

Exhibit C

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EXHIBIT C
DRAFT RESOLUTION

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

In the matter of the application of:

**CVR HSGE LLC (CARMEL VALLEY RANCH)
(PLN180281)**

RESOLUTION NO.

Resolution by the Monterey County Planning
Commission:

- 1) Find that the project is for construction of new accessory structures appurtenant to an established use which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve an after the fact Design Approval for the construction of 7,200 square foot horse stable (20 horse stalls covered by a structure of 4,800 sq. ft.); 648 square foot hay barn and 21' gate entryway for non-commercial use which will clear Code Enforcement violation (18CE00047).

[PLN180281, CVR HSGE LLC, One Old Ranch Road, Carmel Valley, Carmel Valley Master Plan, Carmel Valley Ranch Specific Plan APN: (416-522-020-000)]

The CVR HSGE LLC application (PLN180281) came on for a public hearing before the Planning Commission on March 13, 2019. 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 AND EVIDENCE

1. FINDING:

CONSISTENCY - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The project consists of an after the fact Design Approval for the construction of 7,200 square foot horse stable (20 horse stalls covered by a structure of 4,800 sq. ft.); 648 square foot hay barn; and 21' gate entryway for non-commercial use which will clear Code Enforcement violation (18CE00047). These structures will accommodate the horses from the Carmel Valley Ranch facility and are not open to the general public for boarding or/and for any other public uses.

EVIDENCE: a)

During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 2010 Monterey County General Plan;

- Carmel Valley Master Plan
- Carmel Valley Specific Plan;
- Monterey County Zoning Ordinance (Title 21);

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

- b) The property is located at One Old Ranch Road, Carmel Valley, Carmel Valley Master Plan. The parcel is a legal lot of record. The parcel is zoned Open Space, with Design Control and Site Plan Review overlay districts or [O-D-S] and is subject to an approved specific plan for the Carmel Valley Ranch. The Carmel Valley Ranch Specific Plan, amended by the Board of Supervisors, identifies the project site as "Land Reserve". Pursuant to Chapter 21.38.030 of the Monterey County Code (MCC), the O district uses allow buildings accessory to any allowed uses and other uses of a similar character, density and intensity to those listed in this Section. The proposed accessory structures meet all of the site development standards including height and setback requirements for the O-D-S district.
- c) The Land Reserve zoning in the Carmel Valley Ranch Specific Plan designates areas for a maximum of 100 units on the 200 acres designated as land reserve but not to be considered for development until the updated Carmel Valley Master Plan is adopted. The Carmel Valley Master Plan was updated with the adoption of the 2010 General Plan and included the Carmel Valley Ranch as a Special Treatment Area.
- d) Pursuant to the Carmel Valley Master Plan (CV-1.22) Special Treatment Area: "Carmel Valley Ranch – the Carmel Valley Ranch shall be designated as a "Special Treatment Area." The Amended Carmel Valley Ranch Specific Plan, dated 11/3/76, is incorporated by reference into this Plan and the provisions of this Specific Plan is dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conditions existing at the time each future increment of development is sought and is further dependent upon conformity with the Specific Plan Amended Conditions of Approval as well as the goals and policies of this General Plan, whichever is most restrictive. Any amendment of the Specific Plan must be consistent with the policies and provisions of this General Plan".
- e) In this particular case, the Specific Plan addresses recreational areas for the guests of the Carmel Valley Ranch along with having horseback riding, riding trails and bridal baths. These structures (horse stalls & hay barn) are to accommodate the horses from the facility and are not open to the general public for boarding. A condition of project approval (Condition No. 2) has been applied to the project to ensure the structures are not open to the general public for boarding and/or for any other public uses. Therefore, these structures are compatible to the use described in the Specific Plan.
- f) Carmel Valley Master Plan (CVMP) Policy CV-3.21 states that equestrian-oriented recreational activities shall be encouraged when consistent with the rural character of the valley. As demonstrated

above, the project is consistent with this policy.

- g) The project is subject to regulations in a Design Control District. A “D” (Design Control) overlay, requires design review of structures in order to assure the protection of the public viewshed, neighborhood character, and the visual integrity of certain developments without imposing undue restrictions on private property. The proposed colors and materials are consistent with the aesthetics of Carmel Valley Ranch. The primary colors and materials include natural wooden beams, corrugated steel with iron plating. Staff have reviewed the plans for consistency with the design guidelines and the project has been found to be appropriately designed within the Carmel Valley Ranch.
- h) The area on which the improvements have been constructed are located on land that has an approved Vesting Tentative Map. If and when the Final Map associated with the Vesting Tentative Map (Board of Supervisors’ Resolution No. 04-258 (Monterey County Planning File No. PLN02080)) is recorded, zoning of the area of development would be reclassified to LDR/B-6-D-S, pursuant to Ordinance No. 04234 adopted by the Board of Supervisors on July 13, 2004. Pursuant to MCC Sections 21.14 & 21.42, these standards would require setbacks for accessory structures of: 30 feet (front), 20 foot (rear), ten percent width maximum required of twenty feet for the minimum side setback. The proposed accessory structures would be consistent with the required setbacks on a 6.69 acre lot (Lot #3) created by the subdivision.
- i) The maximum allowable non-habitable accessory structure height for LDR district is 15 feet. The proposed maximum height for the hay barn is 13'10" and horse stable is 15'. The allowed maximum site coverage in the LDR district is 25 percent on lots of 20,000 square feet or more. If the the Final Map is recorded, the creation of this 6.69 acre lot (291,416 square feet), would allow site coverage of approximately 72,854 square feet. The proposed hay barn and horse stable would result in site coverage of approximately 5,448 square feet or 1.9 percent. Therefore, as proposed, the project would still meet the required height and coverage limitations if and when the rezoning takes place.
- j) The LDR zoning allows for animal husbandry and small livestock farming; provided that not more than one horse, mule, cow, or similar livestock shall be kept for each twenty thousand (20,000) square feet of land area. In turn, with the creation of the 6.69 acre lot from the approval of the Final Map, this size lot would allow up to 14 horses. However, the zoning does not limit or regulate the number of horse stalls to be constructed. In this case, the owner is proposing 20 stalls. Under the current zoning and special treatment designation, 20 horses could be kept on site. If a final map is recorded pursuant to the approved Vesting Tentative Map 14 horses could be kept in the 20 horse stalls on site. The keeping of horses or similar livestock is permitted only for the owner of the site and not for commercial horse boarding purposes at this time. If the owner decides to create a public stable in the future, seperate entitlements would be required given

that there is a minimum of 10 acres and all regulations of the LDR district is met.

k) All development has been outside of the conservation easements as shown on the Vesting Tentative Map. In addition, these structures would be in compliance with the following conditions of the Vesting Tentative Map and not inconsistent with the Final Map if applicant pursues the final map:

- #13 Compliance with Carmel Valley Ranch Specific Plan
- #22 Pedestrian, Hiking & Bridal Path Easement
- #23 Construction Outside Building Envelopes

l) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review on January 22, 2019. After discussion of the project, the LUAC initially made a motion to approve the design of the structures and the motion was seconded. However, after discussion of the motion, the second was withdrawn and the motion failed. Ultimately, the LUAC approved a motion to not make a recommendation on the project based on their opinion that use associated with the accessory structures, equine recreation, is not permitted. In addition, the LUAC expressed concerns with establishing structures in an area where lots have been approved by a Vesting Tentative Map (PLN020280) but not yet created by the filing of a Final Map. As described in the evidence above, and pursuant to this approval, the use equestrian has been found consistent with regulations applicable to the site and the structures and equine use is allowed on the site.

m) The Vesting Tentative Map is an independent project, unrelated to this project. This use is not prohibited by the Vesting Tentative Map. Pursuant to the zoning ordinance adopted with the Vesting Tentative Map, the zoning will change to LDR if and when the Final Map is recorded. At such time, the applicant must obtain a Use Permit to continue the horse pen in order to establish a legal nonconforming use or/and establish the use prior to the main establishment.

n) The application, project plans, and related support materials submitted by the applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180281.

2. FINDING:

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

a) The project has been reviewed for site suitability by RMA- Planning. There has been no indication from that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) The application has been referred to the Zoning Administrator because of public controversy on February 14, 2019. Subsequently, a determination was made by the Chief of Planning that there is a potential establishment of precedents or standards by which other projects will be measured. As such, this application has been referred to the Planning Commission as the Appropriate Authority. This application was originally scheduled for approval on August 22,

2018, but subsequently pulled from this administrative approval agenda when the County received letters of opposition from concerned members of the public, objecting to the project and requesting a public hearing to address the following issues:

Public Concern: The Notice is inadequate. It does not provide a specific address nor indicate the project is for Carmel Valley Ranch. CVR HSGE LLC is a Delaware Company. Also, County notice fails to state the applicable zoning or the Carmel Valley Specific Plan nor reference the “slab work” that was completed.

County Response: Notice provided for the Design Approval identified the property owner as identified on the deed of the property. Therefore, the notice listed “CVR HSGE LLC” as the owner. How or where a company is held is not typical information included on County notices, unless it is specified as part of the title on the deed. Previous permits (File Nos. PLN020280 & PLN150751) were also issued under this name. For purposes of clarification, the commonly known name Carmel Valley Ranch has been added to project documents.

Pursuant to Chapter 21.44.010 of Title 21, the purpose of the Design Control district is to provide regulation of the location, size, configuration, materials, and colors of structures and fences. Therefore, concrete slabs or flatwork are not subject to design review. The notice lists the project location as “NO ADDRESS ASSIGNED TO PARCEL (LOCATED OFF OF OLD RANCH ROAD)”. To clarify, the site does not have an official address but is located approximately 0.59 miles southeast of the intersection of One Old Ranch Road and Robinson Canyon Road, in Carmel Valley Ranch, Carmel Valley.

Public Concern: The County approved a Combined Development Permit (PLN020280) for a 12-lot residential subdivision with 60 conditions of approval, including placing lands within conversation easements and rezoning of existing lots. There is no evidence that applicant has complied with 58 conditions of the 60 conditions. The project is on the property (APN: 416-522-020-000) associated with this permit. Any development, including the after-the-fact Design Approval, should be processed as an amendment to the approved permit.

County Response: The previously approved Combined Development Permit (File No. PLN020280 – Board of Supervisors Resolution No. 06-366) consisted of a Vesting Tentative Map for the subdivision of a 218-acre parcel into 12

residential lots and 4 open space parcels, Use Permit to allow development on 30% slopes; Use Permit for tree removal; and rezone. The Board also adopted an ordinance rezoning the subject residential properties to LDR/B-6-D-S zoning to take effect upon recordation of the final map. (Ord. No. 04234, adopted July 13, 2004.) Subsequently, on March 9, 2016, a 3-year extension was granted, and the Combined Development Permit was extended to March 9, 2019 (File No. PLN150751). The final map has not yet been filed or accepted, and the time has not run out for applicant to comply with the conditions of the Vesting Tentative Map. Whether the final will be recorded is not a certainty. If the vesting tentative map is not extended or if conditions of approval are not met and the Final Map is not filed prior to expiration date, the subdivision would not occur. The Design Approval which is the subject of this resolution is to allow construction of accessory structures, accessory and subordinate to the approved and established equine recreational use provided for in the Carmel Valley Ranch Specific Plan. The project is not part of the above-referenced Combined Development Permit and is fully independent of it. The Design Approval is not inconsistent with the Combined Development Permit, and the approval of the Design Approval does not require an amendment to that prior permit. In turn, none of the conditions for PLN020280 apply to this project.

Public Concern: The 120'x40' shade structure with steel posts and wood beams sounds like a special event venue and 20 new wood horse pens measuring 12'x 30' each appears to be for a new commercial use for horse boarding or special events.

County Response: The 120'x 40' shade structure is part of the description for the 20 horse pens. This reference is to the dimensions of the overall coverage of the roof and exterior framing of the horse stalls. It is an open structure with sectional stalls to house the horses used in conjunction with the equine recreational use in Carmel Valley Ranch. The facilities are not permitted for commercial horse boarding or to accommodate a special event venue. The project has been conditioned to ensure that the facilities are not used as a commercial stable or event center.

The zoning for this parcel is Open Space, with Design Control and Site Plan Review overlay districts or “O-D-S” pursuant to Sectional District Maps 17d and 107. This is demonstrated on the Zoning Plan of the County of Monterey. The Carmel Valley Ranch Specific Plan, amended by the Board of

Supervisors, identifies the project site as “Land Reserve”. If the final map is recorded, then upon the recordation of the final map (PLN020280), the zoning will change to “LDR/B-6-D-S” zoning classification (MCC Chapter 21.14 Low Density Residential with MCC Chapter 21.42 Building Site, MCC Chapter 21.44 Design & MCC Chapter 21.45 Site overlays). (Ord. no. 04234.)

Pursuant to Chapter 21.38.030 of the MCC, the O district for “Uses allowed”, buildings accessory to any allowed uses and other uses of a similar character, density and intensity to those listed in this Section are allowed. Since the horse stalls and barn are used in conjunction with the equine recreational use of Carmel Valley Ranch, it is an allowed use subject to a Design Approval.

The project is consistent with the 2010 Monterey County General Plan, Carmel Valley Master Plan, Carmel Valley Ranch Specific Plan and Monterey County Zoning Ordinance (Title 21). A condition of project approval (Condition No. 1) has been applied to the project to ensure the owner(s) comply with the required new zoning regulations once the Final Map is recorded (See Finding 1).

Public Concern: The proposed permit fails to disclose, address and quantify unpermitted grading identified in the Code Violation. The amount of grading likely would have environmental impacts. No mitigation was proposed.

County Response: A construction permit (File No. 18CP00809) to clear violation 18CE00047 has been applied, reviewed, and approved by the building department but, has not yet been issued pending planning approval of entitlements. Once this Design Approval is approved, subsequent grading and construction permits can be issued, which would fully clear all items addressed in this violation. The estimated after-the-fact grading quantities is approximately 150 cubic yards of cut and 150 cubic yards of fill. The construction of these non-habitable structures avoided development on slopes in excess of 25% and the geotechnical report prepared for the project by Grice Engineering, dated March 2018, concluded the native soils and certified engineered fill are acceptable for foundation purposes and display engineering properties adequate for anticipated soil pressures. The inspection of the site indicates that no landslides are located above or below the building area and the area is generally not susceptible to slope failure. The grading does not require a separate planning entitlement and does not preclude the County from applying a categorical exemption from CEQA in this case.

Public Concern: Since the County issued a Notice of Violation in February 2018, unpermitted development at the site has

continued.

County Response: Photos were submitted of the slab work completed after staff's site visit on July 20, 2018. Staff has reviewed the photos and confirmed it is not a violation because no entitlements are required for slab work. Pursuant to Section 21.44.010 of Title 21, the purpose of the Design Control district is to provide regulation of the location, size, configuration, materials, and colors of structures and fences. Therefore, concrete slabs or flatwork are not subject to design review. Since the slabs are considered flatwork, a violation for this work is not warranted. In addition, the building department has confirmed no building permits are required for slab work.

Public Concern: *The project is not exempt from the California Environmental Quality Act and not under Section 15303 as the County notice states. Section 15303 is for projects under 2500 square feet and for accessory structures like garages. See Exhibit H.*

County Response: California Environmental Quality Act (CEQA) Guidelines Section 15303(e) categorically exempts new accessory structures appurtenant to an established use which qualifies as a Class 3 Categorical Exemption. The project involves the construction of approximately 7,200 square foot horse stable (20 horse stalls measuring covered by a structure of 4,800 sq. ft.) 648 square foot hay barn; and 21' entryway are appurtenant to the equine recreational use established in the Carmel Valley Specific Plan. The 2,500 square feet referenced under exemption 15303 (c), which limits a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 sq. ft does not apply to the structures of this project. The exemption meets Section 15303 (e) and not (c).

