

MIKE NOVO
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 050243

APN# 422-081-063-000
FINDINGS & DECISION

In the matter of the application of
JONES KENNETH FREDERICK (PLN050243)

Use Permit for an agricultural processing plant (winery) pursuant to 21.32.050M, 21.06.020 and 21.06.1400, to allow crushing, pressing, fermenting, bottling, warehousing, tasting and internet and mail order sales of up to 4,000 cases per year. The property is located at 65401 Cross Road, Lockwood in the San Antonio Valley of the South County area. The project came on regularly for hearing before the Zoning Administrator on August 25, 2005.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

1. FINDING: The Project, as conditioned is consistent with applicable plans and policies, the South County Land Use Plan, and the Monterey County Zoning Ordinance (Title 21) which designates this area appropriate for an agricultural processing plant (winery). Specifically, the proposed winery complies with all applicable requirements of Section 21 winery pursuant to 21.32.050(M), and 21.06.020 and 21.06.1400.

EVIDENCE: Staff has reviewed the project as contained in the application and accompanying materials for consistency with the South County Area Plan. Staff has reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 21) and have determined that the project is consistent with the South County Land Use Plan which designates this area as appropriate for agricultural and livestock development. Staff notes are provided in Project File PLN020243.

EVIDENCE: Project planner conducted an on-site inspection on August 3, 2005 to verify that the project on the subject parcel conforms to the plans listed above.

EVIDENCE: The parcel is zoned Rural Grazing, 40-acre minimum parcel size ("RG/40"). The project is in compliance with Site Development Standards for a Rural Grazing District in accordance with Section 21.32.050

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 Project File PLN050243.

- 2. FINDING:** The site is suitable for the use proposed.
EVIDENCE: The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health, Parks and CDF South County Fire District. Conditions recommended have been incorporated.
EVIDENCE: Staff conducted an on-site visit on August 3, 2005 to verify that the site is suitable for this use.
EVIDENCE: Necessary public facilities are available and will be provided.
- 3. FINDING:** Adequate sewer and water service exists or can be provided, and adequate road and transportation facilities exist for the use.
EVIDENCE: The project was reviewed by Environmental Health Division, the CDF South County Fire Protection District, and the Public Works Department and appropriate conditions have been placed on the project.
- 4. FINDING:** The project is exempt from environmental review.
EVIDENCE: CEQA Guidelines Section 15061(b)(3) categorically exempts projects which do not have the potential for causing a significant effect on the environment. CEQA Guidelines Section 15303, Class 3(c) exempts small facilities or structures; installation of equipment or facilities in small structures less than 2,500 sq. ft.
- 5. FINDING:** 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. Zoning violation abatement cost, if any, have been paid.
EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations existing on subject property.
- 6. FINDING:** 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: Preceding findings and supporting evidence.
- 7. FINDING:** The decision on this project is appealable to the Planning Commission.
EVIDENCE: Section 21.80.040 B of the Monterey County Zoning Ordinance (Title 21).

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Use Permit be granted as shown on the attached sketch and subject to the attached conditions.

PASSED AND ADOPTED this 25th day of August, 2005.



MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON **SEP 12 2005**

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 **SEP 22 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

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 and Building Inspection Department office in Marina.
2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

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

Project Name: Jones

File No: PLN050243

APN: 422-081-063-000

Approval by: Zoning Administrator

Date: August 25, 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 Use Permit (PLN050243) allows an agricultural processing plant (winery) pursuant to 21.32.050M, 21.06.020 and 21.06.1400, to allow crushing, pressing, fermenting, bottling, warehousing, tasting and internet and mail order sales of up to 4,000 cases per year. The property is located at 65401 Cross Road, Lockwood (Assessor's Parcel Number 422-081-063-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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)</p> | Adhere to conditions and uses specified in the permit. | Owner/ Applicant | Ongoing unless other-wise stated | |

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|----------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------|-----------------------------------------------|
| 2 | | <p>PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A Use permit (Resolution 050243) was approved by the Zoning Administrator for Assessor's Parcel Number 422-081-063-000 on August 25, 2005. 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 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)</p> | Proof of recordation of this notice shall be furnished to PBI. | Owner/ Applicant | Prior to Issuance of grading and building permits or start of use. | |
| 3 | | <p>PBD NON-STANDARD CONDITION For Phase One, this condition applies. The tasting room shall be by appointment only, not open to the public. There shall be no special events other than one open house, by invitation only, one time per year. Hours shall be 8 a.m. to 6 pm., daylight only. (Planning and Building Inspection)</p> | <u>E-mail a copy of the open house invitation to the Monterey County Department of Planning and Building inspection at least 10 days prior to the event</u> | Owner/ Applicant | Ongoing | |
| 4 | | <p>PBD NON-STANDARD CONDITION Provide evidence in the form of copies of the bonded winery license from the federal Bureau of Alcohol, Tobacco and Firearms (BATF) and provide evidence of licensing as appropriate for the winery and tasting room from the California State Department of Alcoholic Beverage Control. (Planning and Building Inspection)</p> | Provide a copy of the licenses and any amendments thereto as they occur, upon receipt of said license(s) from the respective regulatory agencies: Federal= BATF bonded winery license State =Type 2 winery license allowing tasting on premise | Owner/ Applicant | Ongoing | |
| 5 | | <p>PBD NON-STANDARD CONDITION Provide evidence in the form of copies of the annual production report to the federal Bureau of Alcohol, Tobacco and Firearms and provide a copy of the annual tax report on the winery and tasting room operations. (Planning and Building Inspection)</p> | Provide e-mail, FAX or photocopies of production documentation submitted to the Federal BATF. Once annually at the time of submittal to the federal agency | Owner/ Applicant | Ongoing | |

