

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 13, 2011	Time: 2:10PM	Agenda Item No.: 5
Project Description: Use Permit to allow the processing and storage of wine within a 416 square foot portion of an existing detached garage. The use shall not exceed a maximum of 1,000 cases per year.		
Project Location: 76845 Ranchita Canyon Rd, San Miguel		APN: 424-404-075-000
Planning File Number: PLN110306		Owner: Mike & Rosemary Jones
Planning Area: South County Area Plan		Flagged and staked: No
Zoning Designation: : PG/160 [Permanent Grazing, 160 acres per unit]		
CEQA Action: Section 15303 of the CEQA Guidelines		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Find the project categorically exempt, per Section 15303 of the CEQA Guidelines; and
- 2) Approve PLN110306, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project entails the processing and storage of wine within a 416 square foot portion of an existing 1,040 square foot detached garage. The use shall not exceed a maximum of 1,000 cases per year. There will be no outside employees, as all the processing will be conducted by the property owners. The property shall not be used for on-site sales, or any type of venues, such as wine tasting. The legal lot is located at 76845 Ranchita Canyon Road, in San Miguel (Assessor's Parcel Number 424-404-075-000). The 10 acre property currently has an approved single family dwelling and detached garage. A small portion of the property (surrounding the single family dwelling) is surrounded by vineyards. The majority of the property is vacant with native grasses, soon to have future vineyard growth.

Based on materials submitted and a site investigation conducted on July 29, 2011, no resource issues were identified. The project will not impact or disturb any cultural or historical resources, nor will it impact any environmentally sensitive habitat. The project is not located on or near an active fault, and is not within a 100-year floodplain. No trees will be removed due to this project. According to reviews conducted by the Water Resources agency and the Environmental Health Bureau, the project, as proposed, will not significantly impact long-term water supply.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Cal-Fire Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Environmental Health Bureau and Cal-Fire Fire Protection District have been incorporated

into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was reviewed by the South County Land Use Advisory Committee (LUAC) on September 21, 2011. The LUAC recommended approval of the project unanimously with no additional recommendations or comments.

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



Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
September 29, 2011

cc: Front Counter Copy; Zoning Administrator; Cal-Fire/South County Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Bob Schubert, Senior Planner; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Mike & Rosemary Jones, Owner; The Open Monterey Project; Land-Watch; Planning File PLN110306

Attachments: Exhibit A Project Data Sheet
 Exhibit B Draft Resolution, including:
 • Conditions of Approval
 • Site Plan, Floor Plan and Elevations, Parcel Map, Tentative Map
 Exhibit C South County Land Use Advisory Committee Minutes
 Exhibit D Vicinity Map

This report was reviewed by Bob Schubert, Senior Planner

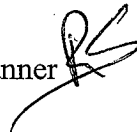


EXHIBIT A
Project Information for PLN110306

Project Information:

Project Name: JONES MICHAEL THOMAS & ROSEMARY ELIZABETH

Location: 76845 RANCHITA CYN RD PARKFIELD

Permit Type: Use Permit

Environmental Status: Exempt

Final Action Deadline (884):

Existing Structures (sf): 4,170

Coverage Allowed: 21801

Proposed Structures (sf): -

Coverage Proposed: 4170

Total Sq. Ft.: 4,170

Height Allowed: 35

Tree Removal: NONE

Height Proposed: -

Water Source: WELL

FAR Allowed: -

FAR Proposed: -

Sewage Disposal (method): SEPTIC

Lot Size: 436035

Grading (cubic yds.): None

Parcel Information:

Primary APN: 424-404-075-000

Seismic Hazard Zone: REL. UNSTABL UPLAND

Applicable Plan: South County

Erosion Hazard Zone: Moderate

Advisory Committee: South County Advisory Committee

Fire Hazard Zone: High

Zoning: PG/160

Flood Hazard Zone: X

Land Use Designation: Permanent Grazing - 160 Ac Min

Archaeological Sensitivity: high

Coastal Zone: No

Viewshed: No

Fire District: Cal Dept of Forestry

Special Setbacks on Parcel: No

Reports on Project Parcel:

Soils Report #:

Biological Report #:

Geologic Report #:

Forest Management Rpt. #:

Archaeological Report #: LIB050102

Traffic Report #:

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

JONES (PLN110306)

RESOLUTION NO. _____

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project categorically exempt, per Section 15303 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow the processing and storage of wine within a 416 square foot portion of an existing detached garage. The use shall not exceed a maximum of 1,000 cases per year.

