

RESOLUTION NO. 060423

A. P. #417-141-034-000
and 417-141-036-000

In the matter of the application of
Boekenoogen Partners (PLN060423)

FINDINGS AND DECISION

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow for the construction and operation of an agricultural processing plant (winery) with an annual production of 10,000 cases; two (2) 4,000 square foot fermentation buildings; the conversion of an existing one-story, 2,002 square foot single family dwelling to tasting room; assemblages of people (events) consisting of four events per year with a maximum of 100 persons per event; and grading (8,051 cubic yards of cut and fill). The property is located at 33510 and 33520 Fairview Road, Gonzales, Central Salinas Valley Area Plan, and came on regularly for meeting before the Zoning Administrator on April 26, 2007.

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

FINDINGS OF FACT

1. FINDING: CONSISTENCY – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Central Salinas Valley Area Plan, Central Salinas Valley Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for development.

- EVIDENCE:**
- (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - (b) The property is located at 33510 and 33520 Fairview Road, Gonzales (Assessor's Parcel Numbers 417-141-034-000 and 417-141-036-000), Central Salinas Valley Area. The parcel is zoned Farmlands with a minimum building site of forty acres or "F/40" and Permanent Grazing with a minimum building site of forty acres or "PG/40". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.
 - (c) The project for construction and operation of an agricultural processing plant (winery) is a use allowed in the Farmland zoning designation in accordance with Sections 21.30.050.N and the Permanent Grazing zoning designation in accordance with Sections 21.32.050.M. The project is consistent with the respective development standards as provided at Section 21.30.060 and 21.32.060 of the Monterey County Zoning Ordinance (Title 21).
 - (d) The larger parcel is currently under a Williamson Act contract and the smaller parcel is not. The proposed parking does not displace potential agricultural lands because this area is already disturbed (i.e. graded) and the tasting room use is secondary and compatible use to the agricultural production of the larger parcel. Therefore, the proposed project is consistent with Williamson Act contract policies to preserve and enhance designated agricultural lands posing a less than significant impact to agriculture resources.

- (e) The project was not referred to a Land Use Advisory Committee (LUAC) for review, as no LUAC exists for this area of the county.
- (f) The planning staff conducted a site inspection on January 24, 2007 to verify that the project on the subject parcel conforms to the plans listed above.
- (g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060423.

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

- EVIDENCE:**
- (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Gonzales Rural Fire Protection District, Public Works, Environmental Health Division, Water Resources Agency, and Sheriff's Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - (b) Technical reports by outside consultants indicate that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - a. "Geotechnical Investigation" (LIB060495) prepared by Kleinfelder, Salinas, CA, June 15, 2006.
 - b. "Boekenooen Winery Trip Generation Study" (LIB070102) prepared by Higgins Associates, Civil & Traffic Engineers, Gilroy, CA, January 19, 2007.
 - c. "Initial Water Use/Nitrate Impact Questionnaire and Supporting Documents for the Boekenooen Winery" (LIB060498) prepared by Axiom Engineers, Monterey, CA, August 2006.
 - (c) The site is located within an area identified as having "moderate" archeological sensitivity. An archeological reconnaissance report was not required due to the high level of previous disturbance from previous agricultural activities.
 - (d) A portion of the proposed parking for the tasting room does lie over the larger parcel. The site plan shows 19 parking spaces proposed at the entrance of the tasting room and an additional 2 spaces are located southeast of the proposed winery building. The 21 spaces include 2 A.D.A. accessible stalls. There is also space to the west side of the tasting room that will accommodate the addition needs for any events. A future parking area with eight (8) spaces is located southeast of the proposed winery building. The County Public Works Department has reviewed the proposed project and has conditioned that an event-parking plan be approved by the Department. Condition No. 15 has been incorporated requiring that the applicant execute a parking easement on Assessor's Parcel Number 417-171-036-000 (the 39.88-acre parcel) to provide parking for the wine tasting facility located on Assessor's Parcel Number 417-171-034-000 (the 0.36-acre parcel). This parking easement shall remain in effect until the wine tasting facility is abandoned as a commercial use or until this use permit is amended.
 - (e) Staff conducted a site inspection on January 24, 2007 to verify that the site is suitable for this use.
 - (f) Materials in Project File PLN060423.

