

Exhibit A

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

In the matter of the application of:

CYPRESS STABLES LLC (PLN170674)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding: the project is continued use of existing structures and facilities, and no expansion is proposed, and therefore it qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the California Environmental Quality Act Guidelines and that none of the exceptions under Section 15300.2 apply, and;
- 2) Approving: A Use Permit to allow continued legal non-conforming use (Use Permit ZA7267) of a riding academy and stables on a lot less than 10 acres.

[PLN170674, CYPRESS STABLES LLC. 550
Aguajito Road, Carmel, CA 93923, Greater
Monterey Peninsula Area Plan (APN 103-091-013-
000)]

The Cypress Stables application (PLN170674) came on for public hearing before the Monterey County Zoning Administrator on June 11, 2020. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - The 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Plan
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communication was received from indicating potential inconsistencies with county code.
 - b) The property is located at 550 Aguajito Road (Assessor’s Parcel Number 103-091-013-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Rural Density Residential/ 5.1 acres per unit with Urban Reserve, Design Control, and Site Plan Overlays (RDR/5.1-UR-D-S). The RDR Zoning District allows “Uses of a similar nature, intensity, and density to those listed in this section” with a Use Permit. Public Stables are a similar Use Allowed on a minimum of ten acres

with a Use Permit. The subject property is less than 10 acres; however, the use was legally established prior to the current zoning ordinance, so the use is legal non-conforming. No structural changes are proposed, so no additional permit is needed to fulfill requirements of the Design Control or Site Plan zoning districts.

- c) The use is consistent with regulations for allowing a legal nonconforming land use to continue from the time the legal nonconforming land use is established (Section 21.68.020). (See Finding 2.)
- d) The project meets required development standards found in section 21.14.060 for the RDR zoning category including setbacks. All existing structures meet the required setbacks and no new structures are proposed. The property is under the maximum coverage limit of 25 percent. Current coverage is 7.7 percent. No additional coverage is proposed.
- e) The project planner conducted a site inspection on March 4, 2020 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was referred to the Monterey Peninsula Land Use Advisory Committee (LUAC) for review. It was referred to the LUAC on staff discretion since the project involves an expired Use Permit. The LUAC voted 3-0 to recommend approval of the project with a change to a previous condition of approval to limit the number of horses from thirty-five (35) to thirty (30) based on a concern from a neighboring property owner. The property owners discussed this recommendation after the LUAC meeting and decided not to agree to this change based on the history of no complaints regarding the property or the number of horses, the current capacity of the stables to accommodate 32 horses, and the potential effect on the financial viability of the property caused by limiting the number of horses.
- g) 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 PLN170674.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Public Works, Fire, RMA-Environmental Services, Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on March 4, 2020 to verify that the site is suitable for this use.
 - c) The 1989 Use Permit (ZA-7267) indicated the site supported the existing use, and that the use had been in place for at least 20 years. Although the Use Permit expired in 2009, no changes to the site are proposed that would indicate the site can no longer support the proposed use.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170674.

3. **FINDING:** **LEGAL NONCONFORMING USE** – The project is consistent with standards for continuation of a legal nonconforming use pursuant to Section 21.68.020.
- a) A Use Permit (ZA-7267) was issued by the Zoning Administrator on December 14, 1989 and found that the use was consistent with Monterey County policies in place at the time, and that the facilities and use has been in place for at least 20 years. The Zoning Ordinance in place at the time identified riding academies and public stables as a Use Permitted with a Use Permit required, with no limitation on parcel size (Chapter 20.51.030 – Regulations for Rural – Residential or RR Districts, 1981 Zoning Ordinance)
 - b) The use is not proposed to be expanded, enlarged, increased, or extended to occupy a greater area than that occupied when the legal nonconforming use was established
 - c) The use is not proposed to be intensified over the level of use that existed at the time the legal nonconforming use was established. The riding academy will remain the same size and will continue the same operations.
4. **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 and Monterey County Environmental Health Bureau. The agencies recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The project remains in compliance with the Conditions of Approval for the previous permit. All relevant conditions have been carried forward as Conditions of Approval for this permit.
 - c) Necessary public facilities are available. Water is currently and will continue to be supplied by both California American Water Service and a by a private well. An existing onsite septic system will continue to serve the property.
 - d) Staff conducted a site inspection on March 4, 2020 to verify that the site is suitable for this use.
 - e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN170674.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance.
- 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) Staff conducted a site inspection on March 4, 2020 and researched County records to assess if violations exist on the subject property.
 - c) Zoning violation abatement costs, if any, have been paid.
 - 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 PLN170674.
6. **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 15301 categorically exempts operation of existing public or private structures and facilities involving negligible or no expansion
 - b) The project is continued use of existing structures and facilities, and no expansion is proposed.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on March 4, 2020
 - d) 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.
 - e) Staff conducted a site inspection on March 4, 2020 to verify that the site is suitable for this use.
 - f) 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 PLN170674.
7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission
- EVIDENCE:**
- a) Section 21.84.040 of the Monterey County Zoning Ordinance states that the Planning Commission is the appeal authority for discretionary decisions of the Zoning Administrator.