[PLN110306, Mike & Rosemary Jones, 76845
Ranchita Canyon Rd, San Miguel; South County Area
Plan (APN: 424-404-075-000)]

The Use Permit application (PLN110306) came on for public hearing before the Monterey County Zoning Administrator on October 13, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - South County Area Plan;
 - 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 76845 Ranchita Canyon Road, San Miguel (Assessor's Parcel Number 424-404-075-000), South County Area Plan. The parcel is zoned PG/160 (Permanent Grazing, 160 acres per unit), which allows all soil-dependant agricultural uses, such as vineyards. With a conditional use permit, a facility to process the on-site agricultural uses is also allowed. The project will use a portion of an already existing structure to use as a wine processing and storage room. Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on July 29, 2011 to

verify that the project on the subject parcel conforms to the plans listed above.

- d) Based on materials submitted and a site investigation conducted on July 29, 2011, no resource issues were identified. The project will not impact or disturb any cultural or historical resources (LIB050102), nor will it impact any environmentally sensitive habitat. The project is not located on or near an active fault, and is not within a 100-year floodplain. No trees will be removed due of this project. According to reviews conducted by the Water Resources Agency and the Environmental Health Bureau, the project, as proposed, will not significantly impact long-term water supply.
- e) The project was referred to the South County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project is a discretionary permit which requires a public hearing. On September 21, 2011, the LUAC recommended approval of the project unanimously with no additional recommendations or comments.
- f) 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 PLN110306.

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, Cal-Fire/South County Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff conducted a site inspection on July 29, 2011 to verify that the site is suitable for this use.
 - c) 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 PLN110306.

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 for health and safety by the following departments and agencies: RMA - Planning Department, Cal-Fire/South County Fire Protection District, Public Works, Environmental Health

Bureau, and Water Resources Agency. 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.

- b) Necessary public facilities already exist on the property. The Environmental Health Bureau reviewed the existing septic system and water well, and has added conditions of approval regarding the winery waste discharge to ensure proper disposal of all winery related waste.
- c) The application, project plans, preceding findings and evidence, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110306.

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 records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on July 29, 2011 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 PLN110306.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction or conversion of small structures.
 - b) The project will use 416 square feet of an existing 1,040 square foot detached garage to use as a facility for the processing and storage of wine.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on July 29, 2011.
 - d) See preceding and following 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. (Planning Commission).

DECISION

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

1. Find the project categorically exempt, per Section 15303 of the CEQA Guidelines; and
2. Approve a Use Permit to allow the processing and storage of wine within a 416 square foot portion of an existing detached garage. The use shall not exceed a maximum of 1,000 cases per year. The permit is in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of October, 2011 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline Onciano, 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.

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110306

Responsible Department Compliance or Monitoring Actions to be Performed

Conditions of Approval and/or Mitigation Monitoring Measures

1. PD001 - SPECIFIC USES ONLY

This Use Permit (PLN110306) allows the processing and storage of wine within a 416 square foot portion of an existing detached garage. The use shall not exceed a maximum of 1,000 cases per year. The property is located at 76845 Ranchita Canyon Rd, San Miguel (Assessor's Parcel Number 424-404-075-000), South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)

Planning

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

2. PD002 - NOTICE PERMIT APPROVAL

The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number 424-404-075-000 on October 13, 2011. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

Planning

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

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

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

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning Department)

a) The owners shall comply with the general uses within this condition, approved by the Zoning Administrator on October 13, 2011 (PLN110306).

- 4. PDSP001 - APPROVED GENERAL USES**
 The wine processing facility, approved by the Zoning Administrator on October 13, 2011 (PLN110306), shall remain in compliance with the following approved general uses:
- 1) All processing shall be completed inside the winery building.
 - 2) Hours of operation shall be limited to 7am to 6pm.
 - 3) All fruits used for wine processing shall be sourced from the subject property.
 - 4) Processing shall be done solely by the owners of the property. No off-site employees are allowed.
 - 5) Wine production shall not exceed 1,000 cases a year.
 - 6) No events or venue, including wine tasting, shall be allowed on the subject property.
 - 7) No more than 500 cases of wine shall be stored on the property at any given time.

Prior to the issuance of building permits the owner/applicant shall submit a completed Notice of Intent to Comply with the Terms of General Waste Discharge Requirements for Discharges of Winery Waste form to the RWQCCB for review and approval.

- 5. EHSP01 - WINERY WASTE DISCHARGE REQUIREMENTS (NON-STANDARD)**
 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 (RWQCCB).

Prior to the issuance of building permits the owner/applicant shall submit documentation to the Environmental Health Bureau indicating the RWQCCB has issued WDRs or a waiver of waste discharge requirements.

- 6. EHSP02 - ABANDON EXISTING DRAIN FIELD SERVING WINERY (NON-STANDARD)**

Conditions of Approval and/or Mitigation Monitoring Measures

Compliance or Monitoring Actions to be Performed

Responsible Department

The existing drain field shall be abandoned under permit with the Environmental Health Bureau. The distribution piping shall be pressure-grouted or shall be physically removed from the trench.

Prior to the issuance of building permits the owner/applicant shall apply for and obtain an OWTs Demolition Permit for the drain field from the Environmental Health Bureau. Demolish or abandon the existing drain field according to the standards found in MCC 15.20.