3. FINDING: CEQA (Negative Declaration): - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned, and mitigated, will have a significant effect on the environment. The Initial Study / Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:** (a) The proposed project is subject to environmental review due to the potential for significant environmental effects pursuant to CEQA Guidelines Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration).
- (b) Potentially adverse environmental effects were identified during staff review of the development application.
- (c) Monterey County prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the office of the RMA - Planning Department and is hereby incorporated by reference (File No. PLN060423). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. The Initial Study identified potentially significant effects relative to Agricultural Resources, Air Quality, Geology & Soils, Hydrology & Water Quality, Public Services, Transportation & Traffic, and Utilities & Service Systems. Substantial evidence supports the conclusion that impacts could not have a significant effect on the environment.
- (d) The Negative Declaration was circulated for public review from March 5, 2007 to April 4, 2007.
- (e) The Monterey County RMA - Department of Planning, (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.
- (f) Evidence that has been received and considered includes the application, plans, materials, and technical reports, which are listed under Section IX (References) of the Initial Study and contained in project file PLN060423.
- (g) For purposes of implementing Section 735.5 of Title 14, California Code of Regulations, the project may cause changes to the resources listed under Section 735.5. Therefore, payment of the Fish and Game fee is required.

4. FINDING: CEQA (Comments): Comments received on the project did not present substantial evidence of any unmitigated significant environmental effects.

- EVIDENCE:** (a) The California Regional Water Quality Control Board recommended that Low Impact Development (LID) design techniques be required. Staff has incorporated that applicants submit and adhere to an erosion control plan and schedule as Condition No. 8.
- (b) The Department of Transportation commented that project should contribute to the Transportation Agency for Monterey County (TAMC) program a "fair share" contribution as of the TAMC Regional Traffic Impact Fee for its cumulative impacts to the regional transportation system. See Condition No. 28.
- (c) The Monterey Bay Unified Air Pollution Control District (MBUAPCD) commented on requirements for the demolition or renovation of structures. They note that the Air Quality Management Plan (AQMP) does not incorporate the Monterey County General Plan and the wine production of 2.3 gallons per case would yield 23,800 gallons of production and not 4,208 gallons as stated on page 13-14 of the Initial Study.

5. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed the Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.

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

EVIDENCE: Preceding findings and supporting evidence.

7. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B 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 26th day of April, 2007.



JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON MAY - 8 2007

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY TO THE MONTEREY COUNTY PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAY 10 2007

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 2 years after the above date of granting thereof unless construction or use is started within this period.

**Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan**

Project Name: Boekenoogen Partners
APNs: 417-141-034-000 & 417-141-036-000
Approved by: Zoning Administrator

File No: PLN060423
Date: April 26, 2007

**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>PD001 - SPECIFIC USES ONLY This Use Permit (PLN060423) allows for the construction and operation of an agricultural processing plant (winery) with an annual production of 10,000 cases; two (2) 4,000 square foot fermentation buildings; the conversion of an existing one-story, 2,002 square foot single family dwelling to tasting room; assemblages of people (events) consisting of four events per year with a maximum of 100 persons per event; and grading (8,051 cubic yards of cut and fill). The property is located at 33510 and 33520 Fairview Road, Gonzales (Assessor's Parcel Numbers 417-141-034-000 and 417-141-036-000), Central Salinas Valley Area. 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 the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

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		additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice, which states: "A permit (Resolution 060423) was approved by the Zoning Administrator for Assessor's Parcel Numbers 417-141-034-000 and 417-141-036-000 on April 26, 2007. The permit was granted subject to 36 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	
3.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

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		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. (RMA - Planning Department)				
4.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 735.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
5.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first	

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		County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)			and as applicable	
6.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. (RMA - Planning Department and Building Services Department)	Submit certification by the geotechnical consultant to the RMA - Building Services Department showing project's compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		PD010 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and	An Erosion Control Plan shall be submitted to the RMA - Planning Department and the RMA - Building Services Department prior to issuance of building and grading permits.	Owner/ Applicant	Prior to the issuance of grading and building permits	

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		Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and Director of RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)	Comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.	Owner/ Applicant	Ongoing	
			Evidence of compliance with the Implementation Schedule shall be submitted to the RMA - Planning Department and the RMA - Building Services Department	Owner/ Applicant	Prior to final inspection	
9.		PD012(B) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING) The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	At least three (3) weeks prior to final inspection or occupancy	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
10.		PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final	Owner/ Applicant	Prior to the issuance of building permits.	