- c) The project planner conducted site inspections on July 20, 2018 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180281.

3. FINDING:

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

EVIDENCE:

- a) The project was reviewed by RMA-Planning. The respective agency has recommended a condition, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) The project includes construction of horse stalls, hay barn and entryway. The equestrian use will not be incompatible with the surrounding uses and development.
- c) See preceding and following Findings and Evidence.

4. FINDING:

NO VIOLATIONS - The subject property is not currently in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. A violation does exist on the property. However, approval of this permit is the first step required to clear the existing violation (18CE00047). Once the Design Approval is approved, subsequent grading and construction permits can be issued, which would fully clear all items addressed in this violation. Furthermore, pursuant to section 21.84.140 of the Monterey County Code, a fee of twice the amount normally charged for the application has been applied and paid by the applicant

EVIDENCE:

- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is aware of a violation existing on the subject property. Construction of 7,200 square foot horse stable (20 horse stalls covered by a structure of 4,800 sq. ft.); 648 square foot hay barn and 21' gate entryway have occurred without the benefit of a Design Approval or construction permits.
- b) A construction permit (File No. 18CP00809) to clear violation 18CE00047 has been applied, reviewed, and approved by the building department but, has not yet been issued pending planning approval of entitlements. Once this Design Approval is approved, subsequent grading and construction permits can be issued, which would fully clear all items addressed in this violation.
- c) See preceding and following findings and evidence.

5. FINDING

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

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) categorically exempts new accessory structures appurtenant to an established use which qualifies as a Class 3 Categorical Exemption. The proposed project involves the construction of approximately 7,200 square foot horse stable(20 horse stalls covered by a structure of 4,800 square feet 648 square foot hay barn; and 21' entryway are appurtenant to the equine recreational use established in the Carmel Valley Specific Plan. Grading of the site did not cause any environmental impacts; as confirmed by the geotechnical report prepared by Grice Engineering, dated March 2018.
- b) No adverse environmental effects were identified during staff review of the development application or during site visits on July 20, 2018.

- c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- d) See preceding and following findings and evidence.

6. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Section 21.80.040 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) Find that the project is for construction of new accessory structures appurtenant to an established use which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve an after the fact Design Approval for the construction of approximately 7,200 square foot horse stable (20 stalls measuring 12' x 30' each); 648 square foot hay barn ; and 21' gate entryway for non-commercial use, which will clear Code Enforcement violation (18CE00047), in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of March, 2019.

Brandon Swanson, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 _____.

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.

This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

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

PLN180281

1. REZONING REGULATIONS & DEVELOPMENT STANDARDS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The County has previously approved a Combined Development Permit which includes a standard subdivision Vesting Tentative Map affecting the subject site. (Board of Supervisors Res. No. 04-258, dated July 13, 2004/PLN020280). The Board concurrently adopted a zoning ordinance rezoning the property to LDR/B-6-D-S, effective upon recordation of the final map. (Ord. no. 04234, dated July 13, 2004) If and when the final map is recorded, the owner/applicant must comply with all the regulations and development standards of the LDR/B-6-D-S. This Design Approval does not confer a right to continue the use as a legal nonconforming use, and owner must obtain such permits as may be required under LDR/B-6-D-S to continue the use for which this Design Approval is granted.

Compliance or Monitoring Action to be Performed: After the recordation of the Final Map (PLN020280), the owner/applicant shall comply with the new zoning regulations and development standards, including applying for and obtaining a Use Permit for the use for which this Design Approval is granted if required by the LDR/B-6-D-S zoning.

2. ACCOMODATION -HORSE FACILITY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The structures relating to PLN180281 shall accommodate the horses from the facility of the Carmel Valley Ranch and its residents and shall not be open to the general public for boarding and/or any other public uses .

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall not open the horse facility to the general public for boarding and/or any other public uses.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

PROJECT DESCRIPTION

20 NEW WOOD HORSE PENS EACH MEASURING 12FT X 30FT WITH SHADE STRUCTURE ABOVE MEASURING 120FT X 40FT. SHADE STRUCTURE SHALL BE CONSTRUCTED OF STEEL POSTS WITH WOOD BEAMS AND JOISTS. COVER SHALL BE CORRUGATED STEEL WITH IRON PATINA.

NEW HAY BARN CONSTRUCTED ON STEEL POSTS WITH WOOD BEAMS AND JOISTS. ROOF WILL ALSO MATCH HORSE PENS WITH CORRUGATED STEEL AND IRON PATINA.

GRADING SHALL INCLUDED 150YDS OF BALANCED CUT AND FILL ONSITE. PATH OF NATURAL DRAINAGE SHALL NOT BE ALTERED.

BUILDING CODE DATA LEGEND

OCCUPANCY GROUP: U

DESCRIPTION OF USE: ANIMAL HUSBANDRY

TYPE OF CONSTRUCTION: IV

SPRINKLERS: NO

STORIES: SINGLE STORY

MAX HEIGHT: 15FT

FLOOR AREA: HORSE STABLE - 7200SQFT

HAY BARN - 648SQFT

GENERAL STRUCTURAL NOTES

GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CBC/2015 IBC, THE REFERENCED BUILDING CODE STANDARDS AND APPLICABLE LOCAL CODES.
- THESE NOTES AS WELL AS THE TYPICAL DETAILS APPLY TO ALL PARTS OF THE PROJECT, UNLESS NOTED OTHERWISE.
- SHOP DRAWINGS FOR THIS CONTRACT SHALL BE COORDINATED WITH FAVORABLY REVIEWED OWNER APPROVED DETAILS.
- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BY THE CONTRACTOR. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
- GALLIEN ENGINEERING INC. IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THE PLANS ONLY. SHOULD ANY CHANGES BE MADE, OR SHOULD THE RESULTS OF THE CALCULATIONS NOT BE FULLY OR PROPERLY TRANSFERRED TO THE PLANS BY OTHERS, GALLIEN ENGINEERING INC. ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE. NO DEVIAION FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL BY RESPONSIBLE AGENCY DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS.
- ALL CODES AND STANDARDS SHALL BE THE MOST CURRENT EDITION AS OF THE DATE OF THE CALCULATIONS.
- THE DETAILS SHOWN ON THE DRAWINGS ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.
- CALCULATIONS ARE BASED UPON A COMPLETE STRUCTURE. SHOULD AN UNFINISHED STRUCTURE BE SUBJECTED TO LOADS THE E.O.R. SHOULD BE CONSULTED FOR AN INTERIM DESIGN.
- TEMPORARY SUPPORTS AND SHORING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAVE NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE CURE OF CONCRETE AND PLACEMENT OF PERMANENT SUPPORTING MEMBERS. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION MEANS AND METHODS. OBSERVATION PERFORMED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF CONTRACTOR UNDERSTANDS DESIGN INTENT CONVEYED IN THE CONTRACT DOCUMENTS.

PERMITS AND INSPECTIONS

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED BY THE LOCAL BUILDING OFFICIAL AND AS DESCRIBED IN THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF EROSION CONTROL MEASURES AND INSPECTIONS DURING AND AFTER RAIN EVENTS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48-HOURS BEFORE PLACEMENT OF REINFORCING STEEL AND CONCRETE SO THAT THE SUBGRADE OF EXCAVATIONS MAY BE INSPECTED BY THE GEOTECHNICAL ENGINEER.
- THE GEOTECHNICAL ENGINEER SHALL VERIFY BACKFILL MATERIAL AND BACKFILLING PROCEDURES AND PROVIDE SOIL COMPACTION TESTS WHEN NECESSARY.
- STRUCTURAL OBSERVATIONS SHALL BE PROVIDED BY THE ENGINEER OF RECORD OR THEIR AUTHORIZED REPRESENTATIVES IN ACCORDANCE WITH CBC 2016, SECTION 1710. STRUCTURAL OBSERVATION SHALL CONSIST OF SITE VISITS AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO OBSERVE CONSTRUCTION IN PROGRESS AND REVIEW OF TESTING AND INSPECTION REPORTS FOR GENERAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS RELATING TO THE STRUCTURAL WORK AND ANCHORAGE.
- SPECIAL INSPECTION IN ACCORDANCE WITH CBC 2016, SECTION 1704, SHALL BE REQUIRED AS INDICATED IN THE SPECIAL INSPECTION AND TESTING SCHEDULE ON THIS SHEET.

GENERAL MATERIAL NOTES

REINFORCING STEEL

- REINFORCING BARS SHALL BE ASTM A615-GRADE 60
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A18.5
- ARRANGEMENT AND DETAILING OF REINFORCING STEEL, INCLUDING BAR SUPPORTS AND SPACERS SHALL BE IN ACCORDANCE WITH THE LATEST ACI 315 DETAILING MANUAL.
- REINFORCING SHALL LAP IN ACCORDANCE WITH THE CONCRETE REINFORCEMENT SPLICE TABLE, UNLESS OTHERWISE SHOWN. WHEN BARS OF DIFFERENT SIZE LAB TO EACH OTHER SPLICE LENGTH FOR THE SMALLER BAR CAN BE USED. DOWELS SHALL HAVE THE SAME SIZE AND SPACING AS THAT OF THE REINFORCING STEEL THEY ARE SPLICED TO AND SHALL HAVE A MINIMUM LAP AS NOTED ABOVE. BAR SPLICES SHALL BE STAGGERED.
- HOOK REINFORCING BARS INTERRUPTED BY OPENINGS.
- DIMENSIONS OF REINFORCING ARE TO BAR CENTERLINES, UNLESS NOTED OTHERWISE. BAR COVER IS CLEAR DISTANCE BETWEEN THE BAR AND THE CONCRETE SURFACE.

CONCRETE

- CEMENT SHALL BE ASTM C150 TYPE V FOR ALL STRUCTURES. CONCRETE SHALL HAVE A MINIMUM 28DAY COMPRESSIVE STRENGTH(PSI) OF 2500 PSI OR AS PROVIDED ON THE STRUCTURAL DETAIL SHEET.
- CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-11 INCLUDING BAR BENDS AND HOOKS, UNLESS DETAILED OTHERWISE.

STRUCTURAL STEEL

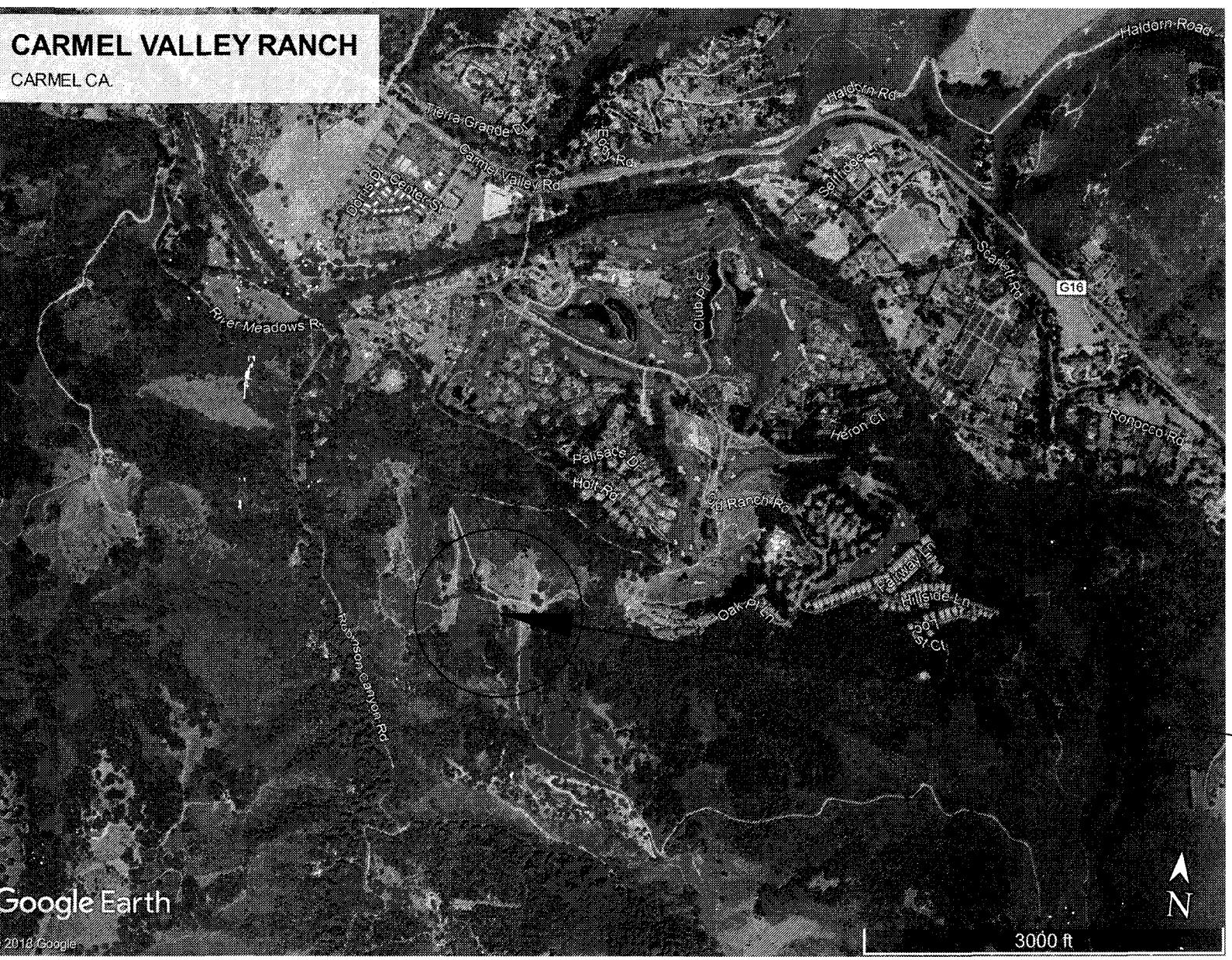
- UNLESS OTHERWISE NOTED, STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. W- AND WF- SHAPES SHALL CONFORM TO ASTM A992. PLATES CONNECTION TO W- AND WF- SHAPES SHALL CONFORM TO ASTM A572 GRADE 60.
- ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN CONFORMANCE WITH THE LATEST AISC SPECIFICATION PARTS 1 THRU 4 AND THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS".
- CONNECTIONS AND BOLTS SHALL CONFORM TO THE AISC ALLOWABLE STRESS DESIGN SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS. CONNECTIONS SHALL USE ASTM A325-X BOLTS UNLESS NOTED OTHERWISE. PROVIDE WASHERS AT ALL CONNECTIONS WITH OVERSIZED OR SHORT SLOTTED HOLES.
- WELD ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 E70XX ELECTRODES. WELDING SHALL BE DONE BY CERTIFIED WELDERS. WELDING SHALL USE ONLY APPROVED ELECTRODES. WELDING SHALL CONFORM TO THE PROVISIONS OF THE LATEST STRUCTURAL WELDING CODE (AWS D1.1).

- UNLESS NOTED OTHERWISE, STRUCTURAL STEEL COMPONENTS AND CONNECTIONS SHALL BE PAINTED OR PROTECTIVE COATED IN ACCORDANCE WITH THE SPECIFICATIONS.
- REINFORCEMENT SHALL BE PER ASTM A615 GRADE 60KSI, U.N.O.
- LAP REINFORCING A MINIMUM OF 40 BAR DIAMETERS AL ALL SPLICES, U.N.O.
- REINFORCEMENT COVER IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:

- 3"-CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
- 1-1/2" - CONCRETE EXPOSED TO EARTH OR WEATHER WITH #5 BARS OR SMALLER.
- 1-1/2" - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND, #11 BARS AND SMALLER.
- 1-1/2" - BEAMS, COLUMNS, AND PILASTER, COVER OVER TIES.
- 1-1/2" - CLEAR TO TOP FOR REINFORCEMENT IN SLABS ON GRADE.
- PROVIDE SLAB CONTROL JOINTS (SAW CUT OR PLASTIC INSERTS) AT 20' MAXIMUM SPACING, EACH WAY FOR 4" SLAB. JOIN DEPTH TO BE $\frac{1}{4}$ OF SLAB DEPTH.

