

**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 05021

APN# 197-021-005-000

FINDINGS & DECISION

In the matter of the application of
HATFIELD DEAN C JR & KAROLYN I STONE (PLN030221)

A Combined Development Permit consisting of a Use Permit for establishment of a cottage industry (micro brewery) for the processing and making of beer in a 130-square foot portion of an existing approximately 1,800 square foot barn. the proposed micro brewery would produce between 1,000 and 10,000 gallons of beer per year (20-200 gallons per week); Administrative Permit and Design Approval for the legalization of a caretaker's unit. The property, a 44-acre parcel, is located at 66 East Carmel Valley Road, Carmel Valley, north of Carmel Valley Road, east of Carmel Valley Village, Carmel Valley Master Plan Area.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY - The subject Combined Development Permit, (PLN030221), as described in condition #1 and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County General Plan, Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21). The property is located at 66 E. Carmel Valley Road, Carmel Valley Area. The parcel is zoned "LDR/2.5-D-S" (Low Density Residential, 2.5 acres/unit, with Design Control and Site Plan Review Overlays). The site is physically suitable for the use proposed. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21, and any zoning violation abatement costs have been paid.

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- a) The Monterey County General Plan
- b) The Carmel Valley Master Plan
- c) Chapter 21.14 of Monterey County Zoning Ordinance Regulations for the "LDR" Zoning District
- d) Section 21.64.095 Regulation governing "Cottage Industries"
- e) Section 21.64.030 Regulations governing "Caretaker's Units"

EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, the Central Coast California Regional Water Quality Control Board and the Water Resources Agency. There has been no indication from these agencies that the site is not suitable for the proposed use. Necessary public facilities are available to the project site. Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property, as conditioned. The Carmel Valley Fire Protection District, Division of Environmental Health and the Water

Resources Agency have recommended conditions of approval in addition to the conditions recommended by the Planning and Building Inspection Department.

EVIDENCE: Written and verbal public testimony submitted at public hearings before the Planning Commission.

EVIDENCE: The application plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file, and in project file PLN030221.

EVIDENCE: The on-site inspection by the project planner on April 5, 2004 to verify that the proposed project complies with the Carmel Valley Master Plan.

EVIDENCE: Chapter 21.14 of Title 21 permits Cottage Industries, which by definition and previous action of the Zoning Administrator, Planning Commission and Board of Supervisors includes the artistry of crafting beverages (Section 21.64.095), in any residential zoning district with a Use Permit.

2. FINDING: **CEQA (Negative Declaration)** - The project will not have a significant adverse impact on the environment. An initial study was prepared and it was determined that the project would have no significant impact and a Negative Declaration was filed with the County Clerk on March 9, 2005 noticed for public review. The Planning Commission considered public testimony and the initial study.

EVIDENCE: Initial Study and Negative Declaration contained in Planning File No. PLN030221.

3. FINDING: **WATER SUPPLY AND SEWAGE DISPOSAL** - Adequate water supply and sewage disposal facilities exist on the site. Documentation from the Central Coast Regional Water Quality Control Board ("RWQCB") found that if the Hatfield micro-brewery produced 10,000 gallons of beer per year, it would generate up to 2,000 gallons of processed wastewater per year. Most of the wastewater is generated from the equipment cleaning process, (approximately 40 gallons per day). According to the RWQCB some of the wastewater "typically contains residual beer constituents (yeast and sugar), and may contain minor volumes of residual food-grade surface disinfectants." Approximately half (20 gallons per day), is proposed to be disposed to the existing septic tank and leachfield; while remaining half is to be captured in a floor drain and discharged to a gravel-filled trench adjacent to the barn, as approved by the Central Coastal California Regional Water Quality Control Board and the Monterey County Division of Environmental Health.

EVIDENCE: Materials in file PLN030221.

4. FINDING: **ACCESS ROAD** - Adequate road and transportation facilities exist for the use.

EVIDENCE: The property is located off Carmel Valley Road, which is the main access road to the site. From Carmel Valley Road, there is a private road that leads to the subject property.

EVIDENCE: The Public Works Department reviewed the proposed project, and determined the access road to the property is adequate.

EVIDENCE: Materials in file PLN030221.

EVIDENCE: Condition No. 6.