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		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 lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)	building plans. The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
11.		PD016 - NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Investigation report has been prepared for this parcel by Kleinfelder, Salinas, CA, dated June 15, 2006 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060495. All development shall be in accordance with this report." (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
12.		PD016 - NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Boekenoogen Winery Trip Generation Study report has been prepared for this parcel by Higgins Associates, Civil & Traffic Engineers, Gilroy, CA, dated January 19, 2007 and is on record in the Monterey County RMA - Planning Department, Library No. LIB070102. All development shall be in accordance with this report." (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	

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13.		PD016 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Initial Water Use/Nitrate Impact Questionnaire and Supporting Documents for the Boekenoogen Winery report has been prepared for this parcel by Axiom Engineers, Monterey, CA, dated August 2006 and is on record in the Monterey County RMA - Planning Department, Library No. LIB060498. All development shall be in accordance with this report." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits.	
14.		PD035 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
15.		PDSP001 – PARKING EASEMENT (NON-STANDARD) The applicant shall record an easement over APN 417-171-036 to provide parking for the wine tasting facility located on APN 417-171-034-000. The parking easement shall only burden the portion of APN 417-171-036-000 designated for parking on the site plan attached as Exhibit G of the April 26, 2007 Staff Report. This parking easement shall remain in effect until the wine tasting facility is abandoned as a commercial use or until this use permit is amended. (RMA – Planning Department)	Proof of recordation of the easement document(s) shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Prior to the issuance of grading or building permits	
16.		PD038 - WATER TANK APPROVAL The water tank shall be painted a warm earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA – Planning Department)	If a water tank is required (to be determined by the Gonzales Rural Fire Protection District), the applicant shall submit the proposed siting and color of water tank and landscaping plans to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits	

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			Provide evidence to the Director of the RMA - Planning Department that the water tank has been painted and the landscaping has been installed according to the plans approved by the RMA - Planning Department.	Owner/ Applicant	Prior to the final inspection or occupancy.	
			All landscaped areas and fences shall be continuously maintained; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	On-going	
17.		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. (Gonzales Rural 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	
18.		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 shall not exceed 15 percent. Where the grade exceeds 8	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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		<p>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. (Gonzales Rural Fire Protection District)</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection.</p>	
19.		<p>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</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

<i>Permit Cond. Number</i>	<i>Mtg. 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>
		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. (Gonzales Rural Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
20.		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. (Gonzales Rural Fire Protection District)	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	

<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>
21.		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. (Gonzales Rural 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	
22.		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-	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	

<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>
		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. (Gonzales Rural Fire Protection District)				
23.		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. (Gonzales Rural 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	
24.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection.	

Permit Cond. Number	Ming. 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)
		issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Gonzales Rural Fire Protection District)	Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
25.		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. (Gonzales Rural Fire Protection 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	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
26.		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. (Gonzales Rural Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
27.		PWSP001 - PARKING PLAN (NON-STANDARD) That a parking plan for the 100 person events be approved by the Department of Public Works. (Public Works)	Applicant shall submit parking plan to the Director of Public Works for review and approval.	Applicant or owner	Prior to issuance of building permit, grading permit or commencement of use.	
28.		PWSP002 - TAMC MITIGATION FEE (NON-	Applicant shall pay the Transportation	Applicant	Prior to	

<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>
		STANDARD) Applicant shall pay the Transportation Agency for Monterey County (TAMC) regional traffic mitigation fee identified in the TAMC nexus study. (Public Works)	Agency for Monterey County (TAMC) regional traffic mitigation.	or owner	issuance of building permit, grading permit or commencement of use.	
29.		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	
30.		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	
31.		EH19 - WINERY WASTEWATER 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 the issuance of building permits	
32.		EH35 - CURFFL All improvements shall comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If necessary, submit plans and necessary review fees for review and	Submit plans and necessary review fees to the Division of Environmental Health for review and approval.	Owner/ Applicant	Prior to issuance of building permits.	