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| 6 | | PBD030 - STOP WORK - RESOURCES FOUND 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 Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection) | Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection 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. | Owner/ Applicant/ Archaeo- logist | Ongoing | |
| 7 | | PBD NON STANDARD CONDITION If Phase Two occurs, the applicant will be required to submit plans for any new structures, including a site plan, floor plan and elevations. Plans will be required to be submitted for interdepartmental review and conform to the code in effect at the future time. Phase Two consists of a structure up to 1,000 square feet for processing, bottling and a tasting room. (Planning and Building Inspection) | Submit plans to the Planning and Building department for approval. | Applicant/ Owner | Ongoing | |
| 8 | | EHSP01 - WASTEWATER DISCHARGE Winery wastewater discharge shall comply with the Prohibitions, Recommendations and Specifications of the General Waste Discharge Requirements (WDRs) for Discharges of Winery Wastes set forth by the Regional Water Quality Control (CRWQCB). Apply for Waste Discharge Requirements from the Regional Water Quality Control Board. (Environmental Health) | Submit application to CRWQCB for review and issuance of Waste Discharge Requirements or a waiver of Waste Discharge Requirements. Submit verification of complete application from RWQCB to EH. | Owner/ Applicant | Prior to commence- ment/ On- going | |

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| 9 | | FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (CDF South County Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant/owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant/owner | Prior to final building inspection | |

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| 10 | | <p>FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CDF South County Fire District)</p> | <p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p> | <p>Applicant/ owner</p> | <p>Prior to issuance of grading and/or building permit.</p> | |
| | | | <p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p> | <p>Applicant/ owner</p> | <p>Prior to final building inspection</p> | |

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| 11 | | FIRE003 - DEAD-END ROADS (1) For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CDF South County Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant/owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant /or owner | Prior to final building inspection | |

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| 12 | | FIRE006 - DEAD-END ROADS (4) For parcels greater than 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 5280 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (CDF South County Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant/ Owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant/ Owner | Prior to final building inspection | |
| 13 | | 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. (CDF South County Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant / Owner | Prior to issuance of grading and/or building permit. | |

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| | | | Applicant shall schedule fire dept. clearance inspection | Applicant/owner | Prior to final building inspection | |
| 14 | | <p>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 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. (CDF South County Fire District).</p> | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant/owner | Prior to issuance of building permit. | |

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| | | | Applicant shall schedule fire dept. clearance inspection | Applicant/ Owner | Prior to final building inspection | |
| 15 | | <p>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 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. (CDF South County Fire District)</p> | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant / Owner | Prior to issuance of grading and/or building permit. | |

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| | | | Applicant shall schedule fire dept. clearance inspection | Applicant / Owner | Prior to final building inspection | |
| 16 | | FIRE016 - SETBACKS All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect. (CDF South County Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant / Owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant / Owner | Prior to final building inspection | |
| 17 | | FIRE017 - DISPOSAL OF VEGETATION AND FUELS Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit. (CDF South County Fire District) | Applicant shall schedule fire dept. clearance inspection | Applicant / Owner | Prior to final building inspection | |

