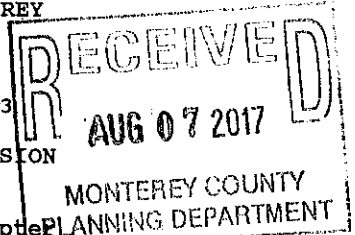


# Exhibit C

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In the matter of the application of  
Dorothy Mc Ewen

for a Use Permit in accordance with Title 20 (Zoning) Chapter 20.96 (Use Permits) of the Monterey County Code, to allow a riding academy (renewal), located on portion of Lot 12 and Lot 12, Los Ranchitos de Aguajito, Aguajito area, fronting on and southerly of Aguajito Road, came on regularly for hearing before the Zoning Administrator on December 14, 1989.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. Finding: The proposed use of a riding academy is consistent with the Greater Monterey Peninsula Area Plan and the Monterey County General Plan.  
Evidence: The Greater Monterey Peninsula Area Plan designates the property for rural residential use. Riding academies are compatible uses consistent with the designation and the intent of the Greater Monterey Peninsula Area Plan.  
Evidence: The text and policies of the Greater Monterey Peninsula Area Plan and the Monterey County General Plan have been evaluated during the course of the review of this application. No conflict or inconsistencies with the text or the policies were found to exist.  
Evidence: No testimony, either written or oral, was received during the course of public hearing to indicate that there is any inconsistency with the Greater Monterey Peninsula Area Plan or the Monterey County General Plan.
2. Finding: The site is suitable for the use proposed.  
Evidence: There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project.  
Evidence: Necessary public facilities are available for the use proposed.  
Evidence: The project has been reviewed by the Monterey County Planning and Building Inspection Department, Flood Control and Water Conservation District, Public Works Department and Health Department. There has been no indication from those agencies that the site is not suitable.  
Evidence: There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.  
Evidence: The facilities and use have been in existence and operation for at least twenty years.
3. Finding: The conditions of approval are appropriate.  
Evidence: The conditions are based on the recommendations of the local fire district, the Monterey County Flood Control and Water Conservation District, Monterey County Health Department and Monterey County Department of Public Works. The conditions incorporate the concerns and recommendations of those various agencies.  
Evidence: Additional conditions required for approval to

that the riding academy and its amenities are compatible with other developments in the area. These are typical conditions for riding academies under these circumstances.

4. Finding: That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
- Evidence: Findings 1 through 3 above.
- Evidence: There has been no opposition, either written or oral, presented during the course of the public hearings on this project.
- Evidence: The Aguaquito Advisory Committee has recommended approval.
- Evidence: There have been no complaints received or violations noted on the property.

#### DECISION

THEREFORE, it is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the following conditions:

1. The stable area shall be restricted to one acre.
2. That not less than 50 foot or more than 80 foot setback be held from Aguaquito Road, to be devoted to a green-belt, and so landscaped.
3. 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).
4. 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.
5. 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.
6. No public shows (horse, academy, etc.) will be permitted on the 8 acre plus parcel for which this Use Permit is granted.
7. 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.
8. The design of the sewage disposal system to be approved by the Monterey County Health Department.
9. Manure removal be conducted on a schedule to prevent fly breeding.
10. Adequate fly control measures be undertaken on a continuing basis on this property.
11. The applicant obtain an encroachment permit and construct facilities on road frontage to provide proper driveway to off street parking and other driveway controls.
12. That the applicant submit a complete plot plan of the property and development, to be approved by the Planning Commission staff.
13. That this permit expire on December 14, 2009.

14. 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)
15. 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.
16. Clearance: 30' minimum clearance of flammable vegetation as required by Public Resources Code Section 4291, subject to the approval of the California Department of Forestry.
17. Smoke Detectors: install detectors on every floor and in vicinity of sleeping areas, subject to the approval of the California Department of Forestry.
18. Gate(s): access gate(s) must have keyed switch or padlock for Fire Department emergency access, per Fire Department specifications.
19. That no transient overnight occupancy permitted.
20. All animal wastes must be prevented from entering any natural drainage course, creek, lake, stream, pond, ocean or other such surface waters. (Health Department)

PASSED AND ADOPTED this 14th Day of December, 1989.