5. FINDING: **TRAFFIC IMPACT** - That the proposed Micro-brewery will not adversely impact traffic conditions in the area.

EVIDENCE: A Traffic Analysis (Library No. LIB050059) was prepared by Larry D. Hail, P.E. of Pinnacle Traffic Engineering, dated November 29, 2004. The Public Works Department reviewed the proposed project, and has indicated no adverse traffic impacts will result from the permitted use.

EVIDENCE: The Public Works Department reviewed the proposed project, and has indicated no adverse traffic impacts will occur beyond those identified in the Traffic Analysis.

- 6. FINDING: SITE SUITABILITY** - The proposed micro-brewery is compatible with the area.
- EVIDENCE:** The project is located in a rural residential setting. The subject parcel is approximately 44 acres. The project has been conditioned to ensure compliance with the regulations for the Low Density Residential Zoning District set forth in Chapter 21.14 in Title 21.
- 7. FINDING: NO VIOLATIONS** - That the subject property is in compliance with all rules and regulations pertaining to the use of the property, that no violations exist on the property and that all zoning abatement costs, if any have been paid.
- EVIDENCE:** On April 29, 2004, at the Zoning Administrative hearing, it was disclosed that an existing structure, labeled on the site plan as a "Kennelman's Quarter," was being used as a rental unit. On May 24, 2004, staff analyzed information submitted by Mr. Hatfield and researched county records to establish the legal use of the structure. It was found that no building or planning permits were secured for the structure and thus a Code Enforcement case (CE040256) was activated and the Use Permit application amended to include an Administrative Permit to legalize the unit.
- EVIDENCE:** The Hatfield Combined Development Permit (PLN030221) brings the subject property into compliance with all rule and regulations pertaining to the use of the property.
- 8. FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure 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 improvement in the neighborhood, or to the general welfare of the County.
- EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Monterey County Planning and Building Inspection Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, the Central Coast California Regional Water Quality Control Board and the Water Resources Agency. The respective departments 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; or the County in general.
- EVIDENCE:** Documentation from the Central Coast Regional Water Quality Control Board ("RWQCB") found that if the Hatfield micro-brewery produced 10,000 gallons of beer per year, it would generate up to 2,000 gallons of processed wastewater per year. Most of the wastewater is generated from the equipment cleaning process, (approximately 40 gallons per day). According to the RWQCB some of the wastewater "typically contains residual beer constituents (yeast and sugar), and may contain minor volumes of residual food-grade surface disinfectants." "Approximately half (20 gallons per day), is proposed to be disposed to the existing septic tank and leachfield; while remaining half is to be captured in a floor drain and discharged to a gravel-filled trench adjacent to the barn. The solid waste materials ("mash" and yeast), would be composed for reuse in an onsite garden area.
- The small scale micro-brewery qualified for and was granted a Waste Discharge waiver on December 5, 2003 from the Central Coast California Regional Water Quality Control Board (RWQCB). The Waste Discharge waiver will expire on December 2008.
- EVIDENCE:** Personal communication with Matt Thomson, Regional Water Quality Control Board, on April 5, 2004.
- EVIDENCE:** The on-site inspection by the project planner on April 5, 2004 to verify that the proposed project complies with the Carmel Valley Master Plan.

EVIDENCE: Per the Public Works inter-department referral, there will be no significant increase in traffic as a result of the micro-brewery operation.

EVIDENCE: Site inspection by Project Planner on April 5, 2004.

EVIDENCE: Materials in file PLN030221

9. FINDING: APPEALABILITY - The project is appealable to the Monterey County Board of Supervisors.

EVIDENCE: Section 21.80.040.D of the Monterey County Zoning Ordinance (Title 21)

DECISION

THEREFORE, it is the decision of said Planning Commission that said application be granted as shown on the attached sketch, subject to the attached conditions.

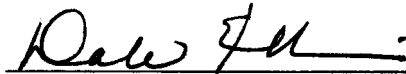
PASSED AND ADOPTED this 14th day of April, 2005 by the following vote:

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Diehl, Salazar, Rochester

NOES: Sanchez

ABSTAIN: None

ABSENT: Wilmot



DALE ELLIS, SECRETARY

Copy of this decision mailed to the applicant on **MAY 05 2005**

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

MAY 15 2005

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

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 and Building Inspection Department office in Marina.

