

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 30, 2009	Time: 1:40 P.M.	Agenda Item No.: 3
Project Description: Use Permit to allow the operation of a winery (agricultural processing plant) with tasting room utilizing an existing structure on-site. The winery will produce up to 5,000 cases of wine annually. The proposed project will involve converting an existing 2,500 square foot agriculture storage building into the winery and tasting room facility. The project also includes the proposal for special events occurring four times a year with a maximum capacity for 100 guests per event. The project site can accommodate 62 unpaved parking spaces. No grading or tree removal is proposed.		
Project Location: 32720 River Road, Soledad		APN: 216-021-019-000
Planning File Number: PLN080113		Owner: TMV Lands Agent: Johnson & Moncrief, PLC
Planning Area: Central Salinas Valley		Flagged and staked: No
Zoning Designation: : "F/40" [Farmlands, 40 minimum building site]		
CEQA Action: Categorically Exempt per Sections 15303(c) and 15061 (b) (3)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Find the project Categorically Exempt from CEQA per Section 15303(c) and 15061(b)(3); and
- 2) Approve PLN080113, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

PROJECT OVERVIEW:

The project involves a Use Permit for the operation of a winery and tasting room and converting an existing 2,500 square foot agriculture storage building for this purpose. The winery will eventually produce up to 5,000 cases of wine annually and use on-site grown grapes for the wine processing. The project also includes the proposal for private and winery-related events occurring four times a year with a maximum capacity for 100 guests per event. The project site can accommodate 62 unpaved parking spaces. No grading or tree removal is proposed.

The project site is a 90.39 acre agricultural parcel along River Road, southwest of the City of Gonzales. The majority of the 90.39 acre project site is in row crop farming, with the exception of an area of approximately one-acre in size that has a small vineyard area, a 1,807 square foot single family residence, a 576 square foot detached garage, a 1,250 square foot metal agriculture storage building and a 2,500 square foot agriculture storage building proposed to be converted into the winery and tasting room facility. The project site is located in the Central Salinas Valley Area Plan within the *Central/Arroyo Seco/River Road Segment* of the *Agriculture and Winery Corridor* proposed as part of the *Draft 2007 Monterey County General Plan*.

A traffic report prepared by Hatch Mott MacDonald describes the results of a trip generation study, truck turning analysis and a parking management plan for the proposed project. The traffic report found that the project would generate insignificant additions to the daily traffic volumes on River Road and that the levels of service on River Road would not be affected by the proposed project. Additionally, the project has incorporated a parking layout and two driveway approaches off of River Road (Driveway A and B) to accommodate and distinguish truck and vehicle traffic. With incorporation of recommended traffic conditions of approval, the project

TMV Lands (PLN080113) Page 1

has no unresolved traffic or other significant issues. See additional **Project Discussion** in **Exhibit B**.

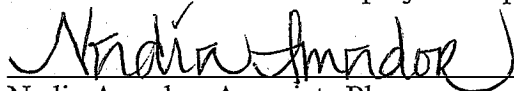
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Division
- √ Water Resources Agency
- √ Gonzales Fire Protection District
- √ Office of the Sheriff

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by the RMA- Public Works Department, Environmental Health Division, and the Gonzales Fire Protection District, have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was not referred to any Land Use Advisory Committee (LUAC) because no LUAC exists for this area of the County.

Note: The decision on this project is appealable to the Planning Commission.



Nadia Amador, Associate Planner
(831) 755-5114, amador@co.monterey.ca.us
April 21, 2009

cc: Front Counter Copy; Zoning Administrator; Gonzales Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Office of the Sheriff; Taven Kinison Brown, Planning Services Manager; Nadia Amador, Project Planner; Carol Allen, Senior Secretary; TMV Lands, Owner; Johnson & Moncrief PLC, Agent; Planning File PLN080113.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: 1. Conditions of Approval 2. Site Plan, Floor Plan and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Traffic Study, prepared by Hatch Mott MacDonald, March 9, 2009
	Exhibit F	Applicant's Statement of Project Scope of Work

This report was reviewed by Taven Kinison Brown, Planning Services Manager.



EXHIBIT A

Project Information for PLN080113

Project Title: TMV LANDS (WINERY)

Location: 32720 RIVER RD SOLEDAD

Primary APN: 216-021-019-000

Applicable Plan: Central Salinas Valley Area Plan

Coastal Zone: No

Permit Type: Use Permit

Zoning: F/40

Environmental Status: Exempt

Plan Designation: FARMLANDS 40

Advisory Committee: N/A

Final Action Deadline (884): 5/18/2009

Project Site Data:

Lot Size: 90.39 AC

Coverage Allowed: 5%

Existing Structures (sf): 6,933

Coverage Proposed: >1%

Proposed Structures (sf): 6,933

Height Allowed: 35'

Total Sq. Ft.: 6,933

Height Proposed: N/A

FAR Allowed: NA

FAR Proposed: N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Erosion Hazard Zone: MOD

Biological Report #: N/A

Soils Report #: N/A

Forest Management Rpt. #: N/A

Archaeological Sensitivity Zone: LOW

Geologic Hazard Zone: HIGH

Archaeological Report #: N/A

Geologic Report #: N/A

Fire Hazard Zone: HIGH

Traffic Report #: LIB090213

Other Information:

Water Source: WELL

Sewage Disposal (method): SEPTIC

Water Dist/Co: N/A

Sewer District Name: N/A

Fire District: GONZALES RURAL FIRE

Grading (cubic yds.): 0.0

Tree Removal: NONE

EXHIBIT B PROJECT DISCUSSION

Setting

The project site is a 90.39 acre agricultural parcel along River Road, southwest of the City of Gonzales. The majority of the 90.39 acre project site is in row crop farming, with the exception of an area of approximately one-acre in size that has a small vineyard area, a 1,807 square foot single family residence, a 576 square foot detached garage, a 1,250 square foot metal agriculture storage building and a 2,500 square foot agriculture storage building proposed to be converted into the winery and tasting room facility. The property is zoned Farmlands, 40 acre minimum building site. The project site is located in the Central Salinas Valley Area Plan within the *Central/Arroyo Seco/River Road Segment of the Agriculture and Winery Corridor* proposed as part of the *Draft 2007 Monterey County General Plan*.

The parcel slopes gently downwards towards the Salinas River and it consists of an upper and lower terrace. The lower terrace is intersected by the Salinas River and partially within Zone A, a 100-year floodplain of the Salinas River, as shown on FEMA Flood Insurance Rate Map 060195-0250 D (Source: Water Resources Agency). All the existing structures are in the upper terrace and outside of the floodplain.

There is an existing agricultural well and a domestic well serving the property. Wastewater disposal for the residence is presently provided by a septic tank and subsurface leach field system. A separate septic system and leach field is in place for the 2,500 square foot agriculture storage building which will be converted to the winery and tasting room facility. The project site is not under a Williamson Act Contract (Agricultural Preservation Contract).

Project Description and Analysis

The project is described as a Use Permit to allow the operation of a winery (agricultural processing plant) with tasting room utilizing an existing structure on-site. The winery will produce up to 5,000 cases of wine annually. The proposed project will involve converting an existing 2,500 square foot agriculture storage building into the winery and tasting room facility. The project also includes the proposal for special events occurring four times a year with a maximum capacity for 100 guests per event. The project site can accommodate 62 unpaved parking spaces. No grading or tree removal is proposed.

The zoning of the property allows for an Agricultural Processing Plant, which the definition of such includes wineries, subject to obtaining a Use Permit. The use of the winery may also include associated uses, such as a tasting room and related public and private events. The project will not involve any construction of structures, since an existing 2,500 square foot building will be converted into the winery/tasting room facility. The structure will require a building permit for the change of occupancy prior to initiation of winery use. Although the 90.39 acre parcel project site lies partially in the 100-year floodplain of the Salinas River, the proposed winery structure lies outside of this floodplain boundary.

The winery will have the potential of producing up to 5,000 cases of wine annually. The winery will utilize grapes grown on-site for their production. Since the "crushing" or processing of the wine takes place during the grape harvest season (summer to early fall), the applicant has opted to bring in wine production equipment, such as the crusher, destemmer and crush tanks during this time. This is more cost-effective for the applicant than to have the equipment stored there throughout the year. The 2,500 square foot existing building proposed for the winery has an existing restroom facility that will serve the winery/tasting room and the building has a sink area

that will serve the tasting room operation. This building is being served by its individual septic and leachfield system. The wastewater disposal for wine processing operations will be accomplished by spreading the wastewater over the north east portion of the property. The existing single family residence will not be made part of the winery/tasting room proposal.

Development Standards. The project meets the Site Development Standards of the Farmlands Zoning District, Section 21.30.060. The maximum site coverage for this property is 5% and the proposal is less than 1% site coverage. The subject winery structure meets the minimum required setbacks of 30-foot front, 20-foot side and rear and the height limit maximum of 35 feet. The 2,500 square foot existing structure to be converted into the winery/tasting facility has a 318-foot front setback, a 167-foot and over 200-foot side setbacks, and over 200-foot on the rear setback. The height of the winery structure is approximately 30 feet in height. The winery structure also meets the minimum required setbacks between structures of 6 and 10 feet.

Signs. No sign design was reviewed for this project. However, the applicant agrees to comply to with Monterey County Code Section 21.60 *Regulations for Signs*, which requires that the signs be unobtrusive and attractive. A condition of approval has been incorporated requiring that the applicant submit their sign design to the Planning Department for review and approval, prior to commencement of use.

Staffing and Operations. The applicant proposes to operate the winery and tasting room year round. The applicant requested that the hours of operation for the tasting room be 11am to 5pm on Friday, Saturday and Sunday. Staff considered their request and finds that 11am to 7pm would allow them more flexibility, especially during summer months when days are longer. Therefore, a condition of approval has been incorporated allowing the hours of operation for the tasting room be between 11am to 7pm on Friday, Saturday and Sunday. Between the winery and tasting room, two to four employees will be employed.

Special Events. The project also includes the proposal for private and winery-related events occurring four times a year with a maximum capacity for 100 guests per event. The project site can accommodate 62 unpaved parking spaces. Amplified music is anticipated at some of these events on weekends between the hours of noon to 10pm and it would take place inside the 2,500 square foot winery/tasting room structure or immediately outside the structure in the porch area of the structure. These private and winery-related events may include:

1. Advertised fund raising events;
2. Winemaker Dinners open to the general public;
3. Weddings;
4. Company Holiday Party;
5. Employee-Related Private Parties (e.g. harvest celebration)

Draft 2007 Monterey County General Plan/Agricultural and Winery Corridor Plan. The project site is located within the *Central/Arroyo Seco/River Road Segment* of the *Winery Corridor*, proposed as part of the Draft 2007 Monterey County General Plan. Although this plan has not been adopted by the County, staff has tried to implement these development standards and design guidelines of the plan because it makes for a better project. The Draft Plan requires that if the winery has public tours, tasting, retail sales or special events, the setback from the winery structure to the property lines be at least 200 feet and be no closer than 400 feet to any existing residence outside the ownership of the applicant. The Draft Plan indicates that the setbacks can be modified subject to an Administrative Permit finding that the request satisfies one of the following:

1. There is no feasible way to meet the required setbacks without creating environmental impacts or impacting important agricultural land;
2. Required setbacks are not practical or feasible due to existing topographic conditions or existing vegetation; or
3. An existing structure was legally constructed prior to 1980 and it can be clearly demonstrated that the structure was intended for legitimate agricultural or residential use.
4. Setback requirements may be adjusted where the line of sight criteria provided by the Public Works Department must be met to ensure the safety of those driving the Corridor.

In the case of this project, the winery structure will be no closer than 400 feet to existing residences outside the ownership of the applicant. There is an existing residence on the subject lot approximately 150 feet away from the winery structure, but this residence is owned by the owner, hence on the subject lot. Other nearby residences, not owned by the subject owner, are at least 400 feet away. As far as the 200 foot setback requirement from property lines to the winery structure, the front, rear and side setback at the west elevation, meet this requirement. The side setback at the east elevation is approximately 167 feet, not meeting the requirement. Nevertheless, if the Draft Plan is adopted, the project would meet Finding 2: *Required setbacks are not practical or feasible due to existing topographic conditions or existing vegetation.* The structure is an existing structure and located in a flat area where trees were not compromised for the construction of the structure. Requiring the 200 foot setback from this side setback, would result in the structure being moved approximately 33 feet westerly into areas in excess of 30 percent slope and if moved more southerly and centrally from its original location, it would result in the removal of mature trees. Therefore, the winery structure location would meet the development standards and design guidelines of the Draft Plan, once adopted.