7. EHSP03 - WINERY WASTEWATER TANK (NON-STANDARD)

The winery wastewater storage tank shall be installed under permit from the Environmental Health Bureau. Prior to the permit application process, provide evidence from the Regional Water Quality Control Board that your winery wastewater discharge proposal meets state requirements.

Prior to the issuance of building permits the owner/applicant shall submit documentation to the Environmental Health Bureau from the Regional Water Quality Control Board approving the winery wastewater storage tank proposal. Obtain the necessary permit from the Environmental Health Bureau and install the winery wastewater storage tank.

8. EHSP04 - FUTURE WASTEWATER DISCHARGES (NON-STANDARD)

As necessary, if wastewater other than winery discharge wastes are generated, obtain all required permits to meet the standards of Monterey County Code 15.20 (Sewage Ordinance).

This is an on-going requirement, as necessary. The owner/operator shall obtain all required Environmental Health Bureau permits if black water or gray water is generated from the winery, meeting the standards of MCC 15.20.

9. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STAN)

The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cal-Fire South County)

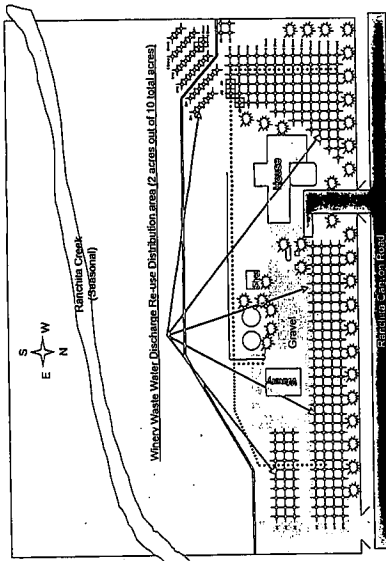
Fire

1. Prior to issuance of building permit., the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection, the applicant or owner shall schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection, the applicant or owner shall schedule fire dept. final sprinkler inspection.

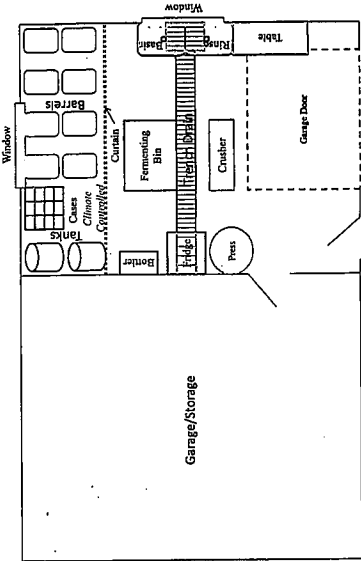
General Notes: (PLN110306)

- All Processing will be done inside the winery building.
- Typical Hours of operation will be from 7am to 5pm, 7 days a week.
- Water will be sourced from our property (78845 Ranchita Canyon Rd).
- Water will be sourced from existing well.
- There will be no employees, all processing will be done by owners Michael and Rosemary Jones.
- Lub Work will be done at an offsite certified facility.
- Chemicals used onsite will go into the waste during the winemaking process.
 - Sulfuric Acid
 - Chlorine
 - Chloric Acid
 - Bottles
 - Corks
 - Labels
 - Boxes
- All wine making materials will be recycled or re-used accordingly.
 - Bottles
 - Corks
 - Labels
 - Boxes
- All pulp will be composted onsite and re-used to fertilize the onsite vineyard.
- 1000 cases of wine per year maximum.
 - Years 1-5 = 250 cases per year
 - Years 5-10 = 500 cases per year
 - Years 10+ = 1000 cases per year
- Winery materials will be transferred with a residential 130 fire sprinkler system.
- Winery materials will be transferred with a residential 130 fire sprinkler system.
- Cases stored onsite vs. offsite.

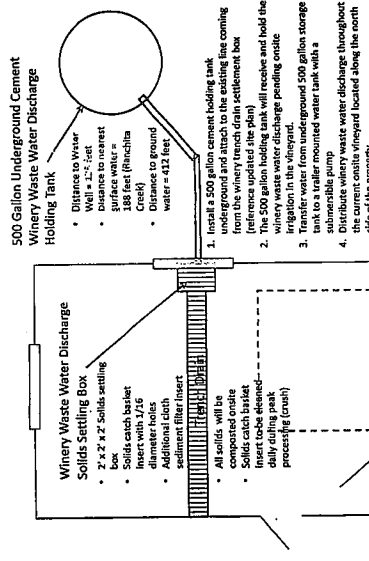
Year	Cases Stored Onsite	Cases Stored Offsite	Monthly Picking Truck Trips
Years 1-5	250	0	0
Years 5-10	250	250	1
Years 10+	500	500	2



Michael Rose Cellars Vineyard Layout (PLN110306)



Michael Rose Cellars Winery Floor Plan (PLN110306)



- Install a 500 gallon cement holding tank underground and attach to the existing line coming from the winery trench drain settlement box (reference updated site plan).
- The 500 gallon holding tank will catch and hold the winery waste water discharge pending onsite irrigation in the vineyard.
- Transfer water from underground 500 gallon storage tank to a trailer mounted water tank with a submersible pump.
- The winery waste water discharge throughout the current onsite vineyard located along the north side of the property.

