

RESOLUTION NO. 030630

A.P.# 419-441-005-000
419-441-006-000

In the matter of the application of
Ann Hougham (PLN030630)

FINDINGS & DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for an agricultural processing facility (wine barn) involving the construction of a 4,000 sq. ft. barn. The barn would consist of a 1,500 sq. ft. processing room, 1,000 sq. ft. barrel room, 1,000 sq. ft. second story office/kitchen/storage area and 500 sq. ft. basement for wine storage. The proposal also includes 300 sq. ft. of portico coverage and 500 sq. ft. for a covered deck. The processing capacity of the facility would be 50 tons of grapes per year; a maximum of 3,000 cases of wine produced annually requiring approximately 11,250 gallons of water per year. The facility will only be open to the public on an appointment basis with a purchase requirement of one case. The majority of product will be shipped off-site for distribution. Existing structures on the project site include a 2,700 sq. ft. main house, 1,364 sq. ft. garage/workshop/bedroom, a 736 sq. ft. caretaker's unit, and miscellaneous ranch and recreational amenities. The adjacent project parcel is utilized for the cultivation of grapes. The property is located at 45803 Arroyo Seco Road, Greenfield, Central Salinas Valley Area. This project came on regularly for hearing before the Zoning Administrator on May 25, 2006.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY -- The Hougham Use Permit as described in Condition #1, and as conditioned, is consistent with the policies, requirements and standards of the General Plan, the Central Salinas Valley Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 45803 Arroyo Seco Road, Greenfield, (Assessor's Parcel Number 419-441-005-000). The parcel is zoned "RC/10" or Resource Conservation 10 acre minimum.

EVIDENCE: (a) The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with the General Plan, the Central Salinas Valley Area Plan and the Zoning Ordinance.

(b) The proposed use is consistent with the development standards for the Resource Conservation District in Section 21.36.050. The proposed agricultural processing plant (wine barn) would fall under other uses of a similar character, density and intensity to uses listed in Section 21.36.050, including Agricultural Support Facilities (21.36.050J). The small scale of this winery allows it to meet this limitation and be heard by the Zoning Administrator.

(c) The subject parcels, Assessor's Parcel Numbers 419-441-005-000 & 419-441-006-000 are legal lots of record.

(d) 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 no. PLN030630.

(e) A Traffic Impact Analysis was prepared by Higgins Associates (September 29, 2004) for the project. According to the analysis, the existing road network will continue to operate at an acceptable level of service (LOS C or better). The project will generate a total of 144

annual trips. Currently, approximately 14 annual truck trips are necessary in order to transport grapes off-site to area wineries. Since grapes will be processed on site, the proposed project will result in an overall reduction of truck trips. While the proposed project will add incrementally to roadway traffic by approximately 6%, the traffic analysis determined that this is an imperceptible amount of traffic and the area network will continue to operate at a LOS of A. In addition, the Transportation agency of Monterey County (TAMC) reviewed the traffic analysis and determined that the report adequately addresses project impacts and due to its scale it would be unnecessary for the applicant to pay regional traffic impact fees. As a result, the proposed facility will not cause a substantially adverse impact on traffic conditions in the project vicinity.

(f) The project planner conducted a site visit on December 28, 2005, to verify that the proposed project complies with Title 21 and the Central Salinas Valley Area Plan.

2. FINDING: SITE SUITABILITY – The site is suitable for the use proposed.

EVIDENCE: (a) The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Transportation Agency of Monterey County, Regional Water Quality Control Board, Parks and Recreation Department, and the Greenfield Fire Protection District. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated as project conditions.

(b) There are no physical or environmental constraints, such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar conditions, that would indicate that the site is not suitable for the proposed use, nor is there other evidence in the record to indicate that the site is not suitable for the project.

(c) Adequate sewer and water service exists or can be provided on site. Material in Planning File no. PLN030630; Waiver of Waste Discharge Requirements, Mesa Del Sol Vineyard.

(d) The project planner conducted a site visit on December 28, 2005 to verify that the site is suitable for this use.

3. FINDING: CEQA – The project is subject to environmental review pursuant to the requirements of the California Environmental Quality Act (CEQA). On the basis of the whole record before the Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. The Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) The proposed project is not exempt from environmental review due to the potential for significant effects pursuant to CEQA Guidelines Section 15300.2 (Exceptions).

(b) Potentially adverse environmental effects were identified during staff review of the development application.

