24 special event days. The LUAC did not identify any inconsistency with the regulations and/or policies within the 2010 Monterey County General Plan, Carmel Valley Master Plan, or Zoning Code (Title 21).
- s) **SITE SUITABILITY.**
The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, 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.
- t) The project planner conducted various site inspections to verify that the project on the subject parcel conforms to the plans listed above.
- u) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130352.

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 the RMA - Planning, Monterey County Regional Fire Protection District, RMA-Public Works, Environmental Health Bureau, and Water Resources Agency. The respective 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. Necessary public facilities will be provided.
 - b) Potable water will be provided via the use of an on-site well and use of riparian rights. (See Finding 5 – Long-Term Sustainable Water Supply). Testing has indicated trace amounts of arsenic in the on-site wells. The Monterey County Environmental Health Bureau has determined that the arsenic level does not warrant treatment of the water due to the fact that the water system will be of a “transient non-community” nature. A transient non-community water permit (serves at least 25 individuals daily for 60 days out of the year) will be required to serve the project. Conditions of project approval requiring a new water

system permit (Condition 29), and design and installation of water system improvements (Conditions 30 and 31) have been added to the Project to ensure applicable water quality standards are met.

- c) Sewage collection will occur by way of the installation of a septic tank and associated leach field. The project is located within Sub Basin 32 of the Carmel Valley Wastewater Study (Montgomery Study – 1981), which limits onsite wastewater disposal to 300 gallons per day per parcel; the project site comprises 8 parcels. The Monterey County Environmental Health Bureau has determined the Project site(s) to be adequate for wastewater disposal and limited the generation of wastewater to 2,100 gallons per day. The proposed project is estimated to generate approximately 960 gallons of wastewater per day for daily operations and 2,096 gallons of wastewater per day during special events; both are in compliance with the 2,100 gallon limitation.
- d) See preceding and following Findings and Evidence.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) See preceding and following Findings and Evidence.

5. **FINDING:** **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM:** The project has a long-term, sustainable water supply, both in quality and quantity, and an adequate water supply system to serve the development, as required by General Plan Policies PS-3.1 and PS-3.2, respectively.

- EVIDENCE:**
- a) The proposed project is new development consisting of the development of a canine training/sports facility and event center for daily member usage and up to 24 "event days" (daily maximum of 250 people/300 dogs) per year; and modular (temporary) structures to include a 700 square foot office trailer, 600 square foot members trailer, 600 square foot restroom trailer and 400 square foot electrical/storage room. Site will also accommodate up to 70 recreational vehicles on a short-term basis during "events" (Maximum of 24 nights per year).
 - b) The new development will use or require the use of water. The existing water use, as determined by the Monterey Peninsula Water Management District (averaging the last 10 years of metered use) is 62.91 acre feet per year (AFY). The projected water demand for the new development is 60.91 AFY.
 - c) The water source for the proposed new development is existing onsite wells which are within the Carmel Valley Alluvial Aquifer (CVAA). The applicant's right to use this water is based on an existing riparian right.
 - d) There is substantial evidence that the properties have a riparian right (see Exhibit I for the August 26, 2014 Planning Commission Staff Report - Letter from Aengus Jeffers to David Mack and enclosures).

The evidence includes a memo prepared by Fran Farina, Counsel to the Monterey Peninsula Water Management District, dated February 21, 2014. The memo from Fran Farina concludes: *“Our preliminary assessment concludes that subordinated water rights to Carmel River surface water for APN 169-431-007, and -008 are intact as they abut the Carmel River. In addition, all parcels overlie the CVAA and retain subsurface riparian rights.”*

- e) The water demand for the Project (60.91 AFY) is lower than the historical water use of the property (62.91 AFY); therefore the Project will not result in a cumulative negative impacts to existing or project future water demand from the Carmel Valley Alluvial Aquifer.
- f) The Project and estimated water demand is 2.0 AFY less than the historical agricultural use of the property and will not result in or require additional extraction or diversion of water from the Carmel River or Carmel Valley Alluvial Aquifer. Therefore, the Project’s water use will not pose a negative effect on the environment, including in-stream flows necessary to support riparian vegetation, wetlands, fish or other aquatic life, and the migration potential for steelhead.
- g) The water quality for the water source complies with all requirements of Chapter 15.04 of the Monterey County Code and Chapter 15 of Title 22 of the California Code of Regulations. Testing has indicated trace amounts of arsenic in the on-site wells. The Monterey County Environmental Health Bureau has determined that the arsenic level does not warrant treatment of the water due to the fact that the water system will be of a “transient non-community” nature. (See Evidence 3b above).

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:** Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION


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

1. Approve a Combined Development Permit consisting of: 1) Use Permit for the development of a canine training/sports facility and event center for daily member usage and up to 24 "event days" (daily maximum of 250 people/300 dogs) per year; 2) Administrative Permit to allow the construction/placement of modular (temporary) structures to include a 700 square foot office trailer, 600 square foot members trailer, 600 square foot restroom trailer and 400 square foot electrical/storage room; and 3) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and
2. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 26th day of August, 2015 upon motion of Commissioner Getzelman, seconded by Commissioner Mendez, by the following vote:

AYES: Brown, Getzelman, Rochester, Salazar, Padilla, Mendez

NOES: None
ABSENT: Hert
RECUSED Vandever, Diehl, Roberts
:


Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 28 2015

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE SEP 08 2015

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 Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN130352

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN130352) consists of: 1) Use Permit for the development of a canine training/sports facility and event center for daily member usage and up to 24 "event days" (daily maximum of 250 people/300 dogs) per year; 2) Administrative Permit to allow the construction/placement of modular (temporary) structures to include a 700 square foot office trailer, 600 square foot members trailer, 600 square foot restroom trailer and 400 square foot electrical/storage room; and 3) Design Approval. Site will also accommodate up to 70 recreational vehicles on a short-term basis during "events" (Maximum of 24 nights per year). Carmel Canine Sports Center and its successor is the "owner" and "applicant" for purposes of these conditions unless otherwise specified. Owner/applicant shall obtain permission from the landowner to record on the subject property any documents that the conditions of approval require. The property is located at 8100 Valley Greens Drive, Carmel Valley (Assessor's Parcel Numbers: 169-431-001, -002, -003, -006, -007, -008, -011 and -012), Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.

(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure:

"A Combined Development Permit (Resolution Number 15-045) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 169-431-001, -002, -003, -006, -007, -008, -011, and -012) on August 26, 2015. The permit was granted subject to 53 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

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

(RMA - Planning Department)

Compliance or Monitoring Prior to the commencement of use of the Project site, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.
Action to be Performed:

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation 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 Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.