SOIL AND FOUNDATIONS

- GEOTECHNICAL INVESTIGATIONS FOR DESIGN PURPOSES FOR THIS PROJECT WERE MADE BY EARTH SYSTEMS PACIFIC AND ARE DOCUMENTED IN THE REPORT DATED NOVEMBER 15,2017.
- IN ACCORDANCE WITH THE CBC CHAPTER 18 THE SOILS ARE CLASSIFIED GENERALLY AS CLAYEY SANDS WITH GRAVEL (SC).



PROJECT LOCATION
APN 416-522-020-000
EQUESTRIAN CENTER
OLD RANCH ROAD, CARMEL CA

SHEET INDEX

- C0.0 COVER SHEET
- C1.0 SITE PLAN
- C2.0 GRADING/DRAINAGE/STORMWATER NOTES
- C3.0 OVERALL SITE PLAN
- C4.0 ACCESS AND CALIFIRE COMPLIANCE

- A1.0 CONSTRUCTION DETAILS
- A1.1 HORSE BARN PLAN & PROFILE
- A1.2 HAY BARN CONSTRUCTION DETAILS
- A1.3 CONSTRUCTION DETAILS
- S0.1 STRUCTURAL GENERAL NOTES
- S0.2 GENERAL DETAILS
- S0.3 GENERAL DETAILS CONT.
- S0.4 GENERAL DETAILS CONT.
- S2.0 FOUNDATION PLAN & ROOF STRUCTURAL
- S3.1 STRUCTURAL FRAMING DETAILS

REVISIONS	BY:
APRIL 22, 2018	DAL
AUGUST 10, 2018	DAL

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ENGINEERING OBSERVATION

- E.O.R. TO OBSERVE ALL FOOTINGS, SLABS AND REINFORCEMENT PRIOR TO POURING CONCRETE IN THE CASE OF SOILS WAIVER BY E.O.R. E.O.R. TO OBSERVE ALL FOOTINGS PRIOR TO PLACEMENT OF REINFORCEMENT. WHERE SOILS REPORT EXISTS, GEOTECHNICAL ENGINEER TO OBSERVE ALL FOOTINGS PRIOR TO PLACEMENT OR REINFORCEMENT.
- E.O.R. TO OBSERVE ALL STRUCTURAL ELEMENTS OF FRAME PRIOR TO COVERING.
- E.O.R. TO BE CONTACTED WITH ANY INCONSISTENCIES OR FIELD CHANGES.
- ALL EXCAVATIONS FOR FOUNDATION ELEMENTS TO BE APPROVED AND INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO FORMING OR PLACING REINFORCING STEEL, ALL REINFORCING STEEL TO BE OBSERVED BY E.O.R. BEFORE POURING CONCRETE.

REMOVED
NO SPECIAL INSPECTION
REQUIRED

ABBREVIATIONS:

ADDL	HIGH-STRENGTH BOLT	HGB	TOP OF	T.O.
ALT	HORIZONTAL INFORMATION	HORIZ	TS	TS
ANCHOR BOLT	TRIMMER	INFO	TRMR	TRMR
APPROX	UNIFORM BUILDING CODE	ID	UBC	UBC
AT	UNLESS NOTED OTHERWISE	INT	UNO	UNO
BT	VERIFY IN FIELD	IF	VIF	VIF
BTM	VERTICAL	KD	VERT	VERT
BLK	KING STUD	KING	KING	KING
B/S	LAMINATED VENEER LUMBER	LVL	LS	LS
BOT	LIGHT	LT	LSF	LSF
B.N.	LIVE LOAD	LL	LSW	LSW
BLDG	LONG	LG	LWM	LWM
CANT	LONG LEG HORIZONTAL	LLH	W/	W/
CB	LONG LEG VERTICAL	LLV	O/	O/
CEIL	MACHINING BOLT	MB	PSL	PSL
CEILING	MALLEABLE IRON WASHER	MHW	PP	PP
CENTRINE	MANUFACTURER	MFR	PP/	PP/
CHANNEL	MAXIMUM	MAX	PT	PT
CLEAR	MECHANICAL	MCH	PT/	PT/
COLUMN	MICRO-LAM (BY TRUS JST)	ML	PT/	PT/
COMPLETE PENETRATION	MINIMUM	MIN	PT/	PT/
CONCRETE	MISCELLANEOUS	MISC	PT/	PT/
CONCRETE MASONRY UNIT	NEW	(N)	PT/	PT/
CONTINUOUS	NOT IN CONTRACT	NIC	PT/	PT/
CONTRO	NOT TO SCALE	NTS	PT/	PT/
CONTRO JNT	NOT TO SCALE	NTS	PT/	PT/
CONCRETE MASONRY JOINT	ON CONTRACT	NTC	PT/	PT/
COUNTERSINK	ON CONTRACTORS	NTC	PT/	PT/
DEAD LOAD	ONE SIDE	OS	PT/	PT/
DETAIL	OPPOSITE	OPP	PT/	PT/
DIA	OPPOSITE HAND	OH	PT/	PT/
DIM	OUTSIDE DIAMETER	OD	PT/	PT/
DO	OVER	O/	PT/	PT/
DJ	ORIGINAL STRAND BOARD	OSB	PT/	PT/
DBL	PARALLEL (BY TRUS JST)	PT/	PT/	PT/
DFT	PARTIAL	PP	PP	PP
DNG	PENETRATION	PP	PP	PP
EA	PENETRATION	PP	PP	PP
EE	PLATE	PSI	PSI	PSI
ES	FLYWOOD	PSF	PSF	PSF
EN	FOLDS PER SQUARE FOOT	PSF	PSF	PSF
E.O.R.	FOLDS PER SQUARE INCH	PSI	PSI	PSI
EQU	POWER DRIVEN FASTENER	PDF	PDF	PDF
EQUED	PRESSURE TREATED OR PRESERVE TREATED	PT	PT	PT
EQ	PROPERTY LINE	PL	PL	PL
EXT	RADIUS	R	R	R
F.C.	REDWOOD	RWD	RWD	RWD
F.O.M.	REFERENCE	REF	REF	REF
F.S.	ROSEBORG MFG. TIMBER	RMT	RMT	RMT
F.S.	SCHEDULE	SCHED	SCHED	SCHED
F.N.	SEE ARCHITECTURAL DWGS	SAD	SAD	SAD
F.S.	SEE MECHANICAL DWGS	SMO	SMO	SMO
F.S.	SELVAGE	STS	STS	STS
F.N.	SHEAR WALL	SW	SW	SW
F.R.	SIMILAR	SM	SM	SM
FTG	SLAB ON GRADE	SOG	SOG	SOG
FFP	SOLID BLOCK	SB	SB	SB
FDN	SPECIFICATION	SPEC	SPEC	SPEC
GA	SQUARE	SG	SG	SG
GALV	STANDARD	STD	STD	STD
GALV	STEEL	STL	STL	STL
GALV	SYMMETRICAL	THRD	THRD	THRD
GALV	THREADED	TN	TN	TN
GALV	TOE NAIL	TG	TG	TG
GALV	TONGUE & GROOVE	TG	TG	TG
GALV	TOP & BOTTOM	T&B	T&B	T&B
GALV	TOP OF	T.O.	T.O.	T.O.

CODE ENFORCEMENT
VIOLATION 18CE00047

0 1/2 1 2
THIS BAR IS 2 INCHES AT FULL SCALE. IF NOT 2 INCHES, THEN SCALE ACCORDINGLY.



SITE PLAN

REVISIONS	BY:
APRIL 22, 2018	DAL
AUGUST 10, 2018	DAL

REVISIONS - APRIL 22, 2018

- 1) Entry Arch Location Identified (SEE SHEET C3.0 FOR SITE DISTANCE)
- 2) Note specifying limits of disturbance. This line is not a property boundary.
- E) Existing Structures (ie: Small storage, animal coops, tack sheds, and feed storage)

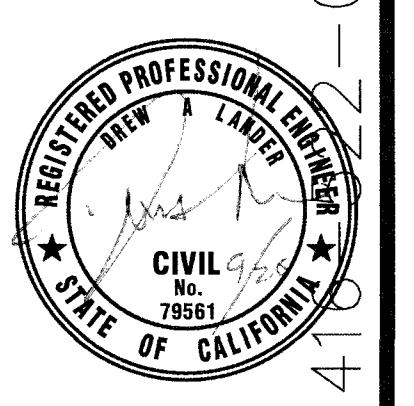
P) Proposed Structures (#1 Horse Stable, #2 Hay Barn, #3 Entry Arch)

REVISIONS - August 10, 2018

3) Updated sheet numbers to correct callouts.

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APN: 410-22-010

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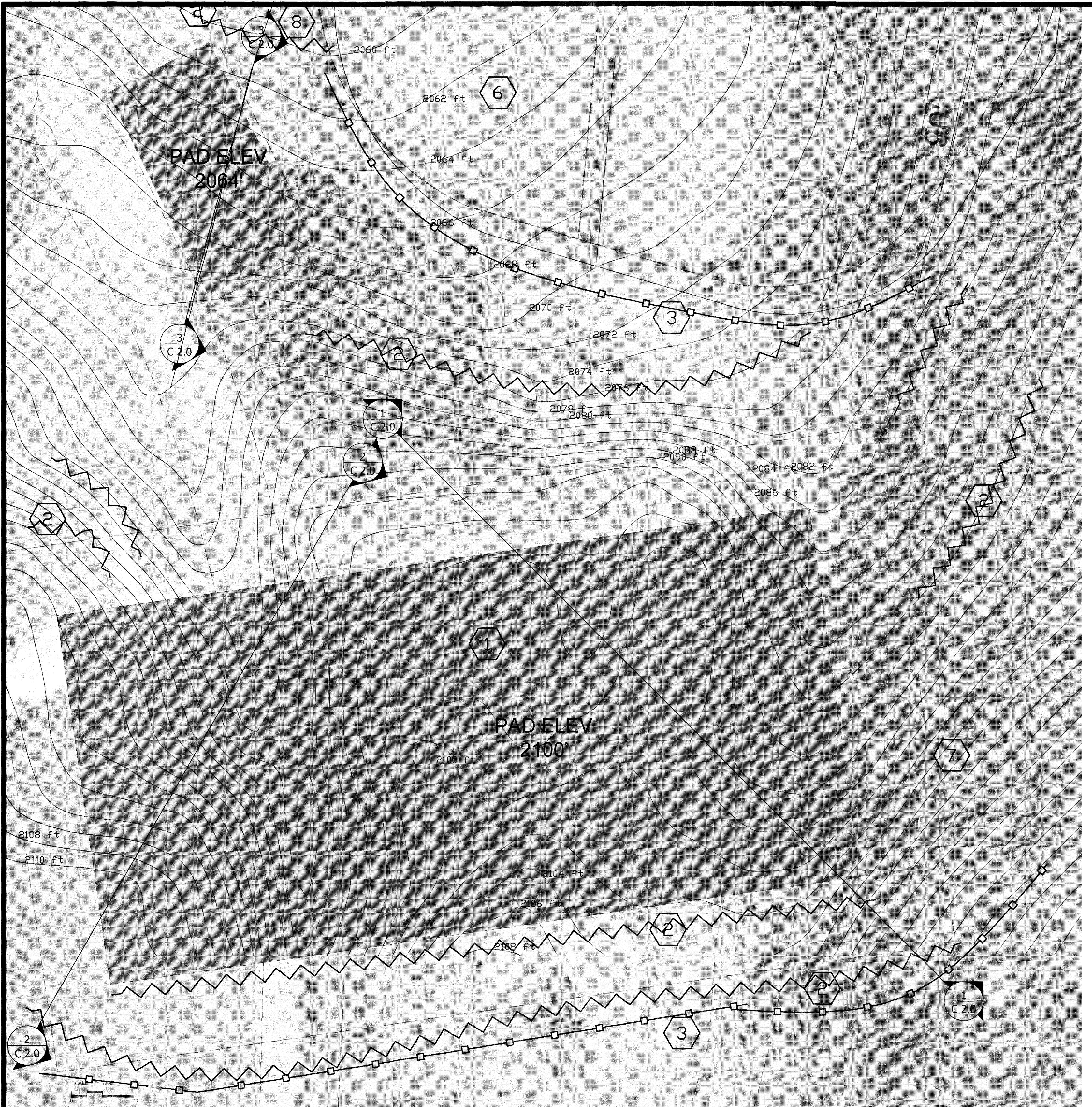
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SHEET
C1.0

REFERENCE NOTES

- 1) Stalls. See Sheet A-1.1
- 2) Existing Chain to Human
- 3) Entry Gate. See [6/A 1.3](#)
- 4) Portable Restroom: By Owner
- 5) Handwash Station
- 6) Sign: "Non Potable Water Not for Drinking". Cut out rusted steel panel.
- 7) Hose Bib
- 8) Milking Shed: 250 sf Truss Package by California Custom Shed. Install on 4' concrete pad.
- 9) Hay Barn: See Sheet A-1.2
- 10) Wood Fence at Pasture: to match existing 5' high 4 rail fence
- 11) Wood Fence at Arena
- 12) Wood Fence at Round Pen
- 13) Existing Wood Fencing: Replace all chewed fence boards with material to match existing at Mounting Corral, Corral and Pasture.
- 14) Horse Show Pit
- 15) Bean Bag Toss
- 16) Screen Fence at Restrooms: 6' high. Similar to
- 17) Horse Wash Rack
- 18) Existing Wire Fence: to remain
- 19) Realign road to get min. 10' separation between drive and Hay Barn - as determined in field.

GENERAL NOTES

1. Contractor to restore access road to hill top at the completion of construction. Road repair includes Asphalt drive through vineyard lawn, concrete golf cart path and base rock hilltop road. Road repairs to be done with matching materials and sections to adjacent paving.
2. Contractor to field verify all dimensions and conform to actual field dimensions as determined during construction.
3. Contractor to verify pipe invert and coverage in field.



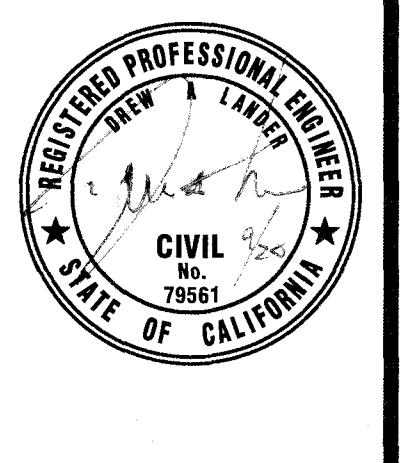
GEOTECHNICAL NOTES:

- 1 - GRADING SHALL CONFORM TO THOSE RECOMMENDATIONS FOUND IN THE GEOTECHNICAL REPORT PREPARED BY GRICE ENGINEERING INC. AND DATED MARCH 11, 2018
- 2 - EARTHWORK SHALL BE INSPECTED AND OBSERVED BY THE GEOTECHNICAL ENGINEER OF RECORD AT REGULAR INTERVALS DURING CONSTRUCTION.