(c) The Planning and Building Inspection Department prepared an Initial Study pursuant to CEQA. The Initial Study identified potentially significant effects relative to Geology/Soils, Noise, and Transportation/Traffic. Evidence supports the conclusion that impacts will be less than significant. The Initial Study is on file in the office of the Planning and Building Inspection Department and is hereby incorporated by reference (File No. PLN030630). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval.

(d) For purposes of implementing Section 735.5 of Title 14, California Code of Regulations, the project will not cause changes to the resources listed under Section 753.5. Therefore, payment of the Fish and Game fee is not required.

(e) Evidence that has been received and considered include the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN030630.

(f) The Negative Declaration was circulated for public review from April 5, 2006 to May 5, 2006.

(g) The Monterey County Department of Planning and Building Inspection, (located at 168 W. Alisal Street, 2nd Floor, Salinas, CA, 93901) is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

- 4. FINDING** For purposes of implementing Section 735.5 of Title 14, California Code of Regulations, the project will not cause changes to the resources listed under Section 753.5. Therefore, payment of the Fish and Game De Minimis Exemption Fee is not required.

EVIDENCE: Preceding evidence for Finding No. 3.

EVIDENCE: Materials in PLN030630.

EVIDENCE: Project reference documents cited on page 28 of the initial Negative Declaration and page C27 of the staff report.

- 5. FINDING: NO VIOLATIONS** – Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff verification of the Monterey County Planning and Building Inspection Department records indicate that no violations exist on subject property.

- 6. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: Preceding findings and supporting evidence.


- 7. FINDING: APPEALABILITY** – The project is appealable to the Planning Commission.

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

DECISION

THEREFORE, it is the decision of the Zoning Administrator of the County of Monterey that the Negative Declaration be adopted and 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 May, 2006.



MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON JUN - 9 2006

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUN 19 2006

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 Salinas.

2. This permit expires two 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: *Hougham*

File No: PLN030630 **APNs:** 419-441-005-000; 419-441-006-000

Approval by: Zoning Administrator

Date: May 25, 2006

**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</p> <p>The Hougham Use Permit (PLN030630) allows for a 4,000 square foot agricultural processing facility (wine barn) consisting of a 1,500 sq. ft. processing room, 1,000 sq. ft. barrel room, 1,000 sq. ft. second story office/kitchen/storage area and 500 sq. ft. basement for wine storage. The proposal also includes 300 sq. ft. of portico coverage and 500 sq. ft. for a covered deck. Existing structures on the project site include a 2,700 sq. ft. main house, 1,364 sq. ft. garage/workshop/bedroom, a 736 sq. ft. caretaker's unit, and miscellaneous ranch and recreational amenities. This permit does not allow concerts, weddings, wine tour events, or public gatherings. Amplified noise for accessory winery uses, including but not limited to customers associated with appointments for purchasing of wine, shall not be allowed. No more than 15 customers may be allowed on the site at any time and shall be limited to day light hours. The adjacent parcel is utilized for the cultivation of grapes.</p> <p>Currently, one full-time and one part-time employee work on-site. Hours of operation may occur between the hours of 7:00a.m. and 6:00p.m. The proposed project will not require additional employees. A wine</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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		<p>maker will make monthly visits to the site and typically will work an 8 hour day. Additionally, the wine barn will be open to the public on an appointment basis with a minimum purchase requirement of one case. The processing capacity of the proposed facility will be 50 tons of grapes per year, a maximum of 3,000 cases of wine produced annually requiring approximately 11,250 gallons of water per year.</p> <p>The property is located at 45803 Arroyo Seco Road, Greenfield (Assessor's Parcel Numbers 419-441-005-000 & 419-441-006-000). 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>				
2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution 030630) was approved by the Zoning Administrator for Assessor's Parcel Number 419-441-005-000 & 419-441-006-000 on May 25,</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or	

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		2006. The permit was granted subject to 20 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)			start of use.	
3		PBD021 – LIGHTING – EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)	Submit three copies of the lighting plans to PBI for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	
4		EH1 - WATER SYSTEM PERMIT Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to issuance of grading/ building permits or prior to filing final map	

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5		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	
6		EH57 - WASTE DISCHARGE REQUIREMENTS Obtain Waste Discharge Permit or Waiver from the Regional Water Quality Control Board. (Environmental Health)	Complete the application process with CRWQCB for the issuance of Waste Discharge Requirements or a waiver of Waste Discharge Requirements. Submit a copy of WDR permit or waiver to EH.	Owner/ Applicant	Prior to occupancy/ Continuous Cond.	
7		PW0007 - PARKING STD 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. (Public Works)	Applicant's engineer or architect shall prepare a parking plan for review and approval.	Owner/ Applicant/ Engineer	Prior to Building/ Grading Permits Issuance	
8		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	
9		WR40 - WATER CONSERVATION MEASURES 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:	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

