

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> November 10, 2011 Time: <b>1:30</b>	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> This Amendment to an existing Use Permit (PC01557) allows a winery and additions to the facility in four phases. Phase 1 will consist of the demolition of 14,860 square feet of structures (2 greenhouses, dock, shed, shop, parking canopy), demolition of parking lots, paved areas and site improvements, interior demolition of the 33,600 square foot main building, and construction of interior improvements for wine storage. Phase 2 will include improvements to the existing wastewater handling area, and improvements within the main building to accommodate fermentation. Phase 3 will include the addition of an equipment and crushing room, buildout of laboratory & office space and increase process water treatment capacity. Phase 4 will include construction of an expanded fermentation room, increased water treatment capacity and additional interior tanks; and a Use Permit to allow a reduction in parking spaces to 24 spaces.	
<b>Project Location:</b> 39502 Cypress Avenue, Greenfield	<b>APN:</b> 109-241-008-000 and 109-241-010-000
<b>Planning File Number:</b> PLN110288	<b>Owner:</b> Universal Foods (J.Lohr Vineyards, Inc.) <b>Agent:</b> Brian Finnegan
<b>Planning Area:</b> Central Salinas Area Plan	<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> "F/40" or [Farmlands, 40 acres minimum]	
<b>CEQA Action:</b> Categorically Exempt per Section 15302 (b)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Find the project categorically exempt per CEQA Section 15302 (b); and
- 2) Approve PLN110288, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and

### PROJECT OVERVIEW:

The project consists of two contiguous parcels (Assessor's Parcel Number 109-241-008-000 and 109-241-010-000) totaling 39.97 acres. Although the property is located within the Winery Corridor River Road Arroyo Seco segment, the applicant is not requesting any entitlements through the Agricultural Winery Corridor Plan (AWCP). Rather, they are requesting an amendment to an existing use to include the processing of grapes.

The site contains an existing two-story 33,600 square foot commercial building and is the former home of Sensient Technologies. The site operated as a fruit and vegetable processing plant for the past 40 years until November 2010. The current buyer, J.Lohr Vineyards Inc., will continue to operate the site as an agricultural processing plant or winery, however the current owner will add the processing of grapes. The purpose of this amendment is to include the processing of grapes and adding vineyards because the original Use Permit (**Exhibit D**) specified processing of chili peppers.

The applicant prepared a General Development Plan (**Exhibit C**), which itemized the development of the site. Phase One will consist of interior demolition of the existing 33,600 square foot main building and planting of vineyards. Phase Two will include improvements to an existing waste water handling area, the installation of up to four 24,000 gallon storage tanks, barrel filling, washing facilities and filtration within the existing building. Phase Three will include the addition of an approximately 33,600 square foot equipment and crushing room, buildout of laboratory and office space and increase process water treatment capacity to accommodate

doubling of the barrel usage. Phase Four will be developed to include an expanded fermentation room, increased water treatment facility and additional interior tanks. Total structures will cover no more than 86,902 square feet or 5% of the site. If in the future the applicant decides to increase their operations they will need to apply for a variance. Due to the seasonal nature of the site and number of employees (22) the site will employ, the applicant is also requesting to allow a reduction in parking spaces from the required 174 spaces to 24 spaces. A reduction in parking regulations will require a Use Permit pursuant to 21.58.050 of the Monterey County Zoning Code.

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

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Greenfield Fire Department
- √ Public Works  
Parks Department

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

The project was not referred to a LUAC (Land Use Advisory Committee) because one does not exist for this area.

The project was referred to the Agricultural Advisory Committee (AAC) on September 22, 2011 for their recommendation. The AAC unanimously condition of approval of the project as proposed. Minutes from this meeting would not be available until their next regular meeting in December 2011, after the publication of this staff report (**Exhibit E**).

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

/S/ Valerie Negrete



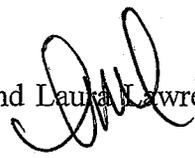
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Valerie Negrete, Assistant Planner  
(831) 755-5227, negretev@co.monterey.ca.us  
November 1, 2011

cc: Front Counter Copy; Zoning Administrator; Greenfield Fire Department; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Laura Lawrence, Planning Services Manager; Valerie Negrete, Project Planner; Carol Allen, Senior Secretary; Universal Foods Corporation, Owner; Brian Finegan, Agent; The Open Monterey Project; LandWatch; Planning File PLN110288

Attachments: Exhibit A Project Data Sheet  
Exhibit B Project Discussion  
Exhibit C Draft Resolution, including:  
• Conditions of Approval

- Site Plan, Floor Plan and Elevations
  - General Development Plan
- Exhibit D Use Permit (PC01557) for Universal Foods  
Exhibit E Agenda for the Agricultural Advisory Committee (AAC) on  
September 22, 2011  
Exhibit F Vicinity Map

This report was reviewed by Delinda Robinson, Senior Planner and  Laura Lawrence, Planning Services Manager

# EXHIBIT A

## Project Information for PLN110288

### Project Information:

<b>Project Name:</b> UNIVERSAL FOODS CORP (J LOHR VINEYARDS INC)	
<b>Location:</b> 39502 CYPRESS AVE GREENFIELD	
<b>Permit Type:</b> Use Permit	
<b>Environmental Status:</b> Exempt	<b>Final Action Deadline (884):</b> 11/18/2011
<b>Existing Structures (sf):</b> 53320	<b>Coverage Allowed:</b> 5%
<b>Proposed Structures (sf):</b> 86902	<b>Coverage Proposed:</b> 5%
<b>Total Sq. Ft.:</b> 86902	<b>Height Allowed:</b> 35'
<b>Tree Removal:</b> 10/PINES	<b>Height Proposed:</b> 27'
<b>Water Source:</b> WELL	<b>FAR Allowed:</b> N/A
<b>Water Purveyor:</b> N/A	<b>FAR Proposed:</b> N/A
<b>Sewage Disposal (method):</b> SEPTIC	<b>Lot Size:</b> 39
<b>Sewer District:</b> N/A	<b>Grading (cubic yds.):</b> 40000

### Parcel Information:

<b>Primary APN:</b> 109-241-008-000	<b>Seismic Hazard Zone:</b> II
<b>Applicable Plan:</b> Cntrl. Salinas Valley AP	<b>Erosion Hazard Zone:</b> LOW
<b>Advisory Committee:</b> NONE	<b>Fire Hazard Zone:</b> LOW
<b>Zoning:</b> F/40	<b>Flood Hazard Zone:</b> NO
<b>Land Use Designation:</b> FARMLANDS/40 ACRES	<b>Archaeological Sensitivity:</b> LOW
<b>Coastal Zone:</b> NO	<b>Viewshed:</b> NO
<b>Fire District:</b> GREENFIELD FIRE	<b>Special Setbacks on Parcel:</b> NONE

### Reports on Project Parcel:

<b>Soils Report #:</b> N/A
<b>Biological Report #:</b> N/A
<b>Geologic Report #:</b> N/A
<b>Forest Management Rpt. #:</b> N/A
<b>Archaeological Report #:</b> N/A
<b>Traffic Report #:</b> LIB110403

## **EXHIBIT B DISCUSSION**

### Project Description

The site is located at 39502 Cypress Avenue, Greenfield. The subject project will consist of two properties (Assessor's Parcel Numbers 109-241-008-000 and 109-241-010-000) totaling 39.97 acres. The property is zoned "F/40" or [Farmlands, 40 acres minimum] and is located within the Winery Corridor River Road Arroyo Secco segment. The applicant is not requesting any entitlements through the Agricultural Winery Corridor Plan (AWCP); rather the applicant is amending an existing use to include the processing of grapes and add vineyards.

The site operated as a fruit and vegetable processing plant for the past 40 years until November 2010. The current Use Permit (Planning File No. PC01557) specified the use of the property as a chili pepper dehydrating plant. This current Use Permit did not quantify a volume of production or the size of the operation. The project site is currently surrounded by vineyards and agricultural fields.