Michael Rose Cellars Winery Waste Water Mitigation (PLN110306)

SHEET INDEX	
COVER	Wine Processing Information
1*	General Notes and Information
2*	Site Plan
3*	Foundation Plan
4*	Floor Plan
5*	Roof Plan
6*	Elevations and Cross Section Plan

* Sheets 1-6 were the plans used to build the existing building being referenced in this application. No construction required.

REVISIONS	BY	DATE
1.0		
2.0		

WINERY PROCESSING PLAN INFORMATION (PLN110306)
 Michael Rose Cellars
 78845 Ranchita Canyon Rd.
 San Miguel, CA 93451
 (805) 467-9261

RECEIVED
 MONTEREY COUNTY
 PLANNING DEPARTMENT
 11 SEP 13 2011

M. JONES
 License
 9/15/11
 NORA
 PLN110306
 SHEET
 COVER
 SHEET

PLN110306 - REVISION
 9/19/11

GENERAL NOTES

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE COUNTY ENGINEER. AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION AND OF THE LOCATION OF THE CONSTRUCTION SHALL BE NOTIFIED TO THE COUNTY ENGINEER AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK AND EXPENSE.

2. ALL CONSTRUCTION WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.

3. SOIL TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE COUNTY ENGINEER'S REQUIREMENTS. SOIL TESTS SHALL BE MADE AT THE LOCATION OF THE CONSTRUCTION AND SHALL BE MADE AT THE LOCATION OF THE CONSTRUCTION. THE RESULTS SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL.

4. AN EFFORT HAS BEEN MADE TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES AND MATERIALS.

5. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES AND OBTAIN THE LOCATION OF UNDERGROUND UTILITIES AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UNDERGROUND UTILITIES AND MATERIALS.

6. A COUNTY ENCUMBRANCE PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE COUNTY JURISDICTION. THE CONTRACTOR SHALL OBTAIN THE PERMIT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT.

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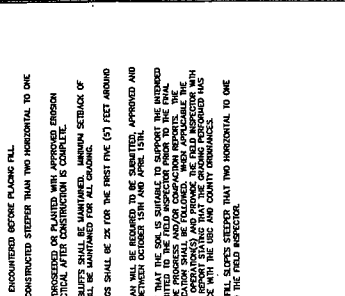
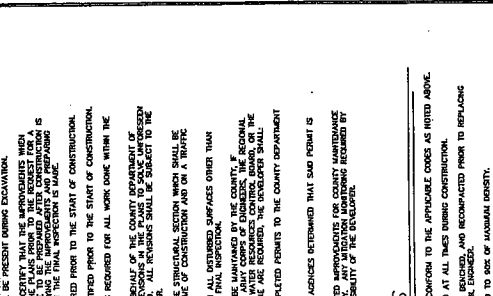
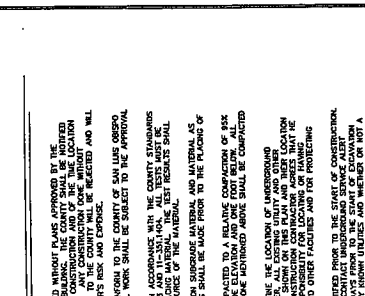
11. THE CONTRACTOR SHALL OBTAIN THE PERMIT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT.

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EROSION CONTROL MONITOR
THE IMPLEMENTATION AND MONITORING OF THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR HIS APPOINTED REPRESENTATIVE.
MICHAEL JONES
7685 RANCHITA CANYON ROAD
GARDEN GROVE, CA 92641

GRADING NOTES

1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE APPLICABLE CODES AS NOTED ABOVE.
2. DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. AREAS OF FILL SHALL BE SOURED, RESEDED, AND RECOMPACTED PRIOR TO REPLACING FILL AND DISTURBED AREAS SHALL BE REVEGETATED TO ADEQUATE SOIL PROTECTION.
4. FILL MATERIAL SHALL BE COMPACTED IMMEDIATELY BEFORE FINISHING.
5. REMOVE ANY EXISTING MATERIAL ENCOUNTERED BEFORE FINISHING.
6. ALL DISTURBED AREAS SHALL BE HYDROSEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
7. ALL DISTURBED AREAS SHALL BE HYDROSEDED OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
8. MINIMUM SLOPE: ANY FILL SLOPES SHALL BE 2% FOR THE FIRST FIVE (5) FEET ABOVE FINISHED GRADE.
9. MINIMUM SLOPE: ANY FILL SLOPES SHALL BE 2% FOR THE FIRST FIVE (5) FEET ABOVE FINISHED GRADE.
10. AN APPROVED EROSION CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED, APPROVED AND IMPLEMENTED BEFORE ANY GRADING COMMENCES. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL. THE EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL.
11. THE CONTRACTOR SHALL OBTAIN THE PERMIT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT.
12. THE CONTRACTOR SHALL OBTAIN THE PERMIT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT.
13. THE CONTRACTOR SHALL OBTAIN THE PERMIT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT.
14. THE CONTRACTOR SHALL OBTAIN THE PERMIT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT.
15. THE CONTRACTOR SHALL OBTAIN THE PERMIT PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT.