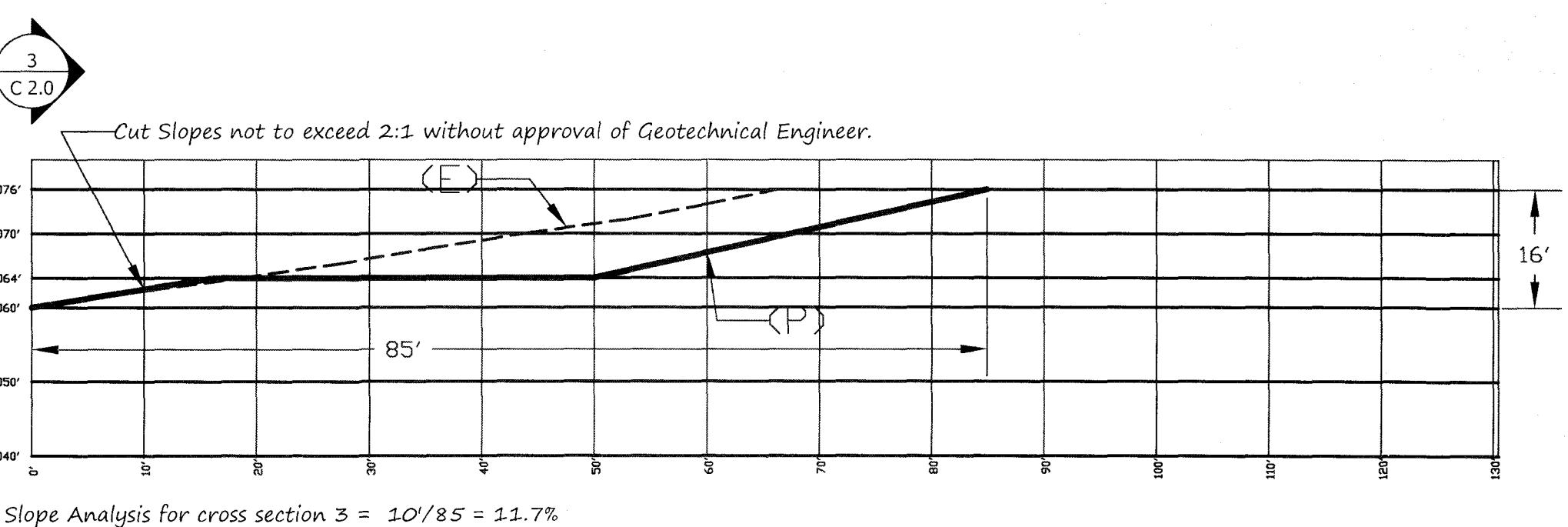
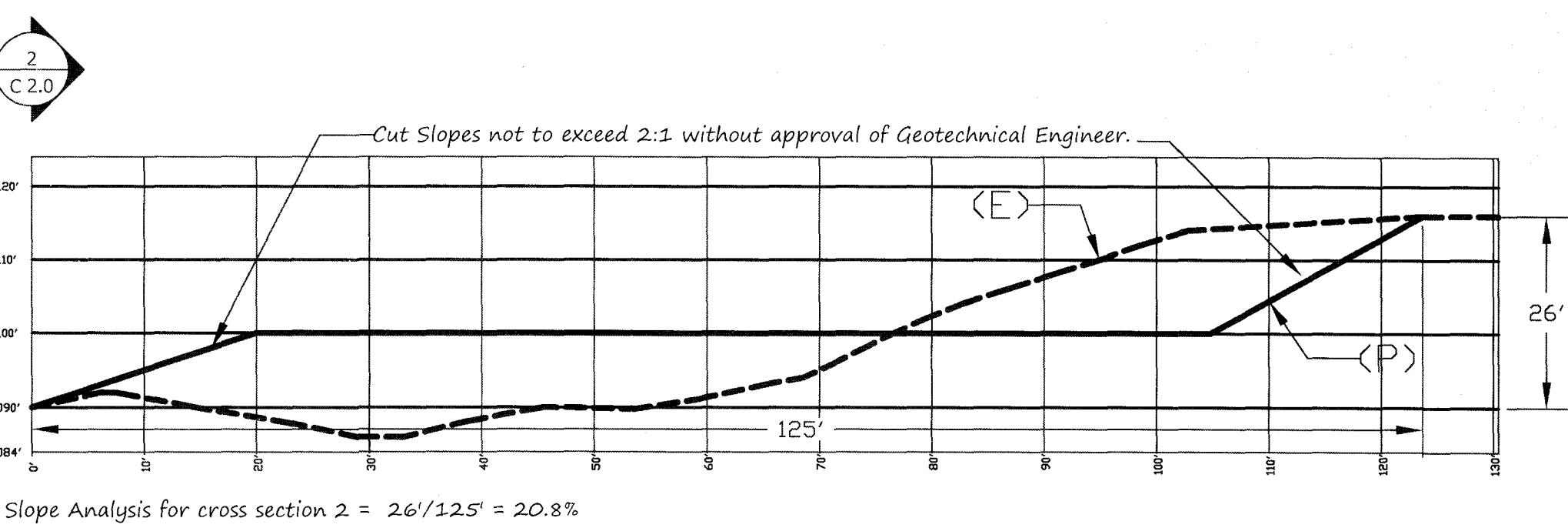
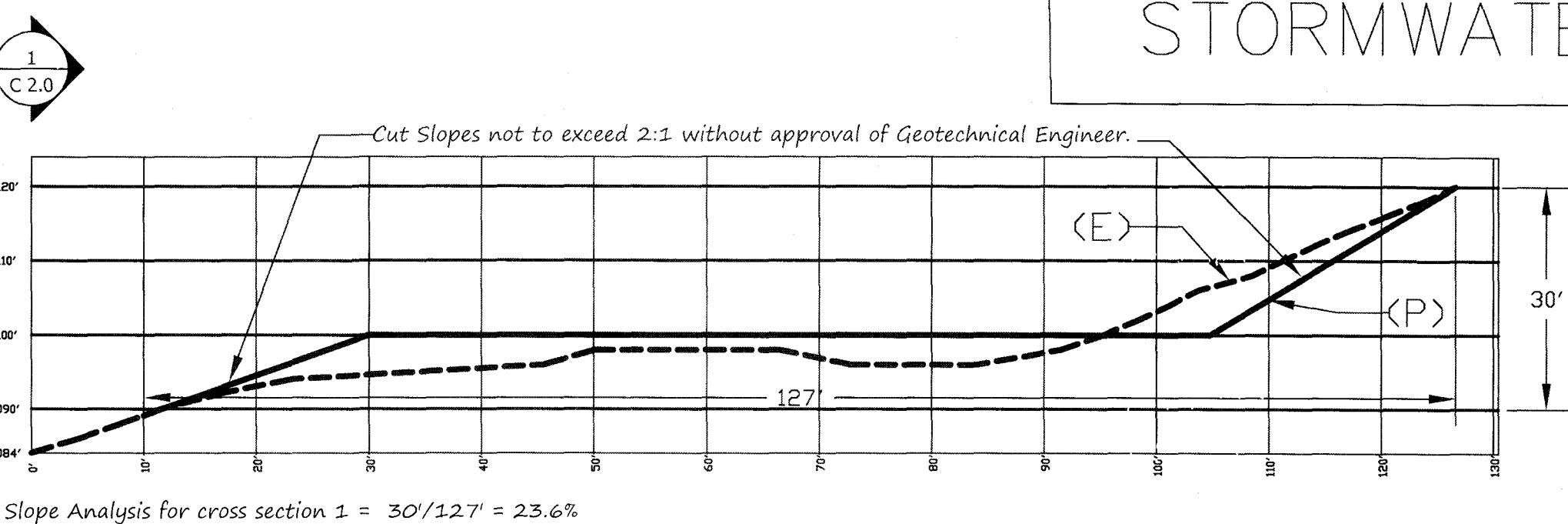
GRADING/DRAINAGE STORMWATER NOTES

REVISIONS	BY:
APRIL 22, 2018	DAL
AUGUST 10, 2018	DAL

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LEGEND:

- 1 - AREA TO INCLUDE SUB-SURFACE DRAINAGE
- 2 - 8" DIA STRAW FIBER ROLLS - SEE CASQA SE-5 FOR PROPER INSTALLATION.
- 3 - 12" TALL SILL FENCE TO BE INSTALLED TO PREVENT RUN ON. TO BE USED ONLY FOR PREVENTION OF DEBRIS AND SEDIMENTS FROM ENTERING DISTURBED AREAS. FIBER ROLL SHALL BE INSTALLED AT BASE OF SILT FENCE TO PREVENT SCOUR.
- 4 - FLAT LOT STABILIZATION MEASURES TO BE IMPLEMENTED IMMEDIATELY AFTER DISTURBED AREAS ARE INACTIVE.
- 5 - CONSTRUCTION ENTRANCE SHALL BE PROVIDED FOR ALL VEHICLES ENTERING AND LEAVING PAVED AREA.
- 6 - MATERIAL STAGING AREA.
- 7 - CONCRETE WASH BASIN
- 8 - 6" DIA MIN WASHED DRAIN ROCK FLOW DISSIPATOR
- 9 - PORTABLE TOILET LOCATION TO HAVE SECONDARY SPILL CONTAINMENT AND SHALL BE ANCHORED FIRMLY IN PLACE DURING CONSTRUCTION.

NOTES:

EROSION CONTROL MEASURES ILLUSTRATED ON THIS PLAN ARE TO BE CONSIDERED THE MINIMUM NECESSARY TO PROVIDE STORMWATER POLLUTION PREVENTION DURING CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AND AS SITE CONDITIONS CHANGE.

MAX AREA OF DISTURBANCE - 37,500 SQFT
EXISTING SLOPES RANGING FROM 1% TO 2.5%.

- 1) THIS PLAN SHALL BE IMPLEMENTED PRIOR TO ANY PREDICTED RAIN EVENT OF 40% OR GREATER OR PRIOR TO OCTOBER 1 - APRIL 15.
- 2) INSTALLATION OF EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES (CASQA - WWW.CABMPHANDBOOKS.COM) OR AS DIRECTED BY COUNTY STAFF.
- 3) ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE INSTRUCTED IN SITE MANAGEMENT FOR STORMWATER PROTECTION.
- 4) SEDIMENT OR UNCONTROLLED STORMWATER DISCHARGE SHALL NOT OCCUR FROM THE CONSTRUCTION SITE.
- 5) STOCKPILES OF SOIL, GRAVEL, SAND OR DEBRIS SHALL BE COVERED WHEN NOT IN USE AND PRIOR TO ANY RAINFALL.
- 6) SPILL PROTECTIONS SHALL BE PROVIDED DURING THE REFUELING OF ANY CONSTRUCTION EQUIPMENT ON SITE.
- 7) CONSTRUCTION SITE DISTURBANCES OVER 1 ACRE SHALL OBTAIN ADDITIONAL COUNTY AND STATE PERMITTING.
- 8) THE LICENSED CONTRACTOR OR SUBCONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND COMPLYING WITH COUNTY CODES AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE OWNER OF ANY POTENTIAL STORMWATER VIOLATIONS.
- 9) STORMDRAINS AND DRAINAGE SWALES OR DITCHES MUST BE PROTECTED FROM SEDIMENT LOADS. AS SITE CONDITIONS CHANGE ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED.

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REVISIONS	BY:
APRIL 22, 2018	DAL
AUGUST 10, 2018	DAL

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CARMEL, CA 93923
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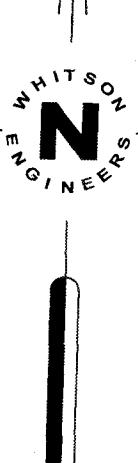
APN: 416-522-020-000

200 0 200 400 600 Feet
SCALE: 1" = 200'

**CARMEL VALLEY RANCH
ALTA / ACSM LAND TITLE SURVEY**

A PORTION OF LOT 14 AS SHOWN IN VOLUME 1 SURVEYS AT PAGE 67
THE WELL PARCEL, ALSO SHOWN ON THE LOT 14 SURVEY IN VOLUME 14, CITIES
AND TOWNS AT PAGE 23
LOTS 4, 7, 10, 11, 12, AND A PORTION OF LOTS 1, 2, 6, 8, 9 AS SHOWN
ON TRACT 849 IN VOLUME 14, CITIES AND TOWNS AT PAGE 84
IN THE RECORDS OF MONTEREY COUNTY, CALIFORNIA

BUILDING DECK	PROPERTY LINE
RETAINING WALLS	EASEMENT
ROAD SIGN	CENTERLINE
UTILITY POLE	EDGE OF PAVEMENT
POLE ANCHOR AND GUY WIRE	DIRT ROAD
LIGHT	WATER FEATURE
UTILITY MANHOLE	GUARD RAIL
POST / POLE / FACILITY	FENCE
FOUND MONUMENT AS NOTED	SANITARY SEWER LINE
BRASS DISK LS 6332	WATER LINE
3/4" IRON PIPE WITH PLASTIC PLUG ILLEGIBLE	STORM DRAIN LINE
3/4" IRON PIPE LS 4379	OVERHEAD UTILITY
NAIL AND TAG IN MONUMENT WELL LS 4172	STRUCTURE AT GROUND LEVEL (WITHIN SUBJECT PROPERTY)
1" IRON PIPE WITH PLASTIC PLUG AND NAIL MONTEREY COUNTY DPW	ROOF LINE
REFERENCE TO EXCEPTIONS AND EXCLUSIONS LISTED IN THE TITLE REPORT	LOT OF INTEREST



OVERALL SITE PLAN
C3.0



ACCESS AND CALFIRE COMPLIANCE

REVISIONS	BY:
AUGUST 10, 2018	DAL

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NOTES:

ACCESS IS PROVIDED FOR EMERGENCY VEHICLES, EMPLOYEE BUSINESS AND DELIVERIES ONLY. AVERAGE VEHICLE TRIPS/DAY SHALL NOT EXCEED 16.

- ROAD SURFACE SHALL BE ALL WEATHER WITH A MINIMUM 5" CL 2 AB OR EQUIVALENT.
- ACCESS ROADWAY STRUCTURAL CROSS SECTION SHALL SUPPORT A 40,000LB VEHICLE.
- ACCESS SHALL BE A MINIMUM OF 12FT IN DRIVABLE WIDTH.
- VEGETATION MANAGEMENT SHALL OCCUR 15 FT ON EACH SIDE OF THE ACCESS DRIVEWAY. MANAGEMENT SHALL INCLUDE THE REMOVAL OF UNDER-STORY FUELS AND DEAD TREES AND GRASSES.
- TRAVEL WAY SHALL BE KEEP CLEAR TO A HEIGHT OF 15FT ABOVE THE ROADWAY SURFACE. THIS INCLUDES THE TRIMMING OF ALL BRANCHES ABOVE THE ROADWAY.
- EXISTING (E) VEHICLE TURNOUTS HAVE BEEN NOTED. THE AREAS NOTED PROVIDE A 20 FOOT WIDE AREA FOR VEHICLE PASSING.
- EXISTING (E) VEHICLE TURNAROUNDS MEET THE STANDARD DIMENSIONS FOR A 55' HAMMER HEAD TURNING AREA.
- EXISTING WRF HYDRANT IS SUPPLIED BY 10,000GAL WATER STORAGE TANK FED BY A 3" STEEL SERVICE LINE. AN ADJACENT WELL IS USED TO MAINTAIN THE LEVEL OF THE TANK.
- NEW (N) STRUCTURES ARE CONSTRUCTED PER THE WILDLAND-URBAN INTERFACE STANDARDS AND ROOF MATERIAL SHALL BE CORRUGATED METAL. NO FIRE SPRINKLERS ARE PROPOSED.