Trip Generation Study, Truck Turning Analysis and Parking Management Plan. A traffic report prepared by Hatch Mott MacDonald describes the results of a trip generation study, truck turning analysis and a parking management plan for the proposed project. The traffic report found that the project would generate insignificant additions to the daily traffic volumes on River Road and that the levels of service on River Road would not be affected by the proposed project. Additionally, the project has incorporated a parking layout and two driveway approaches off of River Road (Driveway A and B) to accommodate and distinguish truck and vehicle traffic. The parking management plan identifies 62 parking spaces that can be accommodated for the special event parking occurring 4 times a year for up to 100 people each time. The study suggests that although WB-50 trucks (5-axle trucks measuring 55 feet), can come into the property, while a special event is taking place, it is the recommendation of the traffic engineers that truck deliveries be kept at a minimum by scheduling deliveries between Monday and Thursday. Along with this recommendation, the study recommended the following strategies suitable for addressing the parking management plan during a special event:

1. Distribute maps indicating where parking is available, particularly parking for the disabled located near the existing garage on the east side of the property (Garage B);
2. Utilize and strategically place traffic cones to delineate the parking area to serve as a boundary and guidance for vehicle operators as they enter the premises;
3. Utilize parking supervisors on premises to direct traffic.

The above recommendations have been incorporated as conditions of approval. Planning and Public Works staff met diligently with the applicant and applicant's traffic engineer and found that the recommendations of the traffic report were suitable for the proposed project. With

incorporation of recommended traffic conditions of approval, the project has no unresolved traffic or other significant issues.

CEQA. Staff finds that the project meets two categorical exemptions pursuant to the California Environmental Quality Act: Section 15303(c) and 15061 (b) (3):

Section 15303(c) exempts a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The subject site proposes to convert an existing 2,500 square foot agricultural storage building into the winery/tasting room facility not involving the use of significant amounts of hazardous substances. Therefore, Section 15303(c) applies as an exemption from CEQA for the proposed project.

Section 15061(b) (3) describes that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The subject project is an allowed use under its zoning designation of Farmlands. The project site is a 90.39 acre parcel devoted to row crop farming with an existing single family dwelling and farm buildings. One of these farm buildings, a 2,500 square foot structure will be converted to the winery/tasting room facility. The winery will have the potential to generate up to 5,000 cases of wine annually. No additional building construction or grading is proposed for the project. The existing septic system is adequately sized to serve the proposed tasting room. The existing single family dwelling is served by a separate septic system. According to the Environmental Health Department, adequate repair area exists for each system in case future repairs are necessary. The applicant intends to spread the winery crush wastewater onsite for dust control which the Environmental Health Department and the Water Resources Agency did not have any objections to. The Environmental Health Department also reviewed the project for water system requirements and any consumer protection requirements, relating to the wine tasting. Both areas of Environmental Health deemed the application exempt from a water system permit and a Food Facility permit. Planning and Public Works staff analyzed the traffic study prepared for the project and met many times to discuss the context of the report. Staff found that the report adequately identified the traffic generation, truck turning analysis and the parking management plan for the project. The report concluded that the project would generate insignificant additions to the daily traffic volumes on River Road. The project did not require implementation of any improvements to the street system and sufficient parking spaces (62 spaces) can be provided on-site for the special events occurring four times a year for a maximum capacity of 100 people per event.

For the reasons above, Staff found that the project did not have the potential for causing a significant effect on the environment. Therefore, Section 15061(b) (3) applies as an exemption from CEQA for the proposed project.

Conclusion

No unusual circumstances, unresolved issues or adverse environmental impacts were identified during the project review. No verbal or written comments were received within the public noticing period. The proposed project, as described and conditioned is consistent with the 1982 Monterey County General Plan, the Central Salinas Valley Area Plan and the Monterey County Zoning Ordinance, Title 21.

**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

TMV Lands (PLN080113)

RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

- 1) Categorically Exempt per Sections 15303(c) and 15061 (b) (3)
- 2) Approving Use Permit to allow the operation of a winery (agricultural processing plant) with tasting room utilizing an existing structure on-site. The winery will produce up to 5,000 cases of wine annually. The proposed project will involve converting an existing 2,500 square foot agriculture storage building into the winery and tasting room facility. The project also includes the proposal for special events occurring four times a year with a maximum capacity for 100 guests per event. The project site can accommodate 62 unpaved parking spaces. No grading or tree removal.

(PLN080113, TMV Lands, 32720 River Road,
Soledad, Central Salinas Valley Area Plan
(APN: 216-021-019-000)

The Use Permit application (PLN080113) came on for public hearing before the Monterey County Zoning Administrator on April 30, 2009. 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 Monterey County General Plan,
- Central Salinas Valley Area Plan,
- Central Salinas Valley Area Plan Inventory and Analysis,
- Monterey County Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received

during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 32720 River Road, Soledad, (Assessor's Parcel Number 216-021-019-000, Central Salinas Valley Area Plan. The parcel is zoned Farmlands, 40 minimum building site, which allows agricultural processing plants (wineries), subject to the obtaining a Use Permit pursuant to section 21.30.050.N of the Monterey County Zoning Ordinance Title 21. Therefore, the project is an allowed land use for this site.
- c) The existing 2,500 square foot agricultural storage building proposed to be converted into the winery and tasting room facility meets the Site Development Standards of the Farmlands Zoning District, Section 21.30.060. The maximum site coverage for this property is 5% and the proposal is less than 1% site coverage. The subject structure meets the minimum required setbacks of 30-foot front, 20-foot side and rear and the height limit maximum of 35 feet as its setbacks are 318 foot front setback, a 167-foot and over 200-foot side setbacks, and over 200-foot on the rear setback. The height of the winery structure is approximately 30 feet in height, which is less than the maximum allowed of 35 feet.
- d) The project planner conducted a site inspection on January 12, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project meets the intent of Agricultural Goal 30 as described in the 1982 Monterey County General Plan. This goal is to protect all viable farmlands designated as Prime, of Statewide Importance, Unique or of Local Importance from conversion to and encroachment of non-agricultural uses. The project site is designated as Prime Farmlands by the U.S Department of Agriculture Soil Conservation Service. Prime Farmlands is land best suited for producing food, feed, forage, fiber and oilseed crops. The subject lot is a 90.39 acre lot devoted almost entirely to row crop farming, with the exception of a small area that houses a single family residence, a detached residential garage and two agricultural storage buildings. The Farmlands Zoning Designation allows residential structures accessory to agricultural use of the property and this is the case with the existing residence and the agricultural storage buildings. These structures support the agricultural activities of the site. The winery/tasting room proposal is considered an agricultural related venture and would use one of the existing agriculture storage structures as the facility for the use. No new construction or grading will occur on site for the use proposed. The project also proposes to hold private and public events, four times a year with a maximum capacity of 100 people per event. For this reason, 62 unpaved parking spaces are proposed on-site. The parking spaces will be accommodated on the area of non-agriculture and will not impede the agricultural truck circulation on the property. No displacement of existing agricultural is proposed by this project. The project is agricultural processing plant and therefore consistent with Agricultural Goal 30 of the 1982 Monterey County General Plan and the uses allowed will not impact the Prime soils on this property.
- f) The project site is a legal lot of record pursuant to Record of Survey, filed as Volume 17, Surveys, Page 29 with the Monterey County

Recorders, dated August 20, 1991. This Survey was the result of a Lot Line Adjustment involving the subject parcel. The Lot Line Adjustment was approved by the Monterey County Minor Subdivision Committee by Resolution No. 91-038.

- g) The project was not referred to a Land Use Advisory Committee (LUAC) for review because no LUAC exists for this area of the County.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080113.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Gonzales Rural Fire Protection District, Public Works, Environmental Health Division, Water Resources Agency and Office of the Sheriff. 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) In order to analyze potential traffic impacts caused by the proposed project and analyze the parking management, a traffic report was prepared by an outside traffic consultant. The report did not identify any physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- *“Franscioni Ag Processing Plant/Winery/Wine Storage Facility Trip Generation Study, Truck Turning Analysis and Parking Management Plan, Monterey County, California” (LIB090213) prepared by Hatch Mott MacDonald, Gilroy, CA, March 9, 2009.*

The report analyzed the subject project involving a Use Permit for the operation of a winery and tasting room that proposes converting an existing 2,500 square foot agriculture storage building for this purpose. The winery will have a annual production of 5,000 cases of wine and use on-site grown grapes for the wine processing. The project also includes the proposal for private and winery-related events occurring four times a year with a maximum capacity for 100 guests per event. The project site can accommodate 62 unpaved parking spaces. The traffic report found that the project would generate insignificant additions to the daily traffic volumes on River Road and that the levels of service on River Road would not be affected by the proposed project. Additionally, the project has incorporated a parking layout and two driveway approaches off of River Road (Driveway A and B) to accommodate and distinguish truck and vehicle traffic. The parking management plan identifies 62 parking spaces that can be accommodated for the special event parking occurring 4 times a year for up to 100 people each time. The study suggests that although WB-50 trucks (5-axle trucks measuring 55 feet) can come into the property, while a special event is taking place, it is the recommendation of the traffic engineers that truck deliveries be kept at a minimum by

scheduling deliveries between Monday and Thursday. Along with this recommendation, the study recommended the following strategies suitable for addressing the parking management plan during a special event:

- Distribute maps indicating where parking is available, particularly parking for the disabled located near the existing garage on the east side of the property (Garage B);
- Utilize and strategically place traffic cones to delineate the parking area to serve as a boundary and guidance for vehicle operators as they enter the premises
- Utilize parking supervisors on premises to direct traffic.

The above recommendations have been incorporated as conditions of approval. Planning and Public Works staff met diligently with the applicant and applicant's traffic engineer and found that the recommendations of the traffic report were suitable for the proposed project. With incorporation of recommended traffic conditions of approval, the project has no unresolved traffic or other significant issues.

- c) Staff conducted a site inspection on January 12, 2009 to verify that the site is suitable for this use.
- d) The site is located within an area identified as having "low" archaeological sensitivity. An archaeological reconnaissance report was not required in accordance with Sections 21.66.050.C.1.c and d. of the Monterey County Zoning Ordinance, Title 21. This section states that a report would be required only in areas where there are specific information known to exist which states that a known archaeological resources are present or that the development is within 750 feet of a known archaeological resource. In this particular case, both situations are not present. Therefore, the site is suitable for the proposed use.
- e) The project site has adequate public access fro the winery and tasting room. The project site is accessed directly off River Road and a condition of approval requiring Encroachment Permits for the driveway approaches has been incorporated.
- f) The project meets the Site Development Standards of the Farmlands Zoning District, Section 21.30.060. The maximum site coverage for this property is 5% and the proposal is less than 1% site coverage. The subject winery structure meets the minimum required setbacks of 30-foot front, 20-foot side and rear and the height limit maximum of 35 feet. The 2,500 square foot existing structure to be converted into the winery/tasting facility has a 318-foot front setback, a 167-foot and over 200-foot side setbacks, and over 200 feet on the rear setback. The height of the winery structure is approximately 30 feet in height. The winery structure also meets the minimum required setbacks between structures of 6 and 10 feet.
- g) The existing septic system is adequately sized to serve the proposed tasting room. The existing single family dwelling is served by a separate septic system. According to the Environmental Health Department, adequate repair area exists for each system in case future repairs are necessary. The applicant intends to spread the winery crush wastewater onsite for dust control which the Environmental Health Department and the Water Resources Agency did not have any

objections to. The Environmental Health Department also reviewed the project for water system requirements and any consumer protection requirements, relating to the wine tasting. Both areas of Environmental Health deemed the application exempt from a water system permit and a Food Facility permit.

- h) The project site is located within the *Central/Arroyo Seco/River Road Segment* of the *Winery Corridor*, proposed as part of the Draft 2007 Monterey County General Plan. Although this plan has not been adopted by the County, staff has tried to implement these development standards and design guidelines of the plan because it makes for a better project. The Draft Plan requires that if the winery has public tours, tasting, retail sales or special events, the setback from the winery structure to the property lines be at least 200 feet and be no closer than 400 feet to any existing residence outside the ownership of the applicant. The Draft Plan indicates that the setbacks can be modified subject to an Administrative Permit finding that the request satisfies one of the following:
1. There is no feasible way to meet the required setbacks without creating environmental impacts or impacting important agricultural land;
 2. Required setbacks are not practical or feasible due to existing topographic conditions or existing vegetation; or
 3. An existing structure was legally constructed prior to 1980 and it can be clearly demonstrated that the structure was intended for legitimate agricultural or residential use.
 4. Setback requirements may be adjusted where the line of sight criteria provided by the Public Works Department must be met to ensure the safety of those driving the Corridor.