(RMA - Planning Department)

Compliance or Monitoring The Owner/Applicant shall adhere to this condition on an on-going basis.

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

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the use of the property, whichever occurs first and as applicable, the Owner/Applicant shall submit a 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.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

7. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the commencement of use of the project site. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the commencement of use of the Project site,, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

9. PD029 - HOURS OF OPERATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Hours of operation shall be 7:00am to 8:30pm, 7 days per week. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the Director of RMA-Planning.

10. PD032 - PERMIT LENGTH

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This permit shall be granted for a period of 10 years, with an expiration date of August 26, 2025. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of RMA-Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

11. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

12. PDSP001 - ANNUAL COMPLIANCE REPORT (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: On an annual basis, beginning in January of 2016, the Owner/Applicant/Operator of the Carmel Canine Sports Complex is required to submit an applicant prepared and funded annual compliance report to the County of Monterey. If the County determines that permit conditions or project mitigations are not implemented or are determined to not sufficiently address project-related effects, the County may re-open the Use Permit for amendment or revocation.

Compliance or Monitoring Action to be Performed: On an annual basis, beginning in January of the 2016, the Owner/Applicant/Operator shall submit the required compliance report to the Director of RMA-Planning.

13. PDSP002 - HOUSING & COMMUNITY DEVELOPMENT (HCD) REVIEW (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the hosting of Special Events involving the overnight parking/camping of RVs, the Applicant/Owner/Operator of Carmel Canine Sports Center shall demonstrate to the County of Monterey that proposed project has been reviewed and approved by Housing & Community Development (HCD). If the project requires revisions to conform to HCD standards, and the revisions cannot be found in substantial conformance with the approved Use Permit and Special Events Management Plan, the project will require a permit amendment/revision.

Compliance or Monitoring Action to be Performed: Prior to the hosting of special events involving the overnight parking/camping of RVs, the Owner/Applicant/Operator shall present proof of review and approval from HCD to the Director of RMA-Planning.

14. PDSP003 - CONSULTATION WITH MPWMD - CONTINUING RIPARIAN CORRIDOR MANAGEMENT PLAN (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To ensure the future safety of MPWMD staff, CCSC patrons and their dogs while MPWMD crews work near the picnic area, the Owner/Applicant/Operator of CCSC shall consult with MPWMD (Thomas Christensen, Riparian Project Coordinator - 831-238-2547) to develop and implement a written protocol for the period when MPWMD staff members are on site in the Carmel River.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use of the Project site,, the Owner/Applicant/Operator of the CCSC shall submit proof and agreement of a protocol for continued riparian access with MPWMD to the Director of RMA-Planning.

15. MM BIO-3

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: As a component of the Manure Management Plan, the applicant shall prepare a dog waste management plan, requiring that all dog waste be picked up at the end of each day and deposited into appropriate dog waste collection receptacles. The applicant is responsible for monitoring the facility for compliance with this and any other requirements of the dog waste management plan.

Plan Requirements and Timing.

Dog waste management shall be included as a component of the Manure Management Plan to be prepared by the applicant and approved by the Monterey County Environmental Health Office prior to the commencement of use of the Project site,

Compliance or Monitoring Action to be Performed: The final Manure Management Plan shall be submitted to the Monterey County Environmental Health Office for final review and approval prior to the commencement of use of the Project site,.

16. MM BIO-4a

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Project applicant shall post signs that require all dogs to be kept on leash at all times outside of the food safety fence. Further, the Project applicant shall require members to stay on trails and prohibit canine use of the Carmel River (e.g., swimming, etc.). CCSC shall hand out a pamphlet at the reservation/registration process describing these restrictions.

Plan Requirements and Timing.

Project applicant shall post signs and prepare a pamphlet describing restrictions in the riparian area prior to commencement of Project operation.

Compliance or Monitoring Action to be Performed: To ensure compliance, Monterey County staff shall review the pamphlet and the applicant shall provide proof that the placement of signs has been completed prior to commencement of Project operation.

17. MM BIO-4b

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Project applicant shall strictly enforce a daily cap of 30 owners with dogs per day, and no more than 5 dogs at any one time, visiting the area outside of the food safety fence. The number of people and dogs visiting the area outside of the fence shall be logged by the Project applicant as a component of the reservation/registration process.

Plan Requirements and Timing.

CCSC shall record number of people and dogs visiting the riparian area on a daily basis.

Compliance or Monitoring Action to be Performed: CCSC shall provide these statistics to Monterey County along with an annual report, within 12 months of the date of commencement of Project operation, describing the results of monitoring activities within the riparian area (see MM BIO-4c).

18. MM BIO-4c

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The CCSC shall coordinate with Monterey County, CDFW, and MPWMD to develop an annual Habitat Management Plan and monitoring program that assesses riparian vegetation cover and density as well as bird, fish, amphibian, and reptile occurrences and density within the five acre riparian area included within the Project site. The monitoring program shall include a control site along the Carmel River with which to compare the impacted Project site. CCSC shall coordinate with Monterey County, CDFW, and MPWMD to define object triggers to reduce or restrict the number of dogs permitted within the riparian area. Data from semi-annual monitoring as well as annual visitation data shall be compiled into an annual Habitat Management Plan provided to Monterey County, CDFW, and MPWMD. Management of the riparian area shall be revisited annually with these agencies.

Plan Requirements and Timing.

CCSC shall develop a semi-annual monitoring program with input from Monterey County, CDFW, and MPWMD prior to the commencement of use of the Project site,

Compliance or Monitoring Action to be Performed: Monterey County, CDFW, and MPWMD shall review the Habitat Management Plan and provide input on adaptive management strategies, including implementation of permanent erosion control measures, should quantitative coverage or density triggers be exceeded for vegetation or wildlife within the riparian area. Additionally, MM BIO-5a and -5b requiring dogs to be on-leash within the riparian area and the 30-dog per day limit can be continued or revised as approved by CDFW and MPWMD.

19. MM BIO-4d

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The riparian and picnic area shall be closed to CCSC members when MPWMD crews are rescuing threatened steelhead fish in the river adjacent to the picnic area. Upon notice given by MPWMD, CCSC shall post the gates that the area is closed, and shall monitor the gates to insure that members do not venture into the riparian area.

Compliance or Monitoring Action to be Performed: To ensure compliance, prior to the commencement of use of the Project site, the applicant shall provide proof the signs have been developed and are readily available for posting.