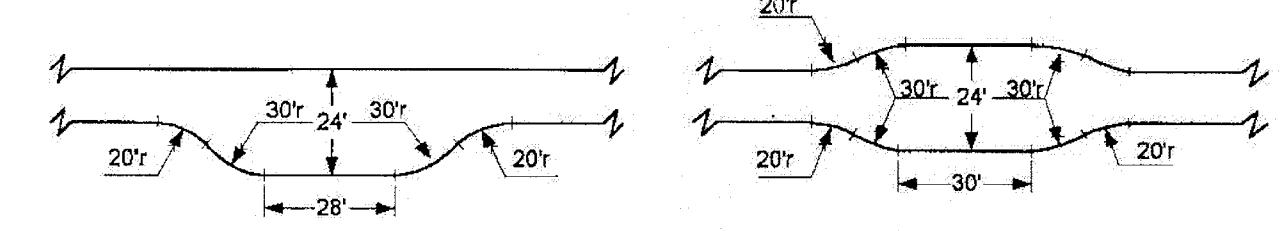
PLAN REVIEW 5/30/2018

COMMENT RESPONSES

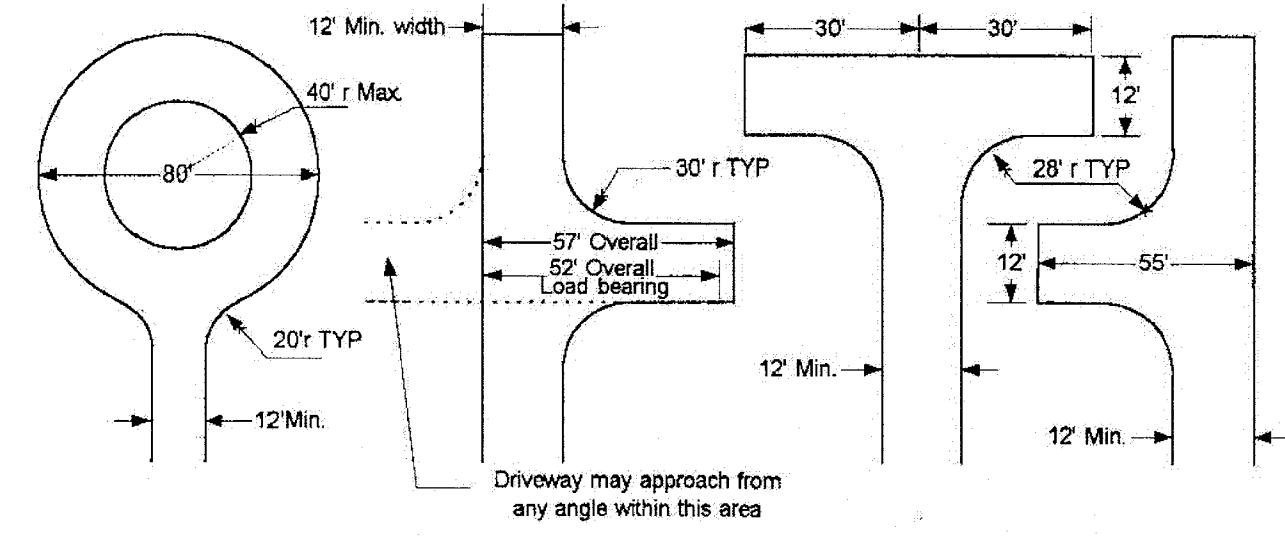
MC Fire :

- PLANS HAVE BEEN REVIEWED TO COMPLY WITH CRC SECTION R327.
- A) ROOF MATERIAL IS CLASS A (CORRUGATED STEEL). ROOF GUTTERS SHALL BE STEEL WITH STEEL $\frac{1}{2}$ SQUARE SCREEN.
- B) NO ROOF VENTING IS REQUIRED, OPEN RAFTER SHADE STRUCTURE.
- C) ROOF COVERING DOES NOT HAVE ENCLOSED ATTIC SPACE, SPRINKLERS ARE NOT PROPOSED.
- D) NO EXTERIOR WALLS ARE PROPOSED.
- E) IF EXTERIOR WALLS ARE REQUIRED FOR SHADE OF ANIMALS THEY WILL BE FIRE RESISTANT MATERIAL.
- F) ALL CONSTRUCTION IS 2X LUMBER OR LARGER SOLID WOOD.
- G) NO EXTERIOR GLAZING IS PROPOSED.
- H) DOORS SHALL BE SOLID CORE WOOD IF USED. AT THIS TIME NO DOORS ARE PROPOSED.
- I) STRUCTURE IS NOT INTENDED FOR CONTINUOUS HUMAN OCCUPATION. THE BUILDING SERVES AS A SHADE STRUCTURE FOR ANIMALS.

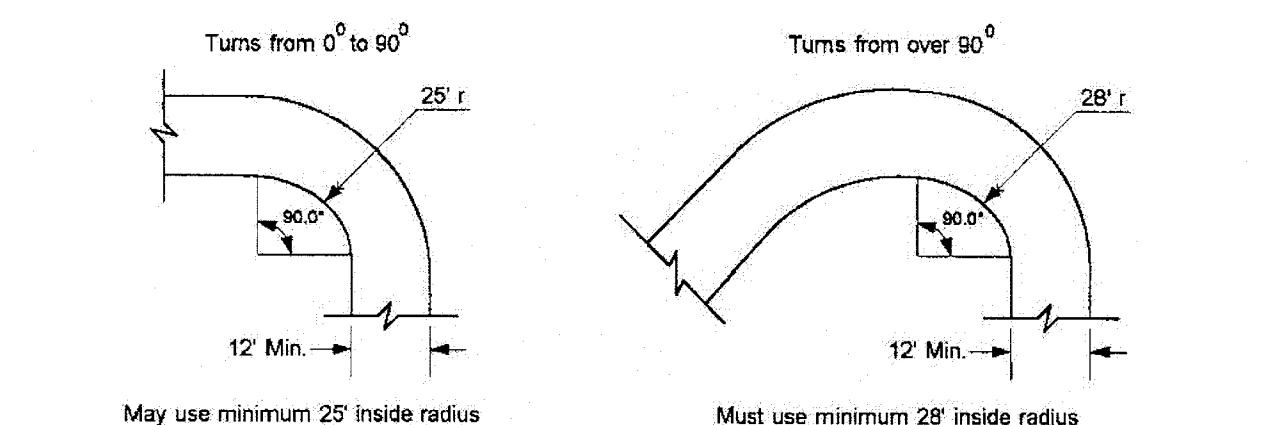
EXAMPLE A Driveway Turnouts Form # 1 (MCFPOA) Revised 1/30/97



EXAMPLE B Driveway / Road Turnaround

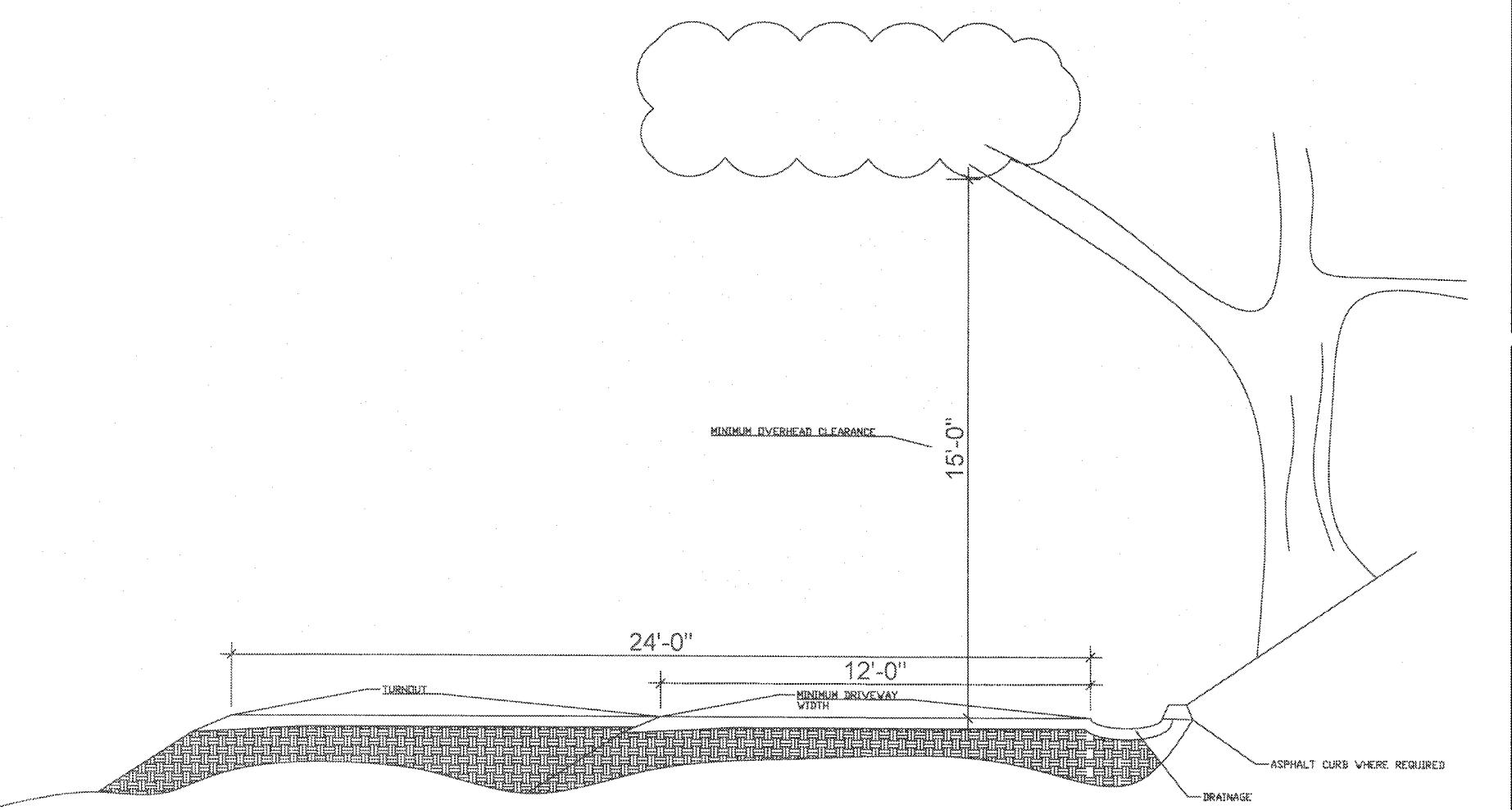


EXAMPLE C Driveway Turning Radii



The local fire jurisdiction will consider designs other than those shown above.

DRIVEWAY CLEARANCE



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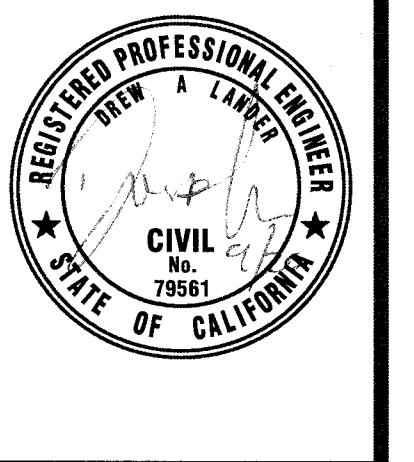
CONSTRUCTION DETAILS

REVISIONS	BY:

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SEASIDE, CA 93955
831-915-9124 Ph.
831-915-9142 F.

SHARP ENGINEERING AND CONSTRUCTION

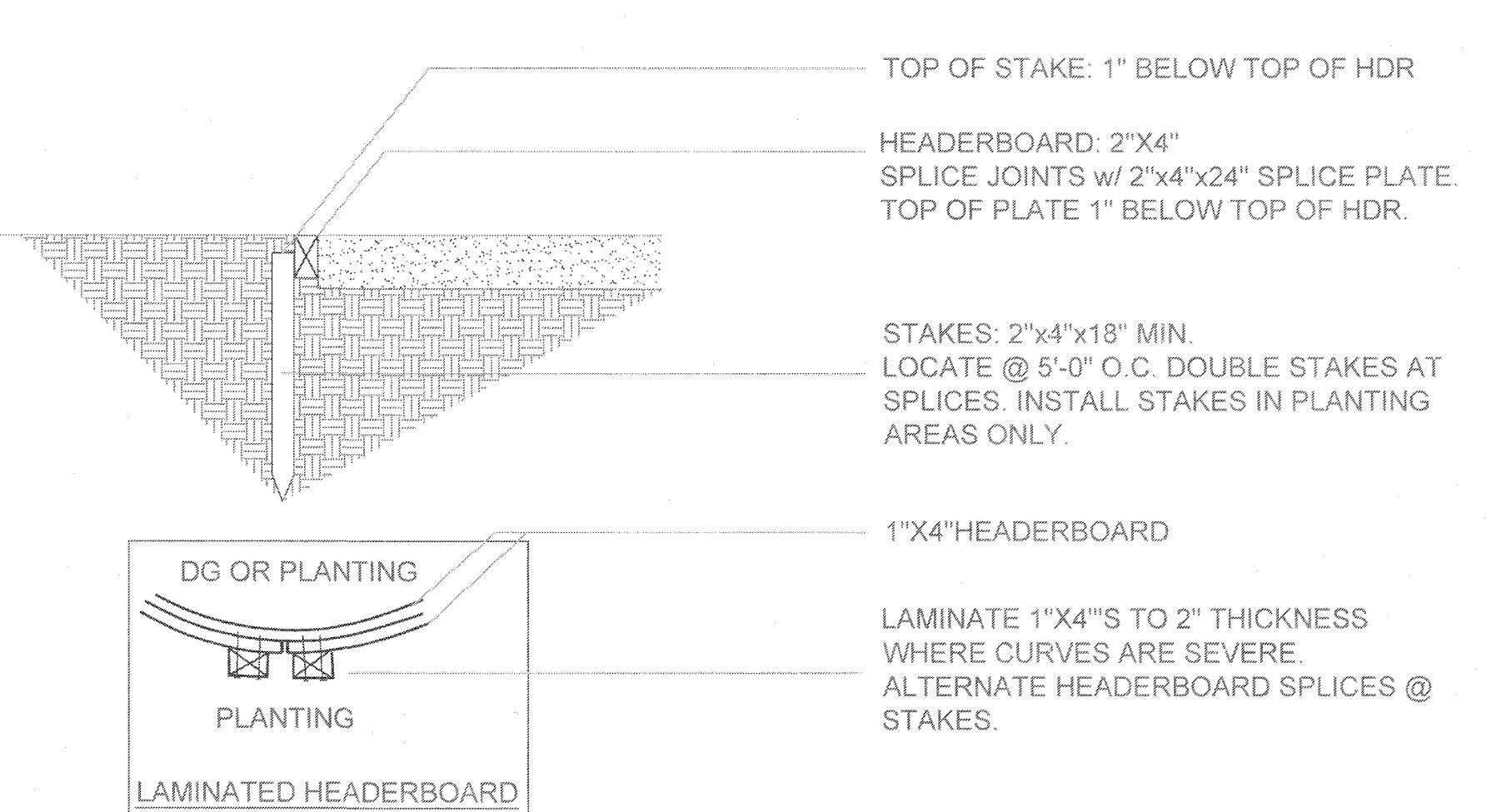
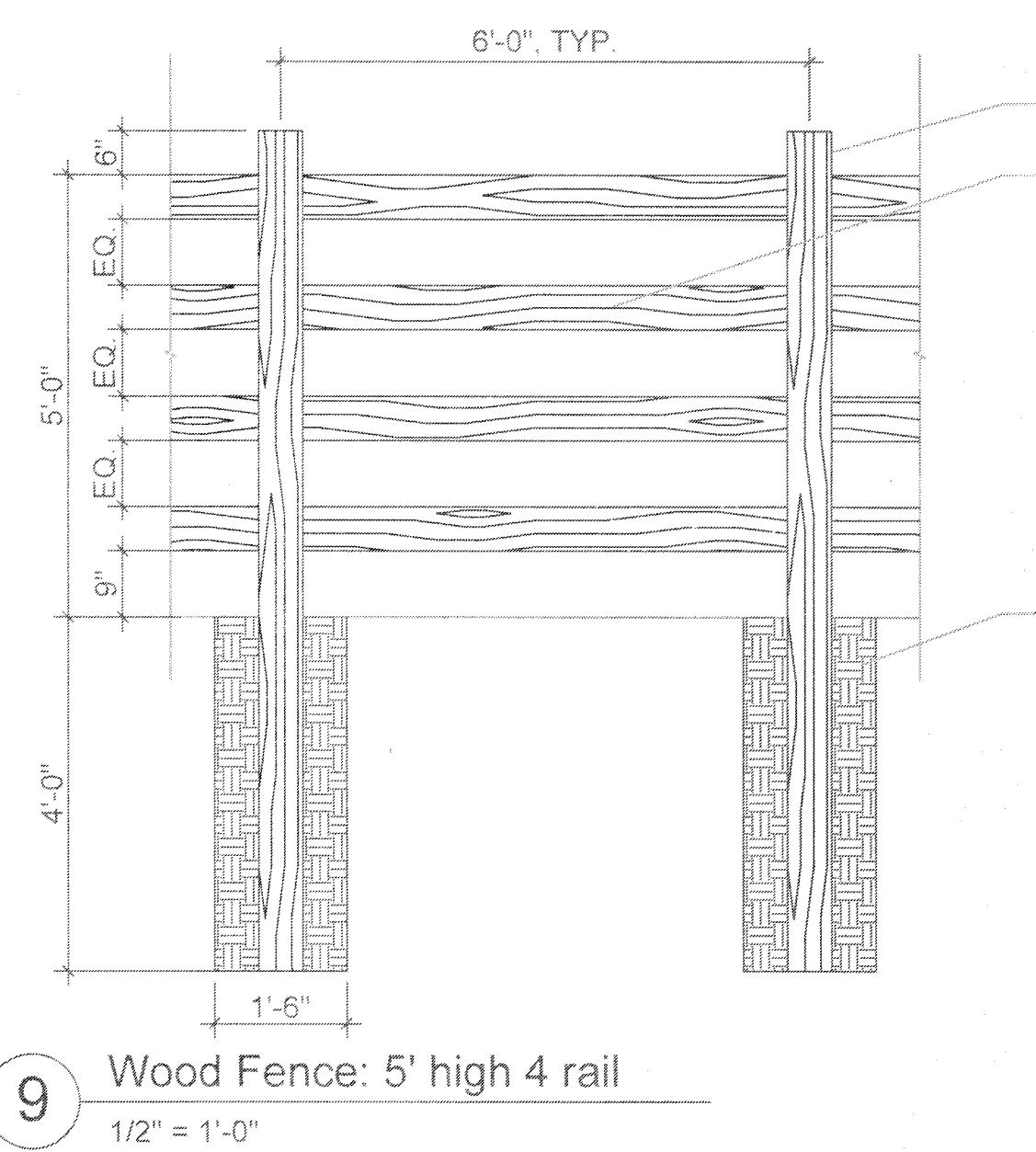
SHARP
Engineering and Construction