In the case of this project, the winery structure will be no closer than 400 feet to existing residences outside the ownership of the applicant. There is an existing residence on the subject lot approximately 150 feet away from the winery structure, but this residence is owned by the owner, hence on the subject lot. Other nearby residences, not owned by the subject owner, are at least 400 feet away. As far as the 200 foot setback requirement from property lines to the winery structure, the front, rear and side setback at the west elevation, meet this requirement. The side setback at the east elevation is approximately 167 feet, not meeting the requirement. Nevertheless, if the Draft Plan is adopted, the project would meet Finding 2: *Required setbacks are not practical or feasible due to existing topographic conditions or existing vegetation.* The structure is an existing structure and located in a flat area where trees were not compromised for the construction of the structure. Requiring the 200 foot setback from this side setback, would result in the structure being moved approximately 33 feet westerly into areas in excess of 30 percent slope and if moved more southerly and centrally from its original location, it would result in the removal of mature trees. Therefore, the winery structure location would meet the development standards and design guidelines of the Draft Plan, once adopted.

- i) The project site is not under a Williamson Act Contract.
- j) Although the 90.39 acre parcel project site lies partially in the 100-year floodplain of the Salinas River, the proposed winery structure lies

outside of this floodplain boundary.

- k) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080113.

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

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Gonzales Rural Fire Protection District, Public Works, Environmental Health Division, Water Resources Agency and Office of the Sheriff. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (**Exhibit 1**).
 - b) Necessary public facilities are available. The existing septic system is adequately sized to serve the proposed winery/tasting room. The applicant intends to spread the winery crush wastewater onsite for dust control which the Environmental Health Department and the Water Resources Agency did not have any objections to. The project will be served by an existing well.
 - c) Preceding findings and supporting evidence for PLN080113. (See Findings 1, 2, 4 and 5).

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on January 12, 2009 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080113.

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

- EVIDENCE:**
- a) The project meets two categorical exemptions pursuant to the California Environmental Quality Act: Section 15303(c) and 15061 (b) (3).
 - b) Section 15303(c) exempts a store, motel, office, restaurant or similar

structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The subject site proposes to convert an existing 2,500 square foot agricultural storage building into the winery/tasting room facility not involving the use of significant amounts of hazardous substances. Therefore, Section 15303(c) applies as an exemption from CEQA for the proposed project.

- c) Section 15061(b) (3) describes that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The subject project is an allowed use under its zoning designation of Farmlands. The project site is a 90.39 acre parcel devoted to row crop farming with an existing single family dwelling and farm buildings. One of these farm buildings, a 2,500 square foot structure will be converted to the winery/tasting room facility. The winery will have the potential to generate up to 5,000 cases of wine annually. No additional building construction or grading is proposed for the project. The existing septic system is adequately sized to serve the proposed tasting room. The existing single family dwelling is served by a separate septic system. According to the Environmental Health Department, adequate repair area exists for each system in case future repairs are necessary. The applicant intends to spread the winery crush wastewater onsite for dust control which the Environmental Health Department and the Water Resources Agency did not have any objections to. The Environmental Health Department also reviewed the project for water system requirements and any consumer protection requirements, relating to the wine tasting. Both areas of Environmental Health deemed the application exempt from a water system permit and a Food Facility permit. Planning and Public Works staff analyzed the traffic study prepared for the project and met many times to discuss the context of the report. Staff found that the report adequately identified the traffic generation, truck turning analysis and the parking management plan for the project. The report concluded that the project would generate insignificant additions to the daily traffic volumes on River Road. The project did not require implementation of any improvements to the street system and sufficient parking spaces (62 spaces) can be provided on-site for the special events occurring four times a year for a maximum capacity of 100 people per event. For the reasons above, Staff finds that the project did not have the potential for causing a significant effect on the environment.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on January 12, 2009.
- e) See preceding findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Section 21.80.040.B of the Monterey County Zoning Ordinance, Title 21.

DECISION

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

- A. Find the project Categorically Exempt from CEQA per Section 15303(c) and 15061(b)(3); and
- B. Approve the Use Permit, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of April, 2009.

Carl Holm, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON

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.

NOTES

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

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

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

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

RESOLUTION - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <u>TMV Lands</u> File No: <u>PLN080113</u> APNs: <u>216-021-019-000</u> Approved by: <u>Zoning Administrator</u> Date: <u>April 30, 2009</u>
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<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
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RMA – Planning Department						
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1.		<p>PD001 - SPECIFIC USES ONLY This Use Permit (PLN080113) allows the operation of a winery (agricultural processing plant) with tasting room utilizing an existing structure on-site. The winery will produce up to 5,000 cases of wine annually. The proposed project will involve converting an existing 2,500 square foot agriculture storage building into the winery and tasting room facility. The project also includes the proposal for special events occurring four times a year with a maximum capacity for 100 guests per event. The project site can accommodate 62 unpaved parking spaces. No grading or tree removal is proposed. The property is located at 32720 River Road, Soledad (Assessor's Parcel Number 216-021-019-000), Central Salinas Valley Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA - Planning Department)</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.</p> <p>To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p> <p>WRA RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	
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2.	<p>PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 216-021-019-000 on April 30, 2009. The permit was granted subject to 24 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA - Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	<p>Prior to the issuance of grading and building permits or commencement of use.</p>	
3.	<p>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	<p>Owner/ Applicant/ Archaeologist</p>	<p>Ongoing</p>	

4.		<p>PD004 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)</p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, whichever occurs first and as applicable	
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5.	<p>PD005a – NOTICE OF EXEMPTION Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption.</p>	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	After project approval.	
6.	<p>PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)</p>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.	<p>PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)</p>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
		The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy / Ongoing	
8.	<p>PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Traffic Report has been prepared for this parcel by Hatch Mott MacDonald, dated March 9, 2009 and is on record in the Monterey County RMA - Planning Department, Library No. 090213. All development shall be in accordance with this report." (RMA – Planning Department)</p>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

9.	PD026 - BANNERS, FLAGS, PENNANTS There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. (RMA – Planning Department)	Submit evidence which demonstrates that there are no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Prior to use/ Ongoing	
10.	PDSP001 - HOURS OF OPERATION FOR TASTING ROOM (NON-STANDARD) Hours of operation for the tasting room shall be 11am to 7pm on Friday, Saturday and Sunday. (RMA – Planning Department)	Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department.	Owner/ Applicant	Prior to use/ Ongoing	
11.	PDSP002-CUSTOM CRUSH (NON-STANDARD) Custom Crush by others may be allowed on the subject property subject to the limit of the annual production of 5,000 cases of wine as described in Condition No. 1. (RMA – Planning Department)	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
12.	PDSP003- SIGNS (NON-STANDARD) Any signs shall conform to Monterey County Code Section 21.60 <i>Regulations for Signs</i> . The signs shall be unobtrusive and attractive. (RMA - Planning Department)	Submit plan designs to the RMA-Planning Department for review and approval.	Owner/ Applicant	Prior to commencement of use	

13.	<p>PDSP004 –WINERY-RELATED EVENTS AND PRIVATE WINERY EVENTS AND AMPLIFIED MUSIC (NON-STANDARD)</p> <p>The approval of this project includes private and public related events, four times a year maximum, with capacity for 100 people at each event during the weekend (Friday to Sunday). This includes:</p> <ol style="list-style-type: none"> 1) Advertised fund raising events; 2) Winemaker Dinners open to the general public; 3) Weddings; 4) Company Holiday Party; 5) Employee-Related Private Parties (e.g. harvest celebrations); 6) Festivals, tours or celebrations. <p>All outdoor amplified music at these events shall be limited on weekends between the hours of 10 am to 10 pm. No outside amplified sound shall occur before 10 am or after 10 pm.</p> <p>(RMA - Planning Department)</p>	Adhere to conditions and uses specified in the permit	Owner/ Applicant	Ongoing	
14.	<p>PDSP005-PARKING MANAGEMENT PLAN (NON-STANDARD)</p> <p>The site accommodates 62 unpaved parking spaces for special events, occurring 4 times a year maximum with a capacity for 100 people per event. In order to manage parking during these events, the following shall followed:</p> <ol style="list-style-type: none"> 1. Distribute maps indicating where parking is available, particularly parking for the disabled located near the existing garage on the east side of the property (Garage B); 2. Utilize and strategically place traffic cones to delineate the parking area to serve as a boundary and guidance for vehicle operators as they enter the premises 3. Utilize parking supervisors on premises to direct traffic. <p>(RMA - Planning Department and Public Works)</p>	Adhere to conditions and uses specified in the permit	Owner/ Applicant	Ongoing	

15.		<p>PDSP006-TRUCK DELIVERIES WHILE SPECIAL EVENTS ARE UNDERWAY (NON-STANDARD) Although WB-50 and smaller trucks can be accommodated while a special event is underway, the traffic report recommends that truck deliveries be kept at a minimum, by scheduling deliveries between Monday and Thursday. If this cannot be accommodated, WB-50 or smaller truck traffic shall utilize Driveway B, as shown in Exhibit B of the Traffic Study prepared by Hatch Mott MacDonald, dated March 9, 2009, on file with the Monterey County Planning Department under Library File No. 090213. (RMA - Planning Department and Public Works)</p>	<p>Adhere to the recommendations of the traffic study prepared by Hatch Mott MacDonald, dated March 9, 2009, on file with the Monterey County Planning Department under Library File No. 090213.</p>	<p>Owner/ Applicant</p>	<p>Ongoing</p>	
<p>RMA – Public Works Department</p>						
16.		<p>PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to River Road. (Public Works)</p>	<p>Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.</p>	<p>Owner/ Applicant</p>	<p>Prior to Building/ Grading Permits Issuance</p>	
17.		<p>PW0007 – PARKING STD The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning and Building Inspection. (Public Works)</p>	<p>Applicant's engineer or architect shall prepare a parking plan for review and approval.</p>	<p>Owner/ Applicant/ Engineer</p>	<p>Prior to Building/ Grading Permits Issuance</p>	

18.	PWSP001-WB-50 TRUCKS MAXIMUM ALLOWED (NON-STANDARD) Facility shall not use trucks larger than WB-50 for pick up and delivery. Trucks must not back onto River Road at anytime. (Public Works)	Adhere to conditions and uses specified in the permit	Owner/ Applicant	Ongoing	
19.	PWSP002- TAMC FEES (NON-STANDARD) Prior to issuance of building permits, applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	Applicant shall pay DPW required TAMC fees.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	

**Health Department
Environmental Health Division**

20.	EHSP01 - WINERY WASTE DISCHARGE REQUIREMENTS Winery wastewater discharges shall comply with the Prohibitions, Recommendations and Specifications of the General Waste Discharge Requirements for Discharges of Winery Waste set forth by the Regional Water Quality Control Board (RWQCB). (Environmental Health)	Submit a completed <u>Notice of Intent to Comply with the Terms of General Waste Discharge Requirements for Discharges of Winery Waste</u> form to the RWQCB for review and approval. Submit documentation to the Environmental Health Division indicating RWQCB has issued WDRs or a waiver.	Owner/ Applicant	Prior to the issuance of building permits	
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**Fire Agency
(Gonzales Rural Fire Protection District)**

21.	<p>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. (Gonzales Rural Fire Protection District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
		Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner	Prior to final building inspection	
22.	<p>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (Gonzales Rural Fire Protection District)</p>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
		Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
23.	<p>FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s).</p>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

		Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Gonzales Rural Fire Protection District)	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
24.		FIRESP001-INSTALLATION OF MAN DOOR AND OCCUPANCY TYPE CHANGE REQUIRED (NON STANDARD) At the time of building permit submittal, plans shall reflect the installation of a "man door" at the winery/wine tasting structure and the change of occupancy shall be applied for at the same time. (Gonzales Rural Fire Protection District)	Secure a building permit for the installation of a man door and the change in occupancy.	Applicant or owner	Prior to issuance of building permit.	