2. The construction or use authorized by this permit must start within two years of the date of approval of this permit unless extended by the Director of Planning and Building Inspection pursuant to Section 20.140.100 of the Coastal Implementation Plan.

**Monterey County Planning and Building Inspection
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Hatfield/Stone

File No. PLN030221 **APN:** 197-021-005-000

Approval by : Planning Commission

Date: April 13, 2005

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY This Combined Development Permit (PLN030221) grants a Use Permit for the establishment of a Cottage Industry (Micro-Brewery) for the processing and making of beer in 130 square foot portion of any existing, approximately 1,800 square foot barn. The Micro-Brewery would produce between 1,000 and 4,800 gallons of beer per year (20-100 gallons per week); and Administrative Permit and Design Approval for the legalization of a Caretaker's Unit. The property is located at 66 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-021-005-000). This permit was approved in accordance with</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Use Permit for the Micro-brewery will expire April 13, 2006	

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		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 Planning and Building Inspection. 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. (Planning and Building Inspection Department)			Administrative Permit for the Care-taker's Unit - Ongoing	
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Combined Development Permit Resolution No. 050021 was approved by the Planning Commission for Assessor's Parcel Number 197-021-005-000 on April 13, 2005. The permit was granted subject to 19 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." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection Department)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to commencement of use.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3.		<p>NON-STANDARD CONDITION Prior to commencement of the micro-brewing operation and sales of any brewed product, the applicant shall provide proof to the Department of Planning and Building Inspection that all requisite permits have been obtained from the California Department of Alcoholic Beverage Control and the Federal Bureau of Alcohol, Tobacco and Fire Arms. (Planning and Building Inspection Department)</p>		Owner/ Applicant	Prior to commencement of use.	

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4.		<p>NON-STANDARD CONDITION The applicant shall record a deed restriction stating the regulations applicable to the micro-brewery cottage industry on this site. These regulations are as follows:</p> <ul style="list-style-type: none"> a. A total of two persons, other than the resident and immediate family residing on-site, may be employed in the cottage industry. b. There shall be no advertising for the cottage industry on the property. c. There shall be no advertising for visitation to the micro-brewery in any brochures, publications, or advertisements. d. Adequate access and parking must be provided on-site to accommodate the residential use and employees of the cottage industry. e. Beer production shall not exceed 4,800 gallons per year or 100 gallons per week. f. No on-site retail sales are permitted at any time. <p>(Planning and Building Inspection Department)</p>	Submittal of approved and Recorded Deed Restriction to Planning and Building Inspection Department.	Owner/Applicant	Prior to commencement of use.	
5.		<p>PERMIT TIME LIMIT YEAR AND DATE The Use Permit for the Micro-brewery be granted for a time period of 1 year, to expire on April 13, 2006. (Planning and Building Inspection Department)</p>	None.	Owner/Applicant	Prior to commencement of use.	

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6		NON-STANDARD CONDITION Prior to commencement of use, the applicant shall provide to the Director of Planning and Building Inspection an agreement among owners of the private road or a final court order showing that the applicant has the right to use the road for the purposes proposed for the project. (Planning and Building Inspection Department)		Owner/ Applicant	Prior to commencement of use.	
7.		CARETAKER UNIT - DEED RESTRICTION The applicant shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be rented to other than the caretaker. (Planning and Building Inspection Department)		Owner/ Applicant	Prior to commencement of use.	
8.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ Owner	Prior to commencement of use.	

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		shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Carmel Valley Fire Protection District.	Applicant shall schedule fire dept. clearance inspection	Applicant/Owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
9.		FIRE008 - GATES 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. Responsible Land Use Department: Carmel Valley Fire Protection District.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ Owner	Prior to commencement of use.	
			Applicant shall schedule fire dept. clearance inspection	Applicant/ Owner	Prior to final building inspection	
10.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/ Owner	Prior to commencement of use.	