DECISION

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

1. Find: the project is continued use of existing structures and facilities, and no expansion is proposed, and therefore it qualifies as a Class 1 Categorical Exemption pursuant to section 15301 of the California Environmental Quality Act Guidelines and that none of the exceptions under Section 15300.2 apply, and;

2. Approve: A Use Permit to allow continued legal non-conforming use (Use Permit ZA7267) operation of a riding academy and stables on a lot less than 10 acres.

In general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference

PASSED AND ADOPTED this 11th day of June, 2020.

Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION 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.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN170674

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN170674) allows continued operation of a legal non-conforming riding academy. The property is located at 550 Aguajito Rd, Carmel, CA 93923 (Assessor's Parcel Number 103-091-013-000), Greater Monterey Peninsula Area Plan. 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 RMA - Planning. 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)

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 Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number ***) was approved by the Zoning Administrator for Assessor's Parcel Number (103-091-013-000) on June 11, 2020. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PDNS_ACCESS_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Access: road- width, vertical clearance, grade, driveway and bridges to meet General Plan requirements. Site driveway to provide clear access for emergency apparatus; do not block by parking. (California Department of Forestry)

Compliance or Monitoring Action to be Performed: Access: road- width, vertical clearance, grade, driveway and bridges to meet General Plan requirements. Site driveway to provide clear access for emergency apparatus; do not block by parking. (California Department of Forestry)

4. PDNS_ANIMAL WASTE_(PREVIOUS CONDITION)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All animal wastes must be prevented from entering any natural drainage course, creek, lake, stream, pond, ocean or other such surface waters. (Health Department)

Compliance or Monitoring Action to be Performed: All animal wastes must be prevented from entering any natural drainage course, creek, lake, stream, pond, ocean or other such surface waters. (Health Department)

5. PDNS_CARETAKER'S HOUSE_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: CONDITION FROM PREVIOUS PERMIT ZA-7267

The caretaker's house not be put on the one acre stable area, but located on a suitable site of the contiguous 7- plus acres.

Compliance or Monitoring Action to be Performed: The caretaker's house not be put on the one acre stable area, but located on a suitable site of the contiguous 7- plus acres.

6. PDNS_DRIVEWAY IMPROVEMENTS_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant obtain an encroachment permit and construct facilities on road frontage to provide proper driveway to off street parking and other driveway controls.

Compliance or Monitoring Action to be Performed: The applicant obtain an encroachment permit and construct facilities on road frontage to provide proper driveway to off street parking and other driveway controls.

7. PDNS_FIRE CLEARANCE_

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Clearance: 30 1 minimum clearance of flammable vegetation as required by Public Resources Code Section 4291, subject to the approval of the California Department of Forestry.

Compliance or Monitoring Action to be Performed: Clearance: 30 1 minimum clearance of flammable vegetation as required by Public Resources Code Section 4291, subject to the approval of the California Department of Forestry.

8. PDNS_FLY CONTROL_(PREVIOUS CONDITON)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

Adequate fly control measures be undertaken on a continuing basis on this property.

**Compliance or
Monitoring
Action to be Performed:** Adequate fly control measures be undertaken on a continuing basis on this property.

9. PDNS_GATE ACCESS_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** Gate(s): access gate(s) must have keyed switch or padlock for Fire Department emergency access, per Fire Department specifications.