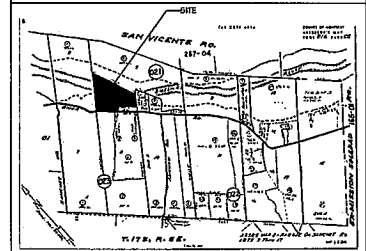
FIRE NOTES

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 the 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 10 feet. The roadway surface shall provide unobstructed access to conventional size vehicles including sedans and fire apparatus and shall be all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name.

EMERGENCY WATER
For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,800 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 12,000 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 0 mobile water systems may be permitted by the fire authority to provide for same practical effect. The quantity of water required by this condition shall in addition to the domestic demand and shall be permanently and immediately available.

FIRE EQUIPMENT
The building(s) and attached garage shall be fully protected with an automatic fire sprinkler system(s). Installation shall be accordance with the applicable IFPA standards. A minimum of a set of plans for fire sprinkler systems must be submitted by a California licensed C-10 contractor and approved prior to installation. This requirement is not intended to delay the issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substantial access, or other mitigating factors, social bathrooms and open attached porches, carports, and similar structures shall be protected with fire sprinklers.

VICINITY MAP



SHEET INDEX

SITE PLAN	A-1
FLOOR PLAN & ELEVATIONS WINE TASTING & STORAGE & PRODUCING	A-2
FLOOR PLAN & ELEVATIONS METAL BUILDING	A-3
FLOOR PLAN & ELEVATIONS GARAGE	A-4
FLOOR PLAN & ELEVATIONS HOUSE	A-5

AREAS & STATISTICS

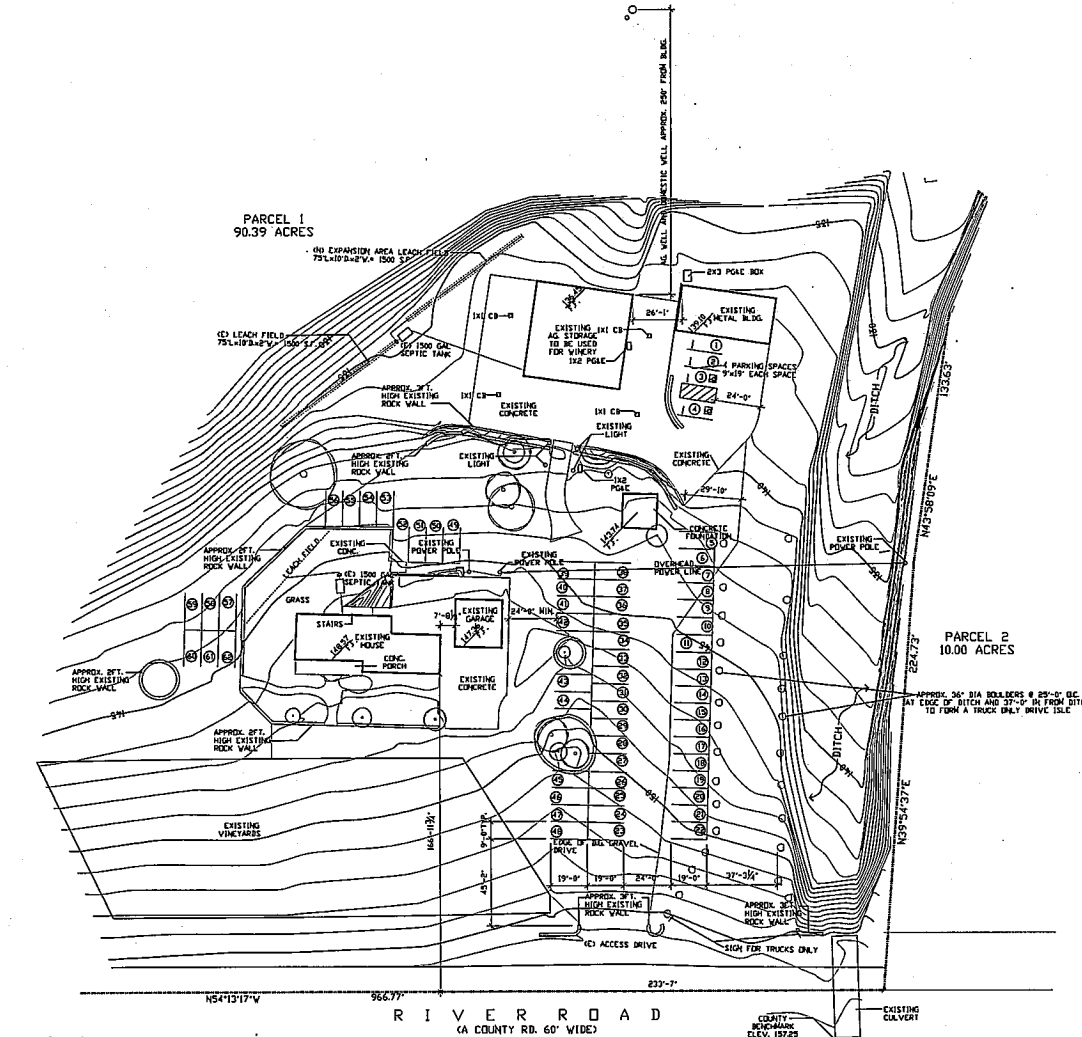
USE/SCOPE OF WORK: CONVERT AG. STORAGE INTO A WINERY WITH A WINE TASTING AREA, WINE PRODUCING AREA, WINE STORAGE AREA.

A.P.N.: 216-021-019
ZONING: FFAO
LOT AREA: 80,339 AC.
TOTAL BUILDING AREA: (E) HOUSE: 1,807 S.F.
(E) GARAGE: 570 S.F.
(E) MET. BLDG.: 1,250 S.F.
(E) WINE STORAGE BUILDING: 2,500 S.F.
(E) PORCH: 800 S.F.

CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: A-3
FLOOR AREA: 2,500 S.F., 0-0000 S.F. ALLOWABLE
STORIES: ONE
FIRE SPROKERS: INSTALLED PER IFPA IS SEPARATE PERMIT REQUIRED
ENERGY METHOD: 2009 PREScriptive STANDARDS
CODES: 2007 C.B.C., 2007 C.M.C., 2007 C.F.C., 2007 C.E.C., 2005 TITLE 24

OWNER

RAY FRANCIONI, TRV LANDS
86 MONTEREY-SALINAS HIGHWAY
SALINAS, CA 93901
PH 209/7574



A.P.N.: 216-021-019
SITE PLAN
1" = 20'

AREAS	PROJECT DATA	
(E) HOUSE	1,807 S.F.	LOT SIZE 80,339 AC.
(E) GARAGE	570 S.F.	LOT COVERAGE (TOTAL) 0.00
(E) MET. BLDG.	1,250 S.F.	0 OUT A/D 0 FILL
(E) AGRICULTURE BLDG.	2,500 S.F.	WINE
(E) PORCH	800 S.F.	62 PAVES



ROGER A. CORNEJO
A.I.A. ARCHITECT, INC.

WINE TASTING FACILITY FOR:
RAY FRANCIONI
32720 RIVER ROAD
SOLEDAD - CALIFORNIA 93960

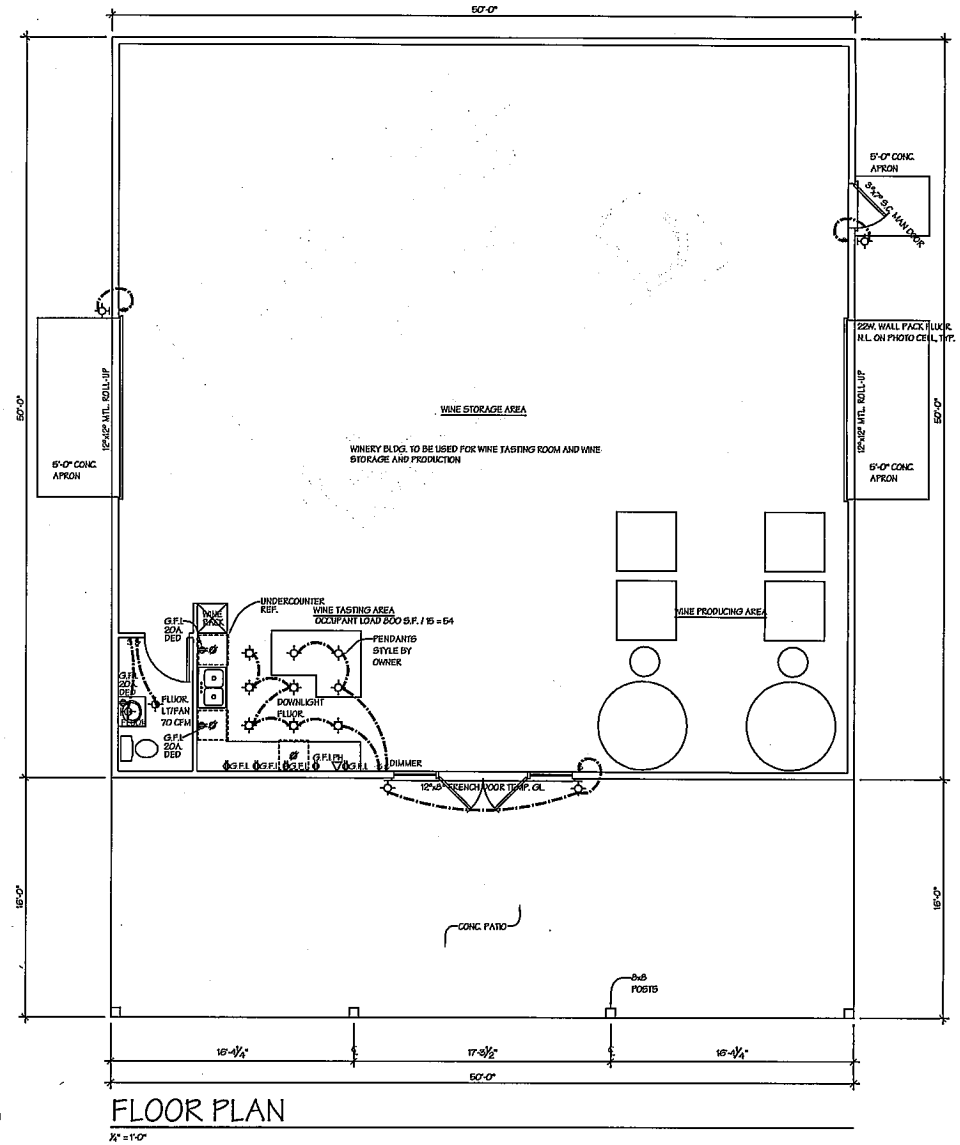
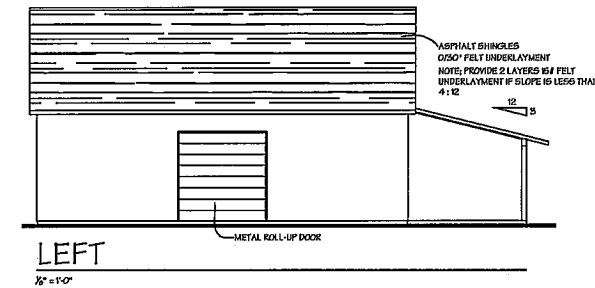
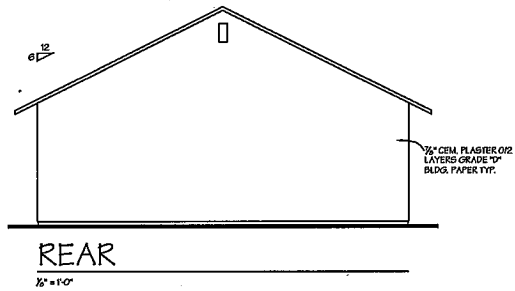
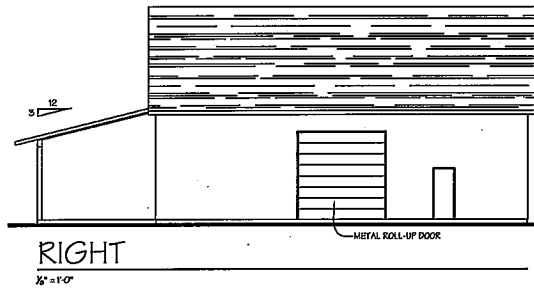
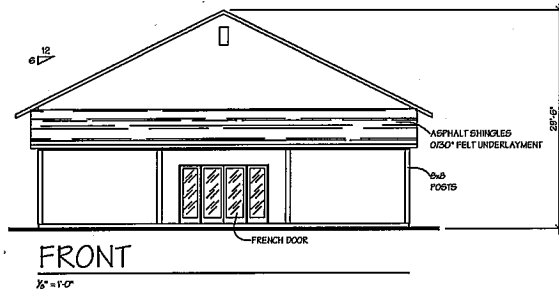
SHEET NO.
A-1
OF 5 SHEETS

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
e-mail: rcornejo@pacbell.net

Phone: (831) 422-1046
Fax: (831) 422-1952

REVISED: 2-24-09
BY: ELR DATE: 7-31-08

0815



ROGER A. CORNEJO
A.A. ARCHITECT, INC.