20. MM HAZ-1

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall designate smoking areas for members, guests and employees, located away from onsite fire hazards areas. Additionally, the applicant shall prohibit smoking near moderate or high fire hazard zones (e.g., upland areas along the Carmel River).

Plan Requirements and Timing.

Smoking and non-smoking areas shall be designated by the applicant on the Project plans and approved by Monterey County prior to the issuance of building and/or grading permits for the proposed Project.

Compliance or Monitoring Action to be Performed: The applicant will be responsible for monitoring the designated smoking and non-smoking areas and shall document instances of noncompliance by employees, vendors or guests.

21. MM NOI-3

Responsible Department: RMA-Planning

Condition/Mitigation
Monitoring Measure:

The applicant shall prepare a Special Event Management Plan, which shall include, but is not limited to, establishment procedures to limit noise generated by special events. This Plan shall address notification requirements and coordination and noise incident response protocols with the County. The Plan shall also detail the hours of event operation, event capacity, allowable noise levels, and appropriate staff response procedures for violation of noise restrictions. Limitations on events shall include prohibiting the use of amplification systems after 7:00 P.M.

The Plan shall also establish procedures for overnight parking for up to 70 RVs including, but not limited to, prohibiting in-and-out privileges once parked, coordination for patron arrival and departure timing, onsite monitor responsibilities and noise response protocols, prohibiting the use of external lighting after 9:00 P.M., with the exclusion of security lighting during overnight events, and prohibiting the use of RV generators outside the hours of 8:00 A.M. to 7:00 P.M.

The Plan shall be updated and submitted annually for County review. Annual Plan updates shall detail the total number of events during the previous year, any noise complaints received, and any changes to event operations that resulted from noise non-performance issues. During annual review of the Plan, the County shall retain the ability to modify the conditions in the Plan to address any concerns or non-performance issues that may arise. This would potentially include, but not be limited to, a reduction in the number of events, restrictions on attendance at events, and a reduction in the time period allowed for amplified sound or RV generator use.

Review of the Project by State of California Department of Housing and Community Development (HCD) would be a condition of Project approval prior to hosting of special events involving the overnight camping/parking of RVs. If the Project requires revisions to conform to HCD regulations or other safety regulations, and the revisions cannot be found in substantial conformance with the approved master plan, the project will require a permit amendment/revision. [See Condition 13 - PDSP002 -HOUSING AND COMMUNITY DEVELOPMENT (HCD)]

Plan Requirements and Timing.

The applicant shall prepare and submit a Special Event Management Plan that includes detailed noise control procedures and standards to County staff for review and approval prior to County issuance of building and/or grading permits. The Plan shall be updated and resubmitted annually for County review and approval. These plans shall also be submitted to the State of California Department of Housing and Community Development (HCD) for review as a condition of approval prior to the hosting of special events involving the overnight parking/camping of RVs. If the project requires revisions to conform to HCD regulations, and the revisions cannot be found in substantial conformance with the approved master plan, the project will require a permit amendment/revision. Any changes to the plan due to annual reviews, shall also be resubmitted to the HCD.

**Compliance or
Monitoring
Action to be Performed:**

Prior to the hosting of special events, the applicant shall prepare and submit a Special Event Management Plan (SEMP) to the Director of RMA-Planning for review and approval.

Prior to the hosting of special events involving the overnight parking/camping of RVs, the applicant shall submit to the Director of RMA-Planning, that the SEMP has been accepted by Housing and Community Development (HCD).

Annual updates of the Special Event Management Plan, including reports of all noise complaints, shall be submitted to the County. The County shall modify event conditions as necessary to address non-performance issues.

22. MM TRANS-3

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Installation of a traffic signal or roundabout at the intersection of Carmel Valley Road & Valley Greens Drive will mitigate the special event impacts at this intersection. If this is funded and constructed as part of the CVTIP, the applicant's payment of Carmel Valley Road Traffic Mitigation Fee will satisfy this mitigation requirement. Until the CVTIP is amended and a traffic signal or roundabout is installed at the intersection of Carmel Valley Road & Valley Greens Drive, the applicant shall either: (1) obtain agreements with private road holders to divert westbound traffic to the Rancho San Carlos and Carmel Valley Road intersection and preclude left turning movements from Valley Greens Drive onto Carmel Valley Road during special events, or (2) the applicant shall fund a sufficient number of traffic monitors; either a CHP officer, sheriff, or another party approved by the CHP, to direct traffic and manage traffic at the Carmel Valley Road & Valley Greens Drive intersection during special events consistent with CVMP Policy 2.17.

Plan Requirements and Timing.

If agreements with private road holders can be reached the applicant shall include provisions within the Special Events Management Plan to address approval of the design and number of temporary signs needed to prohibit left turn movements onto Carmel Valley Road from Valley Greens Drive, and the protocol for coordinating with Public Works when the signs need to be installed and removed. The design, installation, removal and removal of all temporary signage shall be at the expense of the owner/operator. If agreements cannot be reached with private road holders the Special Events Management Plan shall include the provisions for placing a sufficient number of licensed traffic monitors on site during special events at the Project site.

**Compliance or
Monitoring
Action to be Performed:**

These provisions shall be included in the Special Events Management Plan, approved prior to the commencement of use of the Project site.

23. MM TRANS-5

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall schedule classes to avoid the Weekday A.M. and Weekday P.M. peak hours. Classes shall not start before 9:30 A.M and not within P.M. peak hours.

Plan Requirements and Timing.

The applicant shall submit a tentative class schedule to Monterey County annually in order to demonstrate adherence to the required restrictions.

Compliance or Monitoring Action to be Performed: Monterey County shall review the tentative class schedule annually to confirm that the applicant has restricted its classes to start after 9:30 A.M and outside of P.M. peak hours.

24. MM TRANS-7

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall fund the installation of no parking signs prohibiting parking on the south side of Valley Greens Drive for 100 feet east and west of the Project driveway to maintain clear sight lines.

Plan Requirements and Timing.

The applicant shall provide funds to Monterey County Public Works for the installation of no parking signs on the south side of Valley Greens Drive prior to commencement of the use of the property. The Monterey County Public Works Department would take this to the Board of Supervisors for approval prior to installation.

Compliance or Monitoring Action to be Performed: Prior to commencement of the use of the property, Monterey County shall verify that the appropriate funds have been provided.