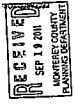
BASED DRIVEWAY
FINAL DIMENSIONS OF THE BASE COURSE SHALL BE DETERMINED BY THE SOILS ENGINEER AFTER THE FINAL APPROVAL OF THE SOILS ENGINEER.

BROW DITCH
REFER TO NORTH AMERICAN GREEN CHANNEL INSTALLATION DETAIL SHEET 7

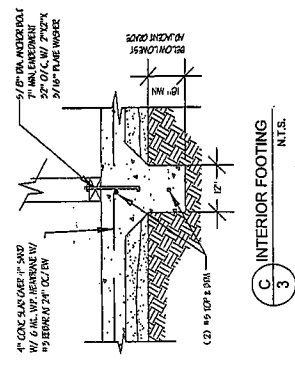
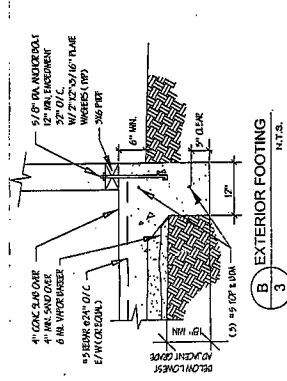
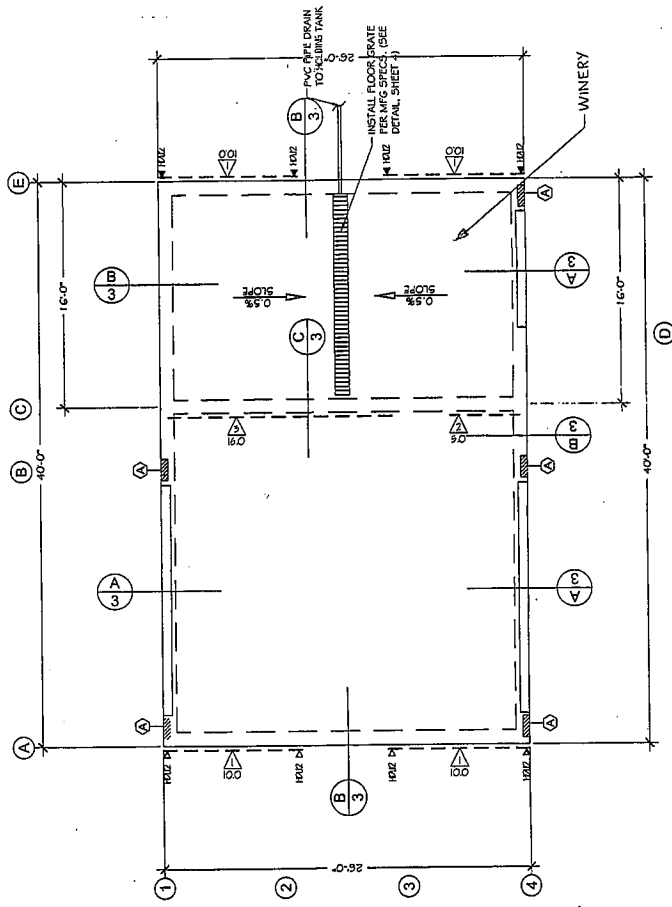
WATKINS DESIGN
FRED D. WATKINS, DESIGNER
P.O. BOX 735 TEMPLETON, CA 92468
(951) 422-0993

SITE PLAN
DATE: SEP 19 2011
PROJECT: WATKINS DESIGN

SCALE: AS NOTED
DATE: 9/15/11
JOB NO.: JONES
SHEET: 2 OF 6



Monterey County
 Planning Dept.
 JAN 17 2007
 Job Copy
 Plan No. 0000000000



STRONG-WALL SCHEDULE

SYMBOL	WALL NUMBER	CAPACITY
A	90819	1000LBS
B	90219	1681LBS
C	902210K1	1691LBS
D	90610K1	1401LBS

FOUNDATION PLAN 1/4" = 1'-0"

