

**Monterey County Planning & Building Inspection
Program for Monitoring or Reporting* on
Conditions of Approval**

Project Name: San Saba Winery

File No: PLN970469

APN: 165-012-001-000

Approval by: Planning Commission **Date:** June 12, 2002

LEGEND

PBI <i>Planning & Building Inspection</i>	WRA <i>Water Resources Agency</i>	EH <i>Environmental Health</i>	AG <i>Ag Commissioner</i>
FPD <i>Fire Protection District</i>	PW <i>Public Works</i>	RA <i>Redevelopment Agency</i>	PKS <i>Parks Department</i>
CC <i>County Counsel</i>	MMR <i>Mitigation Monitoring Reporting Team</i>	CE <i>Code Enforcement</i>	Other <i>State which agency</i>

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Mit. Mon. No.	Final Signoff Date	Mitigation Measures	Orig. Dept. or Agency	Schedule (Prior to/Continuous) (Report due?) Fill in timeframe ↓	Person/Agency responsible for Inspection/Monitoring/Review What is to be reviewed? Who is the preparer?
1 Cond # 23		Based on the capacity of the proposed winery wastewater system, wine making shall be limited to 40,000 gallons per year. If the proposed project exceeds or intends to exceed, this will require additional permits	EH	continuous	Wastewater disposal system modifications submitted by applicant and reviewed by EH, if capacity increases.
2 Cond # 6		Prior to issuance of building permits, obtain a water supply permit from the Division of Environmental Health.	EH	Prior to issuance grading and building permits	Applicant obtains water supply permit from the Division of Environmental Health. No further monitoring required.
3 Cond # 9		All improvements to food service areas shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If the facility makes improvements to the food service areas, submit plans and necessary review fees for review and approval prior to obtaining a building permit/final inspection	EH	Prior to Final Building Inspection/Occupancy and Continuous	If necessary, applicant submits plans and fees to EH for review and approval consistent with California. Uniform Food Facilities Law. EH routinely inspects food service areas open to the public.
4 Cond # 7		Prior to issuance of building permits, submit a revised domestic wastewater disposal system design to the Director of Environmental Health for review and approval sized for employees, visitors, and banquet facilities.	EH	Prior to issuance of grading or building permit.	Applicant or engineer shall prepare and submit a domestic wastewater disposal design to the Director of Environmental Health. Modifications are necessary if capacity increases.
5 Cond #		Winery wastewater shall be treated in lined aeration ponds and the treated water shall be used for vineyard irrigation.	EH	Prior to issuance grading and building permits	Applicant or engineer shall prepare and submit a domestic wastewater disposal design to

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8		Prior to the issuance of building permits, submit revised winery wastewater treatment plans to the California, Regional Water Quality Control Board, Central Coast Region for review and approval.				the Director of Environmental Health. Modifications are necessary if capacity increases.
6 Cond # 10		Drainage improvements shall be constructed in accordance with plans by a registered civil engineer or architect, addressing on-site and off-site impacts, and the design of stormwater detention/sediment facilities	WRA	Prior to issuance of grading and building permits		A registered civil engineer or architect shall prepare and submit stormwater retention/facilities for approval from the Director of Water Resources Agency
7 Cond # 11		Natural drainage shall be routed around proposed development and in a way that it does not impact downslope development, in accordance with plans by a registered civil engineer or architect.	WRA	Prior issuance to grading and building permits		A registered civil engineer or architect shall prepare and submit drainage plan to submit for approval by the Director of Water Resources Agency
8 Cond # 12		Certification that stormwater retention facility has been constructed in accordance with approved plans shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility	WRA	Prior to Final Building Inspection/Occupancy		A registered civil engineer or licensed contractor who constructed the facility shall certify that stormwater retention facility is constructed in accordance of approved plans for approval by the Director of Water Resources Agency
9 Cond # 13		The applicant shall provide to the Water Resources Agency a water balance analysis describing the pre-development and post-development water use on the property. Any proposed increase in water use shall require the identification and implementation of mitigation measures, if feasible, by the applicant	WRA	Prior to Final Building Inspection/Occupancy		Compliance is required prior to final or occupancy. Increase in water use requires identification and implementation of mitigation measures by WRA
10 Cond # 20		The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water	WRA/PBI	Prior to Final Building Inspection/Occupancy		Notes on plans demonstrates compliance with MM # 10. Future uses of this facility shall be in accordance with these approved plans, subject to the approval of Water Resource Agency and Planning and Building Inspection.

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		heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices				
11 Cond # 14		The applicant shall provide to the Water Resources Agency information on the water system to serve the project, including the location of all water wells on the property, any well logs available, and the number of current hookups.	WRA	Prior to Final Building Inspection/Occupancy		Applicant is required to submit information, no further monitoring required.
12-15 Cond # 19		<ul style="list-style-type: none"> Construction activities shall be limited to the hours specified by the County of Monterey noise ordinance. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. All construction equipment powered by internal combustion engines shall be properly muffled and maintained All stationary noise-generating construction equipment such as air compressors shall be located as far as practical from existing nearby residences. If equipment noise results in noise complaints, the equipment shall be acoustically shielded. 	PBI	Prior to issuance of grading and building permits		Contractor shall include notes specifying requirements and implementation measures on construction plans in accordance with condition 19. Plan is subject to approval by PBI. Complaints regarding excessive noise during construction are investigated by EH.