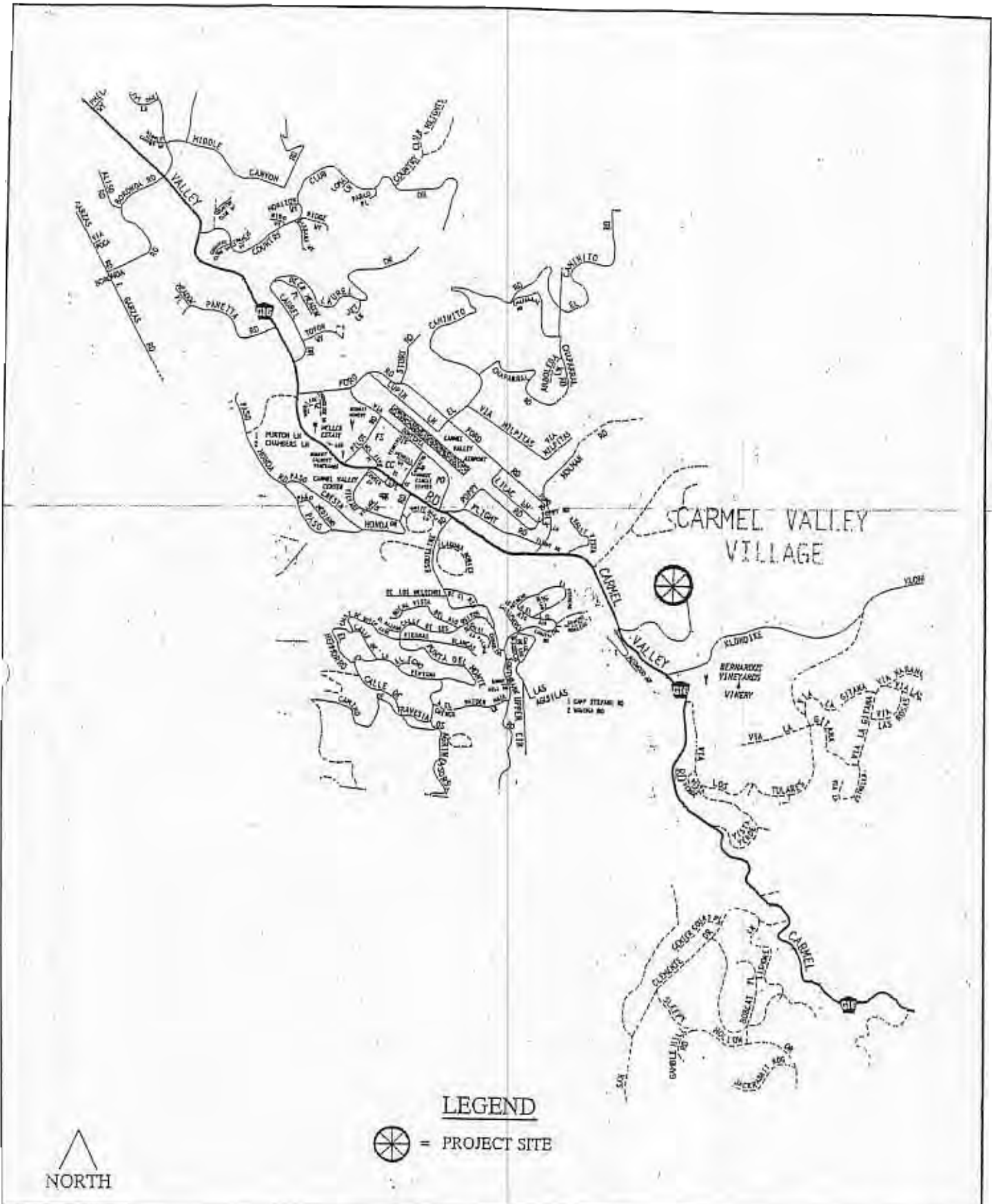
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		own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 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. Responsible Land Use Department: Carmel Valley Fire Protection District.	Applicant shall schedule fire dept. clearance inspection	Applicant/Owner	Prior to final building inspection	
11.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant/Owner	Prior to commencement of use.	

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		square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. Responsible Land Use Department: Carmel Valley Fire Protection District.	<i>Applicant shall schedule fire dept. clearance inspection.</i>	<i>Applicant /Owner</i>	Prior to final building inspection	
12.		FIRE015 - FIRE HYDRANTS/FIRE VALVES 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	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans	<i>Applicant /Owner</i>	Prior to commencement of use.	