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		<p>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 heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>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. (Water Resources Agency)</p>				
10		<p>WATER USE INFORMATION The applicant shall provide the Water Resources Agency a copy of the Water Use & Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. (Water Resources Agency)</p>	Submit the WUNIQ to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to commencement of use	
11		<p>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</p>	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 for each phase of development.	Applicant or owner	Prior to final building inspection	

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		approved name. Greenfield Fire Protection District.				
12		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. Greenfield Fire Protection 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 for each phase of development.	Applicant or 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	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.	

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

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		nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Greenfield Fire Protection District.				
15		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 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. Greenfield Fire Protection 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	
16		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	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.	

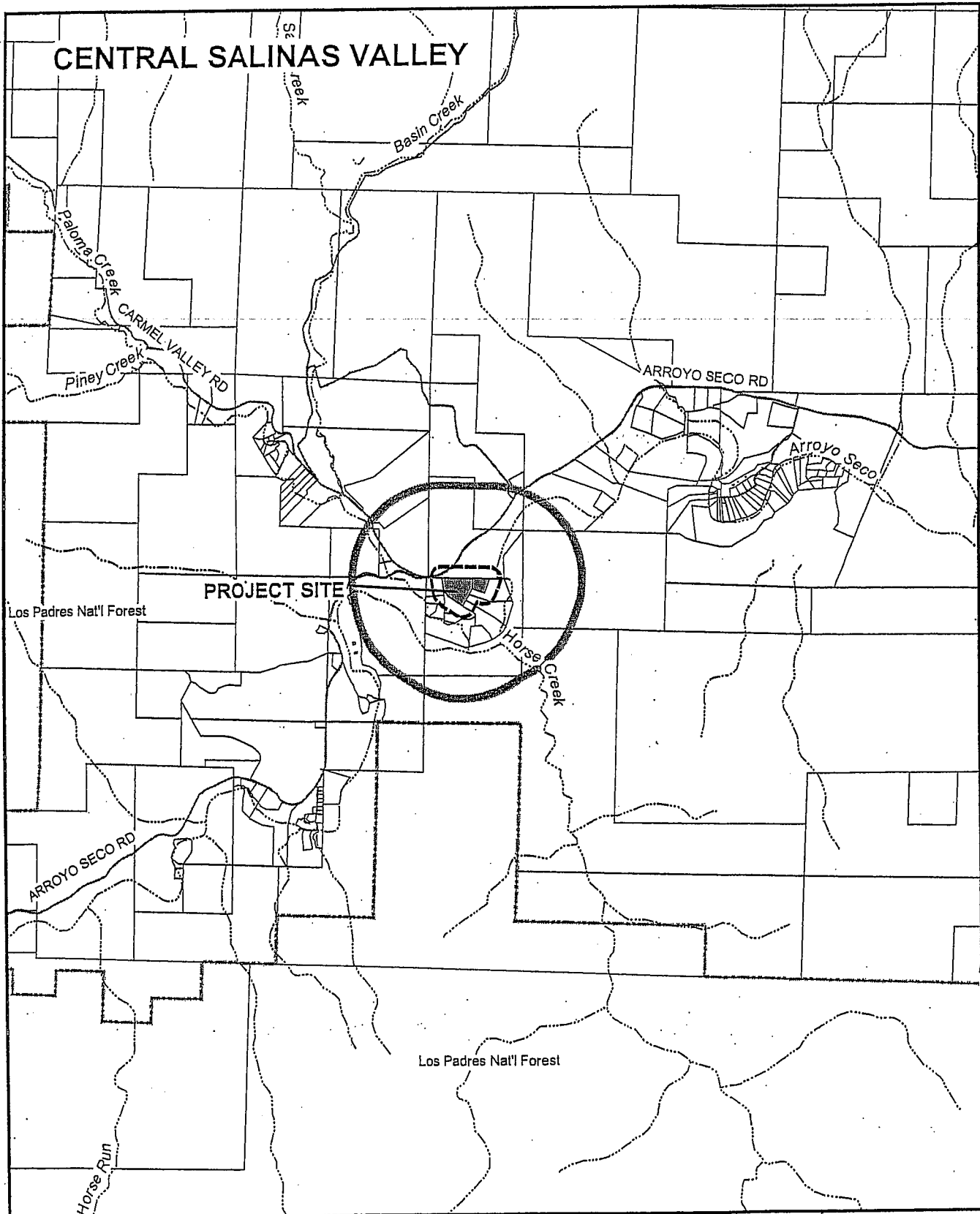
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		roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose 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.	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
17		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. Greenfield Fire Protection 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	

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18		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet 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. Greenfield Fire Protection 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		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) 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 A roof construction. Greenfield Fire Protection District.	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
20		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	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	Owner/ Applicant/ Archaeologist	Ongoing	

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		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)	determine the extent of the resources and to develop proper mitigation measures required for the discovery.			