**Compliance or
Monitoring
Action to be Performed:** Gate(s): access gate(s) must have keyed switch or padlock for Fire Department emergency access, per Fire Department specifications.

10. PDNS_GREENBELT_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** That not less than 50 foot or more than 80 foot setback be held from Aguajito Road, to be devoted to a green-belt, and so landscaped.

**Compliance or
Monitoring
Action to be Performed:** That not less than 50 foot or more than 80 foot setback be held from Aguajito Road, to be devoted to a green-belt, and so landscaped.

11. PDNS_MANURE REMOVAL_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

Manure removal must be conducted on a schedule to prevent fly breeding.

**Compliance or
Monitoring
Action to be Performed:** Manure removal must be conducted on a schedule to prevent fly breeding.

12. PDNS_NO PUBLIC SHOWS_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

No public shows (horse, academy, etc.) will be permitted on the 8 acre plus parcel for which this Use Permit is granted.

**Compliance or
Monitoring
Action to be Performed:** No public shows (horse, academy, etc.) will be permitted on the 8 acre plus parcel for which this Use Permit is granted.

13. PDNS_NO TRANSIENT OCCUPANCY_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** Previous Condition from ZA7267

No transient overnight occupancy permitted.

**Compliance or
Monitoring
Action to be Performed:** No transient overnight occupancy permitted.

14. PDNS_NUMBER_OF_HORSES_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

Not more than thirty-five horses or ponies (no other kinds of animals permitted) may be stabled on the one acre parcel set aside for stabling.

**Compliance or
Monitoring
Action to be Performed:** On an ongoing basis, the property owner shall ensure that not more than thirty-five horses or ponies (no other kinds of animals permitted) may be stabled on the one acre parcel set aside for stabling.

15. PDNS_PARCEL SIZE_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

If the contiguous parcel of property of which the one acre stable area is part is reduced by sale or otherwise to less than five acres, this Use Permit is void.

**Compliance or
Monitoring
Action to be Performed:** If the contiguous parcel of property of which the one acre stable area is part is reduced by sale or otherwise to less than five acres, this Use Permit is void.

16. PDNS_PLOT PLAN_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** That the applicant submit a complete plot plan of the property and development.

**Compliance or
Monitoring
Action to be Performed:** That the applicant submit a complete plot plan of the property and development.

17. PDNS_SEWAGE DISPOSAL SYSTEM_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

The design of the sewage disposal system to be approved by the Monterey County Health Department.

**Compliance or
Monitoring
Action to be Performed:** The design of the sewage disposal system to be approved by the Monterey County Health Department.

18. PDNS_SMOKE DETECTORS_

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** Smoke Detectors: install detectors on every floor and in vicinity of sleeping areas, subject to the approval of the California Department of Forestry.

**Compliance or
Monitoring
Action to be Performed:** Smoke Detectors: install detectors on every floor and in vicinity of sleeping areas, subject to the approval of the California Department of Forestry.

19. PDNS_STABLE SIZE_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

The stable area shall be restricted to one acre.

**Compliance or
Monitoring
Action to be Performed:** The stable area shall be restricted to one acre.

20. PDNS_STABLE USE_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** CONDITION FROM PREVIOUS PERMIT ZA-7267

On the one acre' permitted for stable usage, the only buildings permitted will be those required for the proper stabling and care of horses or ponies (stalls, feed rooms, tack rooms, and the like).

**Compliance or
Monitoring
Action to be Performed:** On the one acre' permitted for stable usage, the only buildings permitted will be those required for the proper stabling and care of horses or ponies (stalls, feed rooms, tack rooms, and the like).

21. PDNS_STREET NUMBERS_(PREVIOUS CONDITION)

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:** Condition from ZA7267:

Identification: prior to site work, street address must be posted, visible from street, 4" numerals contrasting with background, subject to the approval of the California Department of Forestry

**Compliance or
Monitoring
Action to be Performed:** Identification: prior to site work, street address must be posted, visible from street, 4" numerals contrasting with background, subject to the approval of the California Department of Forestry

ESTIMATED PROJECT SCHEDULE:

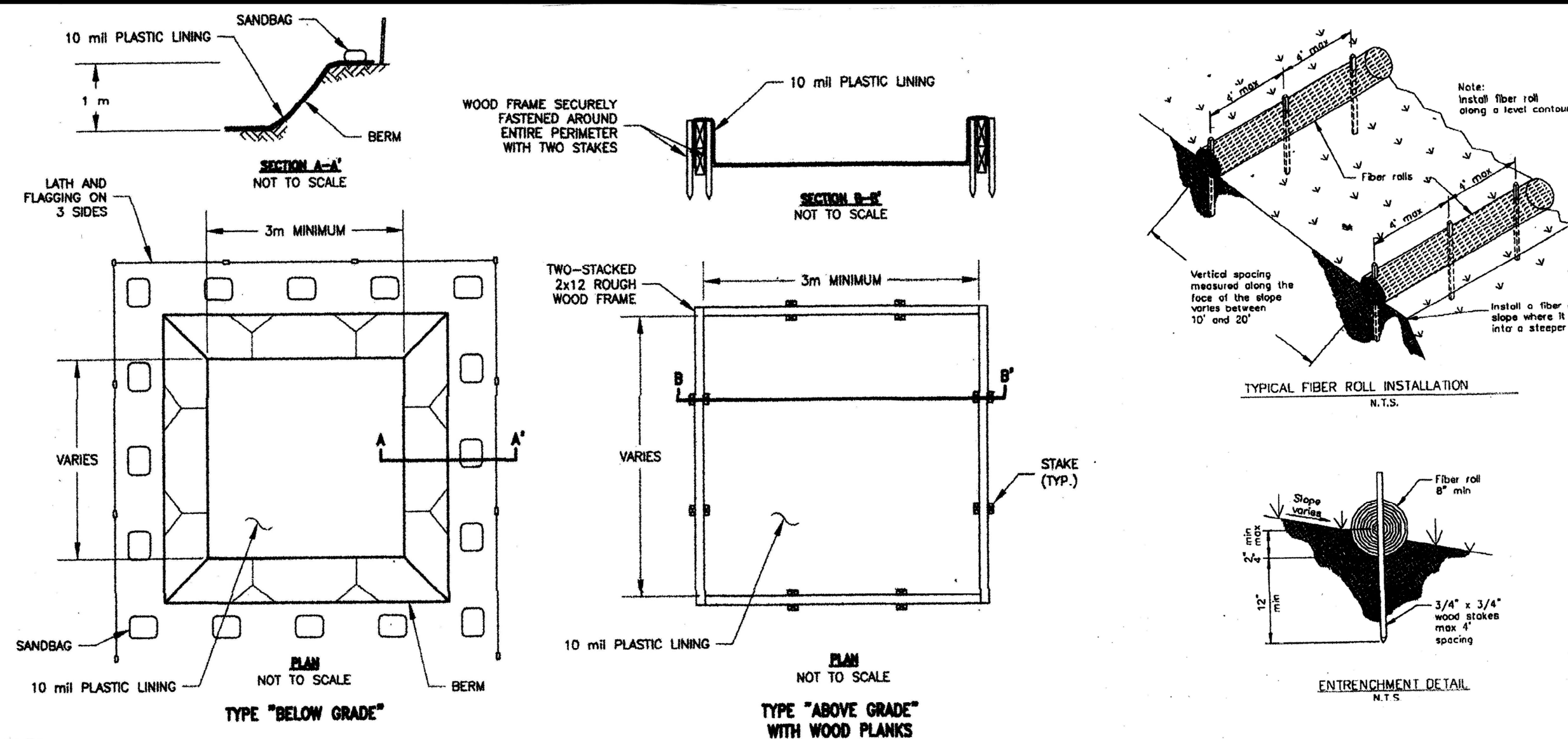
PERSON RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE: SCARDINA BUILDERS (831) 596-5225

SEE WASHOUT DETAIL THIS SHEET

-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH MA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

-DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



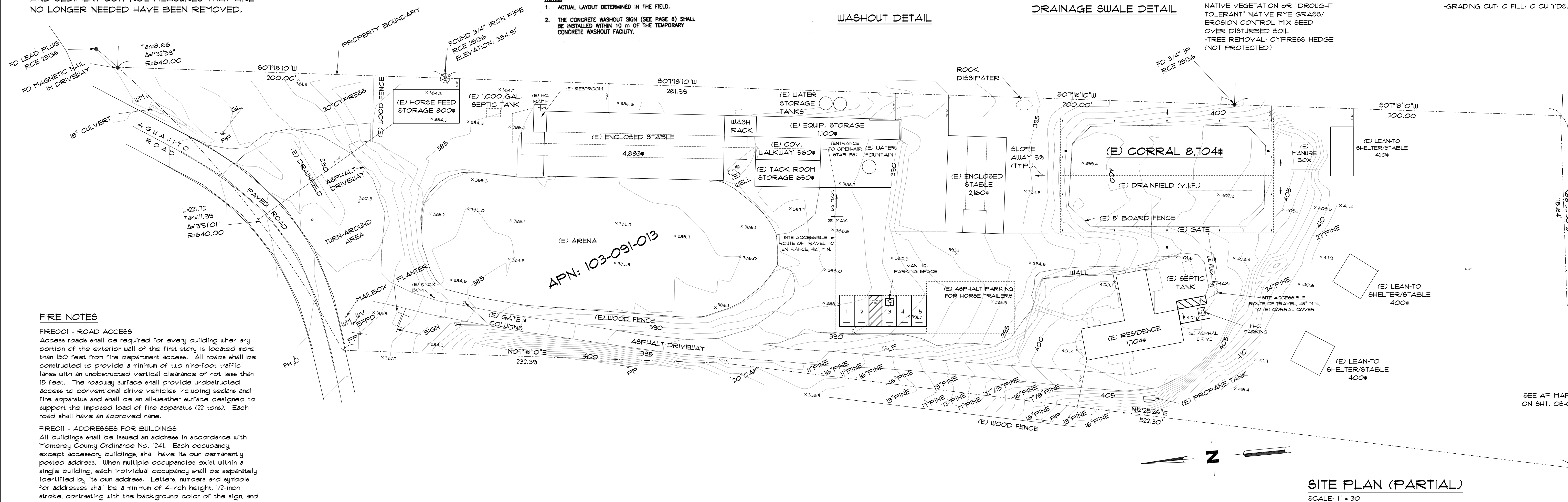
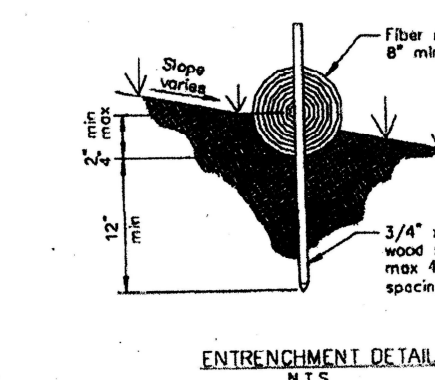
EXISTING RESIDENCE:	1,704 SQ.FT
EXISTING STORAGE BUILDINGS:	2,550 SQ.FT
EXISTING COVERED WALKWAY:	560 SQ.FT
EXISTING STABLE BUILDINGS:	8,263 SQ.FT
EXISTING CORRAL COVER:	8,704 SQ.FT
TOTAL FOOTPRINT (ALL STRUCTURES):	= 21,781 SQ.FT

TOTAL LOT AREA:	283,140# OR 6.5 AC.
TOTAL EXISTING COVERAGE:	1.1%
ALLOWED COVERAGE:	25% MAX.

-LANDSCAPE NOTE:
LANDSCAPE CONSISTS OF EXISTING
NATIVE VEGETATION OR "DROUGHT
TOLERANT" NATIVE RYE GRASS/
EROSION CONTROL MIX SEED
OVER DISTURBED SOIL
-TREE REMOVAL: CYPRESS HEDGE
(NOT PROTECTED)

- NO PROPOSED CONSTRUCTION ON SLOPES 25% OR GREATER
- GRADING CUT: 0 FILL: 0 CU YDS.

DRAINAGE SWALE DETAIL



FIRE NOTES

FIRE001 - 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 of two nine-foot traffic lanes 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.