WINE TASTING FACILITY FOR:
RAY FRANSCIONI
32720 RIVER ROAD
SOLEDAD - CALIFORNIA 93960

SHEET NO.
A-2
OF 6 SHEETS

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
e-mail: rcornejo@pacbell.net

Phone: (831) 422-1046
Fax: (831) 422-1952

REVISED:
BY: ELK DATE: 7-31-09

0815

CENTRAL SALINAS VALLEY

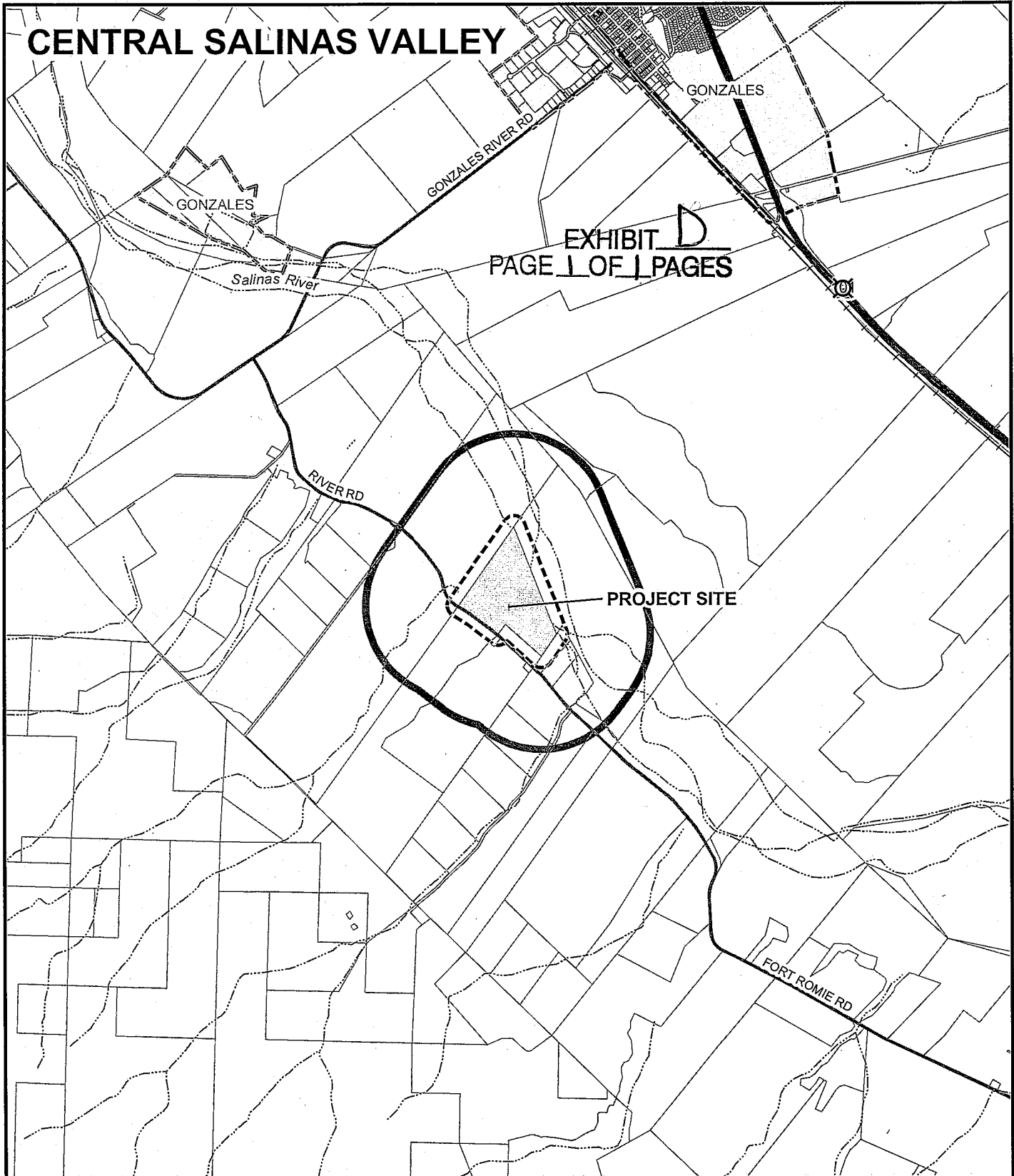





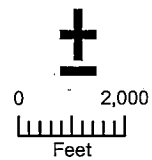
EXHIBIT D
PAGE 1 OF 1 PAGES

APPLICANT: TMV LANDS

APN: 216-021-019-000

FILE # PLN080113

 300' Limit  2500' Limit  City Limits



PLANNER: AMADOR



March 9, 2009

Mr. Ray Francioni
32720 River Road
Soledad, CA 93960

Re: Francioni Ag Processing Plant/Winery/Wine Storage Facility Trip Generation Study, Truck Turning Analysis and Parking Management Plan, Monterey County, California

Dear Mr. Francioni,

This letter report describes the results of a trip generation study, truck turning analysis and a parking management plan for the proposed Francioni Ag Processing Plant/Winery/Wine Storage Facility, to be located along River Road and southwest of the City of Gonzales in Monterey County, California. The location of the proposed project is shown within the Monterey County Wine Corridor on **Exhibit 1A**, and the project site plan is shown on **Exhibit 1B**.

1. Existing Traffic Conditions on Nearby Public Roadway Network:

Table 1 shows the existing Annual Average Daily Traffic (AADT) volumes and associated Levels of Service (LOS) of selected segments of River Road. The AADT information was obtained from the *2007 Annual Average Daily Traffic Report*, provided by the Monterey County Department of Public Works. The current level of service standard for county roads and intersections is LOS C. As can be seen from **Table 1**, the road segments on River Road currently operate at acceptable levels of service. The noted levels of service for a two-lane rural highway carrying the identified ADT volumes are based on the planning volume threshold included within **Appendix A**. These thresholds are based on the *2000 Highway Capacity Manual (HCM)*.

Table 1. Traffic Volumes and Levels of Service

River Road Segment	Number of Lanes	2005 Average Daily Traffic	Level of Service
From Highway 68 to Las Palmas Drive	4	14,500	A
From Las Palmas Drive to Riverview Drive	2	11,800	C
From Riverview Court to Berry Drive	2	11,800	C
From Berry Drive to Enos Drive	2	5,300	B
From Enos Drive to Pine Canyon Road	2	5,100	B
From Pine Canyon Road to Chualar River Road	2	3,200	A
From Chualar River Road to Gonzales River Road	2	950	A
From Gonzales River Road to Fairview Road	2	1,100	A
From Fairview Road to Foothill Road	2	750	A

Mr. Ray Franscioni
March 6, 2009
Page 2 of 4

2. Project Traffic Generation:

The current project involves establishing an agricultural processing plant and a wine tasting room in an existing 2,500 square foot wine storage building. Wine production equipment will be assembled inside for processing grapes Monday through Thursday during the harvest season. The wine tasting room, however, will open from 11:00 AM until 5:00 PM on Friday, Saturday, and Sunday, with special events taking place approximately four (4) times per year with a maximum of 100 guests per event (including four (4) catering employees).

A small portion of the property includes a vineyard that is adjacent to the existing house, which will be used for grape production. Therefore, the wine grapes will be processed on-site where a maximum of 500 barrels of wine will be stored. It is estimated that approximately 5 deliveries per year will be distributed for wine bottling, shipping bottled wine off-site and transporting barrels of wine (empty/full) to the facility. This will result in minimal truck trips during Monday through Thursday and on a typical Friday, when no special event would be scheduled. Therefore, the primary generation of traffic for the project will be related to the proposed wine tasting room.

The project trip generation was calculated based on information provided by the client and trip generation data developed by Hatch Mott MacDonald that was conducted at other wineries in the Central Coast area. Project trip generation was converted into Annual Average Daily Traffic (AADT) volumes to reflect the traffic fluctuation throughout the week and year. The primary project trips expected to be generated are from visitors to the tasting room and special events. **Table 2** provides a summary of the project trip generation while the trip generation is shown on **Exhibit 2**.

Table 2. Project Trip Generation

Trip Type	Annual Trips for Friday, Saturday, Sunday	Annual Average Daily Trips
Wine Tasting	2,496	6.84
Special Events	533	1.46
Employees	117	0.32
Deliveries	10	0.03
Total	3,156	8.65

Due to its small scale, it is unlikely that the proposed winery would attract a large number of visitors on its own. It is possible that some visitors to the wine corridor would make an additional stop at this winery, which will be open throughout the year. However, the tasting room will be open during Friday, Saturday and Sunday, and it is estimated there would be approximately 16 visitors per day during the weekend.

In summary, the project would generate an estimated 8.65 Annual Average Daily Trips. The proposed project will add incrementally to the traffic volumes on River Road and the surrounding County roads.

Mr. Ray Franscioni
March 6, 2009
Page 3 of 4

3. Level of Service:

River Road operates at an acceptable LOS C or better along its entire length. This is below the goal of LOS C established by the Monterey County General Plan. The County has established a guideline allowing a project to increase traffic by 1% of the facility capacity before being considered significant if it is currently operating at LOS D. This would allow an increase of about 250 vehicles per day. The Franscioni Ag Processing Plant/Winery/Wine Storage Facility will only result in an increase of about 8.65 trips per day assuming all project traffic used this road segment. The project will, therefore, have an insignificant impact on this road.

4. Truck Turning Analysis:

An assessment of the geometric adequacy of project Driveway B along River Road has been performed. In addition, Monterey County expressed concerns regarding the ingress and egress of trucks when a special event and deliveries occurred simultaneously. Therefore, truck templates are shown adjacent to the parking layout that is reflected on the project site plan. Although **Exhibit 1B** shows both project driveways, for this analysis only, Driveway B was considered. Based on a site visit conducted in September 2008, it was evident that trucks would most likely use Driveway B, which measures approximately 67 feet wide, rather than Driveway A, which measures approximately 32 feet wide.

Truck turning templates analyzed Driveway B using a WB-50 5-axle truck measuring a total length of 55 feet. It is assumed that a WB-50 truck would be representative of a truck for wine bottling, shipping bottled wine and transporting of wine barrels off-site. Simulations were performed showing a truck's ingress and egress movements at this driveway. The simulations depict a truck making right-turning and left-turning movements into and out of Driveway B with a minimum turning radius of 41.11 feet. Refer to **Exhibits 3 through 6** for a schematic of the WB-50 truck. Based on the truck turning analysis Driveway B accommodates WB-50 trucks. This recommendation is therefore consistent with the fact that Driveway B leads the trucks to the proposed wine storage facility where wine barrels and wine bottles will be stored on the premises.

5. Parking Management Plan:

Based on the current site plan, a parking lot layout is shown on the property with sixty-two (62) parking spaces, refer to **Exhibit 7**. Included in these parking spaces are two (2) Handicapped spaces and two (2) standard spaces adjacent to garage "B". Adjacent to the vineyard, garage "A", and trees enclosed in a 3-foot circular stone wall are forty-four (44) parking spaces. The remaining fourteen (14) parking spaces are found along the perimeter of the existing home.

A qualitative review of the parking lot layout has prompted the implementation of a parking management plan during a special event occurring approximately four (4) times per year during the hours of operation of 11:00 AM until 5:00 PM on Friday, Saturday, and Sunday. The implementation of the parking management plan will serve the needs of the visitors with convenient and efficient access to parking on the project site during a special event.