The applicant, J.Lohr, is proposing to continue to the use of the property and add the processing of grapes. The site will be developed in four phases. Phase One will consist of interior demolition of the existing 33,600 square foot main building and planting of vineyards. Phase Two will include improvements to an existing waste water handling area, the installation of up to four 24,000 gallon storage tanks, barrel filling, washing facilities and filtration within the existing building. Phase Three will include the addition of an approximately 33,600 square foot equipment and crushing room, buildout of laboratory and office space and increase process water treatment capacity to accommodate doubling of the barrel useage. Phase Four will be developed to include an expanded fermentation room, increased water treatment facility and additional interior tanks. The developed area will encompass approximately 9.18 acres on Assessor's Parcel Number 109-241-008-000. The remaining area will be planted vineyards. Assessor's Parcel Number 109-241-010-000 will be developed into vineyards. The applicant will also remove 10 pine trees along Thirteenth Street. These trees are not protected in the Central Salinas Area Plan and therefore do not require a permit for removal.

### Use Permit for Reduction in Parking

Monterey County Code Section 21.58.010 requires the project to provide 174 spaces for a agricultural processing plant of up to 86,902 square feet for all four phases at build-out (1 space for every 500 square feet). Currently the site has 27 paved and striped parking spaces on the property. Due to the seasonal nature of the site and number of employees (22) the site will employ, the applicant is requesting to allow a reduction in parking spaces from the required 174 spaces to 24. Under the provision of Monterey County Code Section 21.58.050 an applicant can request a reduction in the required spaces. Staff must find that a reduction in parking will be adequate to accommodate all parking needs generated by the use, or that additional parking is not necessary because of specific features of the use, site, or site vicinity. The 39 acre site area (Assessor's Parcel Number 109-241-008-000 and 109-241-010-000) will largely be used as vineyards and the remaining developed area for white wine fermentation. The winery structures will be mainly warehouse and wine barrel storage, therefore additional employee parking will not be needed. The property will have a negligible number of visitors and there are no plans to have a tasting room for the public. In this case, due to the nature of use of the property a reduction of parking is appropriate and will further all additional area for the plantation of vineyards.

### Conclusion

The project is a continued use of an existing facility. The use of the property was analyzed in the previous Use Permit, PC01557. The areas of expansion are disturbed and there will be no resources impacted by change of use. Staff finds the project to be exempt from CEQA pursuant Section 15302 (b) which consists of the replacement of a commercial structure with a new structure of substantially the same size, purpose or location.

**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:

**Universal Foods (J.Lohr Vineyards, Inc.)  
(PLN110288)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project categorically exempt per CEQA Section 15302 (b); and
- 2) Approving an Amendment to an existing Use Permit (PC01557) allows a winery and additions to the facility in four phases. Phase 1 will consist of the demolition of 14,860 square feet of structures (2 greenhouses, dock, shed, shop, parking canopy), demolition of parking lots, paved areas and site improvements, interior demolition of the 33,600 square foot main building, and construction of interior improvements for wine storage. Phase 2 will include improvements to the existing wastewater handling area, and improvements within the main building to accommodate fermentation. Phase 3 will include the addition of an equipment and crushing room, buildout of laboratory & office space and increase process water treatment capacity. Phase 4 will include construction of an expanded fermentation room, increased water treatment capacity and additional interior tanks; and a Use Permit to allow a reduction in parking spaces to 24 spaces.

[PLN110288, Universal Foods (J.Lohr Vineyards, Inc.), 39502 Cypress Avenue, Greenfield, Central Salinas Area Plan (APN: 109-241-008-000 and 109-241-010-000)]

**The Universal Foods (J.Lohr Vineyards, Inc.) application (PLN110288) came on for public hearing before the Monterey County Zoning Administrator on November 10, 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;
- Central Salinas Area Plan; and
- Monterey County Code (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 39502 Cypress Avenue, Greenfield (Assessor's Parcel Number 109-241-008-000 and 109-241-010-000), Central Salinas Area Plan. The parcel is zoned "F/40" or [Farmlands, 40 acres minimum], which allows agricultural processing plants. Therefore, the project is an allowed land use for this site subject to a Use Permit in this case.
- c) The site operated as a fruit and vegetable processing plant for the past 40 years until November 2010. The current Use Permit (PC-01557) specified the use of the property as a chili pepper dehydrating plant. The subject amendment is to include the processing of grapes and allow an agricultural processing plant in four phases on Assessor's Parcel Numbers 109-241-008-000 and 109-241-010-000. The total development area will encompass 39 acres. The majority of Assessor's Parcel Number 109-241-008-000 is fenced and will contain 9 acres of processing buildings and parking for employees. Assessor's Parcel Number 109-241-010-000 will be planted vineyards and operate adjacent to the subject facility.
- d) Monterey County Code Section 21.58.010 requires the project to provide 174 spaces for an agricultural processing plant of up to 86,902 square feet (1 space for every 500 square feet). Currently the site has 27 paved and striped parking spaces on the property and these spaces will be re-striped to 24 spaces. The 39 acre site area (Assessor's Parcel Number 109-241-008-000 and 109-241-010-000) will largely be used as vineyards and the remaining developed area for white wine fermentation. Coverage will be no more than 5% of the site or 86,902 square feet of structures.
- e) The winery structures will be mainly warehouse and wine barrel storage therefore additional employee parking will not be needed. The property will have a negligible number of visitors and there are no plans to have a tasting room for the public. In this case, due to the nature of use of the property as primarily processing and warehouse, a reduction of parking is appropriate. A reduction in parking will also allow additional area for the planting of vineyards.
- f) The project planner conducted a site inspection on June 24, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- g) A Use Permit (Planning File No. PC-01557) to allow a chili pepper dehydrating plant was approved by the Planning Commission on November 9, 1972. The permit did not specify a production level or development footprint. The subject Amendment will allow the continued

use of the property as an agricultural processing facility. The subject application was routed to other Land Use agencies (See Finding 2) to update the conditions of approval for the use as a winery.

- h) The project site is located within the River Road/Arroyo Seco segment of the Agricultural and Winery Corridor Plan in the 2010 Monterey County General Plan. However, the applicant is not requesting any entitlements in this plan; rather an amendment to an existing Use Permit (Planning File No. PC-01557) to allow for the processing of grapes.
- i) The project is consistent with General Plan policy PS-1.3. The Environmental Health Bureau has reviewed the application and has determined that existing water supply and septic system are adequate to serve the proposed use.
- j) The project is consistent with General Plan policy AG 2.4 which requires agricultural-related enterprises to be sited to and designed to minimize the loss of productive agricultural lands and to minimize impacts to surrounding land uses. The addition to an existing agricultural processing facility does not conflict with the agricultural use of the site.
- k) The project was not referred to a Land Use Advisory Committee (LUAC) for review because no LUAC exists in this area.
- l) The project was referred to the Agricultural Advisory Committee (AAC) on September 22, 2011 for their recommendation. The AAC unanimously recommended approval of the project as proposed.
- m) 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 PLN110288.

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, Greenfield Fire Department, Parks, 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 identified potential impacts to Traffic. Technical reports by outside consultants indicated that there are no 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:
    - “J. Lohr Greenfield Facility Traffic Study” (LIB110403) prepared by Hexagon, Gilroy, CA, August 28, 2011.
  - c) Staff conducted a site inspection on June 24, 2011 to verify that the site is suitable for this use.
  - d) 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 PLN110288.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by RMA - Planning Department, Greenfield Fire Department, Parks, Public Works, Environmental Health Bureau, and Water Resources Agency 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 are available. The site is served by an existing septic system, drainfields and a rapid injection retention pond system. Potable water is provided by an existing well.
  - c) Preceding findings and supporting evidence for PLN110288.
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 June 24, 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 PLN110288.
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 15302 (b), categorically exempts the replacement of a commercial structure with a new structure of substantially the same size, purpose or location.
  - b) An existing Use Permit (Planning File No. PC-01557) to allow a chili pepper dehydrating plant was approved by the Planning Commission on November 9, 1972 and is still valid. The permit did not specify a production level or development footprint. The subject Amendment will allow the continued use of the property as an agricultural processing facility, processing grapes.
  - c) The subject amendment involves the use of an existing agricultural processing plant with a winery. Grapes will be processed at the site and the property will continue to be used as an agricultural processing site.
  - d) The proposed expansion is an area that is already disturbed with concrete, pavement and asphalt therefore no additional site disturbance area will be added. The areas to be planted in grapes are largely dirt

areas.