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		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	<i>Applicant shall schedule fire dept. clearance inspection</i>	<i>Applicant/Owner</i>	Prior to final building inspection	
		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. Responsible Land Use Department: Carmel Valley Fire Protection District.				
13.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	<i>Applicant/Owner</i>	Prior to commencement of use.	

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		up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Carmel Valley Fire Protection District.	<i>Applicant shall schedule fire dept. clearance inspection</i>	<i>Applicant/ Owner</i>	Prior to final building inspection	
14.		PW0006 – CARMEL VALLEY The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCD). (Public Works)	Applicant shall pay to PBI the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
15.		NON-STANDARD CONDITION That trucks used in the operation of the Micro-brewery be limited to a maximum weight of 3 tons. (Public Works)		Owner/ Applicant	Ongoing	
16.		EH1 – WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary applications, reports and testing results to Environmental Health for review and approval.	CA Licensed Engineer/ Owner/App licant	Prior to commencement of use.	
17.		EH11 - SEPTIC SYSTEM DESIGN Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	

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18.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits	
19.		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

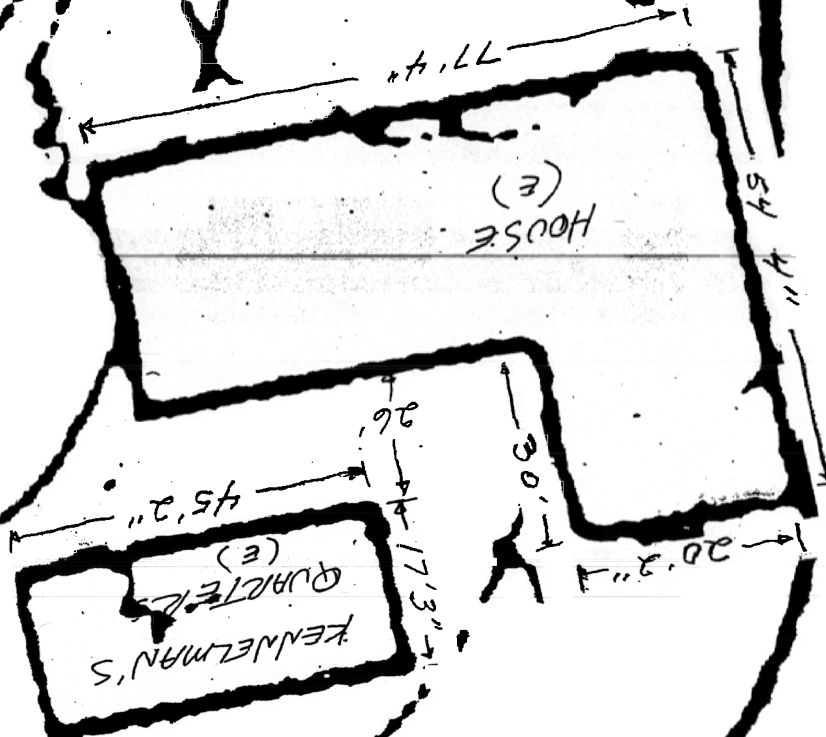
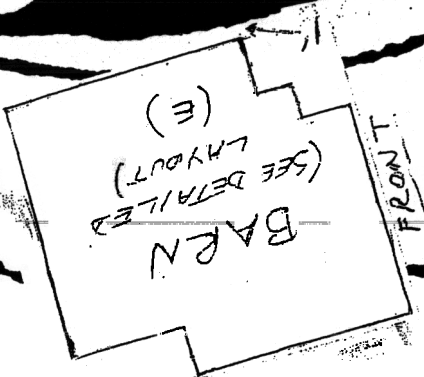