Although the truck turning templates show that a WB-50 truck can be accommodated while a special

Mr. Ray Franseioni
March 6, 2009
Page 4 of 4

event is underway, it is recommended that truck deliveries be kept at a minimum by scheduling deliveries between Monday and Thursday. Below are strategies suitable for addressing the parking management plan:

- Distribute maps indicating where parking is available, particularly parking for the disabled located near the existing garage on the east side of the property (Garage B)
- Utilize and strategically place traffic cones to delineate the parking area to serve as a boundary and guidance for vehicle operators as they enter the premises
- Utilize parking supervisors on premises to direct parking traffic

6. **Results:**

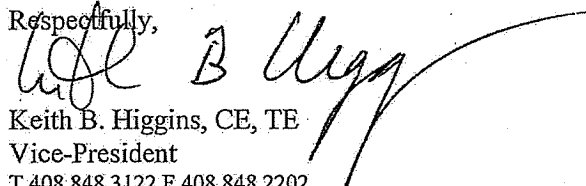
It can be concluded from the analysis above that the project would generate insignificant additions to the daily traffic volumes on River Road. The levels of service on River Road would not be affected by the proposed project. The project is not required to implement any improvements to the study street system.

In addition, field observations and the truck turning analysis revealed that Driveway B accommodates WB-50 truck traffic, which leads the trucks to the proposed agricultural processing plant/winery/wine storage facility where the wine barrels and wine bottles will be stored. The truck turning simulations also show that a WB-50 truck can pass through the property with minimal conflict to the parking lot layout.

For the parking management plan, the project should distribute maps indicating parking designated areas, utilize and strategically place traffic cones to delineate the parking area, and utilize parking supervisors for special events occurring four (4) times per year.

Thank you for the opportunity to assist you on this project. Should you have any questions, please do not hesitate to contact me.

Respectfully,



Keith B. Higgins, CE, TE
Vice-President
T 408.848.3122 F 408.848.2202
Keith.Higgins@hatchmott.com

kbh:aem

Enclosures

APPENDIX A -

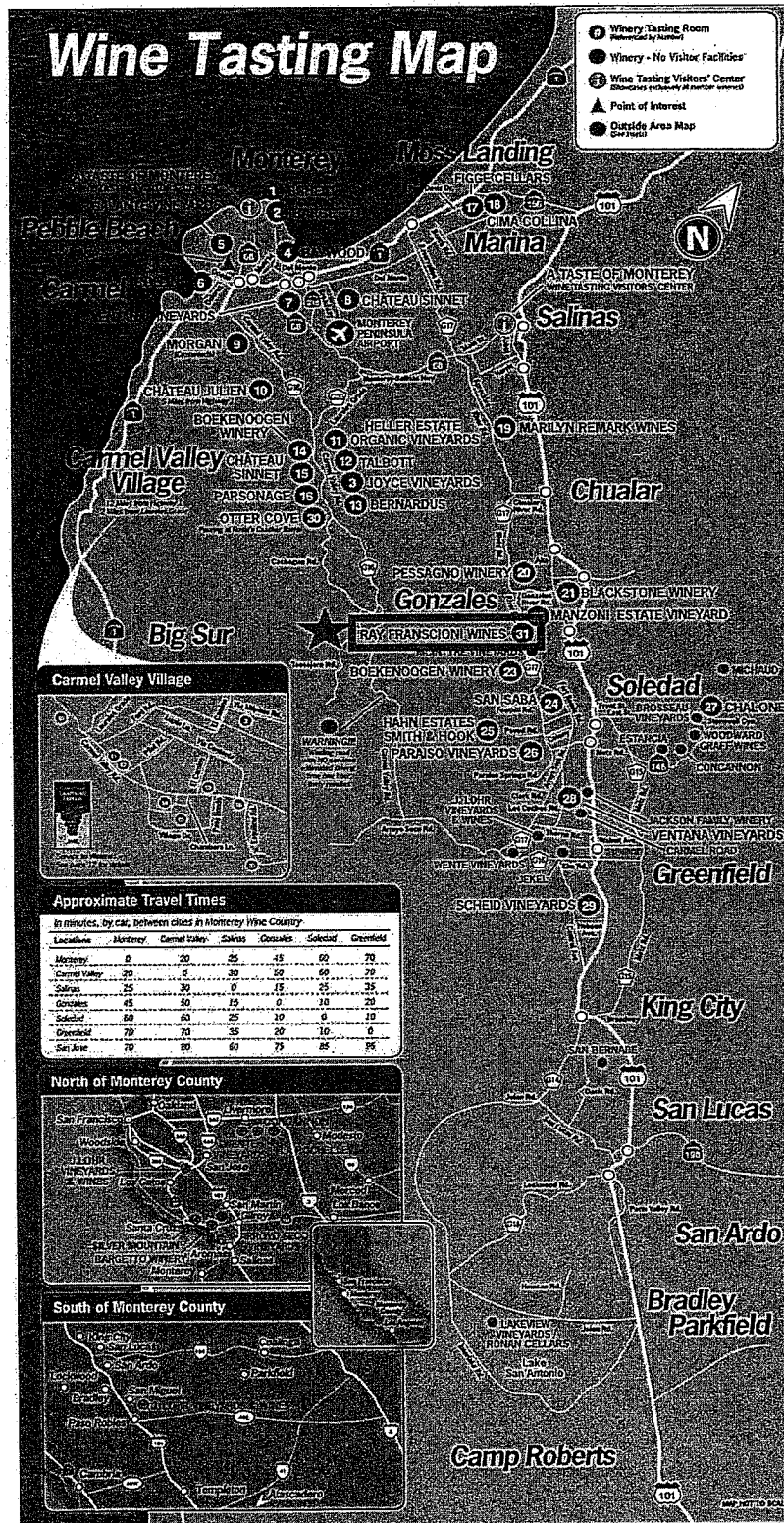
LEVEL OF SERVICE
AVERAGE DAILY TRAFFIC (ADT) THRESHOLD VOLUMES

APPENDIX A
LEVEL OF SERVICE THRESHOLD VOLUMES FOR VARIOUS ROADWAY TYPES
TOTAL DAILY VOLUMES IN BOTH DIRECTIONS (ADT)

ROADWAY TYPE	CODE	LOS A	LOS B	LOS C	LOS D	LOS E
10-Lane Freeway	10F	71,000	110,000	154,000	178,000	202,000
8-Lane Freeway	8F	56,000	88,000	124,000	151,000	162,000
6-Lane Freeway	6F	43,000	66,000	94,000	113,000	122,000
8-Lane Expressway	8E	35,000	54,000	75,000	90,000	98,000
6-Lane Expressway	6E	28,000	42,000	56,000	67,000	74,000
4-Lane Freeway	4F	29,000	44,000	63,000	77,000	82,000
8-Lane Divided Arterial (w/ left-turn lane)	9	40,000	47,000	54,000	61,000	68,000
6-Lane Divided Arterial (w/ left-turn lane)	7	32,000	38,000	43,000	49,000	54,000
4-Lane Expressway	4E	18,000	27,000	36,000	45,000	50,000
4-Lane Divided Arterial (w/ left-turn lane)	5	22,000	25,000	29,000	32,500	36,000
4-Lane Undivided Arterial (no left-turn lane)	4	16,000	19,000	22,000	24,000	27,000
2-Lane Rural Highway	2R	4,000	8,000	12,000	17,000	25,000
2-Lane Arterial (w/ left-turn lane)	3	11,000	12,500	14,500	16,000	18,000
2-Lane Collector	2	6,000	7,500	9,000	10,500	12,000
2-Lane Local	1	1,200	1,400	1,600	1,800	2,000
1-Lane Freeway Diamond Ramp	1D	11,000	12,800	14,700	16,500	18,300
2-Lane Freeway Diamond Ramp	2D	22,000	25,600	29,400	33,000	36,600
1-Lane Freeway Loop Ramp	1L	9,000	10,500	12,000	13,500	15,000
2-Lane Freeway Loop Ramp	2L	16,000	18,700	21,300	24,000	26,700

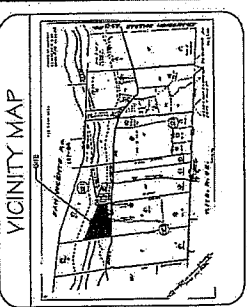
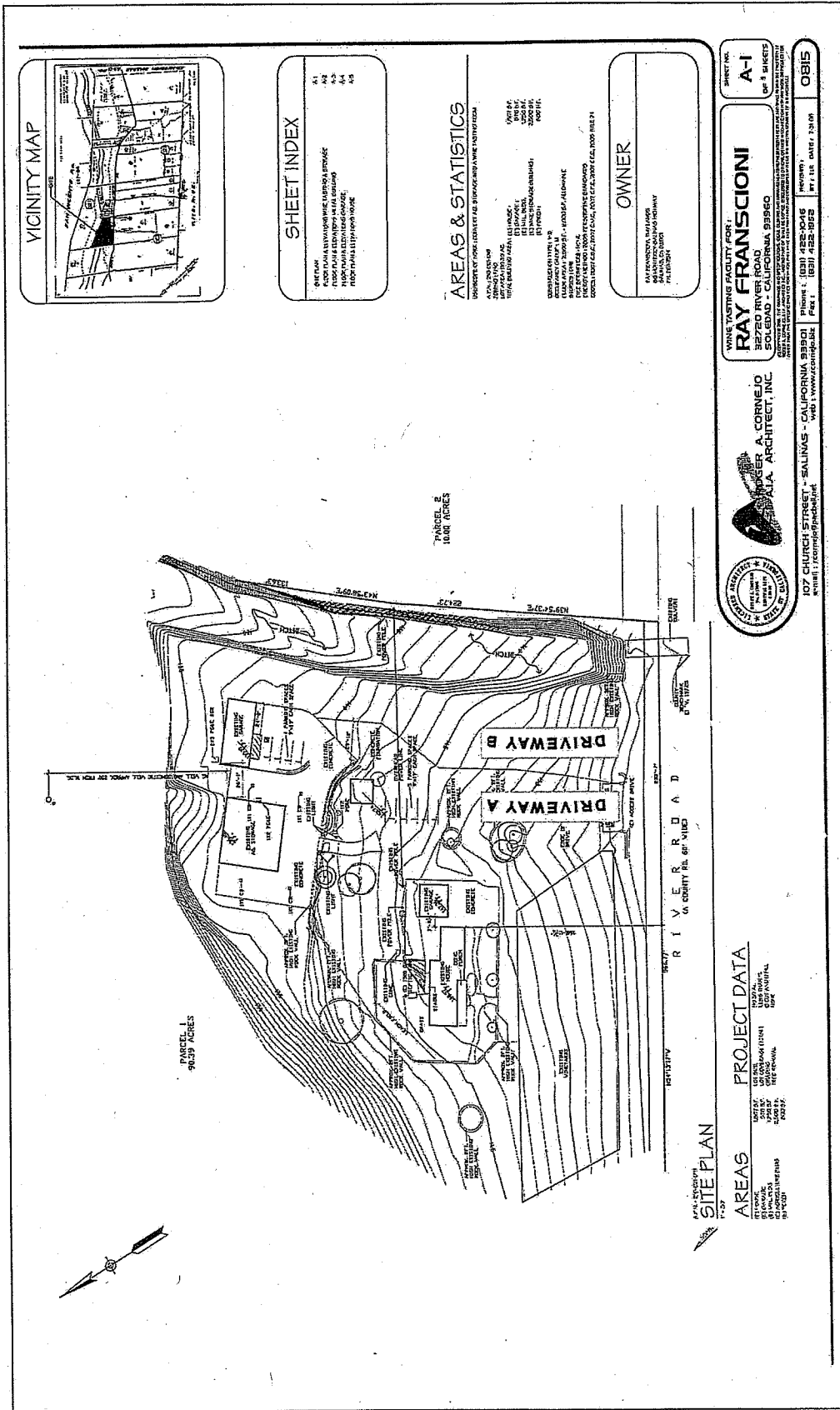
Notes:

1. The above threshold volumes for preliminary planning purposes only. If available, the results of detailed level of service analyses will typically have priority over the levels of service derived from this table. In that case this table can be used by the analyst for providing additional considerations for recommending the appropriate general roadway type for the specific condition being analyzed.
2. All above facilities assume a 60%/40% peak hour directional split. All above facilities assume peak hour representing approximately 10% of the Average Daily Traffic (ADT), except for mainline freeway facilities, which assume peak hour representing 9% of the Average Daily Traffic (ADT).
3. Based on *Highway Capacity Manual*, Transportation Research Board, 2000.
4. Freeway thresholds are consistent with conditions utilizing a .95 peak hour factor, with 2% trucks and slightly over a one-mile average interchange spacing.
5. Expressways are consistent with the average of a multi-lane highway (with no signals) and Class 1 arterial (with an average signal spacing of 0.8 signals per mile and a .45 G/C ratio).
6. Arterial thresholds are consistent with the average of Class 1 and Class 2 arterials with an assumed signal density of two signals per mile. This assumes a divided arterial with left-turn lanes. Thresholds for four-lane undivided arterials assume approximately two-thirds the capacity of a four-lane divided arterial due to the impedance in traffic flow resulting from left-turning vehicles waiting in the inside through lane, thus significantly reducing the capacity of the roadway.
7. Rural highways are generally consistent with the *2000 Highway Capacity Manual* rural highway, assuming 8% trucks, 4% RV's, 20% no-passing, and level terrain. The greatest difference is that it assumes a maximum capacity (upper end of LOS E) of 25,000 rather than the 28,000 calculated using the new *Highway Capacity Manual*.
8. Two-lane collectors assume approximately three-fourths of the capacity of a two-lane arterial with left-turn lanes. This is based on the assumption that left-turn channelization is not provided on a two-lane collector.
9. Local street level of service thresholds are based upon "Neighborhood Traffic Related Quality-of-Life Considerations" which assumes a standard suburban neighborhood, 40-foot roadway width, and 25 mile per hour speed limit with normal speed violation rates.
10. Capacities for Diamond Ramps and Loop Ramps may be slightly higher or lower than the planning level capacities indicated above. The *2000 Highway Capacity Manual* (2000 HCM) states that the capacity of a one-lane diamond to be 2,200 vehicles per hour (vph), and 1,800 vph for a small radius loop ramp. Two-lane freeway ramp capacities are estimated in the 2000 HCM to be 4,400vph for a two-lane diamond, and 3,200vph for a two-lane small radius loop. Varying intermediate capacities are provided for incremental conditions between these extremes. Capacities given for each service level assume the same level of service for the adjoining merging roadway as well as level of service being determined by volume-to-capacity and not attainable speed. Level of service will be controlled by freeway level of service if worse than ramp. Mitigations of level of service deficiencies may include the addition of a lane on the freeway ramp, the addition of an auxiliary lane on the freeway mainline, the addition of approach lanes at the ramp junction with the local intersecting street, and/or geometric modifications to improve the efficiency of the ramp itself or its termini. The appropriate mitigation should be determined on a case-by-case basis, considering freeway main line volumes and weaving, the extent that the freeway ramp volume exceeds the above planning thresholds, and the level of service of the ramp intersection with the local street.
11. All volumes are approximate and assume ideal roadway characteristics.



Source: Monterey County Vintners and Growers Association, Map & Guide

FRANCIONI AG PROCESSING PLANT/WINERY/WINE STORAGE FACILITY



SHEET INDEX

A1	FRANCIONI AG PROCESSING PLANT/WINERY/WINE STORAGE FACILITY
A2	FRANCIONI AG PROCESSING PLANT/WINERY/WINE STORAGE FACILITY
A3	FRANCIONI AG PROCESSING PLANT/WINERY/WINE STORAGE FACILITY
A4	FRANCIONI AG PROCESSING PLANT/WINERY/WINE STORAGE FACILITY
A5	FRANCIONI AG PROCESSING PLANT/WINERY/WINE STORAGE FACILITY

AREAS & STATISTICS

APPROXIMATE TOTAL AREA OF 2.00 ACRES (134,400 SQ. FT.)

APPROXIMATE TOTAL AREA OF 2.00 ACRES (134,400 SQ. FT.)

APPROXIMATE TOTAL AREA OF 2.00 ACRES (134,400 SQ. FT.)

APPROXIMATE TOTAL AREA OF 2.00 ACRES (134,400 SQ. FT.)

APPROXIMATE TOTAL AREA OF 2.00 ACRES (134,400 SQ. FT.)

OWNER

RAY FRANCIONI

107 CHURCH STREET

SALINAS, CALIFORNIA 95301

WINE TASTING FACILITY FOR:
RAY FRANCIONI
107 CHURCH STREET
SALINAS, CALIFORNIA 95301

DESIGNED BY:
ROBERT A. CORNEJO
ARCHITECT, INC.
107 CHURCH STREET
SALINAS, CALIFORNIA 95301

PROJECT DATA

DATE: 10/20/11
SCALE: AS SHOWN
SHEET NO.: 101
SHEET TOTAL: 103

PROJECT NO.: 107 CHURCH STREET - SALINAS - CALIFORNIA 95301
DATE: 10/20/11
SCALE: AS SHOWN

EXHIBIT 1B
PROJECT SITE PLAN

8-067 Exhibits3.xls
Site Plan

HATCH MOTT MACDONALD

Project Trip Generation Summary
Franscioni Ag Processing Plant/Winery/Wine Storage Facility

February 2, 2009

Trip Type	Maximum Occupancy	Daily Trip Generation	Frequency	Annual Total (PCE's)	Avg. Annual Daily Trips (PCE's)
A. PROPOSED ACTIVITIES					
Wine Tasting ^{1,2,3,6}	16	16	52 weeks/year	2,496	6.84
Special Events ^{2,3,4}	100	133.3	4 events/year	533	1.46
Employees ⁵	4	5.3	22 times/year	117	0.32
Subtotal				3,146	8.62
Deliveries (transporting bottled wine) ⁷	1	2	2 times/year	4	0.01
Deliveries (mobile bottling) ⁸	1	2	2 times/year	4	0.01
Deliveries (barrels of wine-empty/full)	1	2	1 time/year	2	0.01
Subtotal				10	0.03
Total Increase from Proposed Activities				3,156	8.65

Notes:

1. The maximum occupancy for wine tasting is based on data developed by Hatch Mott MacDonald conducted at other wineries in the Central Coast area.
2. Wine tasting and special events are usually attended by couples. However, as a worst case scenario, a 1.5-person per vehicle occupancy rate is assumed for ninety-six (96) guests and four (4) catering employees.
3. A total of four (4) special events per year is assumed to take place at the project site as indicated by the client.
4. The maximum occupancy 100 guests for special events was provided by the client.
5. The project includes four (4) cellar employees and assumes employees will carpool. Therefore, a 1.5-person per vehicle occupancy rate is assumed.
6. The winery will be open throughout the year. However, the tasting room will be open Friday, Saturday and Sunday. The hours of operation for the tasting room will be 11 AM to 5 PM.
7. After wine is bottled, it will be stored on-site temporarily until it is transported to a permanent location. Therefore, it is assumed that only half of the bottled wine will remain on the premises and the remaining bottled wine will be delivered elsewhere.
8. A mobile bottling company is expected at the project site to bottle the wine from barrels stored in the wine storage facility.

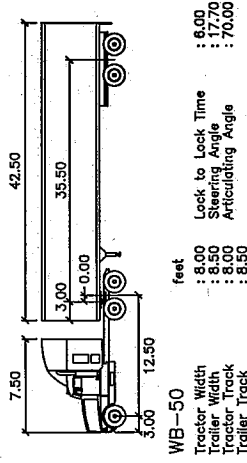
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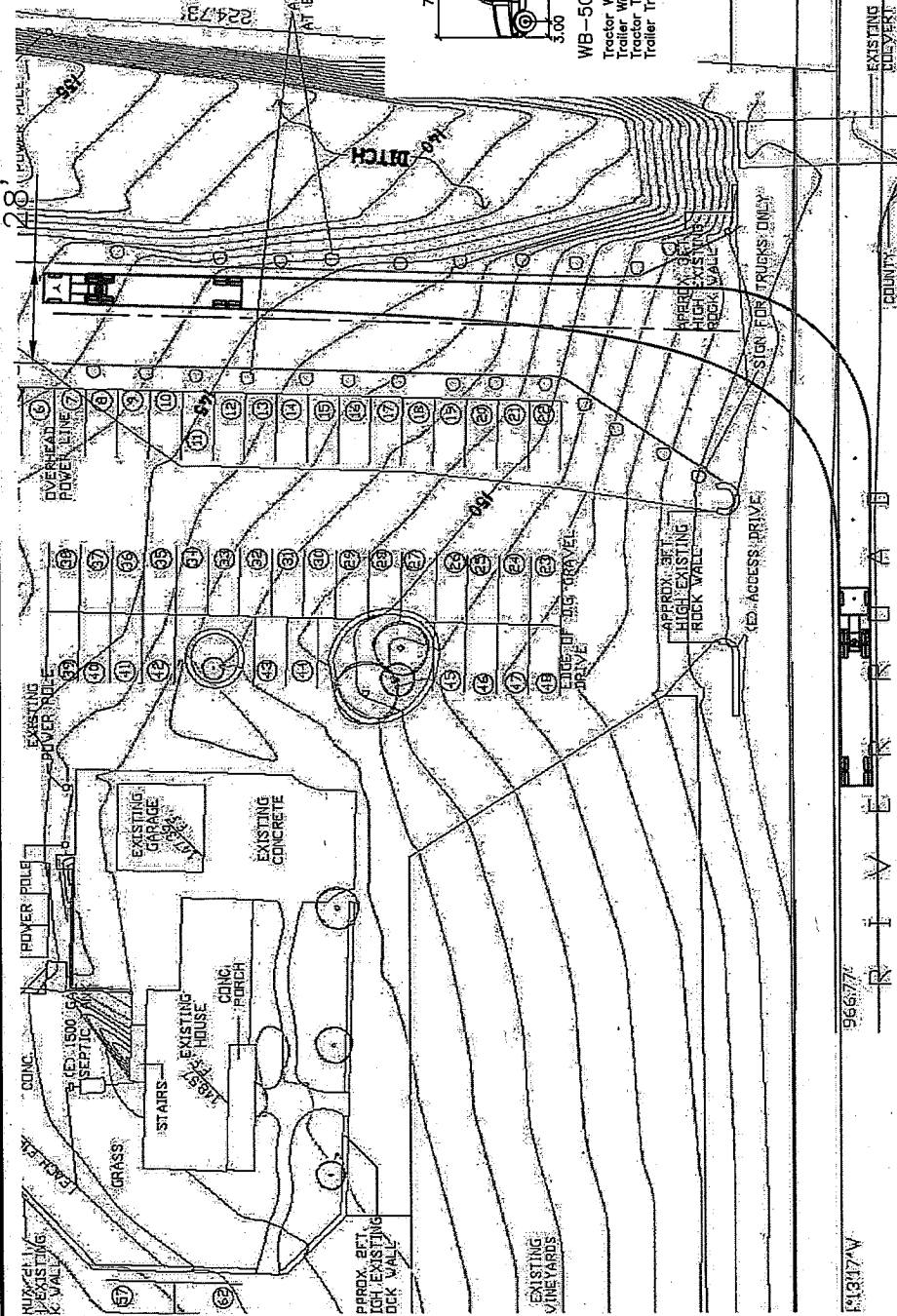
1:50 SCALE