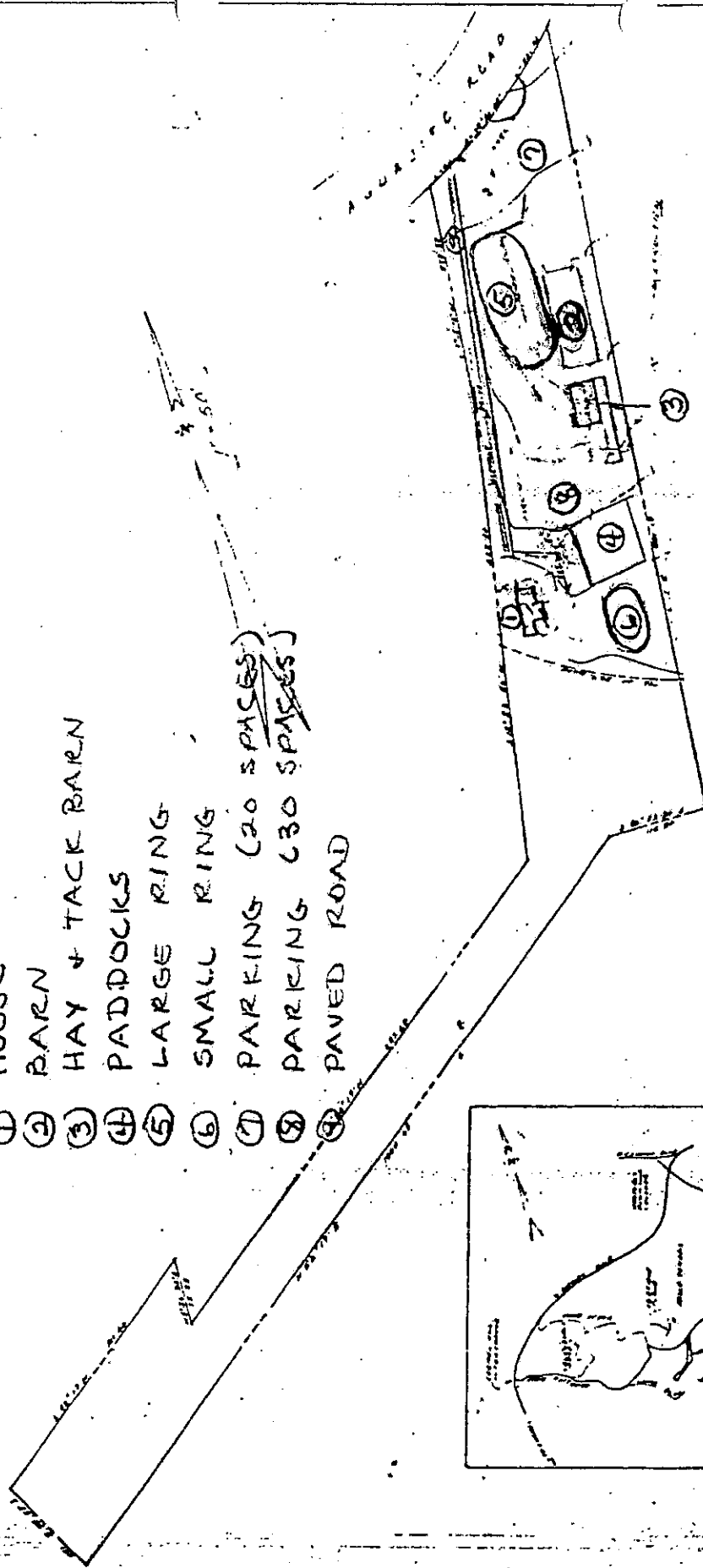
  
DALE ELLIS, AICP  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON DEC 21 1989

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

DEC 31 1989

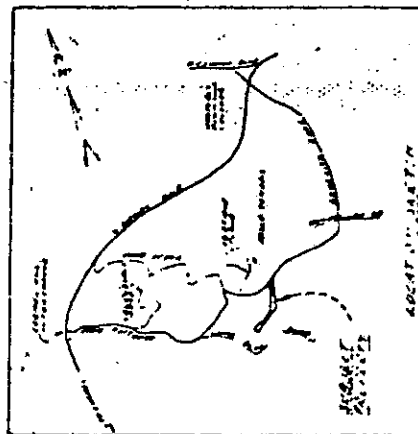
- ① HOUSE
- ② BARN
- ③ HAY + TACK BARN
- ④ PADDOCKS
- ⑤ LARGE RING
- ⑥ SMALL RING
- ⑦ PARKING (20 SPACES)
- ⑧ PARKING (30 SPACES)
- ⑨ PAVED ROAD

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6-14-78



2A-7267

**McEwen**

# CYPRESS & ABLES APPROXIMATE GUIDELINE

(WORK/LIVING AREA)

- ① HOUSE
- ② BARN
- ③ HAY + TACK BARN
- ④ PADDOCKS
- ⑤ LARGE RING
- ⑥ SMALL RING
- ⑦ PARKING (20 SPACES)
- ⑧ PARKING (30 SPACES)
- ⑨ PAVED ROAD

APPROXIMATE  
SCALE 1" = 50'

AGUAJITO ROAD

2A-7267

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