- e) No adverse environmental effects were identified during staff review of the development application during a site visit on June 24, 2011.
- f) See preceding and following findings and supporting evidence.

6. **FINDING:** **REDUCTION IN PARKING (Use Permit)** – The subject project will contain less parking spaces than are required by Monterey County Code Section 21.58.040, which establishes parking standards to ensure that there is sufficient parking to accommodate all vehicles which will be congregated at a given location at a given point in time by drivers and passengers who use or occupy the facility or area for which the parking space and loading space is provided.

- EVIDENCE:**
- a) Monterey County Code Section 21.58.010 requires the project to provide 174 spaces for an agricultural processing plant of up to 86,902 square feet (1 space for every 500 square feet). Currently the site has 27 paved and striped parking spaces on the property.
  - b) The 39 acre site area (Assessor's Parcel Number 109-241-008-000 and 109-241-010-000) will largely be used as vineyards and the remaining developed area for white wine production. The winery will employ 22 employees and the winery structures will be mainly warehouse and wine. Given the use of the site, additional employee parking will not be needed. The property will have a negligible number of visitors and there are no plans to have a tasting room for the public, therefore visitor parking will also not be warranted.
  - c) By reducing the amount of parking required, the winery can increase the area used for the plantation of vineyards.
  - 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 PLN110288.

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

- EVIDENCE:**
- a) Section 21.080.040.B 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 CEQA Section 15302 (b); and
2. Approve an Amendment to an existing Use Permit (PC01557) allows a winery and additions to the facility in four phases. Phase 1 will consist of the demolition of 14,860 square feet of structures (2 greenhouses, dock, shed, shop, parking canopy), demolition of parking lots, paved areas and site improvements, interior demolition of the 33,600 square foot main building, and construction of interior improvements for wine storage. Phase 2 will include improvements to the existing wastewater handling area, and improvements within the main building to accommodate fermentation. Phase 3 will include the addition of an equipment and crushing room, buildout of laboratory & office space and increase process water treatment capacity. Phase 4 will include construction of an expanded fermentation room, increased water treatment capacity and additional interior tanks; and a Use Permit to allow a reduction in parking spaces to 24 spaces, 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 10th day of November, 2011

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Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **DATE**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **DATE**

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

PLN110288

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Amendment to an existing Use Permit (PC01557) allows a winery and additions to the facility in four phases. Phase 1 will consist of the demolition of 14,860 square feet of structures (2 greenhouses, dock, shed, shop, parking canopy), demolition of parking lots, paved areas and site improvements, interior demolition of the 33,600 square foot main building, and construction of interior improvements for wine storage. Phase 2 will include improvements to the existing wastewater handling area, and improvements within the main building to accommodate fermentation. Phase 3 will include the addition of an equipment and crushing room, buildout of laboratory & office space and increase process water treatment capacity. Phase 4 will include construction of an expanded fermentation room, increased water treatment capacity and additional interior tanks; and a Use Permit to allow a reduction in parking spaces to 24 spaces was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 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 - Plann

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice.  
"This Amendment and Use Permit, Resolution Number \_\_\_\_\_ for Assessor's Parcel Numbers 109-241-008-000 and 109-241-010-000, was approved by the Zoning Administrator on November 10, 2011, the Permit was granted subject to 21 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)

**Compliance or Monitoring Action to be Performed:** 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. PD010 - EROSION CONTROL PLAN

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services.  
(RMA - Planning Department and RMA - Building Services Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits for Phase One (1), the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

### 4. PD032(A) - PERMIT EXPIRATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The permit shall be granted for a time period of 3 years, to expire on November 10, 2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

### 5. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPOF

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** 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)

**Compliance or Monitoring Action to be Performed:** 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.

## 6. PW0044 - CONSTRUCTION MANAGEMENT PLAN

**Responsible Department:** Pub Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

## 7. PW0001 - ENCROACHMENT (COM)

**Responsible Department:** Pub Works

**Condition/Mitigation Monitoring Measure:** Obtain an encroachment permit from the Department of Public Works and construct commercial driveway connections to (13th Street). The design and construction is subject to the approval of the Public Works Director.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permit Issuance Owner/Applicant shall obtain an encroachment permit from DPW. Improvements are to be completed prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

## 8. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Pub Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to DPW.

## 9. PW0007 - PARKING STD

**Responsible Department:** Pub Works

**Condition/Mitigation Monitoring Measure:** 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.

**Compliance or Monitoring Action to be Performed:** Prior to Building/Grading Permits Issuance the Applicant's engineer or architect shall prepare a parking plan, Owner/Applicant/Engineer to submit plans for review and approval.

## 10. EHSP02 - WASTE DISCHARGE REQUIREMENTS: WINERY WASTEWATER

**Responsible Department:** Env Health

**Condition/Mitigation Monitoring Measure:** Pursuant to the Memorandum of Understanding between Monterey County and the Regional Water Quality Control Board - Central Coast Region (RWQCB), Monterey County refers winery waste discharges to the RWQCB for regulation. The RWQCB may impose individual Waste Discharge Requirements (WDRs) or apply other requirements as appropriate.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading permits for the existing ponds, the applicant shall submit a completed Application/Report of Waste Discharge General Information Form for Waste Discharge Requirements or NPDES Permit (Form 200) to the RWQCB for review and approval.

Submit evidence to EHB that the RWQCB has:

- Issued individual WDRs

OR

- Approved the discharge with or without applying other requirements as appropriate.

## 11. EHSP05 & HAZARDOUS MATERIALS: RISK MANAGEMENT PLAN

**Responsible Department:** Env Health

**Condition/Mitigation Monitoring Measure:** Submit a Risk Management Plan (RMP) to the Director of Environmental Health for review and approval. The RMP shall comply with the standards found in the California Code of Regulations Title 19, Chapter 4.5, and the California Health & Safety Code, Division 20, Chapter 6.95, Article 2.

**Compliance or Monitoring Action to be Performed:** Prior to bringing acutely hazardous materials on site or commencement of operations, whichever occurs first, submit a proposed RMP to the Environmental Health Bureau for review and approval.

Once approved, the owner shall maintain an up-to-date Risk Management Plan

## 12. EHSP04 - HAZARDOUS WASTE CONTROL

**Responsible Department:** Env Health

**Condition/Mitigation Monitoring Measure:** The facility shall comply with the standards found in the California Code of Regulations, Title 22, Division 4.5 and the California Health and Safety Code, Division 20, Chapter 6.5, and the Monterey County Code Chapter 10.65 for the proper handling, storage and disposal of Hazardous Waste as approved by the Environmental Health Bureau (EHB).

**Compliance or Monitoring Action to be Performed:** Prior to commencement of operations the facility shall be registered with Hazardous Materials Management Services of the Environmental Health Bureau.

Comply with all conditions of the Hazardous Materials permit.

### 13. EHSP01 - DECLARATION FOR A NON-PUBLIC WATER SYSTEM

**Responsible Department:** Env Health

**Condition/Mitigation Monitoring Measure:** The proposed project does not meet the current definition of a public water system pursuant to California Health and Safety Code, section 116275(h). The applicant shall submit a completed "Declaration for a Non-Public Water System", form available from the Environmental Health Bureau, for review and approval by the Environmental Health Bureau and County Counsel. Once approved, signed before a Notary Public and recorded with the County of Monterey Recorder's Office.  
If and when the number of employees reaches 25 then a public water system permit shall be required from the Environmental Health Bureau.