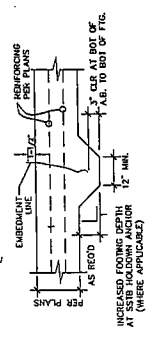
FOUNDATION WALL SCHEDULE

SYMBOL	REAR	PANEL	THICK	EMBED	REBAR	ANCHOR BOLTS
1	600	15/24	24	24	1-2# 8 @ 12" O/C	1/2" DIA @ 18" O/C
2	240	15/24	24	24	1-2# 8 @ 12" O/C	1/2" DIA @ 18" O/C
3	300	15/24	24	24	1-2# 8 @ 12" O/C	1/2" DIA @ 18" O/C
4	400	15/24	24	24	1-2# 8 @ 12" O/C	1/2" DIA @ 18" O/C

ANCHOR BOLT NOTE
 3X SLL PLATE --- USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS
 3X SLL PLATE --- USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS
 ANCHOR BOLTS SHALL BE CHECKED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 2 FEET MAXIMUM ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE PLACED AT 12" FROM TOP AND BOTTOM OF FOOTING. 3X SLL PLATE WASHERS AT EACH ANCHOR BOLT.
 ANCHOR BOLTS, NAILS, SCREWS, ETC. AT ALL EXTERIOR WALL CONSTRUCTION, IN PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICONE BRONZE OR COPPER. 3X SLL PLATE WASHERS SHALL BE APPROVED SILICONE BRONZE OR COPPER. 3X SLL PLATE WASHERS SHALL NOT BE BELOW GRADE OR EXPOSED TO WEATHER. FASTENERS DO NOT NEED TO BE CORROSION RESISTANT.

HOLD-DOWN KEY NOTE
 HOLD-DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. AT THE TIME OF CONCRETE IS PLACED, REINFORCEMENT SHALL BE PLACED IN POSITION. HOLD-DOWN DEVICES SHALL BE RE-INSTALLED JUST PRIOR TO CURING OF WALL FRAMING.

- PHD2 W/ SSTRB2*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD3 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD4 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD5 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD6 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD7 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD8 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD9 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD10 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD11 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD12 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD13 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD14 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD15 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD16 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD17 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD18 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD19 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)
- PHD20 W/ SSTRB4*
 USE 4X POST MIN.
 (SEE DETAIL ---/D1)



- FOUNDATION NOTES**
- ALL CONCRETE WILL BE 2500 PSI AT 28 DAYS.
 - FOOTINGS WILL BE FORMED AGAINST FIRM, UNDISTURBED NATURAL SOIL OR FILL COMPACTED PER SOILS ENGINEER.
 - FOUNDATION DEPTH, WIDTH AND THICKNESS WILL CONFORM WITH UIC CHAPTER 18.
 - ANCHOR BOLTS WILL BE A MINIMUM 5/8" DIA. WITH 3/16" X 2" X 2" PLATE WASHERS AND EMBEDDED AT LEAST 7" INTO CONCRETE OR 12" INTO FOOTING. ANCHOR BOLTS SHALL BE PLACED AT 12" FROM TOP AND BOTTOM OF EACH END OF EACH PIECE.
 - INSTALL (1) #5 REBAR TOP AND BOTTOM IN EACH FOOTING. EACH FOOTING SHALL BE CONSTRUCTED A MINIMUM 12" WIDE X 24" DEEP.
 - REFER TO FLOOR PLAN FOR EXACT PLACEMENT OF HOLD-DOWNS.
 - ALL HOLD-DOWNS SHALL BE PLACED IN CONCRETE PRIOR TO INSPECTION USING ANCHOR BOLT HOLDERS (OR EQUAL).

MINUTES
South County Land Use Advisory Committee
Wednesday, September 21, 2011

1. Meeting called to order by Roberson at 7:05 pm

2. Roll Call

Members Present: Bartosh, Taylor, Banister, Roberson

Members Absent: Duflock, Buntz, Martinez

3. Approval of Minutes:

A. August 17, 2011 minutes

Motion: Roberson (LUAC Member's Name)

Second: Banister (LUAC Member's Name)

Ayes: Bartosh, Banister, Roberson, Taylor

Noes: Ø

Absent: Duflock, Buntz, Martinez

Abstain: Ø

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

Ø

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SEP 22 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Exhibit 4

Page 1 of 6 Pages

5. **Scheduled Item(s)** – Refer to attached project referral sheet(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

~~Ø~~

B) Announcements

Chevron item will be heard Oct 19, 2011.