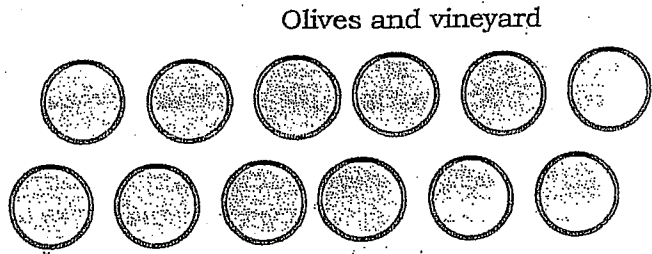
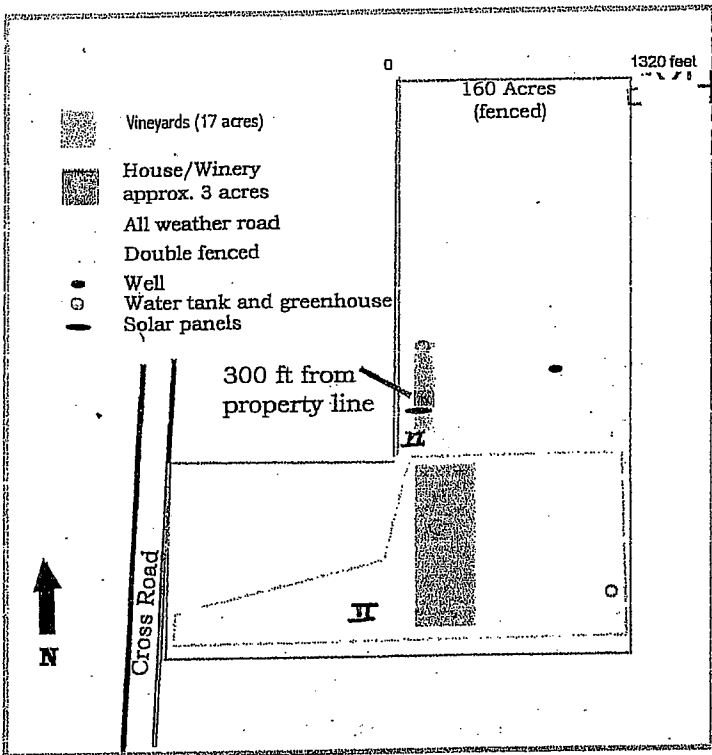
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| 18 | | FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS) Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing 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. (CDF South County Fire District) | Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of grading and/or building permit. | |
| | | | Applicant shall schedule fire dept. clearance inspection | Applicant or owner | Prior to final building inspection | |
| 19 | | FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL) 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. In order to reduce requirement for 180,000 water storage. (CDF South County Fire District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| | | | Applicant shall submit fire alarm plans and obtain approval. | Applicant or owner | Prior to rough sprinkler or framing inspection | |

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| 20 | | FIRE026 - ROOF CONSTRUCTION (STANDARD) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class B roof construction. (CDF South County Fire District) | Applicant shall enumerate as "Fire Dept. Notes" on plans. | Applicant or owner | Prior to issuance of building permit. | |
| 21 | | FIRE 030 NON STANDARD CONDITION Install a minimum 20,000 gallon water storage tank. (CDF South County Fire District) | Applicant shall schedule fire dept. clearance inspection for each phase of development. | Applicant or owner | Prior to final building inspection | |

End of Conditions

PROJECT DATA TABLE

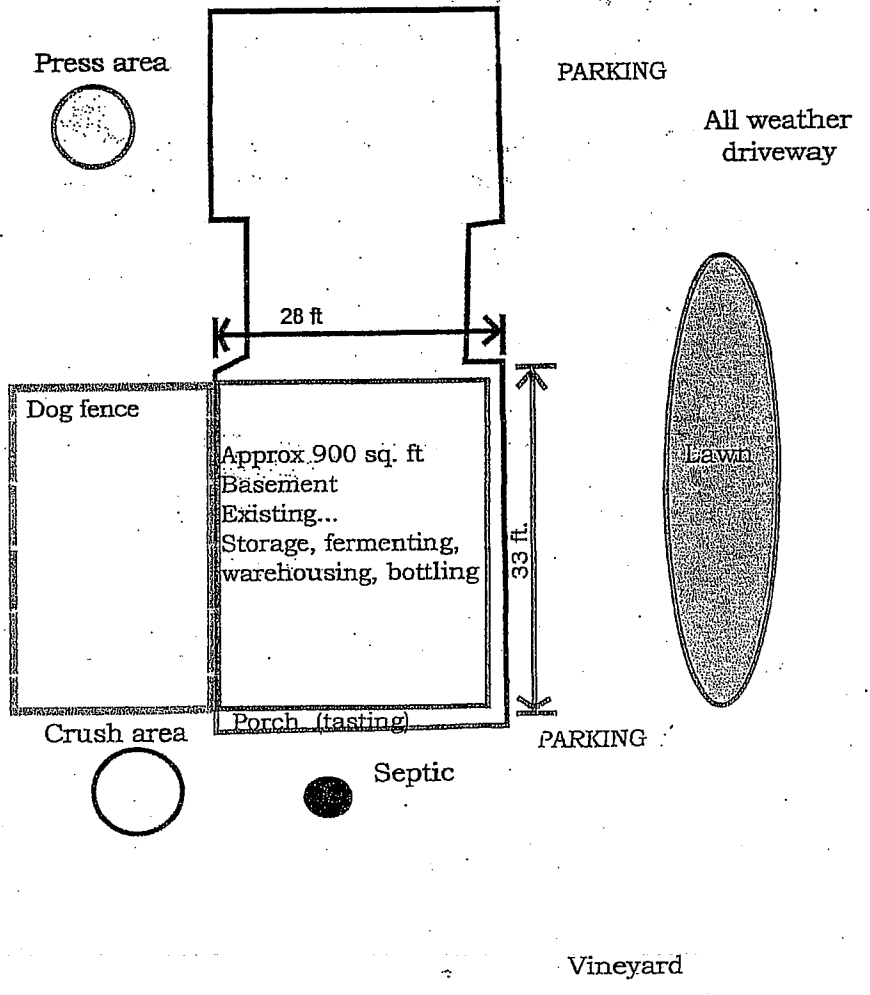
NOTE: NO NEW CONSTRUCTION ALL EXISTING
 Lot size: 160 acres
 lot coverage: Existing House approx 3000 sq ft
 0.1% coverage
 Vineyards 17 acres 11% coverage
 NO GRADING
 NO TREE REMOVAL (planting several)
 Whats impervious coverage?