END OF CONDITIONS

CENTRAL SALINAS VALLEY



APPLICANT: HOUGHAM

APN: 419-441-005 & 006-000

FILE # PLN030630



300' Limit



2500' Limit



City Limits



0 2,000
Feet



PLANNER: MUGAN

21 22
ARROYO SECO ROAD

28 27

37

PAR. 4
5.71 AC.

PAR. 3
2.50 AC.

PAR. 1
2.52 AC.

PAR. 2
2.51 AC.

PAR. A

LOT 1
3.27 AC.

PAR. B
10.47 AC.

PAR. C
10.49 AC.

PAR. D
10.68 AC.

441

1"=200 FT

41

TAX RATE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 419 PAGE 4

FORO.M.R.TS.
SEE BOOK 519

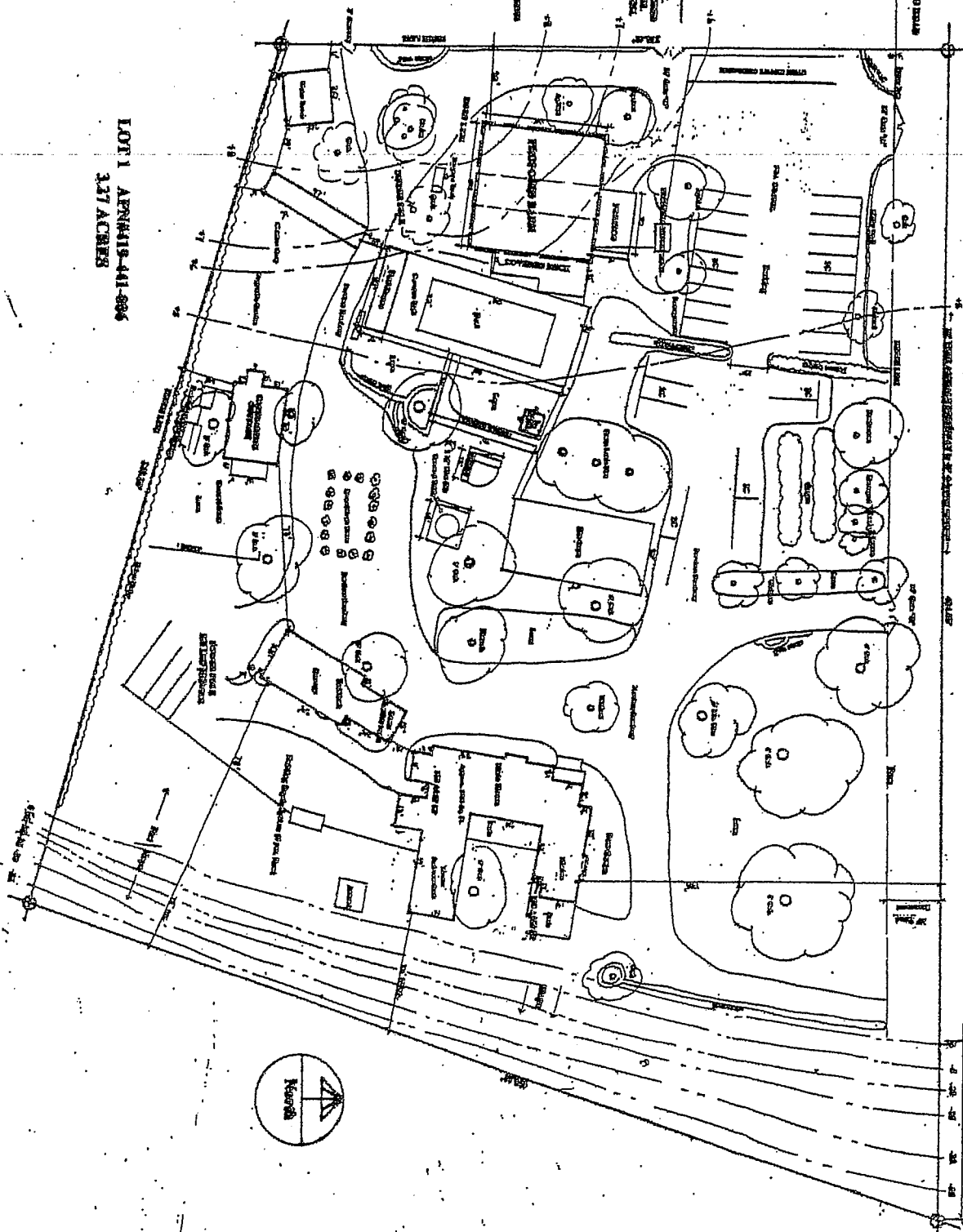
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FORO.M. RTS.
SEE BOOK 519