PINNACLE
TRAFFIC
ENGINEERING

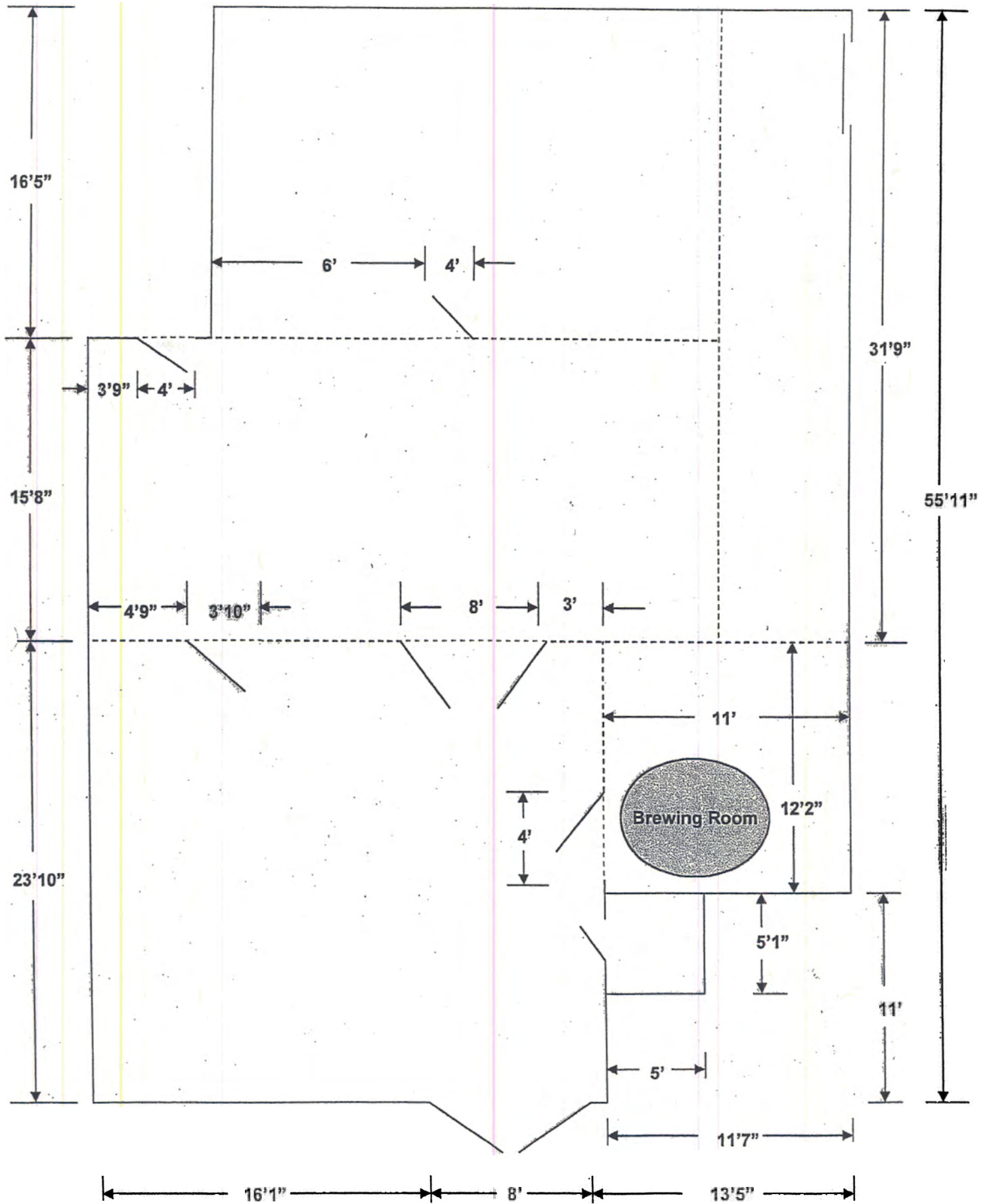
66 Carmel Valley Road
 - Traffic Impact Report -
 930 San Benito Street - Hollister, CA 95023
 (831) 638-9260 / FAX (831) 638-9268

FIGURE 1
PROJECT
LOCATION MAP

SCALE: 1" = 16'