Compost to orchard and olives
 (Pigs eat most of it)



Wash area, excess water to irrigate olives



Phase II site plan. (Note no new construction for Phase I)

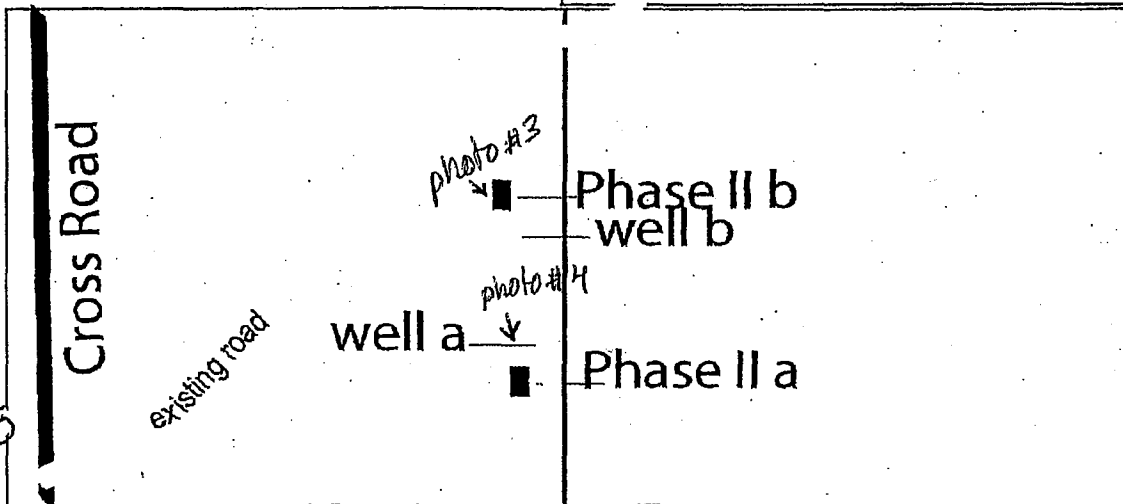
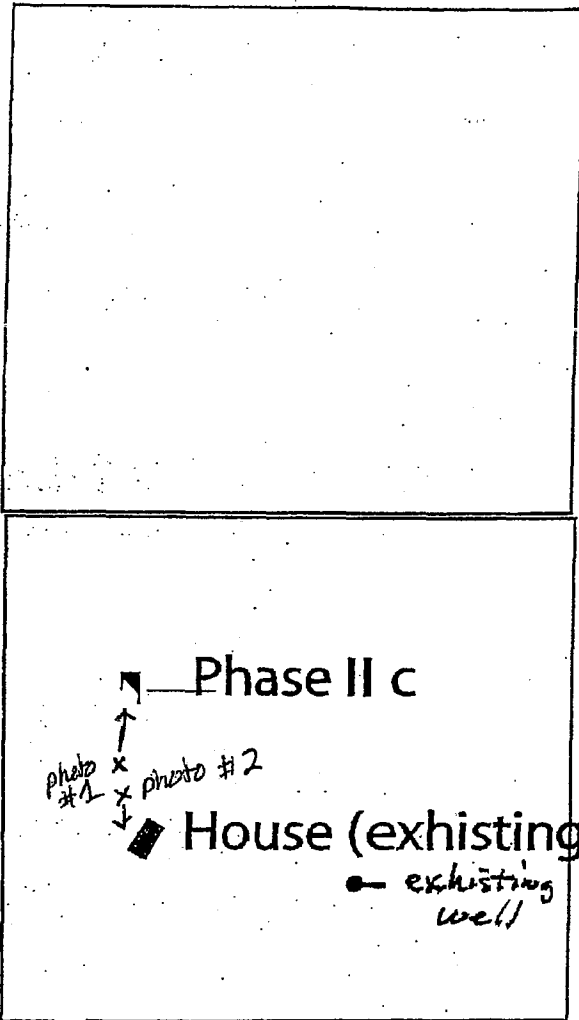
Phase II is for purposes of use permit only. To establish at some time in the future expanded production facilities and a tasting room may be part of that new construction.

But now no tasting facilities in Phase I.

New Septic, well, and 1000 sq.ft. buildings will comply with requirements at time of construction.