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**LOT 1 AFR4419-441-896
3.37 ACRES**

Booker T. Washington

Printed by: Sun Honggang
Cen Hui

PROPOSED BARN
CONSTRUCTION
FOR SMALL WINERY USE
MESA DEL SOL VINEYARDS
4500 S ARROYO SECO ROAD
GREENFIELD CALIF 95625

PLOT PLAN
 SCALE: 1/4" = 1'

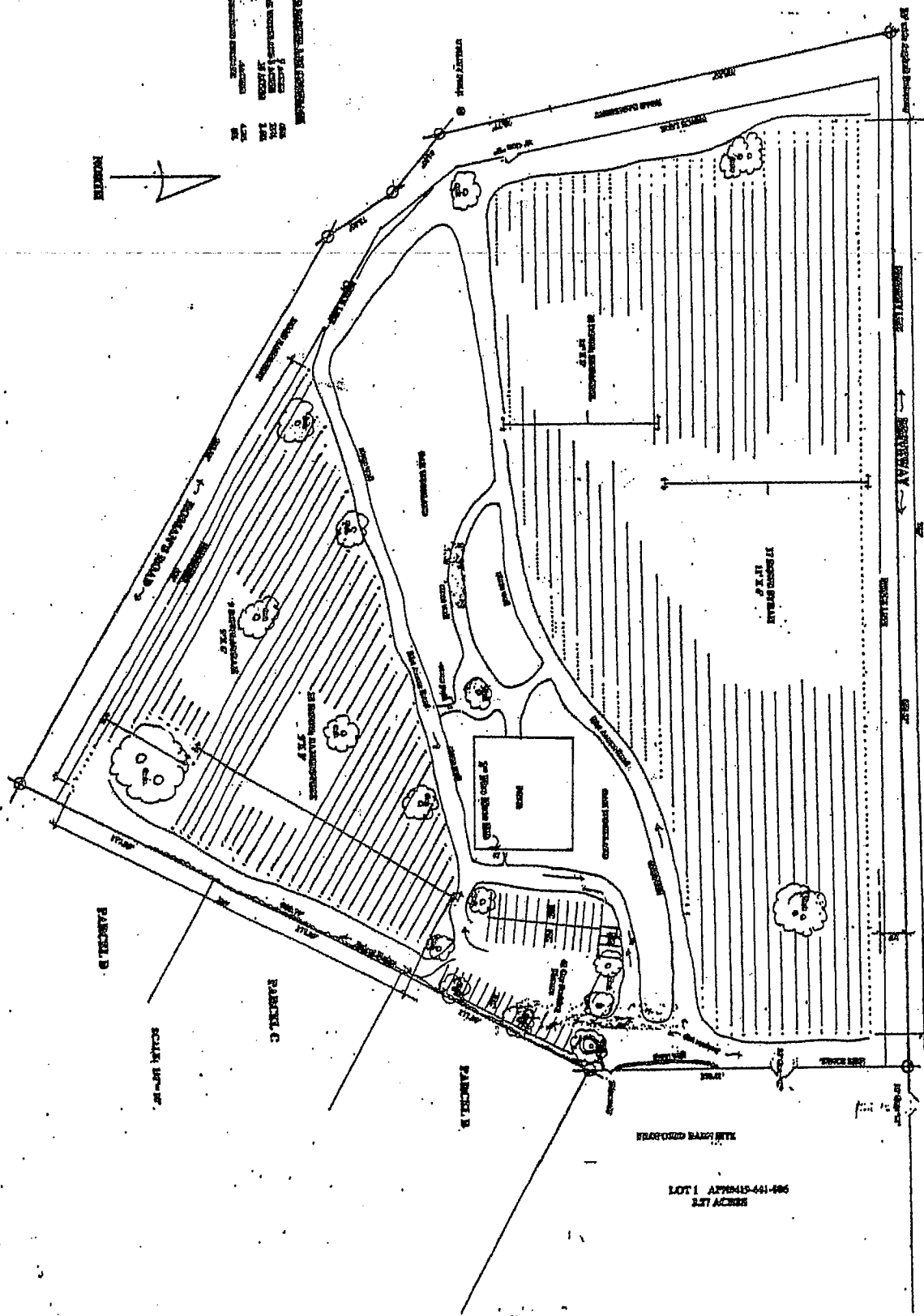
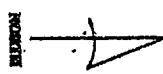
Owner: Ann Hougham
Mailing address:
P.O. Box 4242 Corvallis, OR 97331
(503) 624-0527/Box 514-6788