PARCEL B
10.00 ACRES

APPROX. 36" DIA BOULDERS, B. 25'-0" D.C.
AT EDGE OF DITCH AND 37'-0" IN FROM DITCH
TO FORM A TRUCK ONLY DRIVE ISSUE

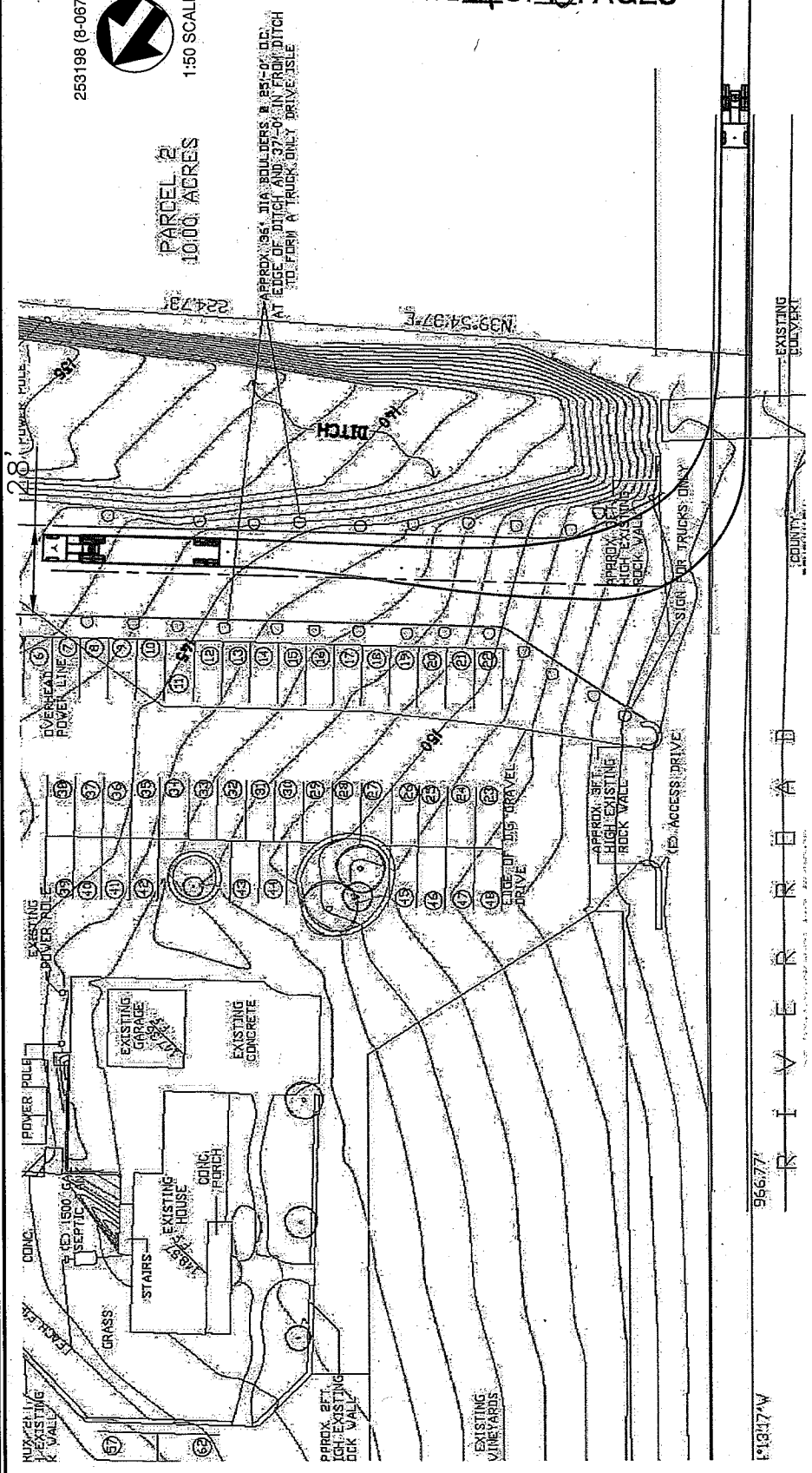


**EXHIBIT 3
WB-50 TRUCK
TURNING TEMPLATE
SB RIVER ROAD INTO
PROJECT DRIVEWAY**

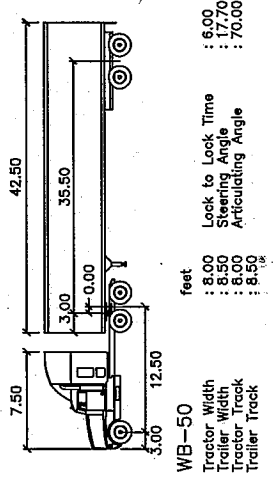


- NOTES**
1. THE FRANSCIONI AG PROCESSING PLANT/WINE STORAGE FACILITY OPERATIONS INCLUDES WINE PRODUCTION, A WINE BAR, AND STORAGE SPACE FOR 500 BARRELS AND 5,000 CASES OF WINE. THE PROJECT IS EXPECTED TO BE OPEN YEAR ROUND FROM 8 AM TO 5 PM. THE WINE BAR WILL INITIALLY OPEN FRIDAY THROUGH SUNDAY FROM 11 AM TO 5 PM.
 2. THE PROJECT SITE INCLUDES A 2,500 SQUARE FOOT WINE STORAGE BUILDING WHERE WINE PRODUCTION EQUIPMENT WILL BE ASSEMBLED INSIDE FOR PROCESSING GRAPES DURING HARVEST. A SECTION OF THE FACILITY WILL ALSO BE USED AS THE WINE BAR. IN ADDITION, SPECIAL EVENTS WILL TAKE PLACE ON THE PREMISES BY APPOINTMENT ONLY ACCOMMODATING A MAXIMUM OCCUPANCY OF 100 GUESTS.
 3. BOTTLING OF THE WINE WILL BE CONDUCTED BY A MOBILE BOTTLING COMPANY ON SITE AT MOST TWICE A YEAR, AND WILL BE STORED TEMPORARILY ON SITE UNTIL IT IS HAULED TO AN OFF SITE WAREHOUSE.
 4. AN ASSESSMENT OF THE GEOMETRIC ADEQUACY OF THE PROJECT DRIVEWAY SHOWS TRUCK TURNING MANUEVERS BY USING A WB-50 5-AXLE TRUCK WITH A TOTAL LENGTH OF 55 FEET. IT IS ASSUMED THAT A WB-50 TRUCK WOULD BE REPRESENTATIVE OF A TRUCK FOR WINE BOTTLING, SHIPPING OF BOTTLED WINE AND TRANSPORTING OF WINE BARRELS OFF-SITE.

253198 (8-067.01)
PARCEL 2
10,000 ACRES
1:50 SCALE



NOTES
REFER TO EXHIBIT 3 FOR ADDITIONAL NOTES.



**EXHIBIT 4
WB-50 TRUCK
TURNING TEMPLATE
NB RIVER ROAD INTO
PROJECT DRIVEWAY**

253198 (8-067.01)



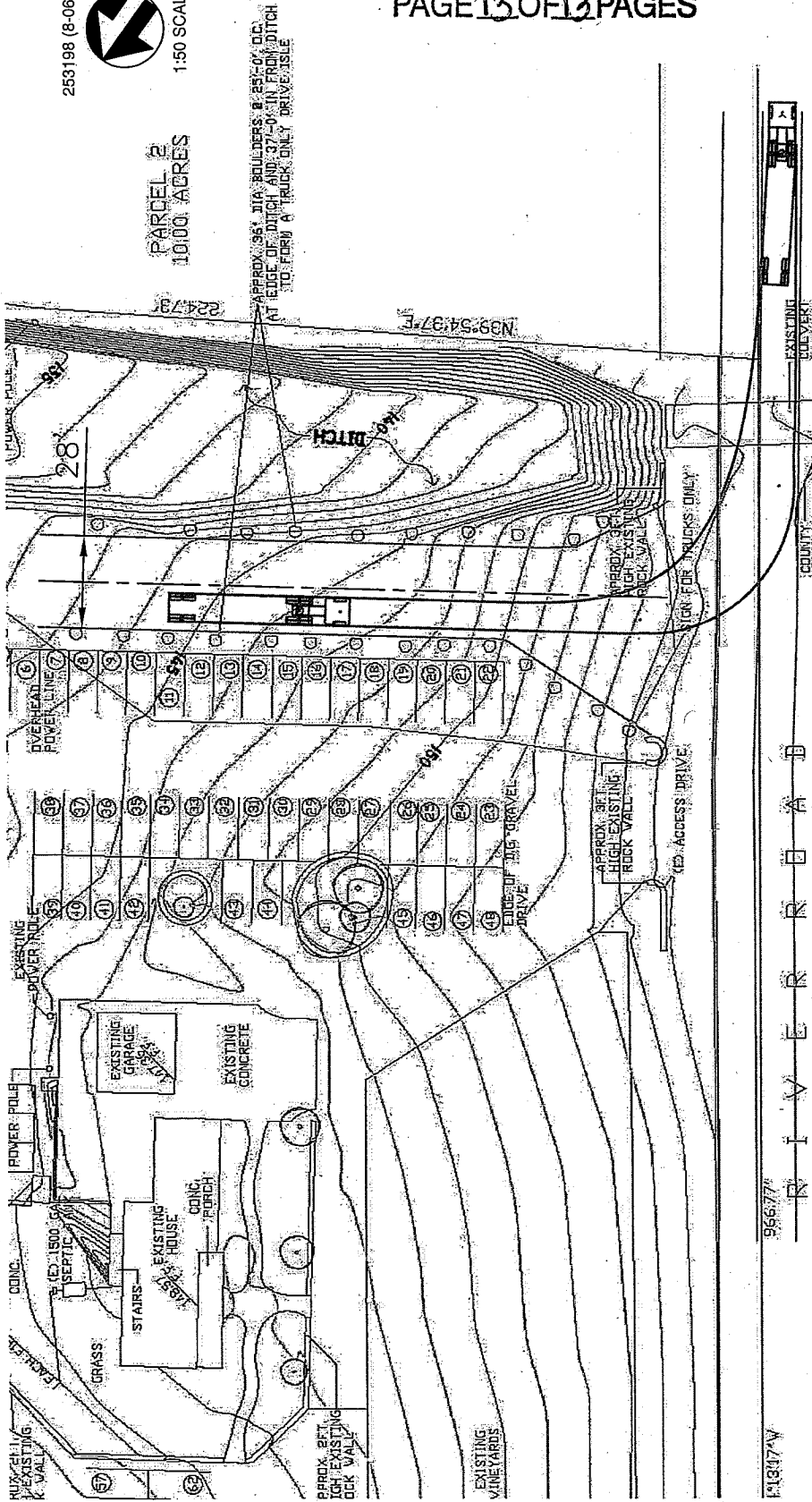
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PARCEL 2
10.00 ACRES

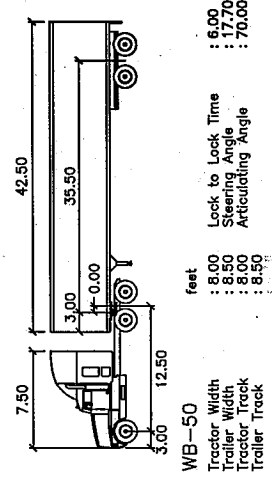
EXHIBIT E

PAGE 13 OF 13 PAGES

EXHIBIT 6 WB-50 TRUCK TURNING TEMPLATE SB RIVER ROAD FROM PROJECT DRIVEWAY



NOTES REFER TO EXHIBIT 3 FOR ADDITIONAL NOTES.



Franscioni Winery & Tasting Room (PLN080113)
32720 River Road
Soledad, CA
APN 216-021-019

Statement of Project Scope of Work

Description of existing property, facilities and uses:

The Franscioni project is located on a generally level 90.39 acre parcel along River Road and southwest of the City of Gonzales within the proposed Monterey County Wine Corridor. There are four existing structures on the property including a 1,807 square foot single family residence, 576 square foot garage, 1,250 square foot metal building and a 2,500 square foot tasting room/winery/wine storage building with an 800 square foot porch. Presently the residence is vacant and the detached garage is used for vehicle parking. The house is not related to the winery use. The metal building is used for storage of agricultural equipment and the tasting room/winery/wine storage building was recently constructed. The majority of the acreage on the north and northeast portion of the property is in row crop production. Access to the property is on the south corner adjacent to River Road. A small section of property west of the house adjacent to River Road is used for grape production. There is an ag well and a domestic well serving the property. Wastewater disposal for the residence is presently provided by a septic tank and subsurface leach field system. Wastewater disposal for the toilet and sinks in the tasting room/winery/wine storage building is served by a separate septic tank and subsurface leach field. Wastewater disposal for wine processing operations will be accomplished by spreading wastewater over the north east portion of the property.

Description of proposed uses:

The proposed project involves developing a small winery and tasting room. The existing 2,500 square foot building will be a winery, wine storage facility and tasting room operating year round. Wine production equipment such as the crusher, destemmer, and crush tanks will be brought inside the building for processing grapes during harvest. The wine tasting room will be open from 11:00 a.m. until 5:00 p.m. on Friday, Saturday, and Sunday, offering tasting and retail sales of wines. Special events will take place approximately four times per year and amplified music provided as part of these special events will comply with local ordinances. These facilities will accommodate a maximum of 100 guests per event. Two to four employees will be working at the winery and tasting room at any given time.

The wine grapes grown on site will be processed on-site generating up to 5,000 cases annually and stored in barrels. No off-site grapes will be brought in. A maximum of 500 barrels will be stored. An estimated 5 deliveries per year will be made to ship bottled wine off-site and transporting empty and full barrels to the facility. This will result in minimal truck trips carrying wine bottles and barrels off-site. WB-40 sized trucks will be used for the estimated 5 deliveries per year.