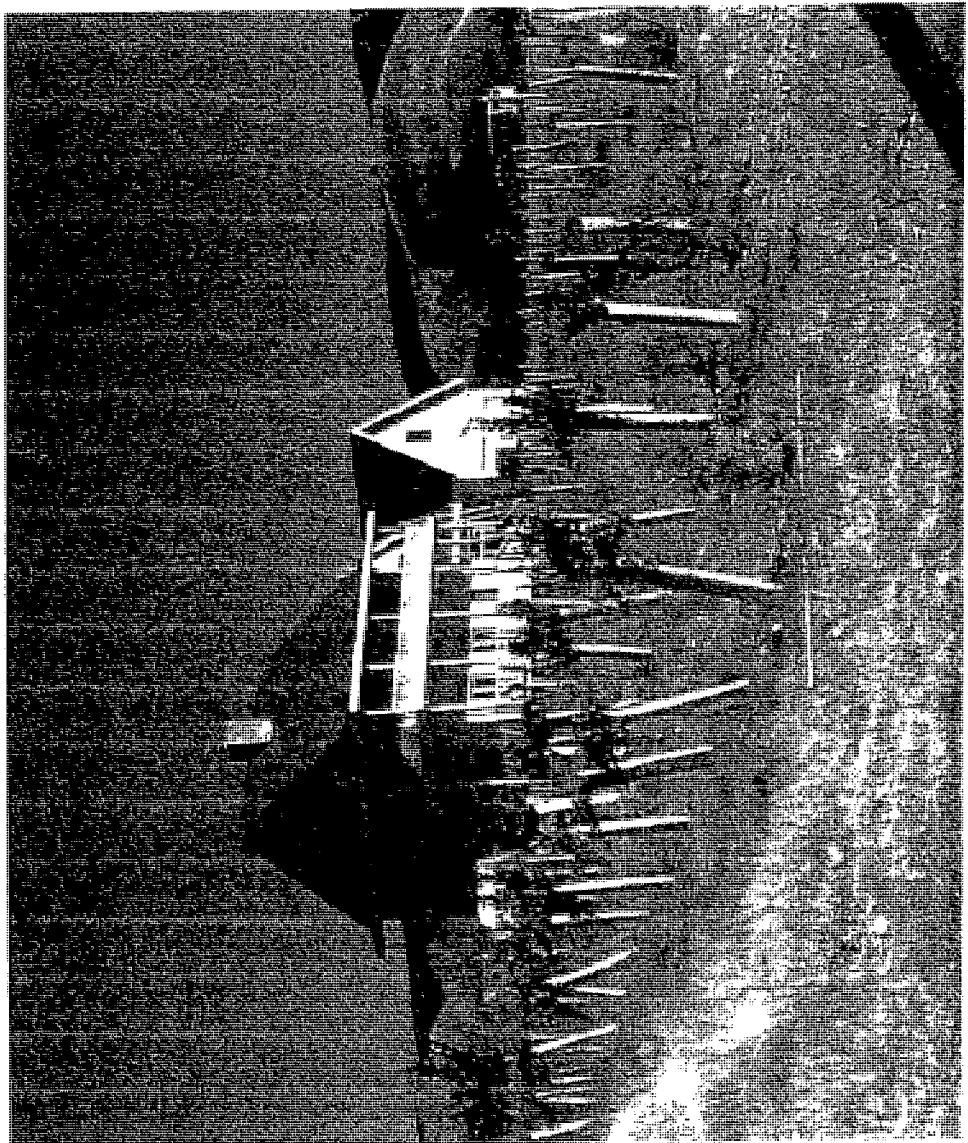
The precise site has not been selected. All three possible sites will be well within the property line by 300 feet and all will be more than 300 feet from any other building. New wells and septic systems will be separated according to code at time of construction.

only one building, and one well will be constructed. "a" is the preferable location.