<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>
		approval prior to obtaining a building permit/final inspection. (Environmental Health)				
33.		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: 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. 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)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	
34.		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	
35.		WRSP001 - STORMWATER (NON-STANDARD) Prior to issuance of any grading and/or building permits the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts that includes oil-grease water separators for the paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of grading or building permits	

<i>Permit Cond. Number</i>	<i>Ming. 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>
36.		<p>SOSP001 – PUBLIC SAFETY AND SECURITY (NON-STANDARD)</p> <p>Prior to occupancy, the applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriff's Department. The project site shall meet the required conditions regarding security measures, addressing, doors, windows, locks, lighting, rooftops, and landscaping. (Sheriff-Marshal-Coroner-Public Administrator Department)</p>	Applicant shall incorporate specifications into the design of the project. Applicant shall prepare a security plan for the review and approval of the Monterey County Sheriff.	Owner/ Applicant	Prior to occupancy/ commen- cement of operations	

END OF CONDITIONS

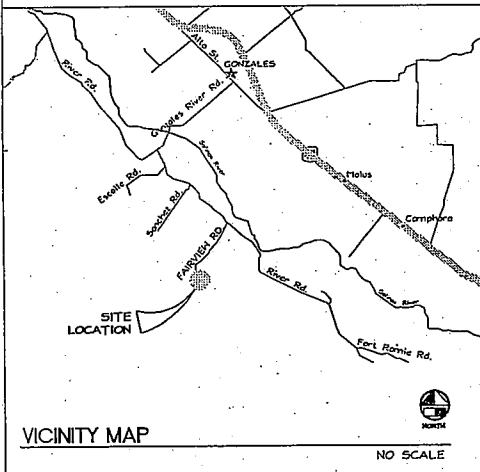
CONSULTANTS

Architect: DELTA ARCHITECTURAL GROUP
Mechanical & Plumbing Engineers: AMICI ENGINEERS-LE & ASSOCIATED

NEW WINERY FOR:
BOEKENOOGEN PARTNERS

32508 FAIRVIEW ROAD
GONZALES, CALIFORNIA 93926

Civil Engineers: GRIFFIN CORPORATION
2508 Monterey - Salinas Highway



PROJECT DESCRIPTION

A COMBINED DEVELOPMENT PERMIT CONSISTING OF: A USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A 10,000 CASE CAPACITY WINERY...

PROJECT DATA

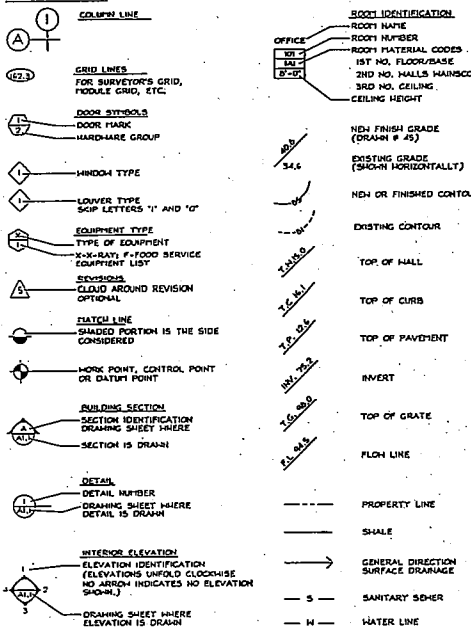
AP NUMBER: 417-44-036 & 417-44-034
PROJECT ADDRESS: 32508 FAIRVIEW ROAD, GONZALES, CALIFORNIA 93926

Table with columns: BUILDING AREA, HINERY, OFFICE, HINERY, HINE TASTING RPT, STORAGE BLDGS.

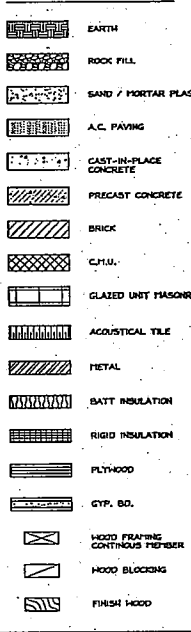
SHEET INDEX

- TL1 TITLE SHEET
C1 GRADING AND DRAINAGE SITE PLAN
C2 DRIVEWAY PROFILE AND SITE CROSS SECTION

SYMBOLS

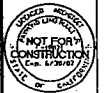


MATERIALS



ABBREVIATIONS

Table of abbreviations for architectural and construction terms, including A.C. PAVING, BRICK, METAL, and LABORATORY.