**Compliance or Monitoring Action to be Performed:** Prior to commencement of operations:  
- Obtain draft declaration from EHB.  
- Submit completed declaration to EHB and County Counsel for review and approval  
- Record notarized Declaration for a Non-Public Water System deed notification.  
- Submit evidence of recordation to EHB.

### 14. EHSP03 - HAZARDOUS MATERIALS: BUSINESS RESPONSE PLAN

**Responsible Department:** Env Health

**Condition/Mitigation Monitoring Measure:** The applicant shall maintain an up-to-date Business Response Plan that meets the standards found in the California Code of Regulations, Title 19, Division 2, Chapter 4 (Hazardous Material Release Reporting, Inventory, and Response Plans) and the California Health and Safety Code, Division 20, Chapter 6.95 (Hazardous Material Release Response Plans and Inventory), and the Monterey County Code Chapter 10.65.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading or building permits submit a signed Business Response Plan & Memorandum of Understanding, form available from the Environmental Health Bureau (EHB), that specifies an approved Business Response Plan must be on file with Hazardous Materials Management Services of EHB prior to bringing hazardous materials on site and/or commencement of operations.

Once approved, the applicant shall maintain an up-to-date Business Response Plan.

### 15. WRSP1 - DRAINAGE PLAN (NON-STANDARD CONDITION)

**Responsible Department:** Water

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any construction permits, the owner/applicant shall submit a drainage plan with the construction permit application. The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

## 16. FIRE015 - FIRE HYDRANTS/FIRE VALVES

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Greenfield Fire Protection District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

## 17. FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS  
The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. (Greenfield Fire Protection District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection for each phase of development.

## 18. FIRE008 - GATES

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Greenfield Fire Protection District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of grading and/or building permit, the applicant or owner Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

## 19. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Greenfield Fire Protection District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to rough sprinkler or framing inspection, the applicant or owner shall submit fire alarm plans and obtain approval.
3. Prior to final building inspection, the applicant or owner shall schedule fire alarm system acceptance test.

## 20. FIRE001 - ROAD ACCESS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** 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. (Greenfield Fire Protection District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection for each phase of development.

## 21. FIRE011 - ADDRESSES FOR BUILDINGS

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Greenfield Fire Protection District)

**Compliance or Monitoring Action to be Performed:**

1. Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.

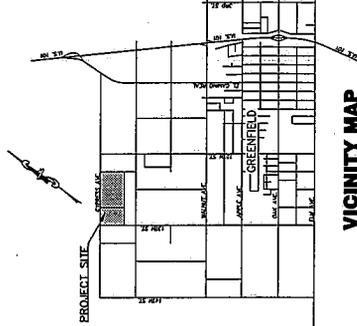
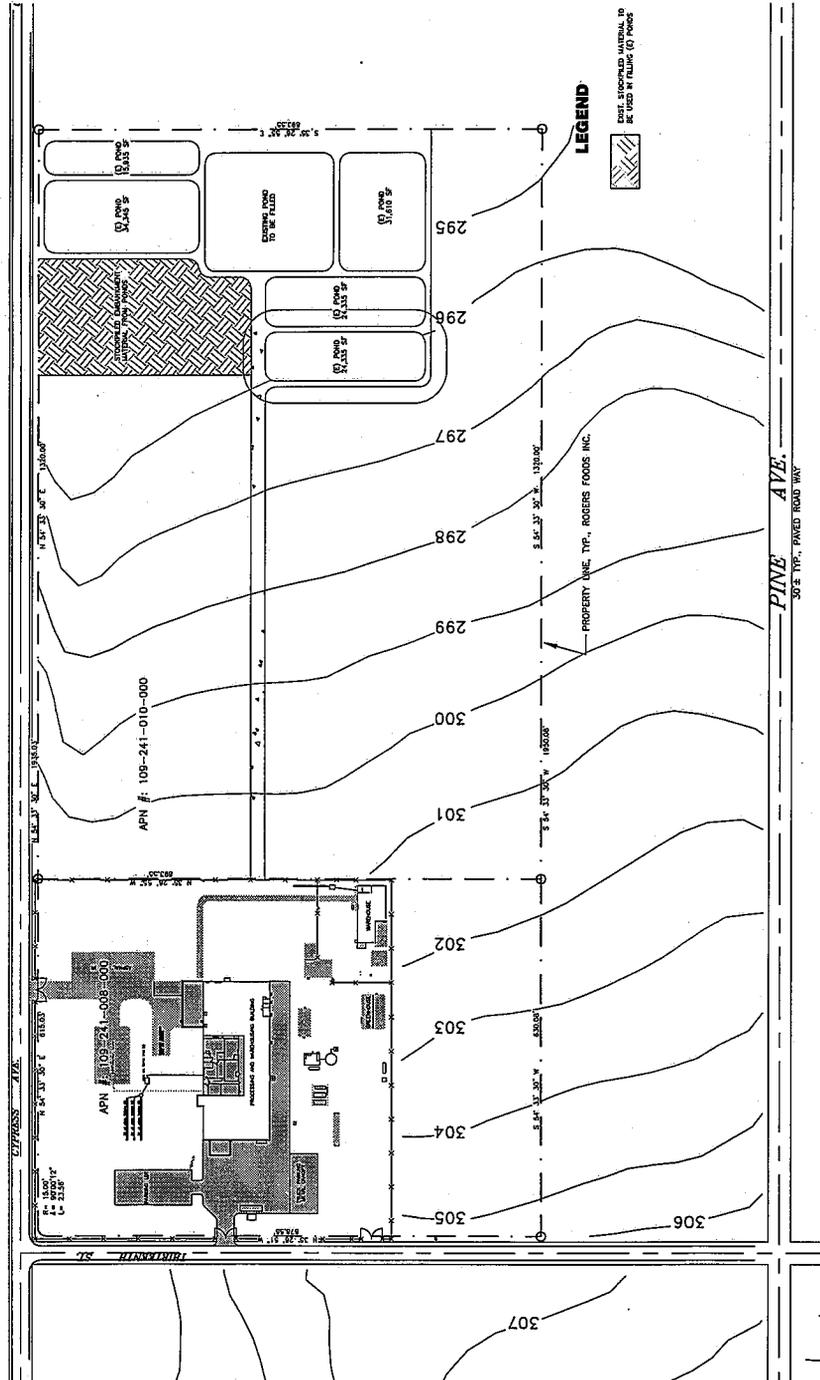
# GENERAL DEVELOPMENT PLAN

FOR

## J.LOHR VINEYARDS & WINES

39502 CYPRESS AVENUE - GREENFIELD, CALIFORNIA

- SHEET INDEX**
- T TITLE, SITE PLAN AND SHEET INDEX
  - W-SP WEST PORTION - TOPO ENLARGED
  - D-1 OVERALL SITE - PHASE I DEMO PLAN
  - D-2 PARTIAL SITE - PHASE I DEMO PLAN
  - C-1 GENERAL DEV. PLAN - OVERALL SITE
  - C-2 GENERAL DEV. PLAN - PARTIAL SITE
  - A-1 MAIN BLDG. FLOOR PLAN
  - A-2 MAIN BLDG. ELEVATIONS
  - A-3 TYPICAL BLDG. SECTION
  - EC-1 EROSION CONTROL PLAN



EXISTING PARCEL INFORMATION:  
 APN # 109-241-008-000 12.915 ACS.  
 APN # 109-241-010-000 27.061 ACS.  
 TOTAL PROPERTY ACREAGE: 39.976 ACS.