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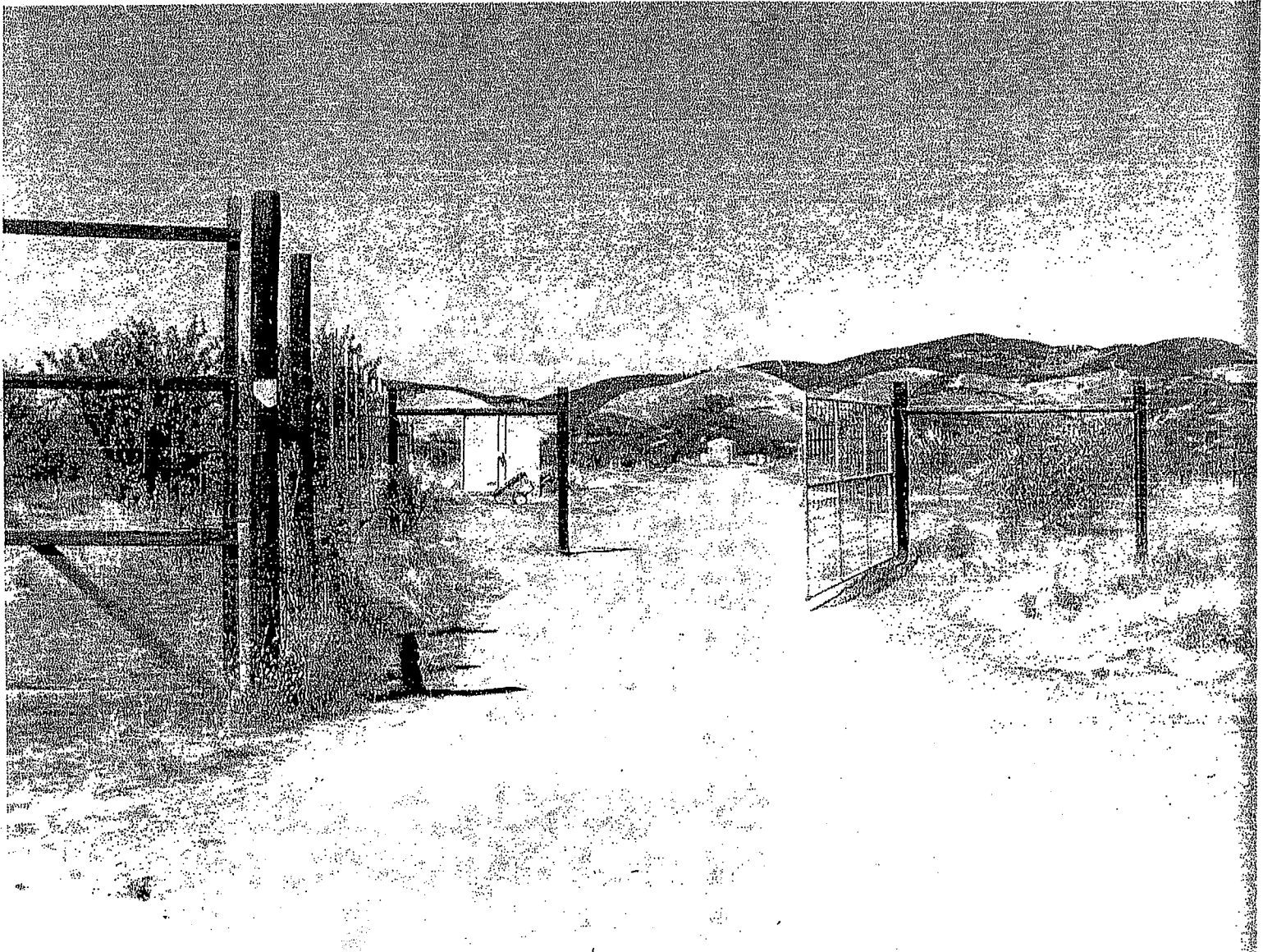
Existing structure



JONES PLN 050 243 -

Photo # 1

View of phase II site-located near water tank
photo location noted on Phase II site plan