DELAVERE BY APF HEDGECOCK

May 19, 2004

ARROYO SECO ROAD

TOTAL AREA 10.47 ACRES
 TOTAL VINEYARD 7.5 ACRES
 TOTAL LAVENDER 2.97 ACRES
 TOTAL BUILDING 0.07 ACRES
 TOTAL PARKING 0.03 ACRES
 TOTAL UTILITIES 0.00 ACRES
 TOTAL OTHER 0.00 ACRES



ALL DIMENSIONS ARE BASED ON THE
 RECORDING OF THE MAP OF THE
 PROPERTY IN THE COUNTY OF
 ALBANY, NEW YORK.

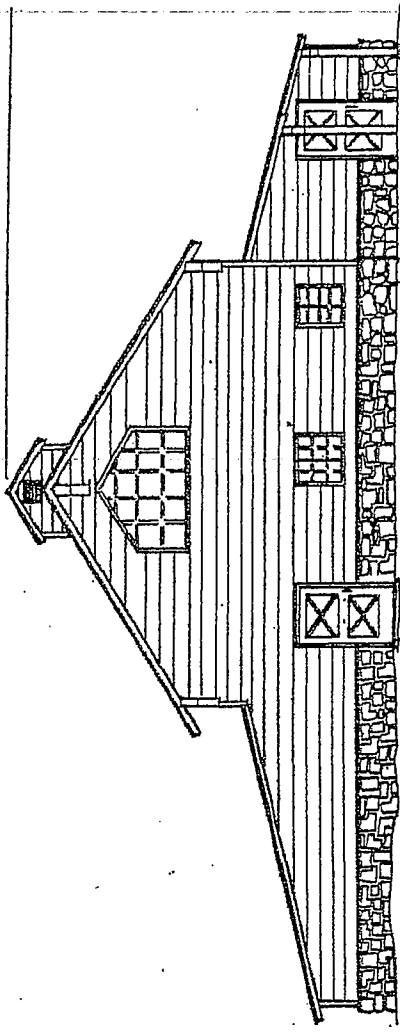
**MESA DEL SOL VINEYARD
 & LAVENDER FARM**
 45803 ARROYO SECO ROAD
 ARROYO SECO/GREENFIELD, CA. 94527
 TEL: (831) 674-2033
 FAX: (831) 674-1029

PARCEL "A" APN#415-441-405
10.47 ACRES

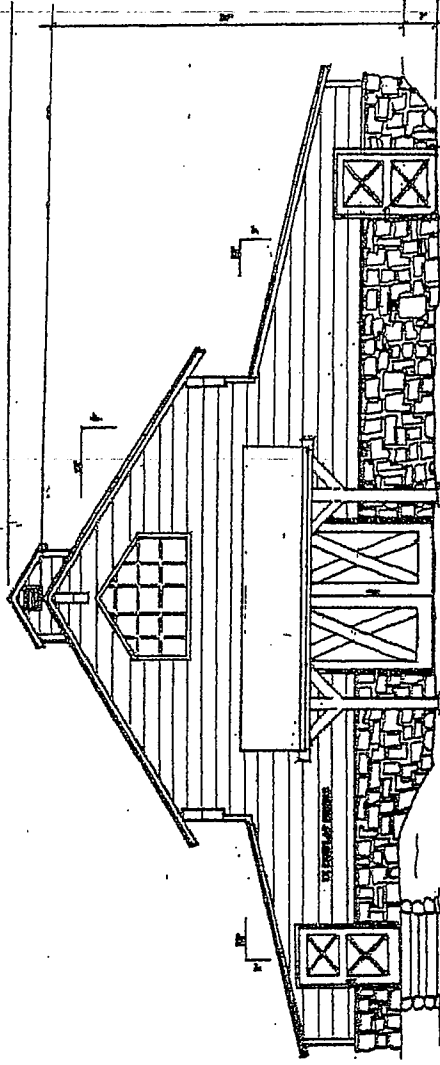
LOT 1 APN#415-441-406
 1.27 ACRES

SCALE: 1" = 10'