FIREOII - ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch wide and shall be contrast with the background. 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 numbered sequentially in the direction of travel. 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.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS -

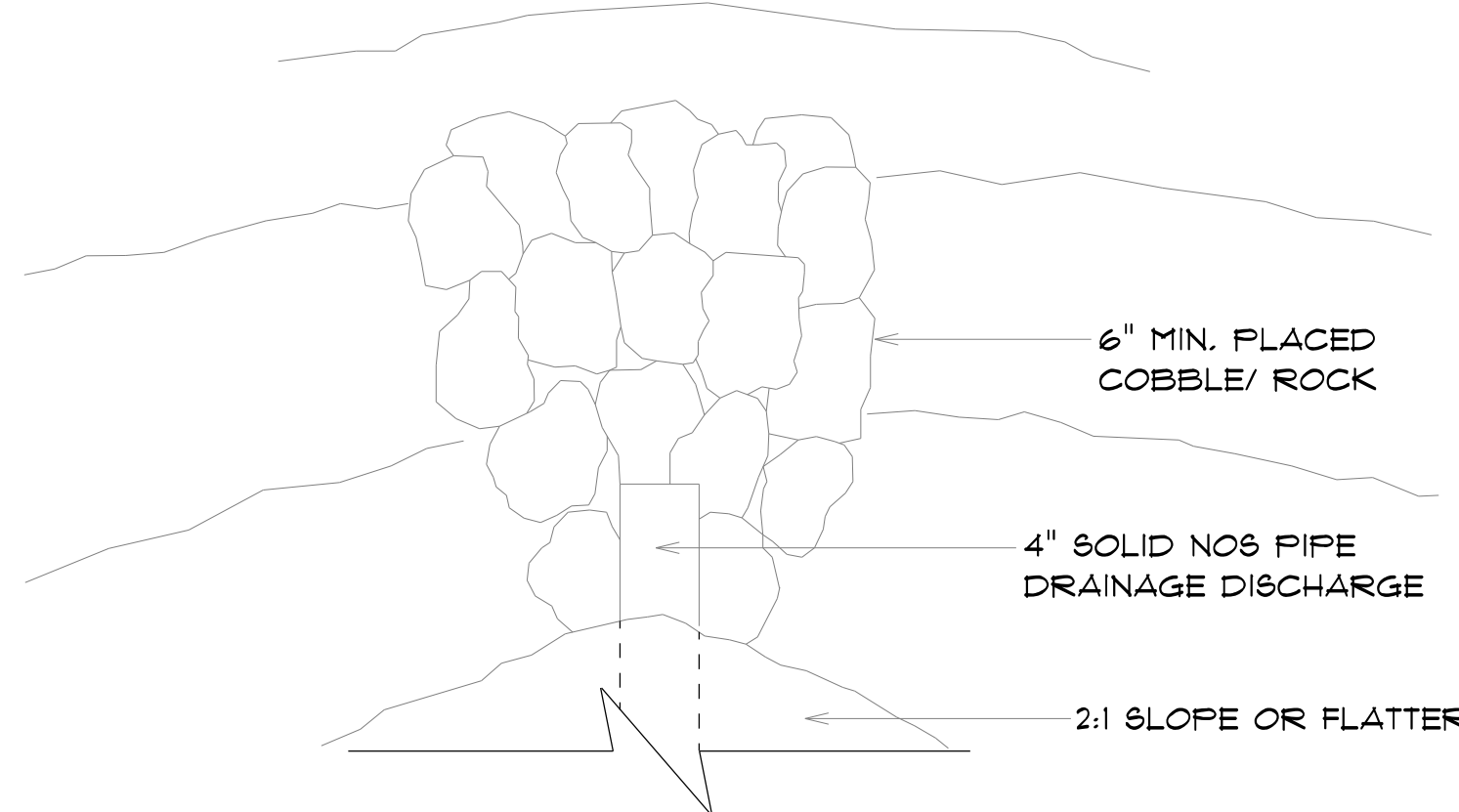
(STANDARD)
Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim trees limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Revisiting Authority and the Director of Planning and Building Inspection.

FIRE026 - ROOF CONSTRUCTION (STANDARD)

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.