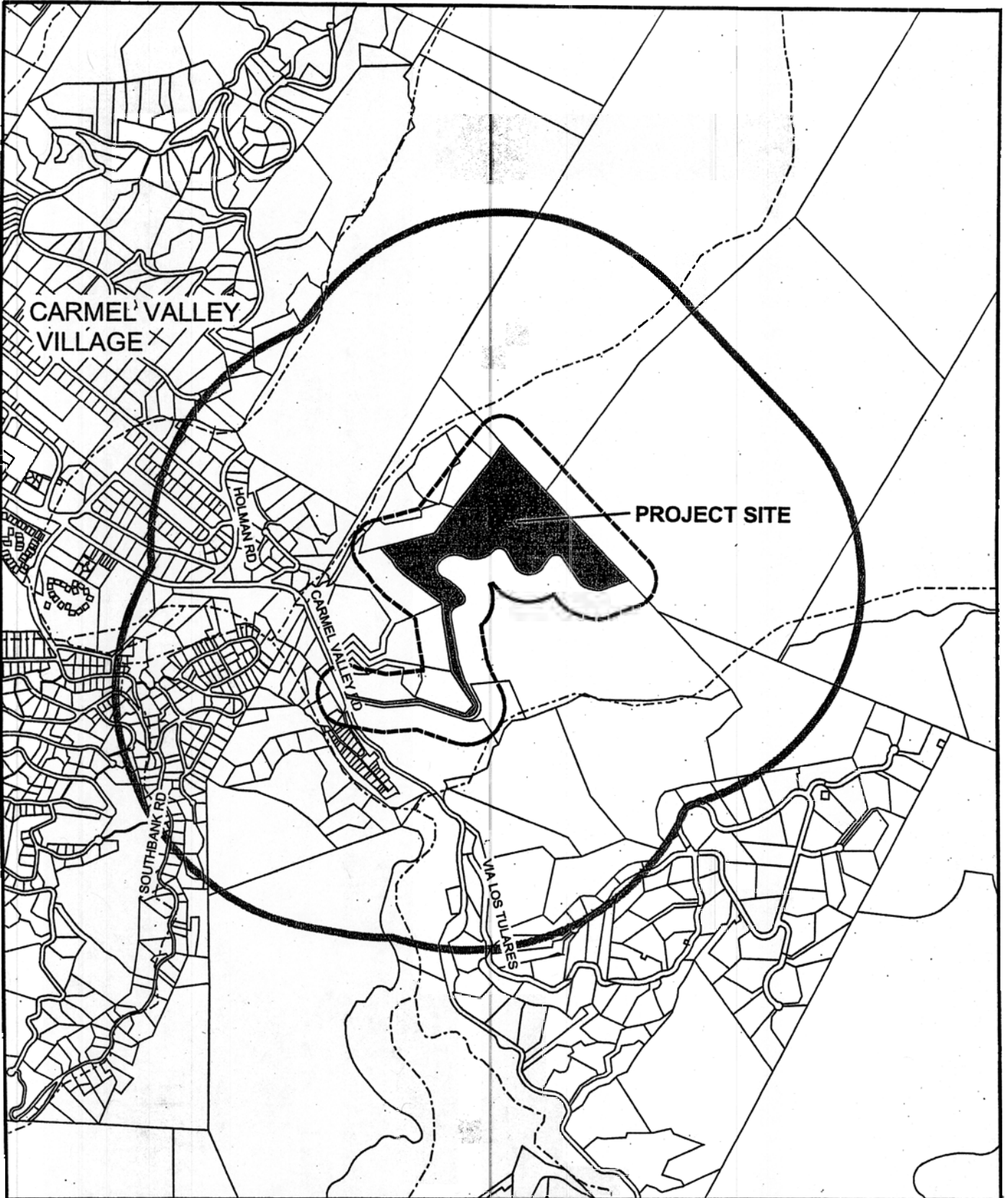
Existing		Proposed	
Building Dimensions		Building Dimensions	
Main House	77'4"	Main House	no change
Ken. House	45'2"	Ken. House	no change
Barn	55'11"	Barn	no change
Height	12'	Height	no change
Width	54'4"	Width	no change
Length	77'4"	Length	no change
	8'		no change
	17'3"		no change
	37'6"		no change



FRONT

BARN

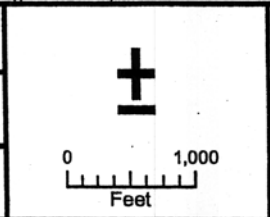
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APPLICANT: HATFIELD

APN: 197-021-005-000 **FILE # PLN030221**

300' Limit
 2500' Limit
 City Limits



PLANNER: ONCIANO