OWNER:  
 J.LOHR VINEYARDS & WINES CORPORATION  
 P.O. BOX 1524  
 152 WILLOW ROAD  
 GREENFIELD, CA 95626  
 TEL. 209-636-4226

PROJECT:  
 APN # 109-241-008-000  
 APN # 109-241-010-000  
 39502 CYPRESS AVENUE  
 GREENFIELD, CA 95627

### OVERALL SITE - TOPOGRAPHIC MAP

EXISTING PHYSICAL FEATURES PRIOR TO DEVELOPMENT

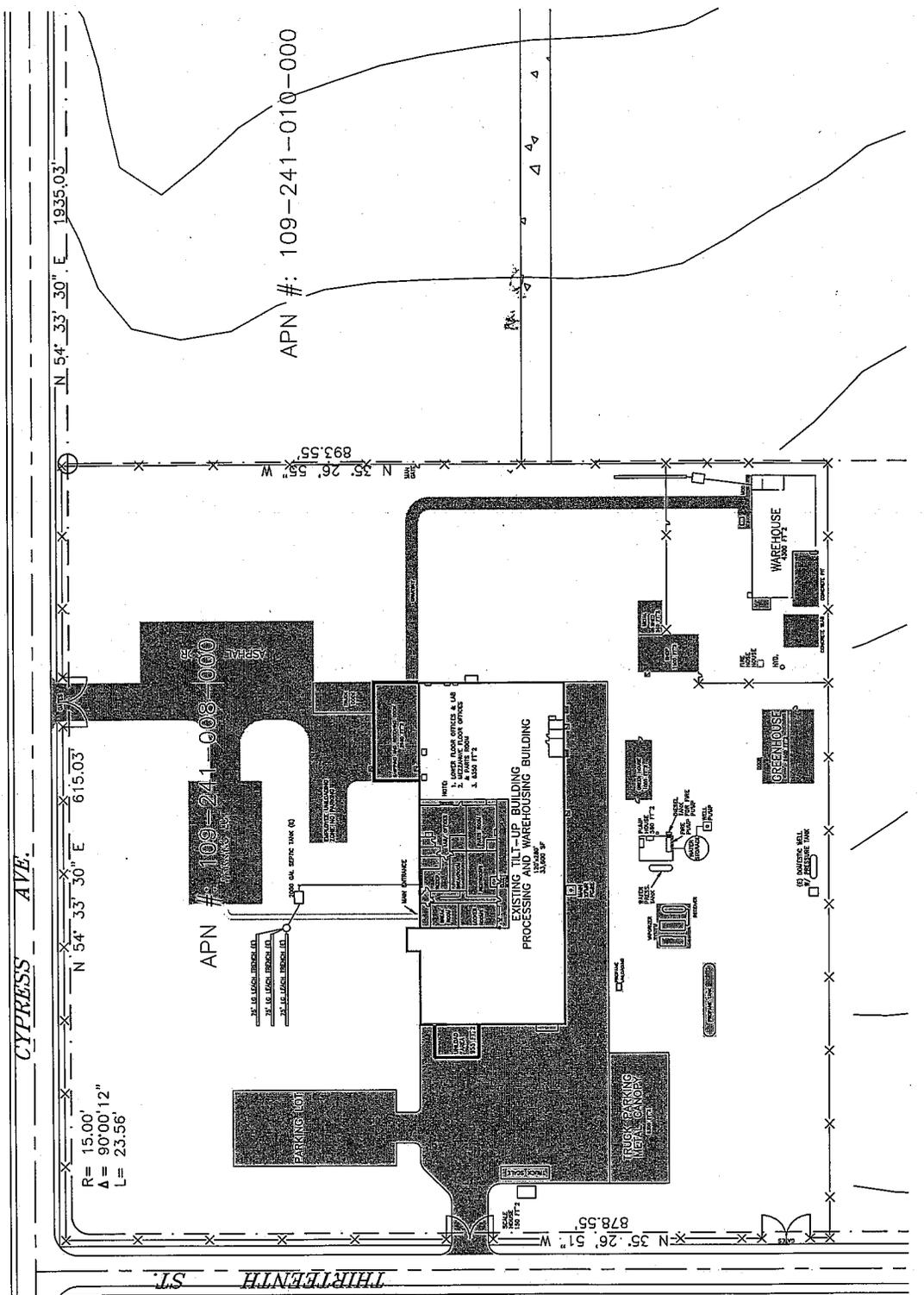
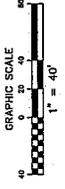
Exhibit C



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# WEST PORTION - TOPO ENLARGED

## EXISTING PHYSICAL FEATURES PRIOR TO DEVELOPMENT



R = 15.00'  
A = 90°00'12"  
L = 23.56'

CYPRESS AVE.

THIRTIETH ST.

APN # 109-241-008-000

APN # 109-241-010-000

N 54° 33' 30" E 1935.03'

E 615.03'

S 878.55' W

W 893.55'

REVISIONS _____ _____ _____ _____ _____	<b>WEST PORTION TOPO ENLARGED 1" = 40'</b>	TUNSTALL ENGINEERING CONSULTANTS, INC. 124 EAST ALTA STREET SAN JOSE, CALIFORNIA 95001 (408) 758-2765 (408) 758-2141	GREENFIELD SITE DEVELOPMENT PLAN <b>J. LOHR VINEYARDS &amp; WINES</b> 1000 LENTZEN AVENUE SAN JOSE, CA	DESIGNED BY: KRT DATE: MAY 11, 2011	PROJECT NO: <b>11-06</b>	SHEET NO. OF <b>W-SP</b>
	DRAWN BY: KEN TUNSTALL CIVIL ENGINEERING - BUILDING DESIGN					





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# OVERALL SITE - GENERAL DEVELOPMENT PLAN