7. Meeting Adjourned: 7:20 pm

Minutes taken by: Banister

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

RECEIVED

SEP 22 2011

Advisory Committee: **South County**

Please submit your recommendations for this application by: September 21, 2011

**MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.**

Project Title: JONES MICHAEL THOMAS & ROSEMARY ELIZABETH
File Number: PLN110306
File Type: ZA
Planner: LISTER
Location: 76845 RANCHITA CYN RD PARKFIELD

Project Description:

Use Permit to allow the processing and storage of wine within an existing detached garage; to a maximum of 1,000 cases per year. The property is located at 76845 Ranchita Canyon Road, Parkfield (Assessor's Parcel Number 424-404-075-000), South County Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

Was a County Staff/Representative present at meeting? Mike Novo (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Mary Orradre		X	in support, county needs this type of activity

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
water use		Ø
solids		Ø

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: Bartosh (LUAC Member's Name)

Second by: Taylor (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

RECEIVED

SEP 22 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

AYES: Roberson, Bunister, Bartosh, Taylor

NOES: Ø

ABSENT: Buntz, Martinez, Duflock

ABSTAIN: Ø

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

RECEIVED

SEP 22 2011

Advisory Committee: **South County**

Please submit your recommendations for this application by: September 21, 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

Project Title: CHEVRON USA INC

File Number: PLN110406

File Type: PC

Planner: KINISON BROWN

Location: SAN ARDO AREA [Pipeline commencing at the San Ardo oil field in Monterey County and traversing approximately 19 miles eastward to the Fresno County line. The pipeline will continue approximately 38 miles into Fresno County, tying into an existing pipeline southeast of Coalinga and east of Interstate Hwy 5.]

Project Description:

Amendment and Extension to a previously approved permit (PLN030507) to modify Condition of Approval #9 and request a three-year extension of the Use Permit from its present expiration. The pipeline project commences at Assessor's Parcel Number 237-101-002-000, San Ardo area, South County Area Plan.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No _____

Maureen Wruck - postponed due to Chevron reps out of town.

Was a County Staff/Representative present at meeting? Mike Nono (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Maureen Wruck			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by: _____ (LUAC Member's Name)

Second by: _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Recommend Changes (as noted above)

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

RECEIVED

SEP 22 2011

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT

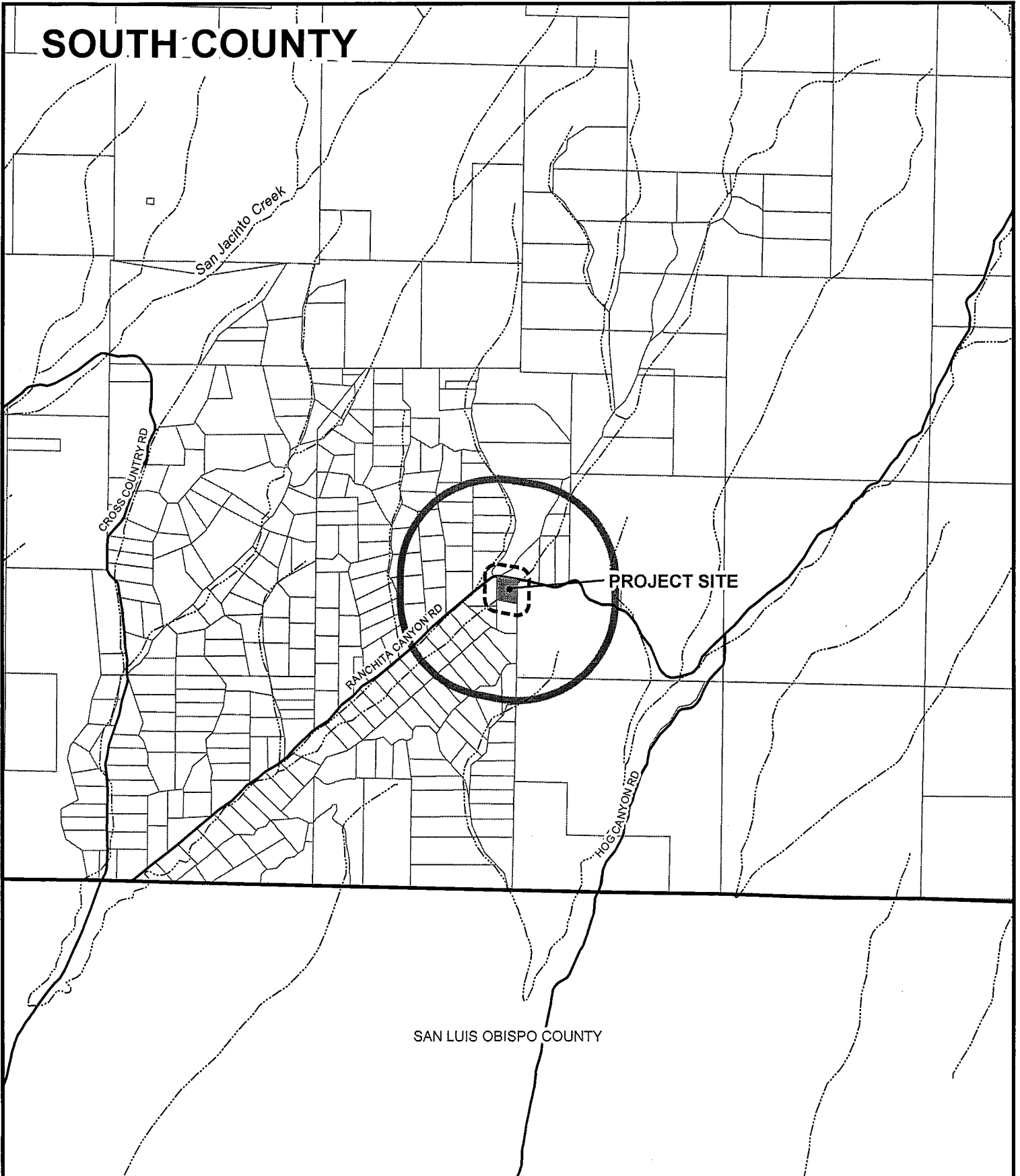
AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