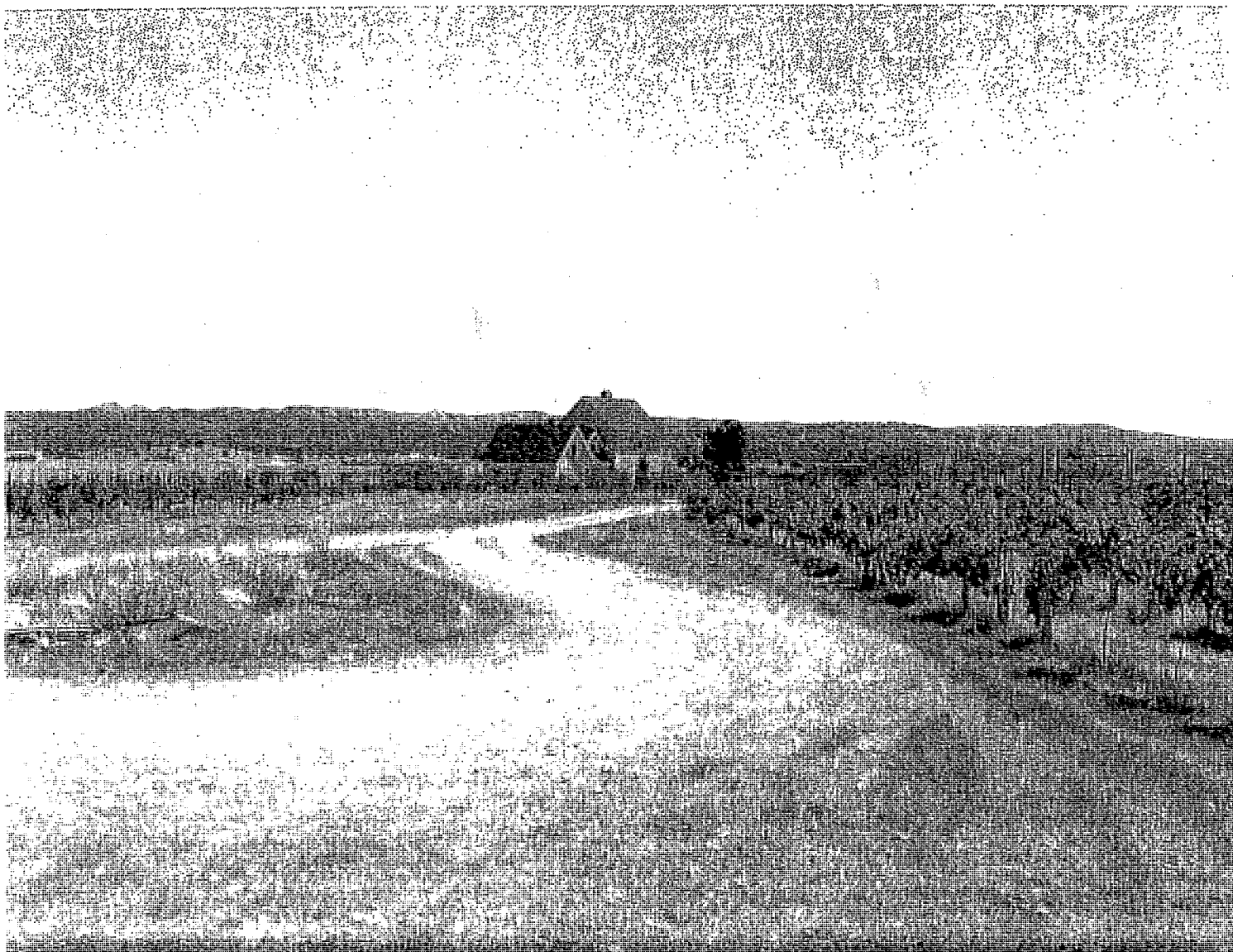


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Photo #2

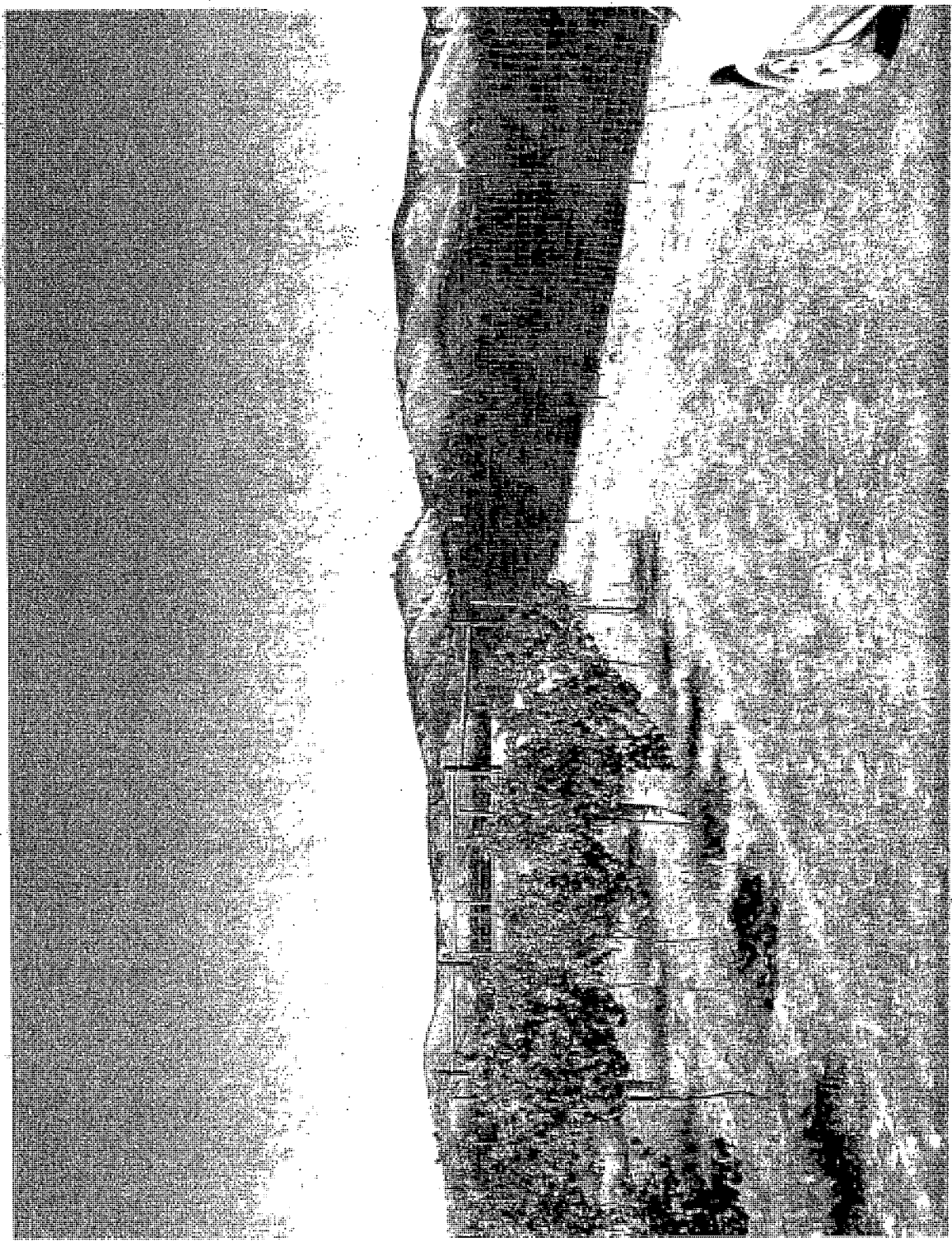
View towards house to south - 1/2 way to site for
phase IIc structure. Photo location noted on phase II
site plan