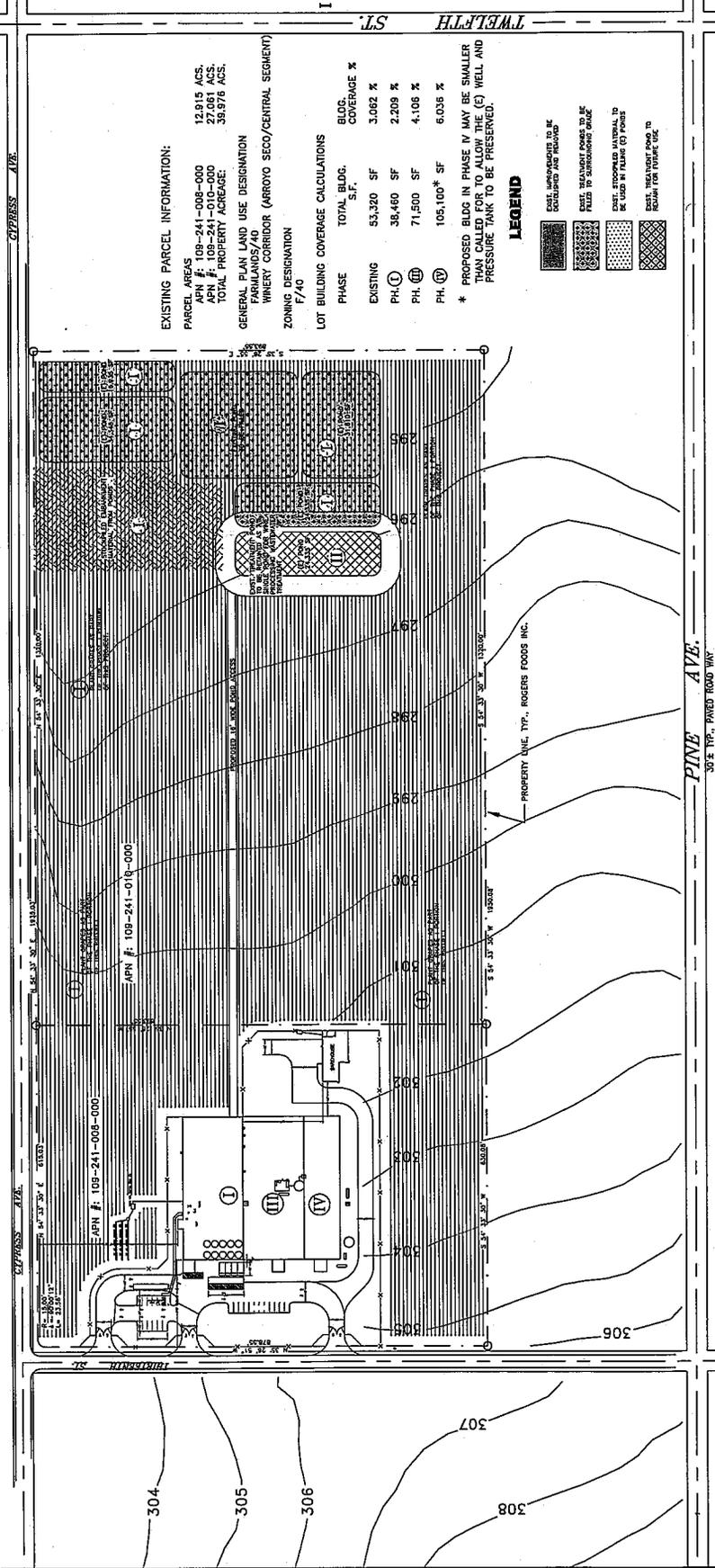
PROJECT NO. 11-06  
SHEET NO. C-1

GREENFIELD SITE DEVELOPMENT PLAN  
J. LOHR VINEYARDS & WINES  
1000 LENTZEN AVENUE  
SAN JOSE, CA

TUNSTALL ENGINEERING  
CONSULTANTS, INC.  
124 EAST ALAMA STREET  
SALINAS CALIFORNIA  
93901  
(415) 754-2725  
FAX (415) 758-2141

OVERALL SITE  
GENERAL DEVELOPMENT  
PLAN

REVISIONS



**EXISTING PARCEL INFORMATION:**

PARCEL AREAS  
 APN # 109-241-008-000 12.915 ACS.  
 APN # 109-241-010-000 27.061 ACS.  
 TOTAL PROPERTY ACREAGE: 39.976 ACS.

GENERAL PLAN LAND USE DESIGNATION  
 FARMLANDS/AO  
 WINERY CORRIDOR (ARROYO SECO/CENTRAL SEGMENT)  
 F/40

**ZONING DESIGNATION**  
F/40

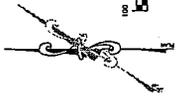
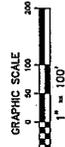
**LOT BUILDING COVERAGE CALCULATIONS**

PHASE	TOTAL BLDG. S.F.	BLDG. COVERAGE %
EXISTING	53,320 SF	3.082 %
PH. ①	38,460 SF	2.209 %
PH. ②	71,500 SF	4.106 %
PH. ③	105,100* SF	6.035 %

\* PROPOSED BLDG IN PHASE IV MAY BE SMALLER THAN CALLED FOR TO ALLOW THE (E) WELL AND PRESSURE TANK TO BE PRESERVED.

### LEGEND

- EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
- EXIST. TREATMENT PONES TO BE REZED TO SURROUNDING GRADE
- EXIST. STOCKPILED MATERIAL TO BE USED IN FUTURE (3) POUNDS
- EXIST. TREATMENT PONES TO BE REMOVED FOR FUTURE USE





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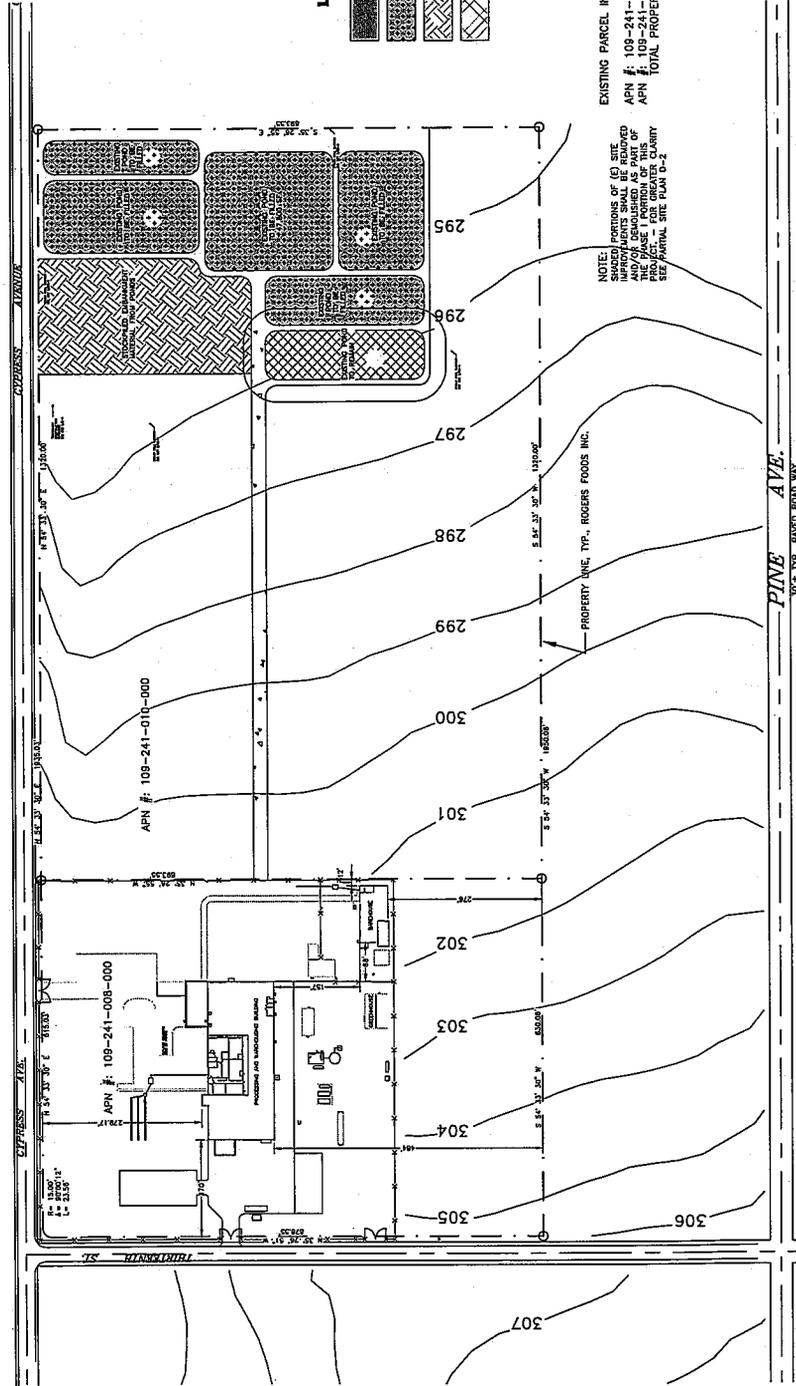
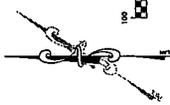
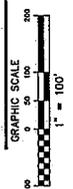
SHEET NO. **D-1**  
OF

PROJECT NO. **11-06**  
GREENFIELD SITE DEVELOPMENT PLAN  
**J. LOHR VINEYARDS & WINES**  
1000 LENTZEN AVENUE SAN JOSE, CA  
DESIGNED BY: RRT DATE: MAY 11, 2011

TUNSTALL ENGINEERING CONSULTANTS, INC.  
121 EAST ALPINE STREET  
SALINAS CALIFORNIA 95075  
(831) 758-2765 FAX (831) 758-2141  
CIVIL ENGINEERING - BUILDING DESIGN  
DRAWN BY: KEN TUNSTALL

**OVERALL SITE PHASE I - DEMO PLAN**  
1" = 100'  
REVISIONS

# OVERALL SITE - PHASE I DEMO PLAN



### LEGEND

- EXIST. IMPROVEMENTS TO BE DEMOLISHED AND REPAIRED
- EXIST. IMPROVEMENTS TO BE DEMOLISHED AND REPAIRED
- EXIST. IMPROVEMENTS TO BE DEMOLISHED AND REPAIRED
- EXIST. IMPROVEMENTS TO BE DEMOLISHED AND REPAIRED

EXISTING PARCEL INFORMATION:  
 12.915 ACS.  
 APN #: 108-241-008-000  
 27.061 ACS.  
 APN #: 108-241-010-000  
 TOTAL PROPERTY ACREAGE:  
 39.976 ACS.