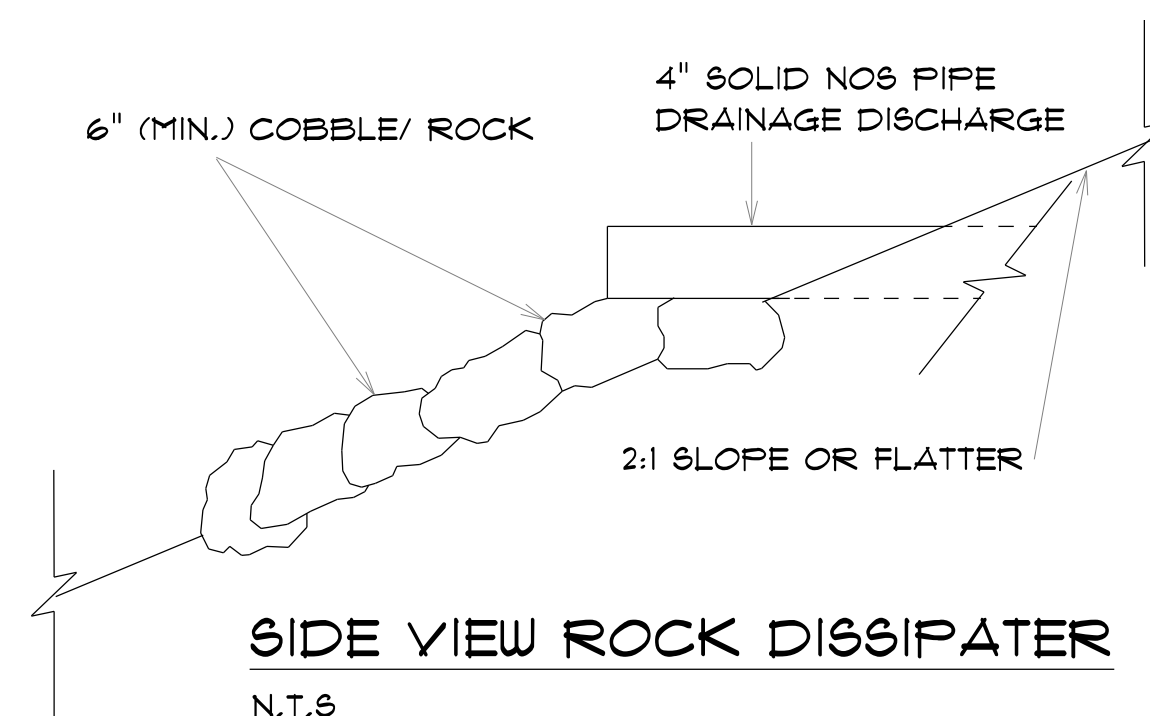
FIRESF - NON-STANDARD CONDITION -

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.



TOP VIEW ROCK DISSIPATER

N.T.S



SIDE VIEW ROCK DISSIPATER

N.T.E

ADDITIONAL STORMWATER NOTES:

DURING WINTER OPERATIONS (OCT. 15 TO APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:

-DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER MEANS OF SOIL PROTECTION.

ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

-RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERM, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

-DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

• STAKE STRAW WATTLES TO CONTOUR OF SLOPE IN A 2" TO 5" TRENCH. STAKES ARE TO BE PLACED AT EACH END OF THE STRAW WATTLE AND EVERY 4', LEAVING 2" OF THE STAKE ABOVE. PACK SOIL AGAINST THE WATTLES ON THE UPHILL SIDE. WHEN STRAW WATTLES ARE USED ON FLAT GROUND, DRIVE STAKES IN VERTICALLY; WHEN USED ON SLOPES, DRIVE THE STAKES AT AN ANGLE TOWARDS THE UPHILL SIDE OF THE SLOPE.

THE DRAWINGS, SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED HEREBY ARE AND SHALL REMAIN THE PROPERTY OF LUKE NORRANT BUILDING DESIGN AND NO PART THEREOF SHALL BE COPIED, DISTRIBUTED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED. ANY REUSE OF ANY PART OF THE DRAWINGS OR SPECIFICATIONS FOR ANY BUILDING DESIGN, WITHOUT CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE FURTHER EVIDENCE OF ACCEPTANCE OF THESE REPRESENTATIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND CORRECT ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION. LUKE NORRANT BUILDING DESIGN THAT IS NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Cypress Stables
5550 Aguajito Road
Carmel, CA 93923
127 Email: ruthie@aowinery.com

Ph: (707) 312-0127 Email: ruthie@aowinery.com

APN: 103-091-013-000

Date: 7/15/19

Drawn: L.R.I.

Revision:

SHEET:

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OF 1 TO

TOTAL