25. MM HYD-2

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The applicant will prepare a Manure Management Plan, which include semi-annual water sampling, as required by the Environmental Health Bureau prior to Project construction (Section 4.13., Public Services and Utilities). The applicant will comply with the approved Manure Management Plan and dispose of solid waste in a manner consistent with public health and safety requirements as an ongoing condition of the Environmental Health Bureau. Should the proposed Project result in exceedances of water quality standards the applicant would work with SRWCB, CCRWQCB, and MPWMD to implement adaptive management, which could include additional caps on the volume of memberships, member visits, or dog density, or include removal or reduction of wood chipped parking areas.

Compliance or Monitoring Action to be Performed: Prior commencement of use of the property, the applicant shall demonstrate proof of a Manure Management Plan, which has been reviewed and approved by the Environmental Health Department.

26. EHSP01 – ONSITE WASTEWATER TREATMENT SYSTEM DESIGN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The Environmental Health Bureau (EHB) has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system (OWTS) plans for review and approval indicating the wastewater handling/dosing plan, location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permit, submit an OWTS application and design plans for review and approval by the EHB. Applicant shall obtain a permit to install the OWTS from EHB.

27. EHSP02 – PORTABLE TOILETS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In the event portable toilets are used for the purposes of hosting special events to supplement permanent restroom facilities, their use shall be limited to no more than ten (10) days per calendar year pursuant to Monterey County Code, Chapter 15.20.050. Portable toilets shall be maintained so as not to create a public nuisance, shall be serviced and cleaned by a permitted liquid waste hauler and shall include hand washing facilities.

Compliance or Monitoring Action to be Performed: Limit the use of portable toilets on the property to no more than ten (10) days per calendar year.

28. EHSP03 – ONSITE WASTEWATER DISPOSAL LIMITATION (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The subject properties are located within sub basin 32 of the Carmel Valley Wastewater Study by Montgomery Consulting Engineers, Inc. (1981), which limits onsite wastewater disposal to 300 gallons per lot per day. The project comprises eight (8) lots, one of which is currently developed with a single family dwelling. Therefore, onsite wastewater disposal generated by the project is limited to 2,100 gallons per day. Wastewater generation shall be calculated based on 8 gallons wastewater/person/day for attendees or vendors and 20 gallons wastewater/person/day for employees. No wastewater producing development beyond the scope of this project shall be allowed on the subject properties for as long as this use permit is maintained.

Compliance or Monitoring Action to be Performed: Onsite wastewater disposal generated by the project shall be limited to 2,100 gallons per day. No wastewater producing development beyond the scope of this project shall be allowed on the subject properties for as long as this use permit is maintained.

29. EHSP04 – NEW PUBLIC WATER SYSTEM PERMIT (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 15.04, the California Safe Drinking Water Act, California Health and Safety Code, and Title 22 of the California Code of Regulations, obtain a new water system permit from the Environmental Health Bureau.

Compliance or Monitoring Action to be Performed: Prior to commencement of water system operation, submit necessary water system application and fees, reports and testing results to Environmental Health Bureau for review and approval.

30. EHSP05 – DESIGN WATER SYSTEM IMPROVEMENTS (COUNTY PERMITTED SYSTEM) (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, and Titles 17 and 22 of the California Code of Regulations. Submit engineered plans for the water system improvements, and any associated fees to the Environmental Health Bureau for review and approval.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading/construction permit, submit engineered plans for the water system improvements and any associated fees to Environmental Health Bureau for review and approval.

31. EHSP06 – INSTALL WATER SYSTEM IMPROVEMENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Install all water system improvements and any appurtenances needed according to engineered plans approved by the Environmental Health Bureau.

Compliance or Monitoring Action to be Performed: Prior to commencement of water system operation, install the water system improvements and any appurtenances needed and obtain a final inspection from Drinking Water Protection Services of the Environmental Health Bureau.

32. EHSP07 - WELL SITE CONTROL ZONE (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Pursuant to the California Waterworks Standards, (California Code of Regulations, Title 22, Division 4, Chapter 16) the well proposed to serve as the source for the public water system shall be guaranteed a 50' radius to protect the well from potential sources of contamination.

Compliance or Monitoring Action to be Performed: Prior to commencement of use of the Project site, submit a plan to EHB that demonstrates a 50' well site control zone to protect the well that will serve as the source for the public water system from livestock or other potentially contaminating activities and

Prior to commencement of use of the Project site, construct the well site control zone improvements and contact EHB for approval.

33. EHSP08 – MANURE MANAGEMENT PLAN (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Provide a Manure Management Plan to the Environmental Health Bureau (EHB) for review and approval. The Manure Management Plan shall include the following aspects:

- The volume of waste generated, method and time frame of continual handling and/or disposal, and necessary controls for vector, odor and waste run-off
- Appropriate mechanism to allow for public comment to assess compliance with the plan.
- Provision that non-compliance with the approved manure management plan will result in a violation of this use permit
- The property owner will be responsible for monitoring the facility for compliance with the approved manure management plan and shall occur at a specified interval. Monitoring shall be recorded in a log that will be maintained on site and is subject to inspection by the County of Monterey upon request.

The approved Manure Management Plan will be on file at the Environmental Health Bureau, File Number PLN130352 and available to the public upon request.

Compliance or Monitoring Action to be Performed: Prior to commencement of use of the Project site, submit two copies of the proposed plan and self-monitoring schedule to the Environmental Health Bureau for review and approval.

As an ongoing condition, the applicant shall comply with the approved Manure Management Plan and operate the facility in a manner consistent with public health and safety requirements.

34. EHSP09 - FOOD PERMITS FOR SPECIAL EVENTS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In the event that food and/or beverages are intended to be served at a special event that is not catered by a business with a current health permit from the Environmental Health Bureau (EHB), the vendor shall first obtain a temporary food facility permit from EHB and comply with all conditions of that permit, pursuant to California Health and Safety Code, Division 104, Part 7, Chapter 1 (California Retail Food Code).

Compliance or Monitoring Action to be Performed: The property owner shall ensure that any caterer serving food and/or beverages at a special event has a current health permit from the Environmental Health Bureau (EHB) or obtains a temporary food facility permit from EHB.

35. FIRE002 - ROADWAY ENGINEERING

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as 'Fire Department Notes' on improvement plans.

Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision, the Applicant shall complete the installation of the roadway improvements and shall obtain fire dept. approval of the fire clearance inspection for each phase of development.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

36. FIRE008 - GATES

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

37. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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 visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

38. FIRE026 - ROOF CONSTRUCTION (STANDARD)

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

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 B roof construction. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans

39. NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX

Responsible Department: Fire

**Condition/Mitigation
Monitoring Measure:**

FIRESP001 - NON-STANDARD CONDITION - EMERGENCY ACCESS KEY BOX - 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. (Monterey County Regional Fire District)

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable emergency access device and shall obtain fire department approval of the final fire inspection.