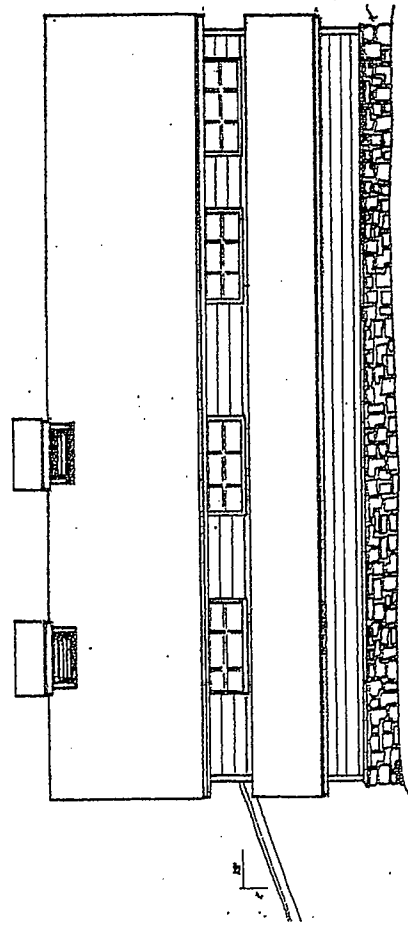
F1



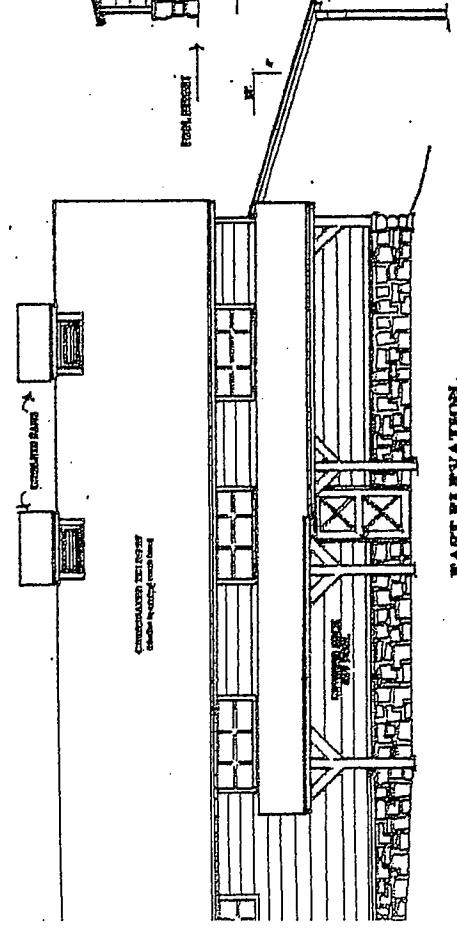
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