NOTE: SWAGED PORTIONS OF (E) SITE ARE NOT TO BE DEMOLISHED AS PART OF THE PHASE I PORTION OF THIS PROJECT. SEE FINAL SITE PLAN 11-2.

PROPERTY LINE, TYP. ROGERS FOODS INC.

PINE AVE.  
30' ± TYP. PARKED ROAD WAY

EXPRESS AVE.

EXPRESS AVE.

EXPRESS AVE.

APN #: 108-241-010-000

APN #: 108-241-008-000

307

306

305

304

303

302

301

300

299

298

297

296

295



**J. LOHR VINEYARDS**  
**WINERY CORRIDOR ADMINISTRATIVE PERMIT**  
**(Full-Scale Winery – River Road Segment)**

**39502 Cypress Avenue, Greenfield, California**  
**(APNs #009-241-008 and -010)**

**GENERAL DEVELOPMENT PLAN**

**Background.**

The subject property consists of ±40 acres of land in two legal parcels located westerly of the City of Greenfield in the Central Salinas Valley planning area. The subject property is zoned F-40 (Farmlands) and is improved with an existing agricultural processing plant that has operated since approximately 1972 under an existing conditional use permit (File No. PC-1557; Use Permit No. 2122 issued to Universal Foods Corporation on December 12, 1972).

±13 acres of the site is fenced to enclose the processing plant facilities. The existing processing facility consists of six structures: a main building of ±33,600 square feet (including office, lab and mezzanine areas), a ±4,200 square foot warehouse, a ±1,500 square foot shop, several greenhouses and a covered canopy area. The processing facility includes paved parking and access areas, and site landscaping within the 13 acres. The balance of the site is agricultural land and wastewater ponds.

The project site includes two water wells, one for fire protection and one for potable uses. The processing facility has two on-site septic tanks with leach fields for sanitary waste, and on-site ponds for the disposal of process wastewater.

The processing plant has most recently been operated by Sensient Technologies Corporation and its subsidiary, Sensient Dehydrated Flavors, LLC, for the dehydration of parsley, celery, chili peppers and onions.<sup>1</sup> Sensient ceased operating the processing plant entirely in 2010, and J. Lohr Vineyards is now under contract to purchase the facility from Sensient.

**Project and Uses Description.**

Lohr proposes to redevelop the processing plant for winery uses. The redevelopment will be carried out in phases.

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<sup>1</sup> In October of 2009, the County issued a series of Administrative Citations (CE090282) to Sensient for processing onions in violation of the 1972 use permit. Lohr also filed suit against Sensient to enjoin the processing of onions at the plant. In December of 2009, Lohr and Sensient reached a settlement agreement under which Sensient agreed not to process products at the facility other than as authorized under the existing 1972 use permit.

A site plan showing existing improvements and proposed modification is included as part of the project application.

#### Immediate Development (Phase One)

Phase One will consist of preparing the facility for passive case good and/or barrel storage of wine. During 2011 and 2012, activities may include, but not be limited to, the following:

- Demolition of all the office, laboratory, bathroom, break-room space to remove as much as possible of all potential asbestos and lead based materials.
- Evaluation of usability of the existing main building additions and other on-site accessory buildings and removal of those not needed for phased long-range plan.
- Installation of an entire main building refrigeration system sufficient for cooling of fermenting and stored barrels of wine.
- Insulating the ceilings and walls and resurfacing the floors of the main building.
- Design phased process water treatment system or hookup to a municipal system; leveling or downsizing the existing waste water system.
- Removal of extraneous slabs, landscape irrigation system, and other site improvements to allow for planting of grapes on the remainder of the site.
- Construction of interior bathroom(s).

#### Short-Range Development (Phase Two: ± 2-5 years)

Phase Two will consist of some additional improvements to allow transfer of recently-pressed wine grape juice from Lohr's adjacent pressing facility for white wine fermentation. This phase would include the following activities:

- Development of waste water handling facilities scaled for up to approximately 18,000 barrels of fermenting wine (approx. 50 gallons/barrel).
- Installation of three or four 24,000 gallon insulated stainless steel storage tanks (interior).
- Installation of barrel filling, emptying and washing facilities.
- Installation of filtration, blending, mixing, pumping and related capability.

#### Mid-Range Development (Phase Three: ±5-12 years)

Phase Three would be a building and equipment addition phase in which the crushing and pressing operation of Lohr's nearby facility would be moved to the project site. Anticipated added development of the site for Phase Three could include (but not be limited to) the following:

- Addition of a ±33,600 square foot concrete “tilt up” building immediately to the southeast of the existing main building using the southeast facing wall of the existing building as the northwest wall of the addition.
- Increasing the process water treatment capacity commensurate with doubling of the barrel usage.
- Adding three to six ± 24,000 gallon insulated stainless steel storage tanks to the process area (interior).
- Adding a 70’ foot truck scale, crush pad, press pad and cover for ±4 presses.
- Buildout of additional internal office and laboratory space.
- Inclusion of such other equipment as needed to make “bottle ready” wine.

#### Long-Range Development (Phase Four)

Phase Four could be more than twelve years into the future and could include the following activities:

- A second addition to the barrel fermentation building.
- Further Increase of the process water treatment capacity commensurate with doubling of the barrel usage.
- Construction of additional interior stainless steel tanks, added or enlarged crushing, pressing and filtering facilities.

This General Development Plan does not include a) a Winery Tasting Facility or b) Winery Adjunct Uses (restaurant, delicatessen or public events).

#### Circulation and Transportation

Traffic generated by the project will consist of employee vehicles and trucks associated with the operation of the winery.

During the peak season, Sensient had ±75 employees on the site in a 24-hour period. The winery will employ significantly fewer workers (±22 in a 24-hour period during the peak of harvest season- September through October). Therefore, employee vehicle traffic will be significantly reduced.

Data regarding Sensient’s truck traffic are not available. However, it is expected that truck traffic connected with the winery will be less than the prior use.

The project application includes a traffic analysis prepared by Hexagon Transportation Consultants. Inc.

#### Off-Street Parking

The Agricultural and Winery Corridor Plan provides that the number of required off-street parking spaces “shall be determined by a Development Plan prepared for all

uses associated with the winery.” (Section 3.5 [E]). This General Development Plan constitutes the Development Plan for this project.

Section 3.5 (E) of the Agricultural and Winery Corridor Plan requires employee parking at the rate of one (1) space for each employee. The project is estimated to have 22 employees, creating a requirement for 22 employee parking spaces. Two additional spaces shall be provided for handicapped parking. There are currently 27 paved and striped parking spaces on the site. No additional employee parking spaces are required.

Section 21.58.050 (H) of the Monterey County Zoning Ordinance requires one loading space for a structure having 5,000 square feet or more of floor area, plus one additional loading space for every additional 20,000 square feet or major fraction thereof of floor area. Initially, the winery will occupy the 33,600 square foot processing building, which will require two (2) loading spaces. The site has 2 existing loading spaces. The Development Plan includes four (4) truck loading spaces and one (1) truck well.

A site plan showing the location of off-street parking is included as part of the project application.

In all other respects, the off-street parking will comply with Chapter 21.58 of the Monterey County Zoning Ordinance.