40. NON-STANDARD CONDITION - FIRE ALARM SYSTEM - (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO02 - NON-STANDARD CONDITION - FIRE ALARM SYSTEM - Any fire sprinkler system with 20 or more fire sprinklers shall be monitored by a station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. A fire alarm system shall be provided with audible and visual notification devices in any building with a fire sprinkler system containing more than 100 sprinklers or with more than one tenant space. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, the Applicant shall obtain fire department approval the fire alarm acceptance test and the final fire inspection.

41. NON-STANDARD CONDITION - FIRE SPRINKLER SYSTEM

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO03 - NON-STANDARD CONDITION - FIRE SPRINKLER SYSTEM - Any building having a total floor area greater than 500 square feet 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 to the fire district 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 approved prior to requesting a framing inspection. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough fire sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall obtain fire department approval the final fire sprinkler inspection.

42. NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO04 - NON-STANDARD CONDITION - PORTABLE FIRE EXTINGUISHERS - Portable fire extinguishers shall be installed and maintained in accordance with California Fire Code Chapter 9 and Title 19 California Code of Regulations. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of the building permit, the Applicant shall print the text of this condition as "Fire Department Notes" on the construction plans.

Prior to requesting a final building inspection, Applicant shall install the applicable portable fire extinguisher(s) and shall obtain fire department approval of the final fire inspection.

43. NON-STANDARD CONDITION - ROAD ACCESS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRESPO05 - NON-STANDARD CONDITION - ROAD ACCESS - Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Monterey County Regional Fire District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the roadway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of roadway improvements and obtain fire department approval the final fire inspection.

44. PW0001 - ENCROACHMENT (COM)

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Obtain an encroachment permit from the Department of Public Works and construct a commercial driveway connection to Valley Greens Drive including tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to commencement of use of the Project site, the Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

45. PW0006 - CARMEL VALLEY

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: 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)

Compliance or Monitoring Action to be Performed: Prior to commencement of use of the Project site, the Owner/Applicant shall pay to PBI the required traffic mitigation fee.

46. PW0007 - PARKING STD

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to commencement of use of the Project site, the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.

47. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to commencement of use of the Project site, 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)

Compliance or Monitoring Action to be Performed: Prior to commencement of use of the Project site, the Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.

48. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

49. WR013 - ZONE AE ELEVATION REQUIREMENTS

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The lowest floor and attendant utilities of the irrigation reservoir pump house shall be constructed at a minimum elevation of 81 feet NAVD88. The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed land surveyor that a reference marker has been established at the building site to provide for the floodproofing and certification of the lowest floor elevation requirements. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a letter, prepared by a registered civil engineer or licensed land surveyor, to the Water Resources Agency for review and approval.

50. WR020 - CONCRETE SLAB PRE-POUR INSPECTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor, certifying the forms have been set at a height that will ensure the lowest floor will be constructed in compliance with the minimum elevation requirement. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to the foundation pre-pour inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "building under construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

51. WR022 - ELEVATION CERTIFICATE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a FEMA Elevation Certificate, completed by a registered civil engineer or licensed land surveyor, certifying the structure has been constructed in accordance with Chapter 16.16 of Monterey County Code. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a FEMA Elevation Certificate, based on "finished construction", to the Water Resources Agency for review and approval.

A FEMA Elevation Certificate form can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

52. WR031 - FLOODPLAIN NOTICE

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a recorded floodplain notice for each parcel stating: "The property is located within or partially within a Special Flood Hazard Area and may be subject to building and/or land use restrictions." (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit signed and notarized floodplain notices to the Water Resources Agency for review and approval. When approved, the applicant shall record the notices.

A copy of the standard notice can be obtained at the Water Resources Agency or online at: www.mcwra.co.monterey.ca.us.

53. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

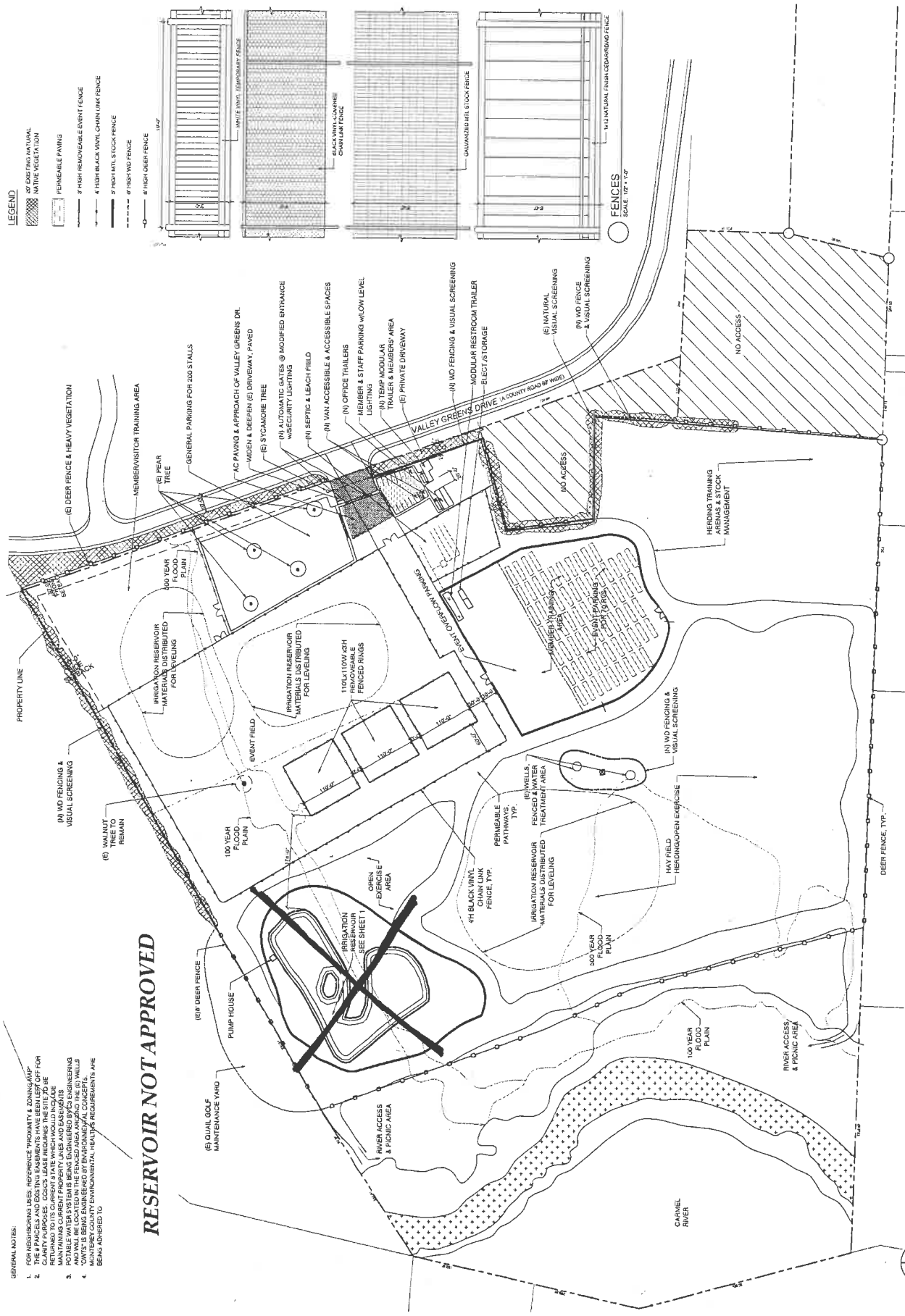
Compliance or Monitoring Action to be Performed: Prior to commencement of use of the Project site, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