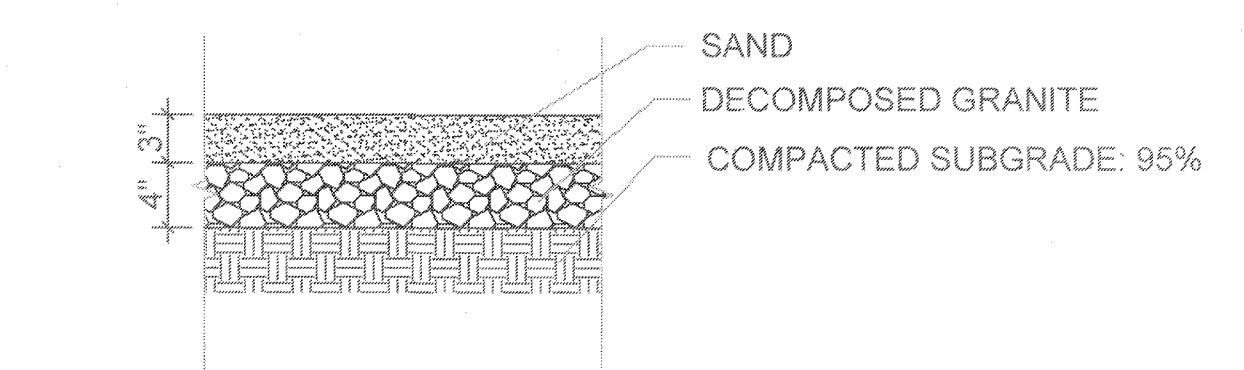
CVR EQUESTRIAN
CENTER
ONE OLD RANCH ROAD
CARMEL, CA 93923
APN: 416-522-020-000

DRAWN
DAL
CHECKED
DATE
08/10/2018
SCALE
AS SHOWN
JOB
2018-002
SHEET

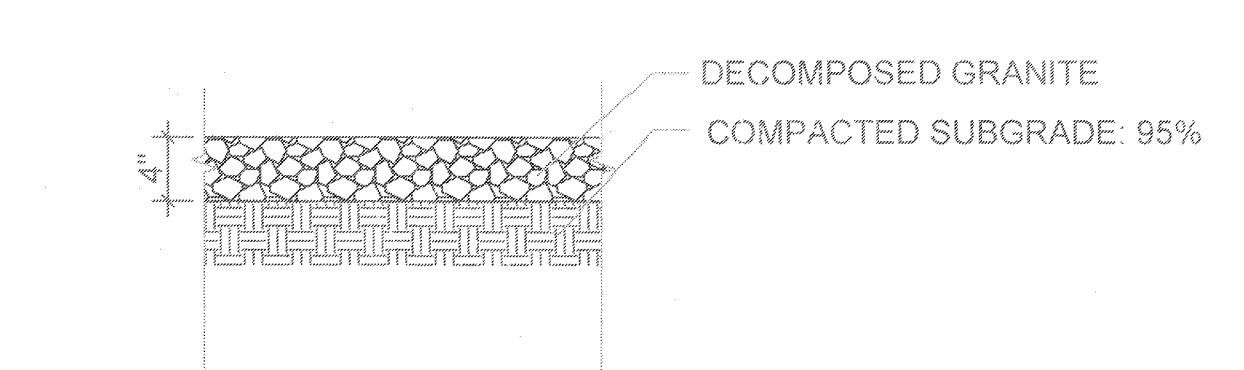
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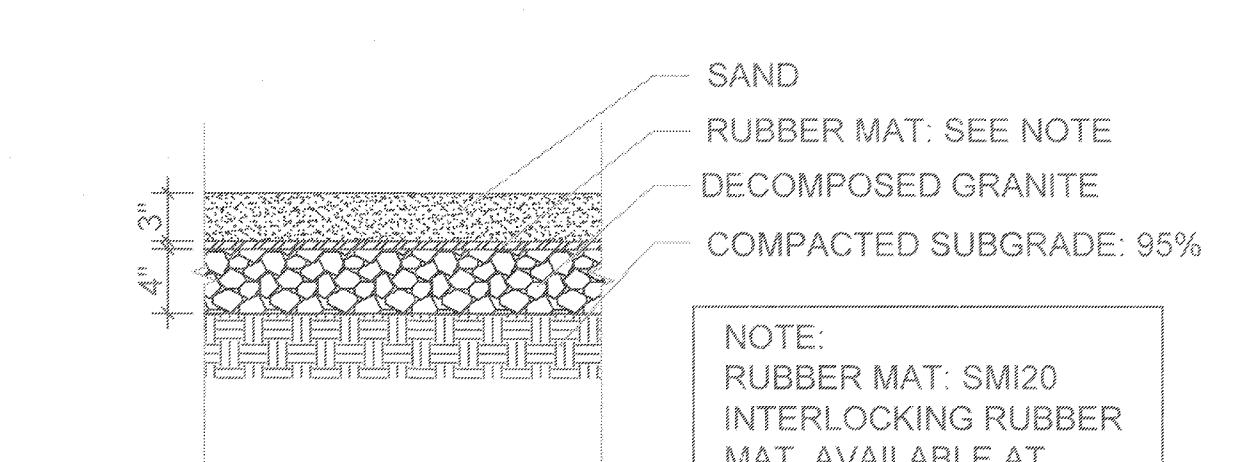
⑨ Wood Fence: 5' high 4 rail
1/2" = 1'-0"



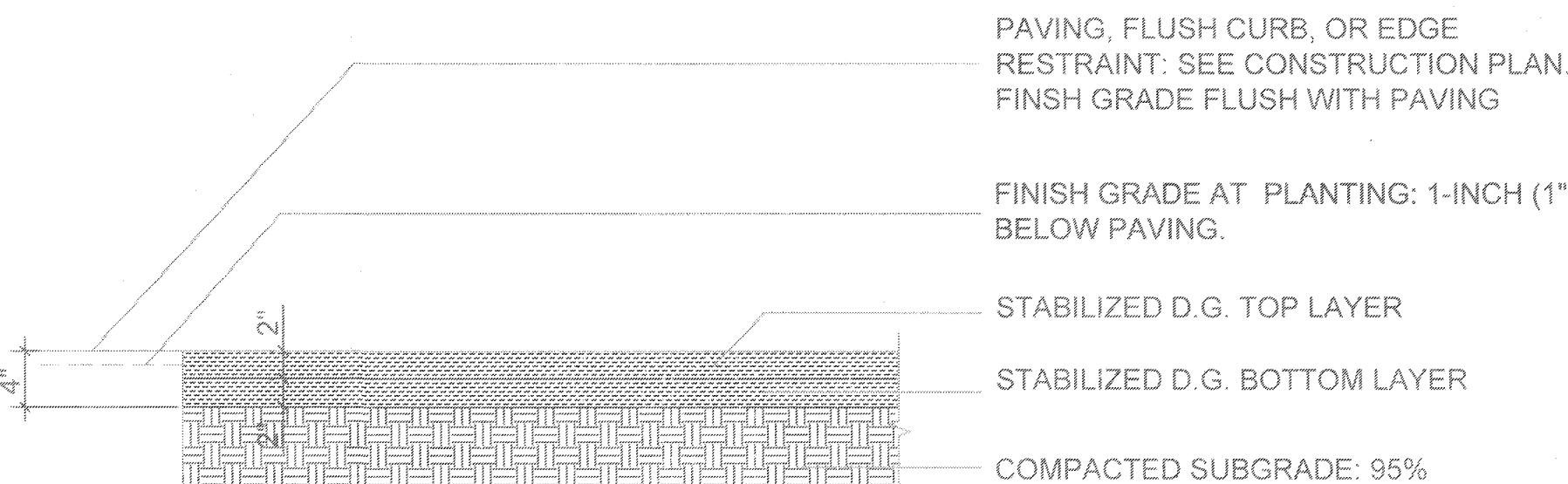
⑦ Footing at Round Pen/ Arena
1" = 1'-0"



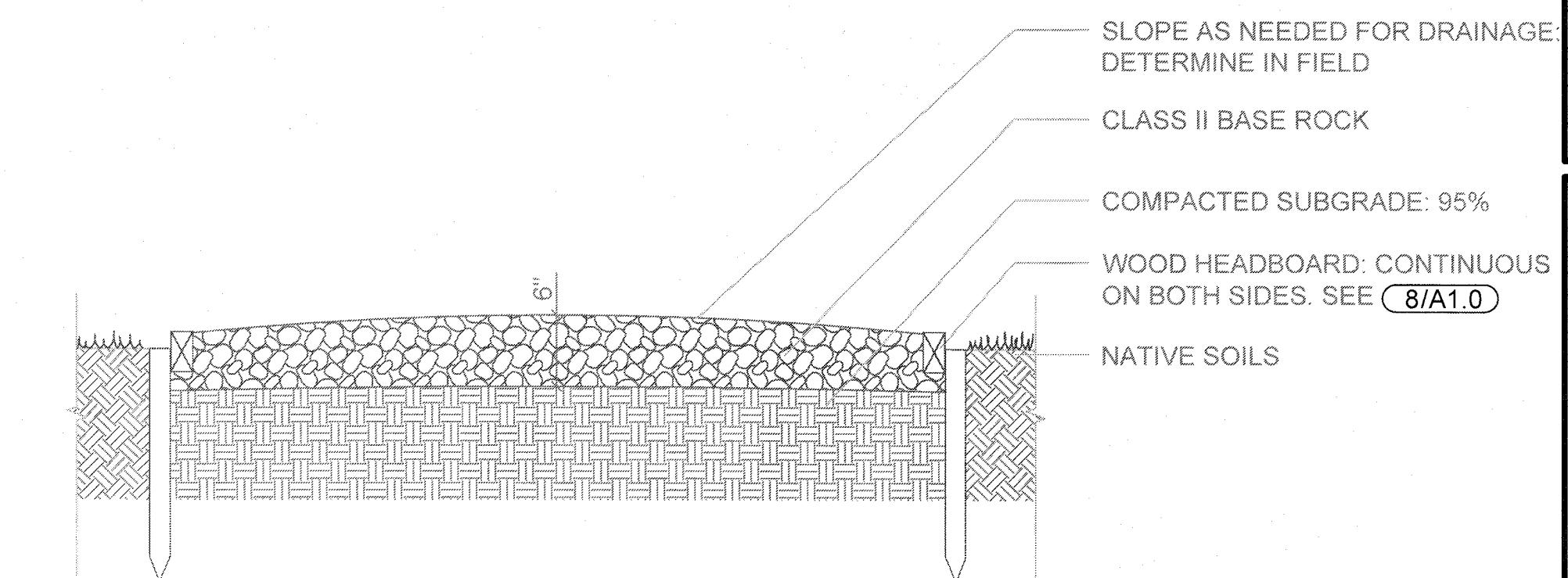
⑥ Footing at Corral/ Mounting Corral
1" = 1'-0"