### **Environmental Considerations**

Project environmental impacts are expected not to exceed impacts from the historical agricultural processing operations on the project site; in fact, in many cases, the impacts will be less.

Sensient reports that its dehydration operations consumed up to 500,000 gallons of water per day. Lohr's winery operations should not exceed 16,000 gallons per day. The significant reduction in water consumption will be reflected in a corresponding reduction in wastewater discharge.

Similarly, air quality emissions from the winery operation should be significantly less than from the previous dehydration plant.

Lohr proposes to plant the undeveloped portions of the subject property to vineyards, thereby preserving the agricultural use of the land.

### **Conformance with Area Plan**

The project does not conflict with any policy of the Central Salinas Valley Area Plan.

The Agricultural and Winery Corridor Plan can be considered the "local area plan" for the purposes of this General Development Plan. The project is totally consistent with the goals, objectives and policies of the Agricultural and Winery Corridor Plan.

## ATTACHMENT "A"

### 14.[B] Lot Coverage (combined parcels)

Existing	3.062%
Phase 1	2.209%
Phase 2	4.106%
Phase 3	6.036%

15. Grading. Approximately 90% of existing drainage ponds (not required for winery operations) will be filled using existing overburden material stored on site. Filled area will be planted with vineyards. Total earth moving  $\pm 40,000$  cubic yards.

17. Tree Removal. Ten (10) landscape trees (Monterey Pines) will be removed to convert landscaped area to vineyards. Some ornamental turf area will also be removed to convert to vineyards.

PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 72-389

USE PERMIT NO. 2122

FINDINGS AND DECISION

In the matter of the application of  
Universal Foods Corporation (PC-1557)

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow: a chili pepper dehydrating plant on Lots 286, 287, 288 and 289, Clark Colony Subdivision, Greenfield area,

came on regularly for hearing before the Planning Commission on November 9, 1972.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

FOUND

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.  
It is further found that this use will not have a significant effect on the environment.

DECISION

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

1. Retain all waste water on the property owned by this company.
2. Apply to the Regional Water Quality Control Board for waste water discharge requirements, if needed.
3. That all solid waste material be handled as to prevent the development of nuisances.
4. Grant to County by deed 30' from centerline along entire frontage of Cypress Avenue, Pine Avenue and Thirteenth Street.

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EXHIBIT D

5. Install vertical curb, gutter and paveout for 640' on Cypress Street and Thirteenth Street.
6. Provide drainage improvement study onsite and offsite. All water to be retained onsite. Study to be approved by County Surveyor.
7. Provide off-street parking. Layout to be approved by Director of Planning.
8. Applicant obtain an Authority to Construct from the Air Pollution Control District before on-site installation or construction of equipment.
9. Applicant meet the applicable emission codes of the Monterey-Santa Cruz County Unified Air Pollution Control District.
10. That the site be landscaped and fenced by the applicant and that the landscaping and fence plan be approved by the Director of Planning.
11. That all landscaped areas and fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free healthy, growing condition.

PASSED AND ADOPTED this 9th day of November, 1972, by the following vote:

Ayes: Bengard, Hare, Herrlich, Marcucci, Parsons, Prewitt.

Noes: Stutzman.

Absent: Caillotto, Kramer.

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E. W. DE MARS  
Secretary of the Planning Commission

Copy of this decision was mailed to the applicant on November 15, 1972.

Before the Board of Supervisors in and for the  
County of Monterey, State of California

Appeal of Saratoga Foothills Development Corporation from decision of Planning Commission granting a Use Permit to Universal Foods Corporation for Chili-pepper Dehydrating Plant in the Greenfield Area - Appeal Denied, Conditions Imposed. . . . . )

This being the time set to hear the appeal of the Saratoga Foothills Development Corporation from a decision of the Planning Commission granting a Use Permit to Universal Foods Corporation for a Chili-pepper dehydrating plant in the Greenfield Area, the matter comes on regularly.

Bob Slimmon, Zoning Administrator, explains the circumstances surrounding the granting of the permit by the Planning Commission.

Charles Page, attorney for Greenfield vineyards the appellant, appears to explain his clients reasons for appealing the granting of the use permit and their thoughts that the plant could be located somewhere else in the Greenfield area away from the vineyards.

Mr. Myron Etienne, attorney for Universal Foods Corp. Appears with supporting witnesses and states that the proposed plant will not be detrimental to the surrounding areas.

After discussion Supervisor Tavernetti moves to deny the appeal and grant the permit subject to two additional conditions:

- 1. That Universal Foods must provide the Health Department with a plan of the disposal of waste water and the plan must be satisfactory to the Health Department.
- 2. Processing at the plant shall be limited to peppers, celery and parsley.

The motion is seconded by Supervisor Smith, and carries by unanimous

COUNTY OF MONTEREY, } ss. vote of those Supervisors present. (Supervisor  
STATE OF CALIFORNIA. } Branson absent.)

ERNEST A. MAGGINI, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a full, true and correct copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page 28 of Minute Book 28 on the 12th day of December, 1972, and now remaining of record in my office.

Witness my hand and the seal of said Board of Supervisors this 12th day of December, 1972.

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ERNEST A. MAGGINI,  
County Clerk and ex-officio Clerk of the Board  
of Supervisors, County of Monterey, State of  
California.

Sandra J. Hotsko  
Deputy.

**MONTEREY COUNTY  
AGRICULTURAL ADVISORY COMMITTEE**

Ag Center Conference Room  
1428 Abbott Street, Salinas, CA 93901  
Phone: (831) 759-7325 ~ Fax: (831) 759-2268  
1:30 p.m. to 3:30 p.m.

**AGENDA  
Thursday, September 22, 2011**

**I. Call to Order**

**II. Approvals**

- A. July 28, 2011 Meeting Minutes
- B. August 22, 2011 Workshop Minutes

**III. Public Comment (items not on the agenda)**

**IV. Agricultural Commissioner's Update**

**V. Agricultural Economic Contribution Study**

*Jeff Langholz, Ph.D. and Fernando DePaolis, Ph.D.*

Roundtable discussion on the development of a study to analyze and determine the economic contributions of agriculture to Monterey County and the greater Monterey Bay region.

**VI. Williamson Act Non-Renewals 2012 (PLN110455)**

*Steve Mason, Planning Department*

As a part of the County's annual Williamson Act Monitoring process, the Planning Department intends to issue Notices of Non-Renewal for four (4) Williamson Act Agricultural Preserve Contracts comprising six parcels totaling approximately 1,545 acres in area. If approved by the Board of Supervisors at their October 18, 2011 meeting, these Non-renewals will go into effect on January 1, 2012.

**VII. Planning Department**

*Valerie Negrete, Planning Department*

A. Burnstein/Marilyn Remark (PLN110145)

The Planning Department is seeking comments/recommendations regarding subdivision of an existing ten acre lot to two, five acre lots. Committee comments will be forwarded to the Planning Commissioner when they consider the proposed subdivision.

B. Universal Foods/J. Lohr (PLN110288)

The Planning Department is seeking comments/recommendations regarding redevelopment of an existing agricultural processing plant to construct a winery in this location.

C. Sea Mist (PLN110145)

The Planning Department is seeking comments/recommendations regarding a lot line adjustment and minor subdivision.

**VIII. Administrative Matters**

**IX. Committee Members' Comments/Referrals**

**X. Adjournment**

***\*\*\*The next meeting is scheduled for October 27, 2011\*\*\****

Americans with Disabilities Act (ADA) Access

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Individuals requesting a disability-related modification or accommodation, including auxiliary aids or services, may contact the Agricultural Commissioner's Office. These requests may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.

The Agricultural Center Conference Room is wheelchair accessible. Please contact Kathy Nielsen (831) 759-7301 if you need assistance in order to participate in this public meeting. Requests for special assistance should be made by 4:00 p.m. of the Friday before the Committee meeting.