GENERAL NOTES:

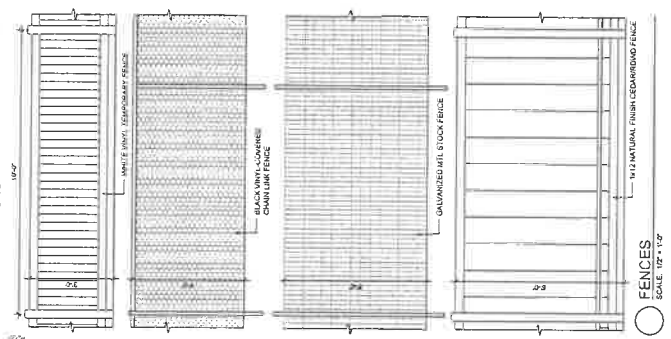
1. FOR NEIGHBORING USES, REFERENCE "PROXIMITY & ZONING MAP"
2. THE # PARCELS AND COLORING EASEMENTS HAVE BEEN LEFT OFF FOR RETURN TO ITS CURRENT STATE WHICH WOULD INDICATE BE MAINTAINING CURRENT PROPERTY LINES AND EASEMENTS
3. ALL UTILITIES ARE TO BE SHOWN AND MAINTAINED AS SHOWN AND WILL BE LOCATED IN THE FENCED AREA AROUND THE (B) WELLS
4. "OWTS" IS BEING ENGINEERED BY ENVIRONMENTAL CONCEPTS, ENVIRONMENTAL HEALTHING REQUIREMENTS HAVE BEEN ADVISED TO

RESERVOIR NOT APPROVED



LEGEND

- 4\"
- PERMEABLE PAVING
- 8\"
- 8\"
- 8\"
- 8\"



Project / Owner:
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CANINE
SPORTS
CENTER**
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Carmel, CA 93923

**THE PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS**

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Drawn By: JMF
Drawing Date: 8/13/13
Project Number: 1319

Project: USE PERMIT REGION 8/13/13

Sheet Title:
SITE PLAN

Sheet Number:

SITE PLAN
SCALE: 1\"

A1.1

Project / Owner:
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 CANINE
 SPORTS
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Drawn By: MP
 Drawing Date: 8/17/13
 Project Number: 1318

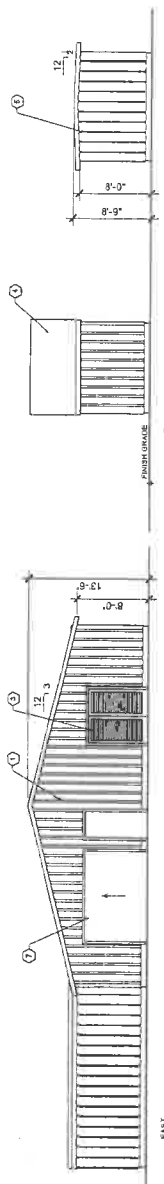
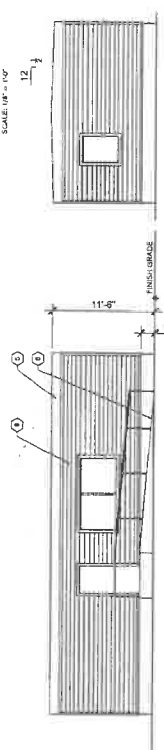
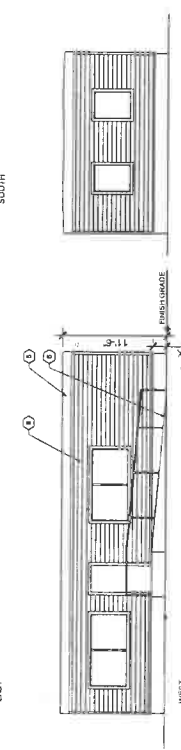
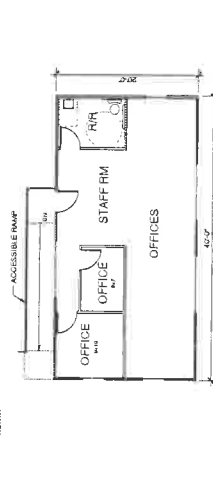
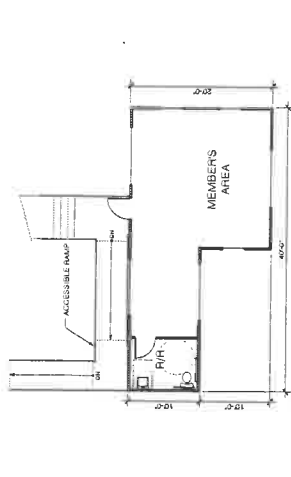
Revision:
 USE FORMAT REVISION 8/17/13

Sheet Title:
**BUILDING
 FLOOR PLANS
 & ELEVATIONS**

Sheet Number:
A2.1

SHEET NOTES

- 6" CEMENT FIBERBOARD BOARD & BATT INSULATION, POLYURETHANE FINISH, PAINTED BROWN, WHITE TRIM
- OPEN TO BELOW
- LOUVERED DOOR
- ASPHALT COMB. SHINGLES ROOFING
- MODULAR TRAILER BLDG.
- ACCESSIBLE RAMP - HANDRAIL
- 10W 4.7H ROLLUP DOOR
- SIDING, PAINTED BROWN/REDWOOD, WHITE TRIM