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Photo #3

View of phase II site - located beyond gate



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Photo # 4.

possible location of phase IIIa structure - view to north towards house
photo location noted on phase II site plan

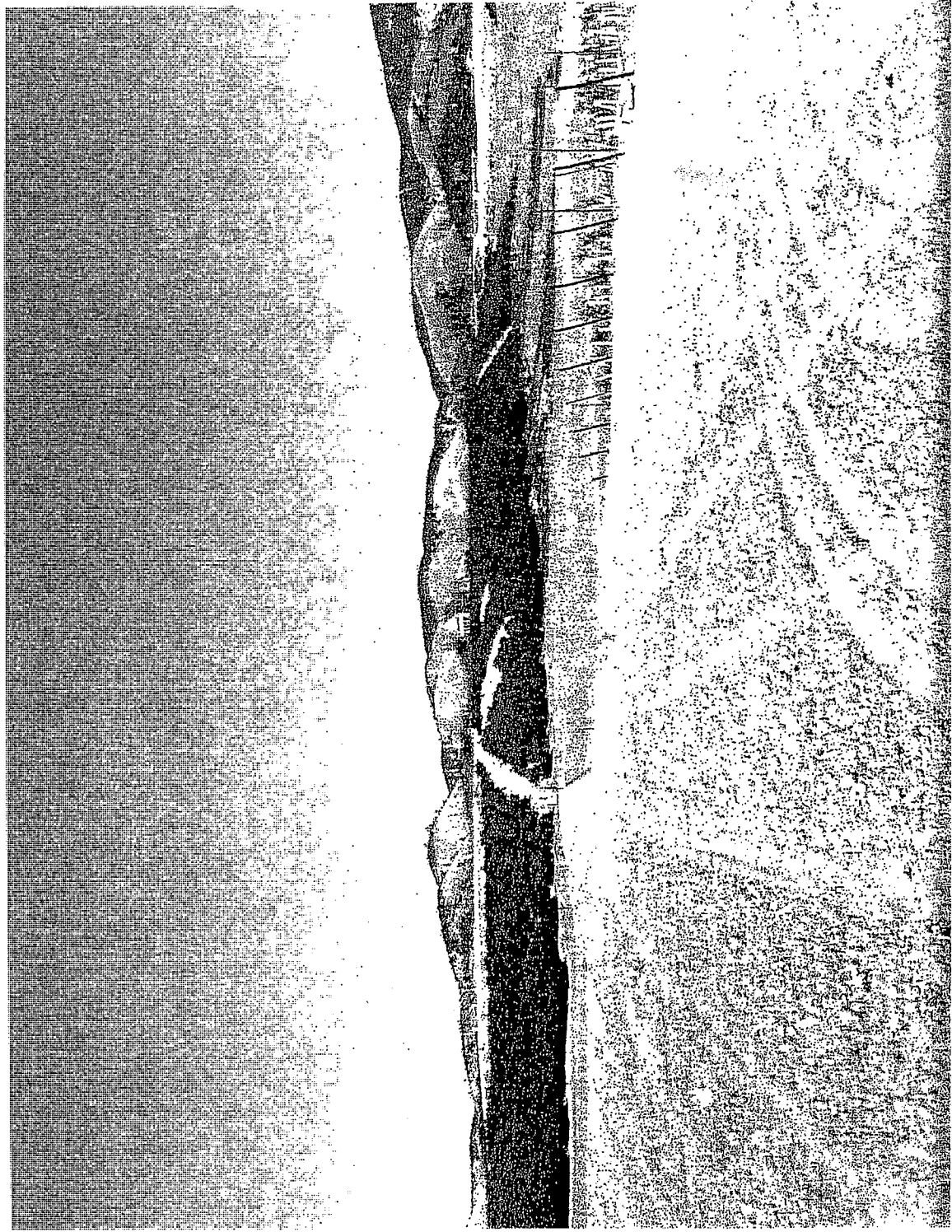


Photo # 5

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View of home and driveway from Cross Rd.