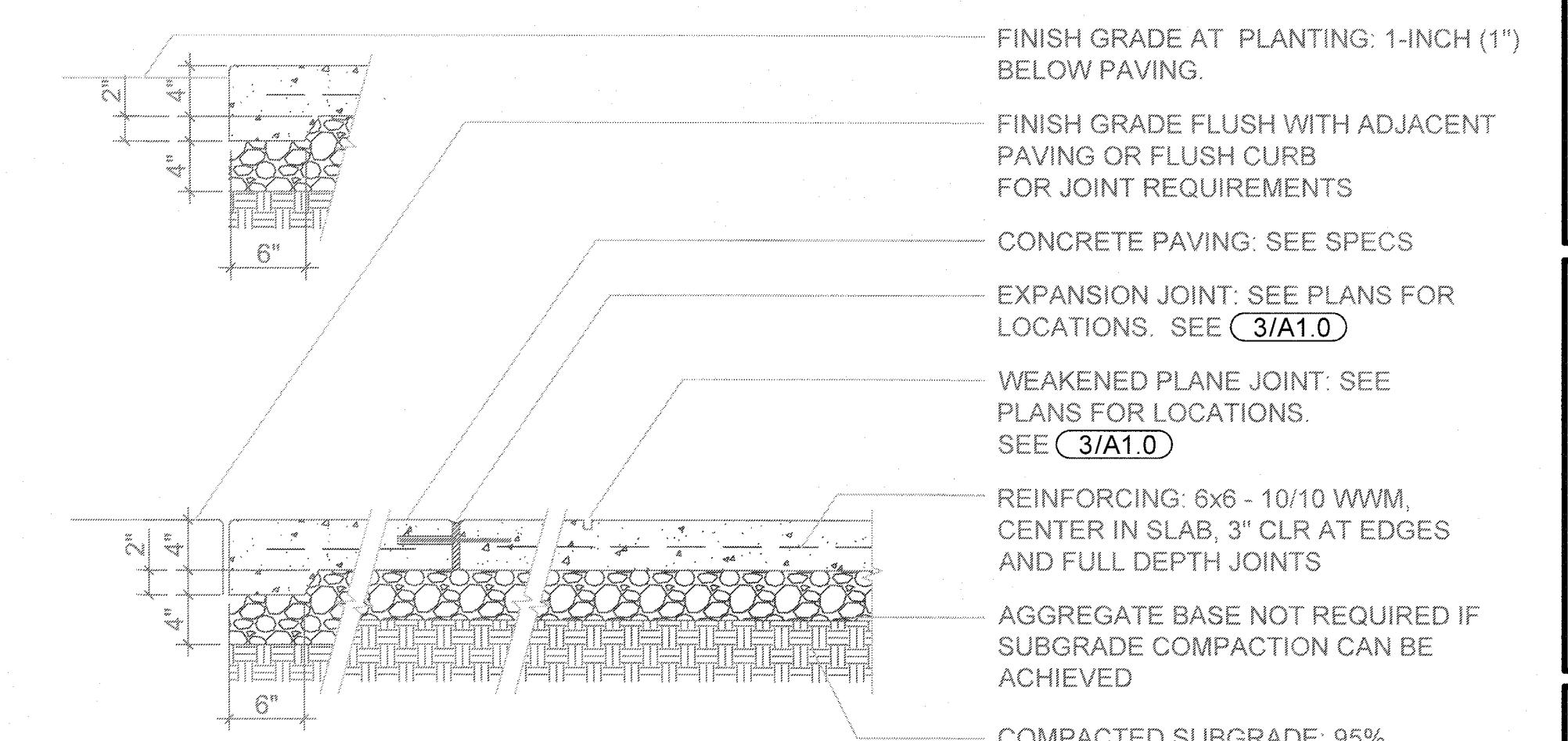
⑤ Footing at Stalls
1" = 1'-0"



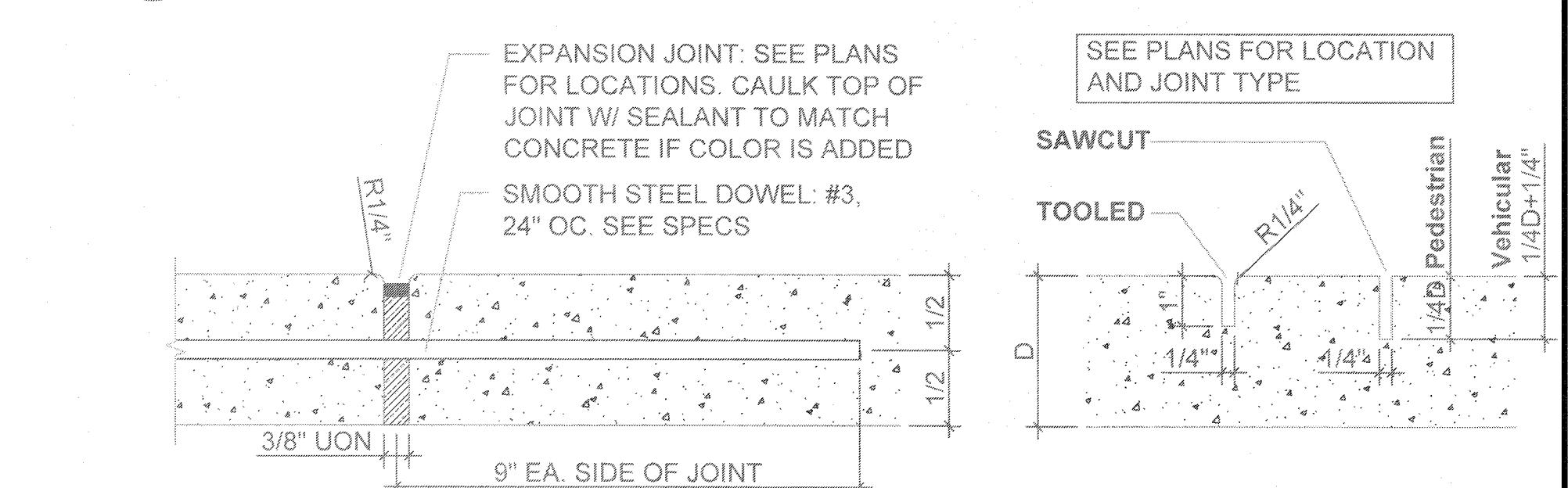
④ Stabilized Decomposed Granite (DG)
1" = 1'-0"



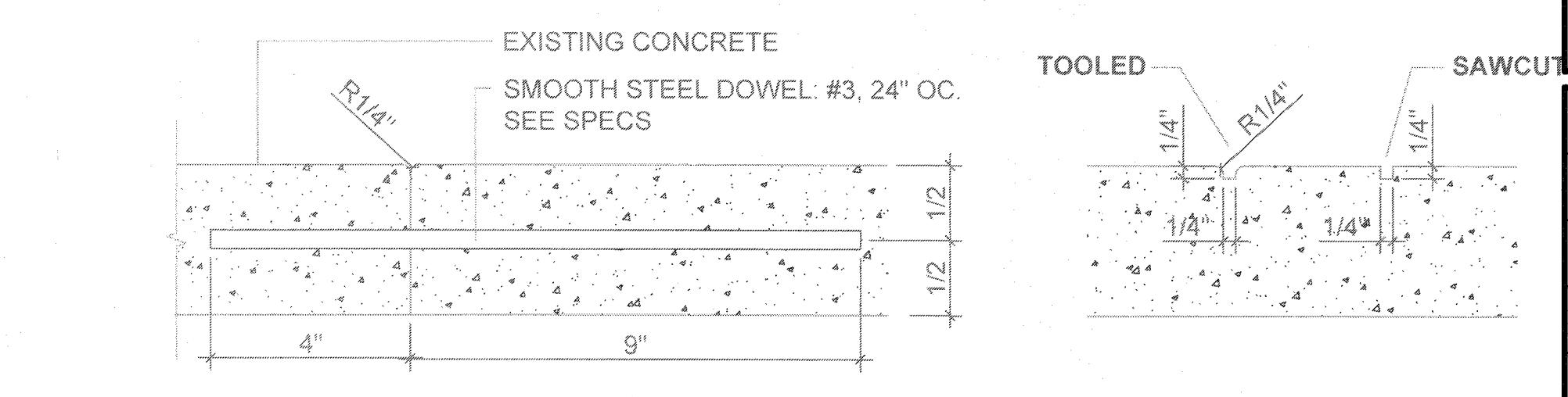
① Class II Base Rock Access Walk
NTS



② Concrete Paving
1" = 1'-0"



③ Concrete Joints, Typical
1" = 1'-0"



④ Construction (Cold) Joint
1" = 1'-0"

CONSTRUCTION DETAILS

4 Horse Stalls: Frame Plan, TYP.

3 Hay Barn: Section

This architectural floor plan shows a long, narrow building footprint. The top section features a series of vertical columns and a central entrance. Below this, the footprint is divided into three sections of 12'-0" width each, separated by a 36'-0" section. The bottom section shows a concrete footing detail with a callout pointing to the text "CONCRETE FOOTING: SEE STRUCTURAL FOR DETAIL".

12'-0"

12'-0"

36'-0"

12'-0"

CONCRETE FOOTING:
SEE STRUCTURAL FOR
DETAIL

2 Hay Barn: Elevation

CONCRETE FOOTING: SEE STRUCTURAL FOR DETAIL

1 Hay Barn: Frame Plan

ONE OLD RANCH ROA
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CONSTRUCTION DETAILS

REVISIONS	BY:

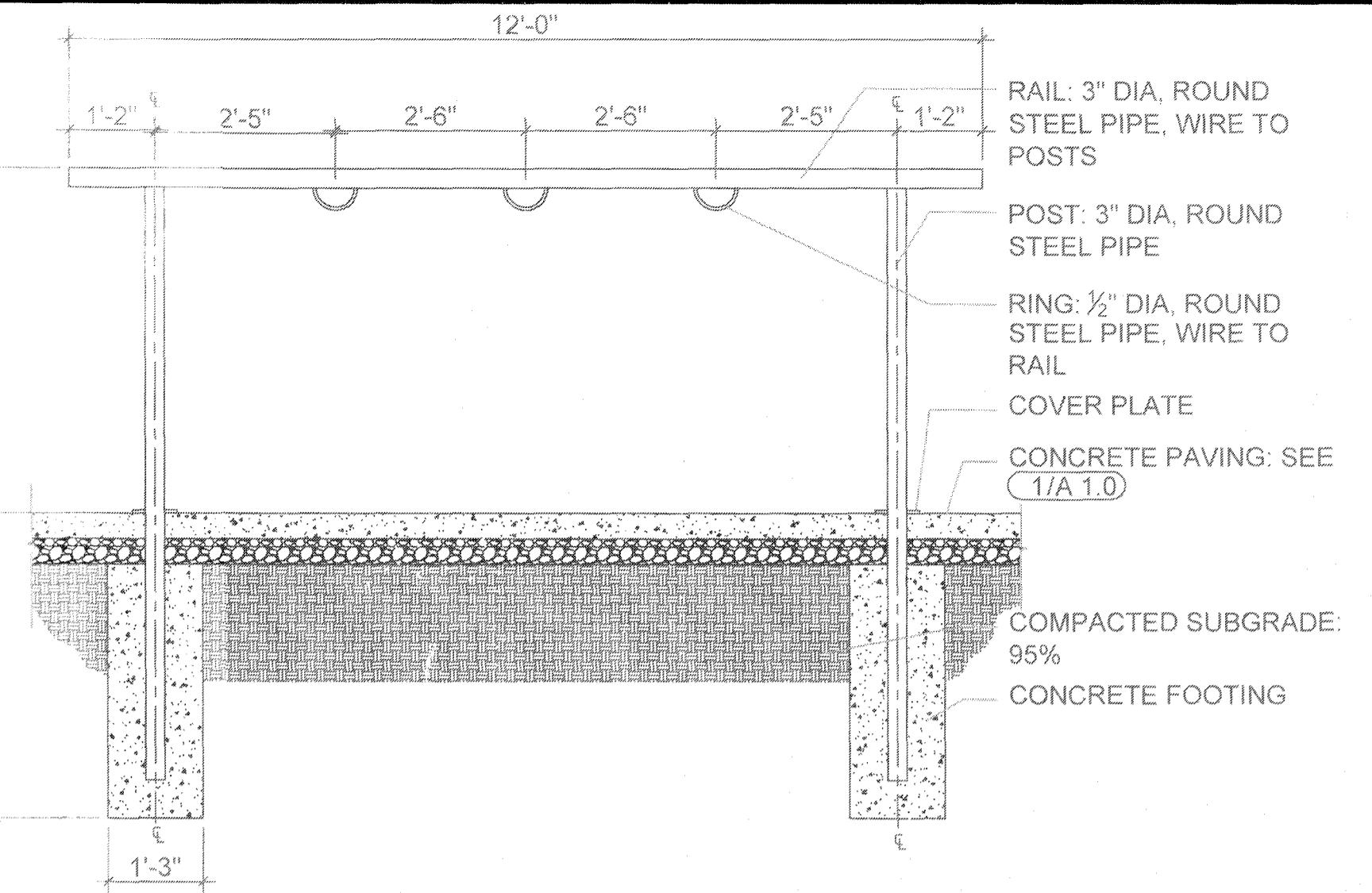
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1130 FREMONT BLVD.
Seaside, CA 93955
831-915-9124 Ph.
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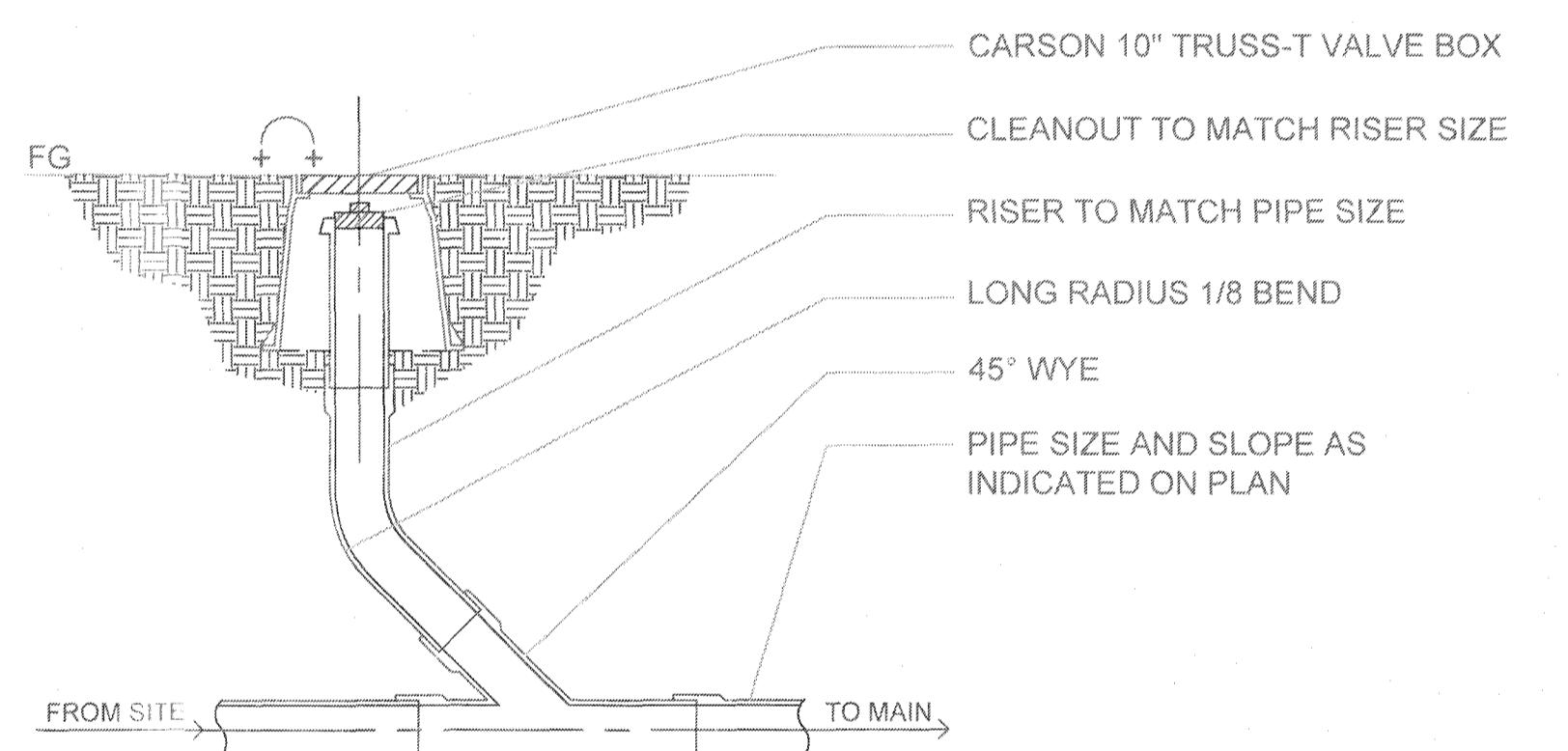
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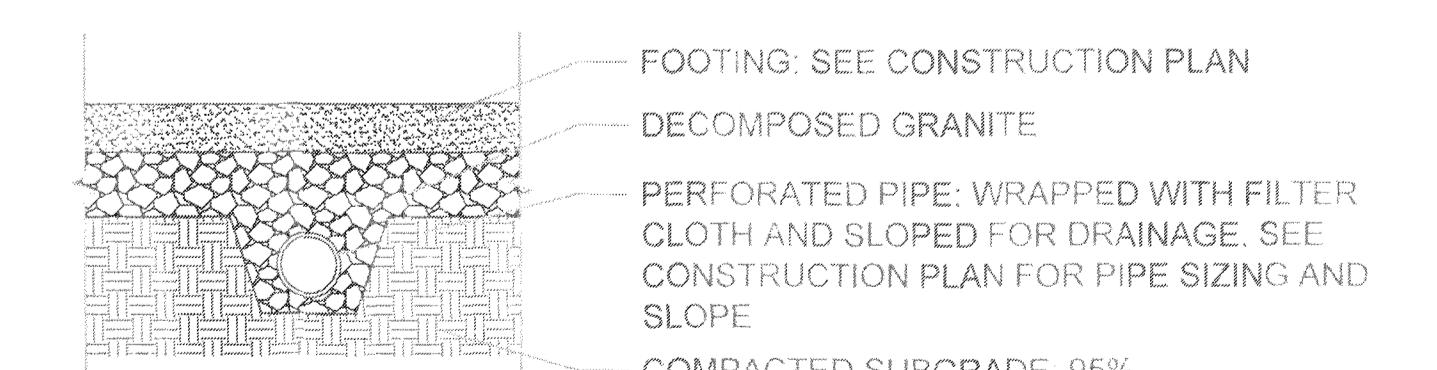
A1 3