Project / Owner:
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Sheet No: 001
 Date: 8/17/13
 Project Number: 1310

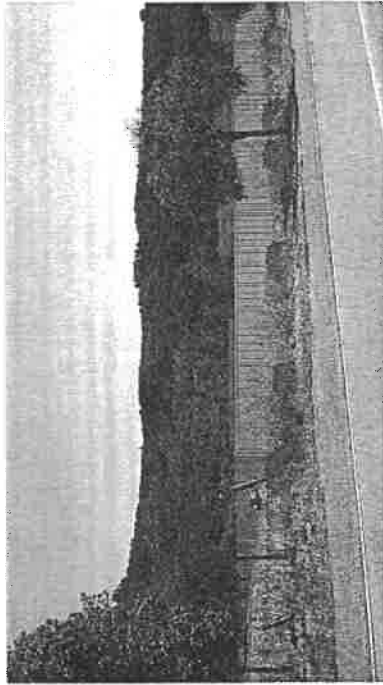
Revision:
 USE PERMIT REVISION 8/17/13

VIEW SHEDS
 The view shed analysis is based on the following assumptions:
 1. The view shed is defined as the area from which an unobstructed view of the project can be seen.
 2. The view shed is defined by the horizon line and the top of the project.
 3. The view shed is defined by the horizon line and the top of the project.
 4. The view shed is defined by the horizon line and the top of the project.

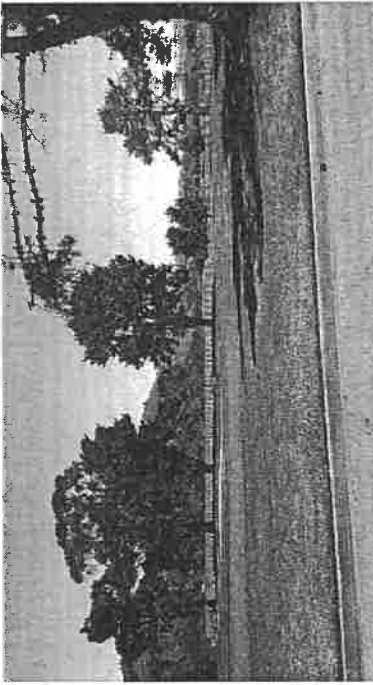
VIEW SHEDS

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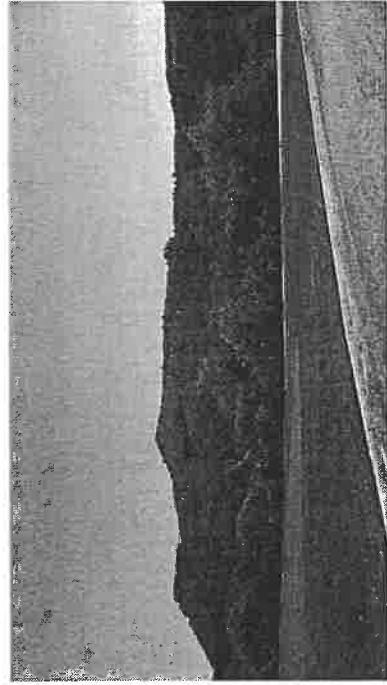
A3.1