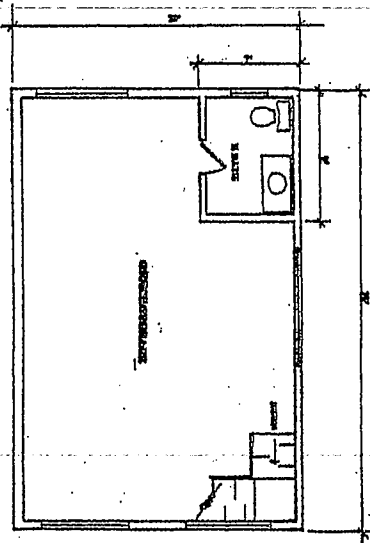
EAST ELEVATION

RENOVATED BARN CONSTRUCTION
 MARIA DELL FUL VINEYARDS
 ELEVATIONS

DESIGN BY AMY HUGHES
 REVISED: JANUARY 14, 2004

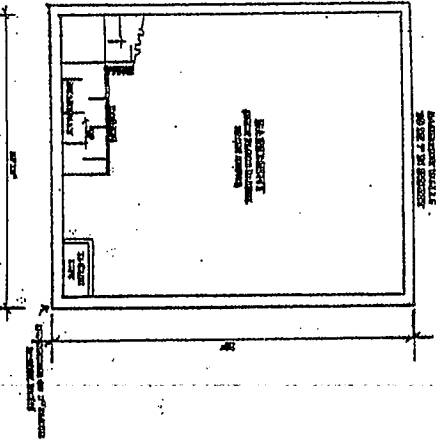
Christophers

SECOND STORY FLOOR PLAN



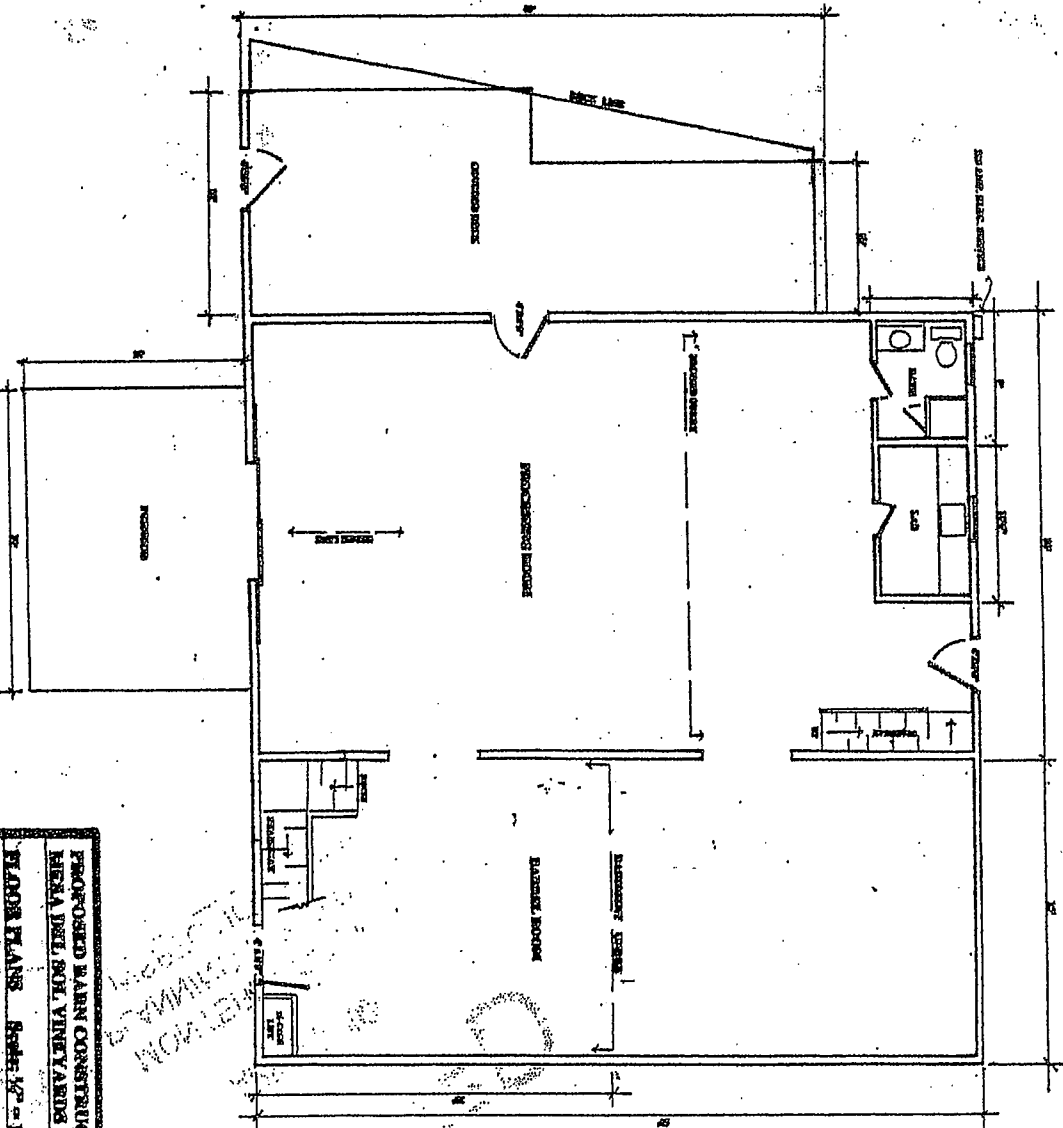
BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'



FIRST STORY FLOOR PLAN

SCALE: 1/4" = 1'



PROPOSED BARN CONSTRUCTION
HERA DEL SOL VINEYARDS

PLAN PLANS 1/2" = 1'

DATE: NOV. 2002 BY: JAMES J. JAMES

DESIGNED BY: JAMES J. JAMES

11.2.02