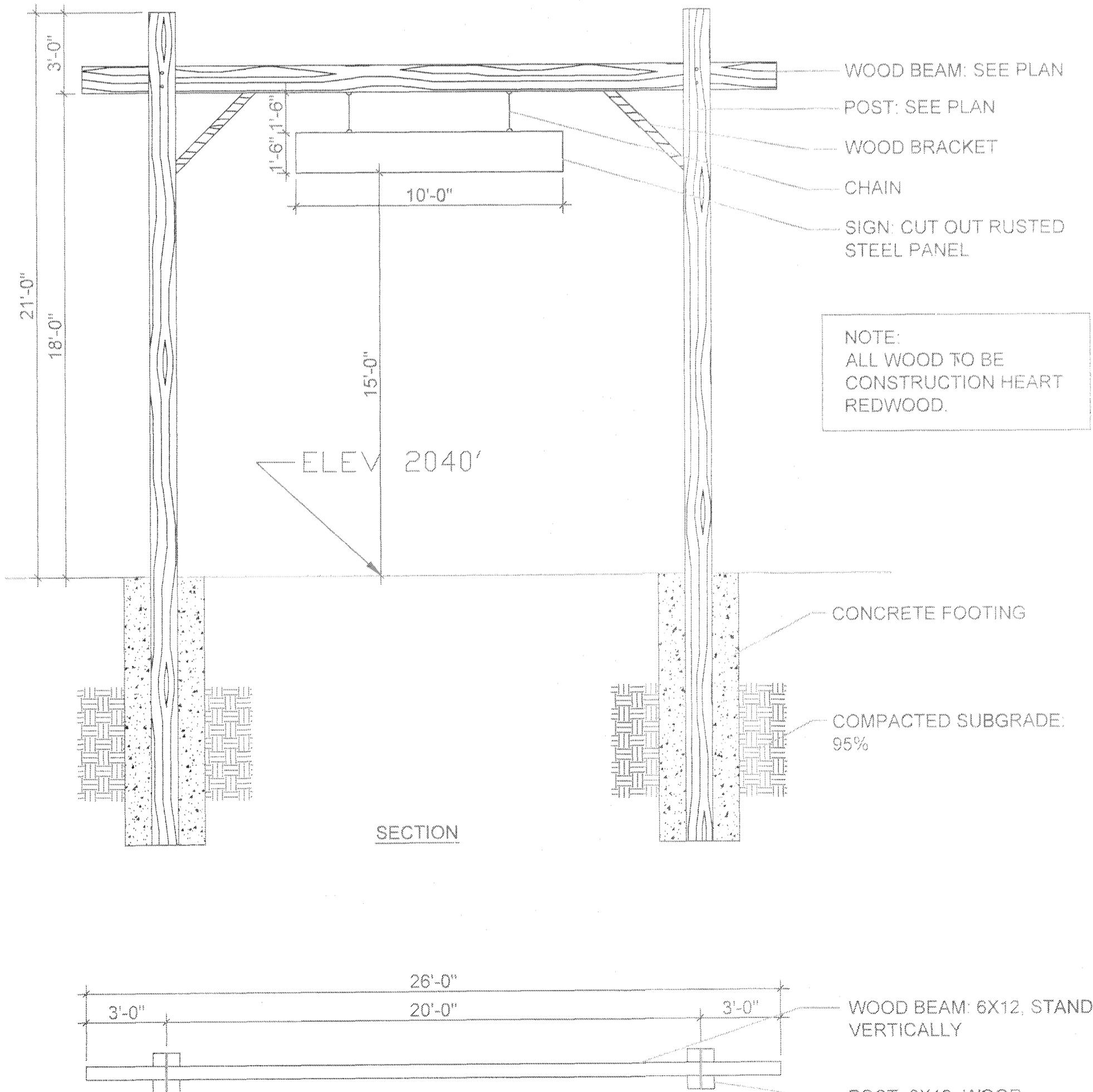
5 Horse Wash Rack
1/2"=1'-0"



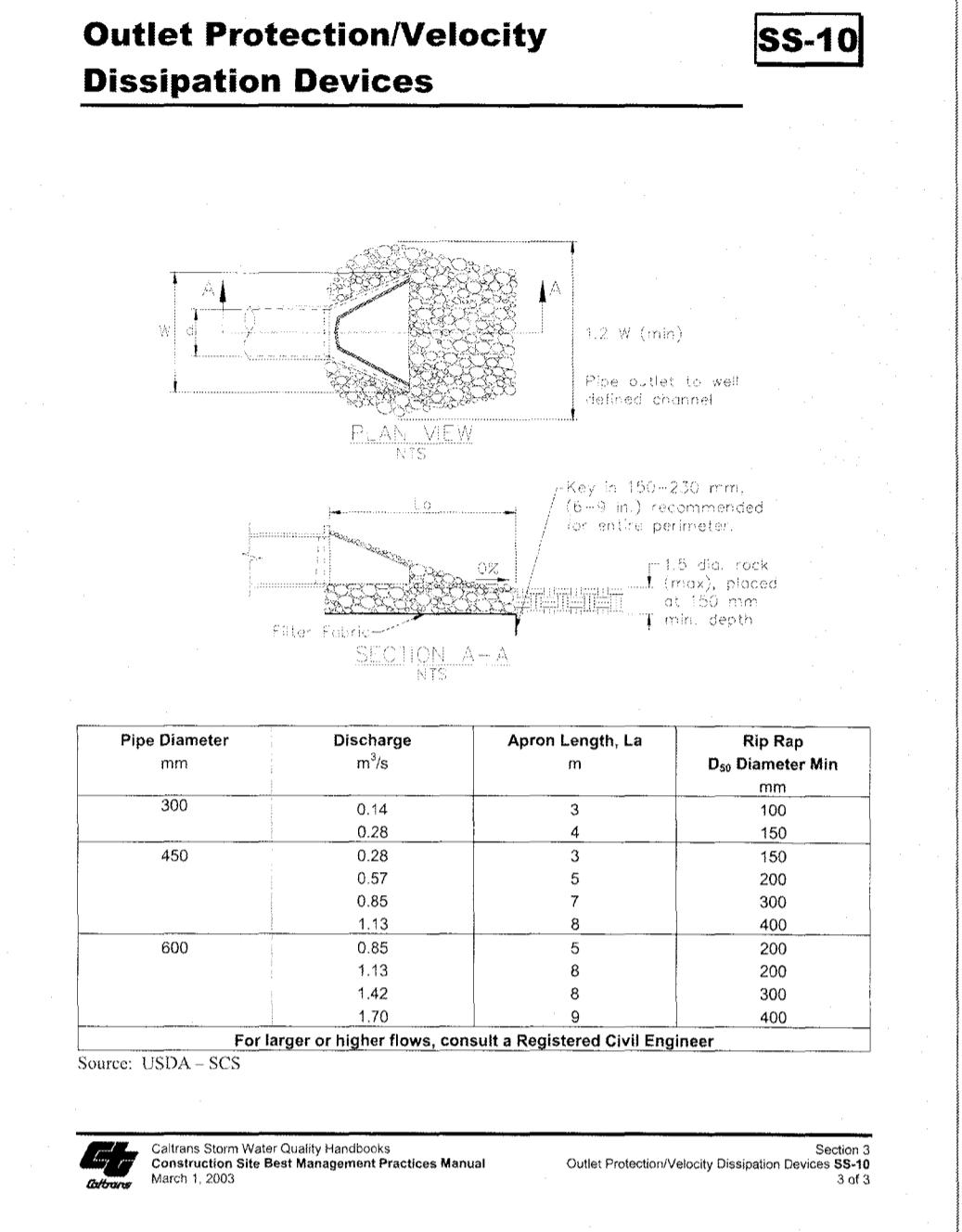
4 Cleanout
NTS



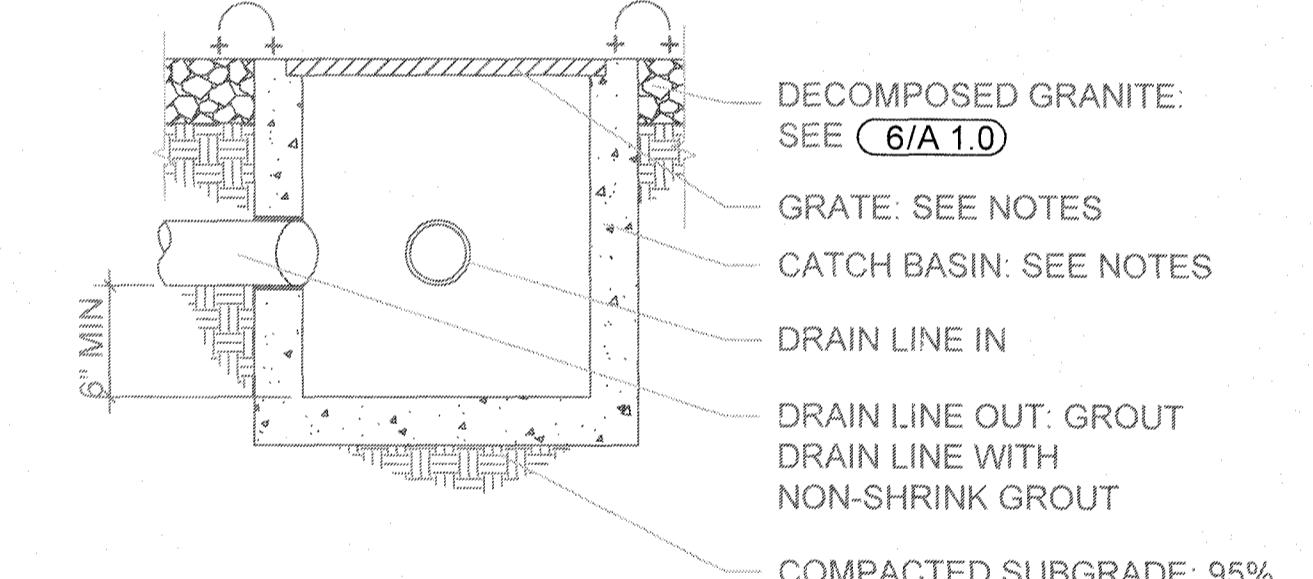
3 French Drain
NTS



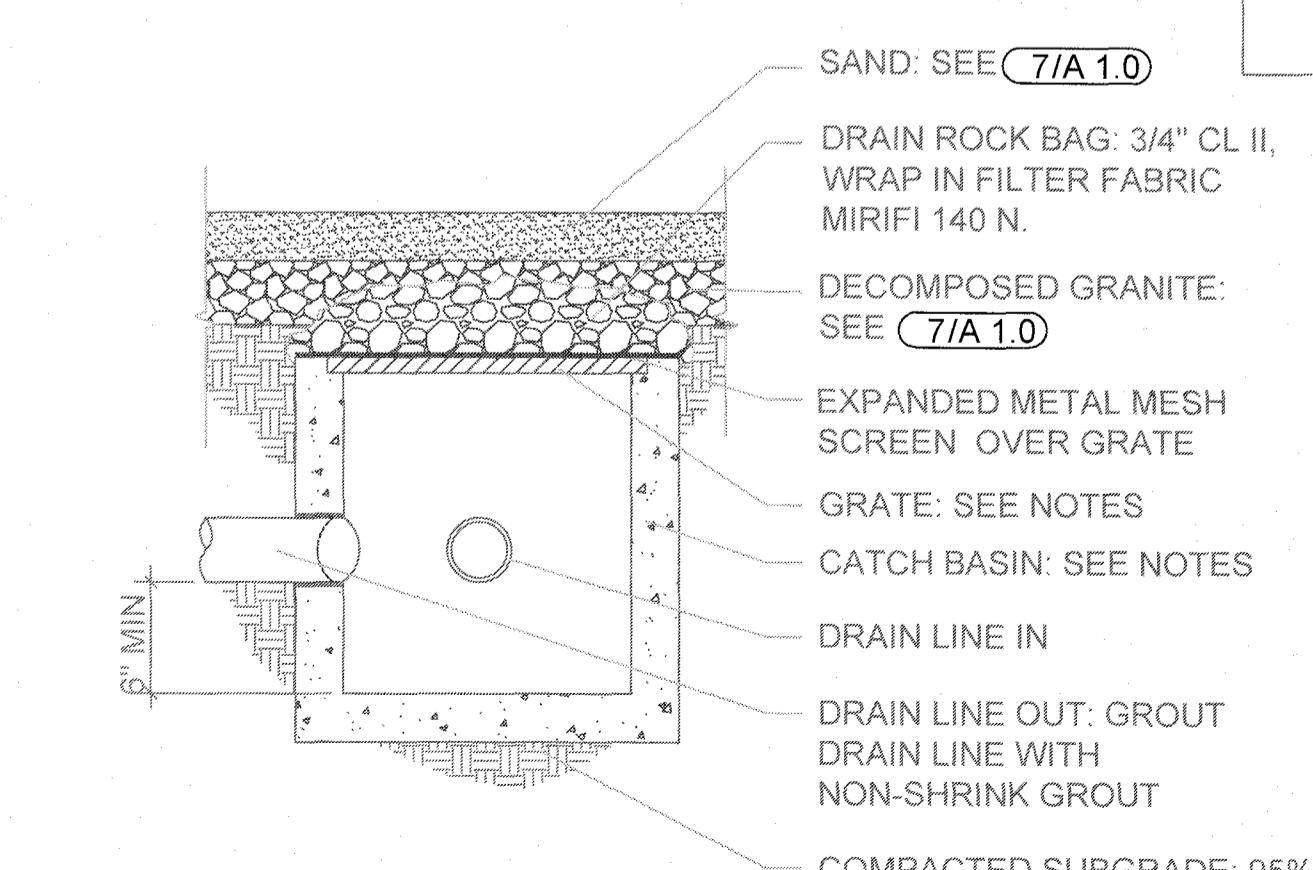
6 Entry Arch
1/4" = 1'-0"



2 Energy Dissipater
1" = 1'-0"



Catch Basin at Corral/ Mounting Corral



Catch Basin at Arena/ Round Pen

1 Catch Basin
NTS

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