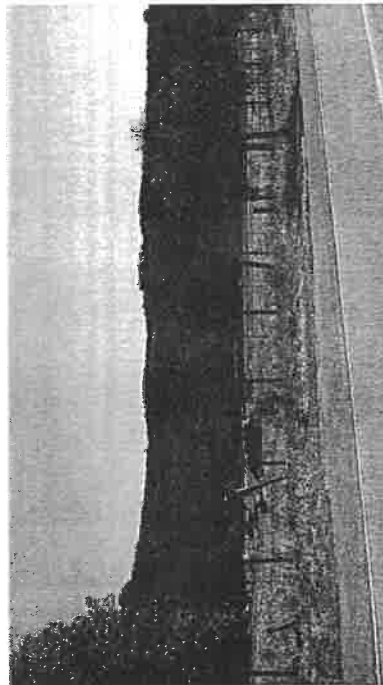
5 PROPOSED SOUTH WEST VIEW SHED
 VIEW FROM VALLEY GREENS DRIVE TOWARD PROJECT



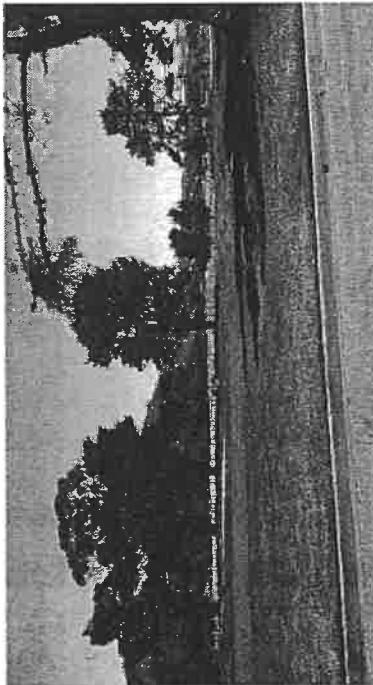
4 PROPOSED NORTH EAST VIEW SHED
 VIEW FROM POPLAR LANE TOWARD PROJECT



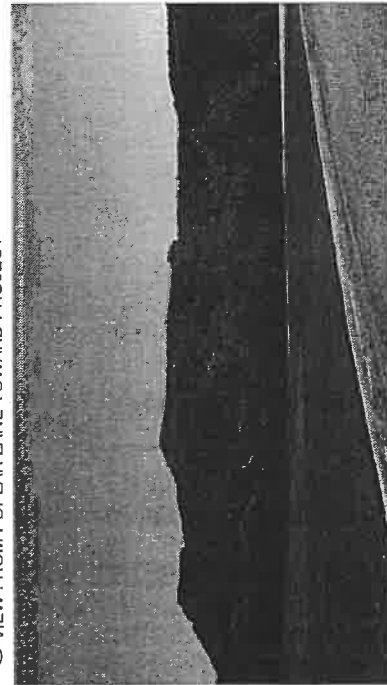
2 PROPOSED SOUTH SOUTH EAST VIEW SHED
 VIEW FROM LAKE PLACE TOWARD PROJECT



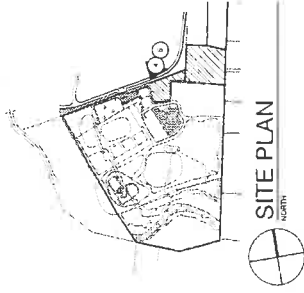
5 EXISTING SOUTH WEST VIEW SHED
 VIEW FROM VALLEY GREENS DRIVE TOWARD PROJECT



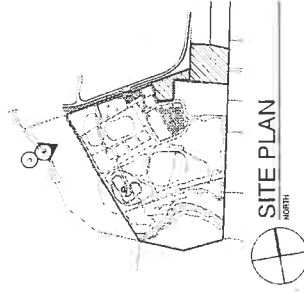
3 EXISTING NORTH EAST VIEW SHED
 VIEW FROM POPLAR LANE TOWARD PROJECT



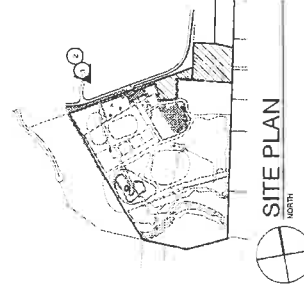
1 EXISTING SOUTH SOUTH EAST VIEW SHED
 VIEW FROM LAKE PLACE TOWARD PROJECT



SITE PLAN
 NORTH



SITE PLAN
 NORTH

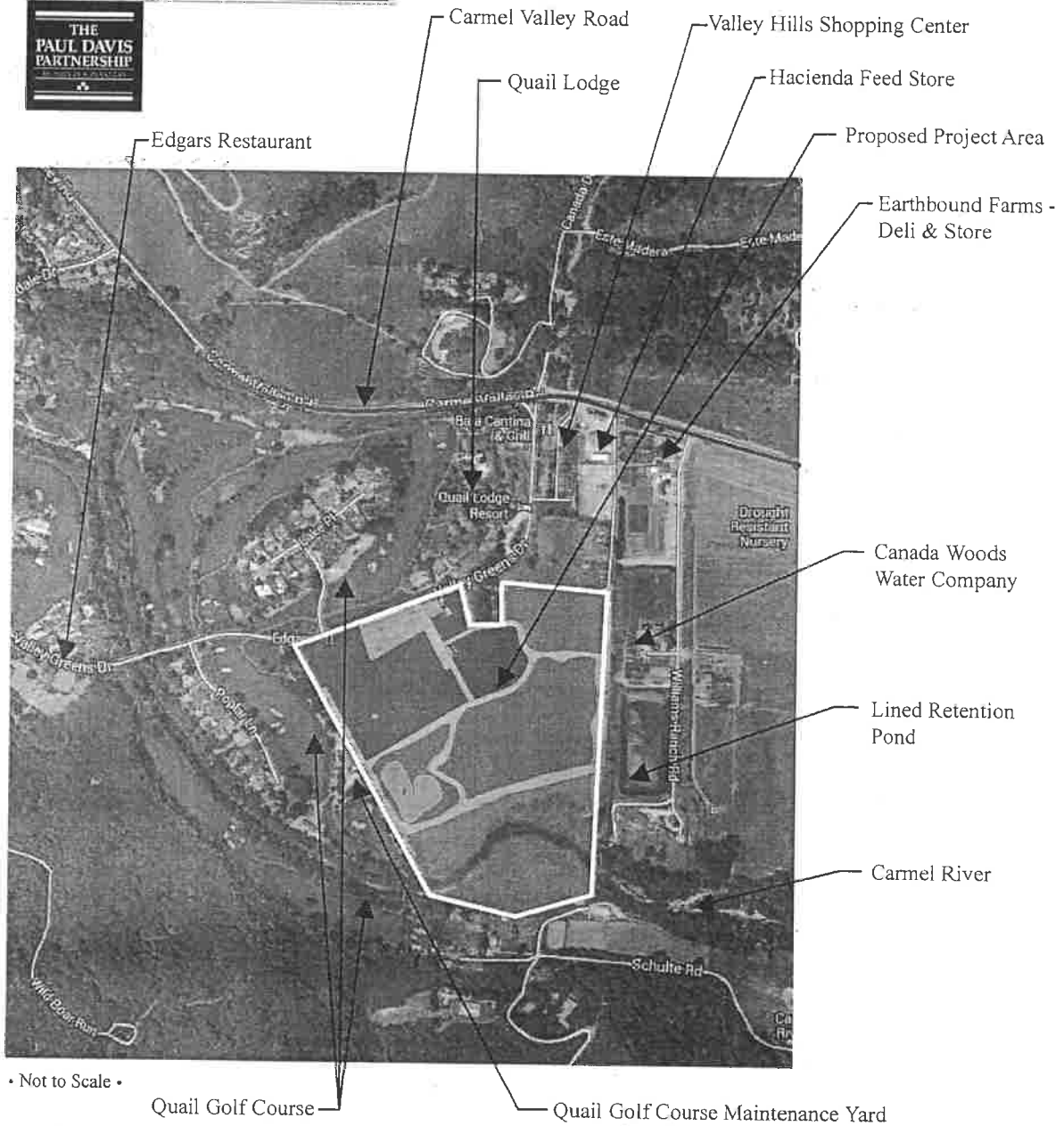


SITE PLAN
 NORTH



Proximity & Zoning Map

Rev. Date: 6.17.13



• Not to Scale •

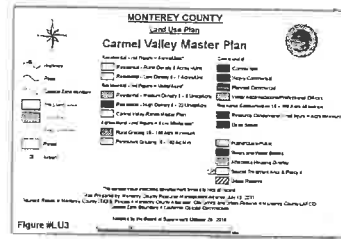
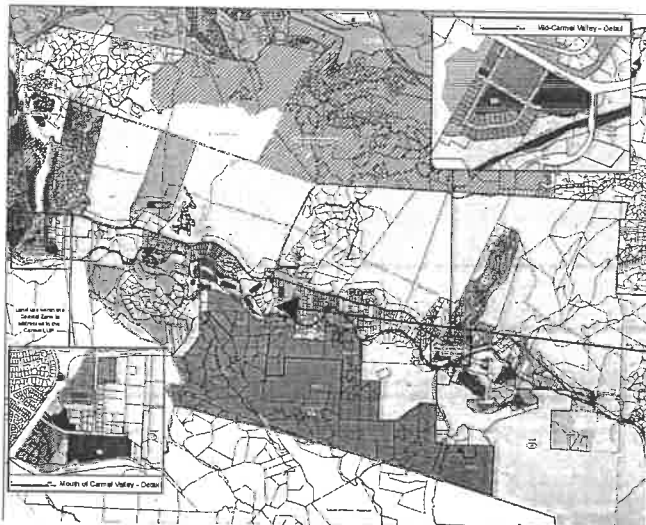


Figure #L.U.3

Proposed Project Area