SOUTH COUNTY



SAN LUIS OBISPO COUNTY

APPLICANT: JONES

APN: 424-404-075-000

FILE # PLN110306

Water 2500' Limit 300' Limit City Limits

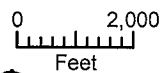


Exhibit **D**

PLANNER: LISTER

Recording Requested by and
When Recorded, Mail to:
Monterey County Resource Management Agency
Planning Department
168 West Alisal St 2nd Floor
Salinas, CA 93901

Space above for Recorder's Use

PERMIT APPROVAL NOTICE

- 1. PROJECT NAME: **Michael Thomas Jones and Rosemary Elizabeth Jones**
- 2. APPLICANT(S) NAME: **Michael Thomas Jones and Rosemary Elizabeth Jones**
- 3. FILE NO: **PLN110306**
- 4. RESOLUTION NO:
- 5. ASSESSOR'S PARCEL NO: **424-404-075-000**
- 6. PROJECT PLANNER: **LISTER**
- 7. LEGAL DESCRIPTION: **SEE EXHIBIT "A"**

A permit (Resolution No. _____) was approved by the Zoning Administrator for Assessor's Parcel Numbers 424-404-075-000 on October 13, 2011. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department.

8. OWNER(S) SIGNATURE(S):

DATE: _____

DATE: _____

NOTE: OWNER'S SIGNATURE(S) MUST BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

"ANY EXHIBIT(S) MUST BE NO LARGER OR SMALLER THAN 8 1/2" X 11".

RECORDING REQUESTED BY
First American Title Company

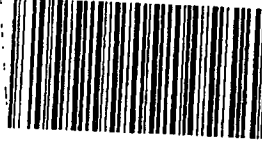
AND WHEN RECORDED MAIL TO:

Cindy Malowski, CSEO
First American Title
504 First Street, STE B
Paso Robles, CA 93446

Stephen L. Vagnini
Monterey County Recorder
Recorded at the request of
First American Title

CRMARIA
2/02/2006
8:00:00

DOCUMENT: 2006010250



Titles: 1/ Pages: 2
Fees..... 29.00
Taxes.... 737.00
Other...
AMT PAID \$766.00

Space Above This Line for Recorder's use only

A.P.N.: 424-404-075-000

File No.: 4007-2227512 (SRK)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$737.00; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

- [X] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[X] unincorporated area; [] City of San Miguel, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **King Ranch LLC, a California Limited Liability Company**

hereby GRANTS to **Michael Thomas Jones and Rosemary Elizabeth Jones, husband and wife as joint tenants**

the following described property in the unincorporated area of **San Miguel**, County of **Monterey**, State of **California**:

LOT 84 OF THE ASSOCIATED ALMOND GROWER'S INDEPENDENCE TRACT NO. 1, SITUATED IN SECTION 33, 34, AND 27 IN TOWNSHIP 24 SOUTH, RANGE 13 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON THE MAP FILED SEPTEMBER 3, 1919 IN VOLUME 2 OF OUTSIDE LAND MAPS AT PAGE 18 IN THE OFFICE OF THE COUNTY RECORDER FOR THE COUNTY MONTEREY, STATE OF CALIFORNIA.

Dated: 01/23/2006

King Ranch LLC

By: Karl Wittstrom, Managing Member

Mail Tax Statements To: SAME AS ABOVE

Exhibit A
Page 1 of 2 Pages

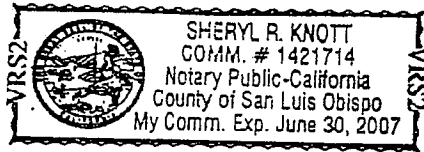
STATE OF California)SS
COUNTY OF San Luis Obispo

On January 30, 2006, before me, Sheryl R Knott
Notary Public, personally appeared

Karl Wittstrom, personally known to me
(~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/~~are~~ subscribed to
the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized
capacity(ies) and that by his/~~her/their~~ signature(s) on the instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature
Sheryl R Knott



My Commission Expires: 6/30/07

This area for official notarial seal

Notary Name: _____

Notary Phone: _____

Notary Registration Number: _____

County of Principal Place of Business: _____

END OF DOCUMENT