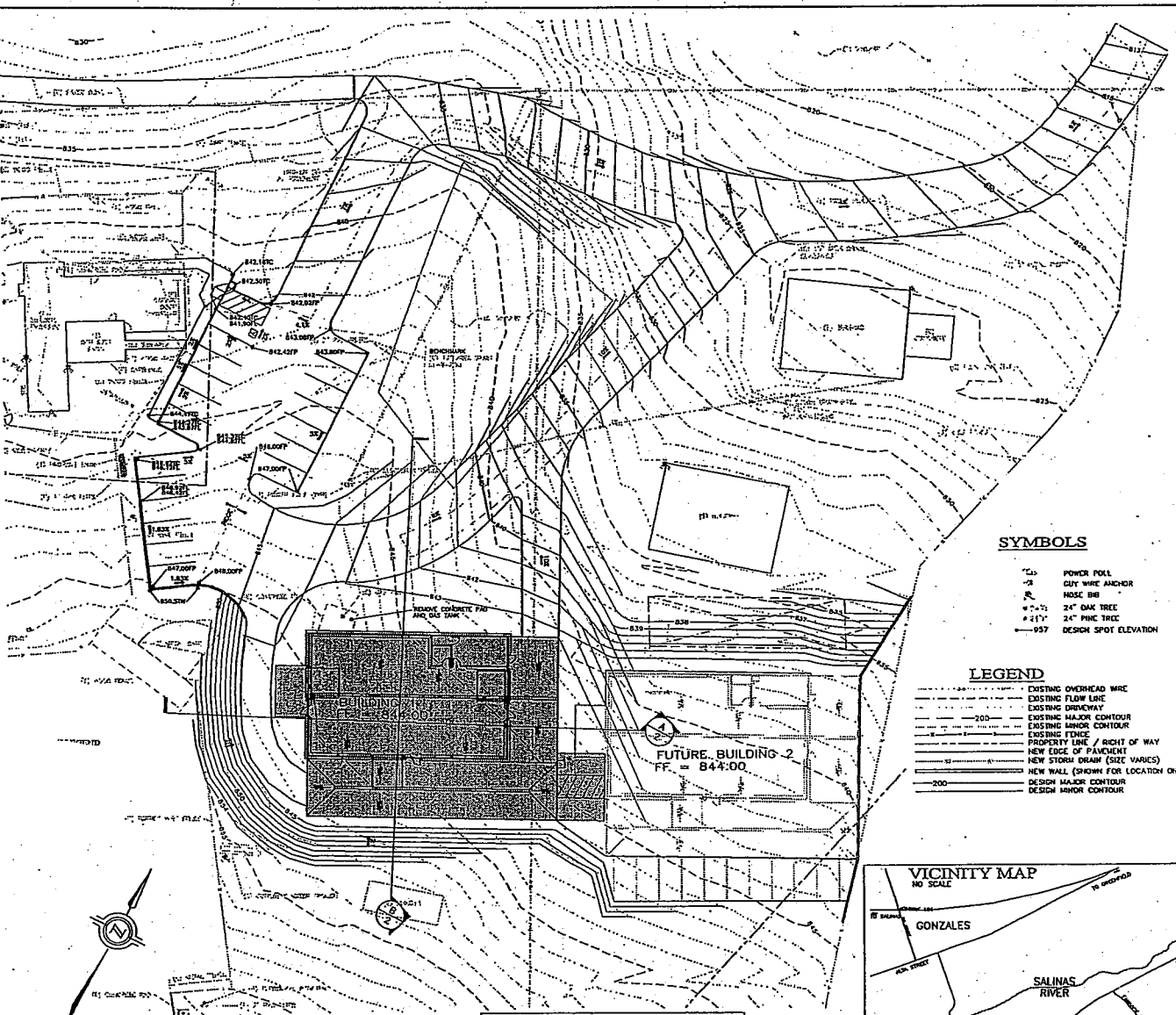
Delmi Arcimacultural Group
BUILDING INNOVATION
315 S. St. Rita Pl.
Gonzales, California
Phone: (831) 424-1420
Fax: (831) 424-1409



TITLE SHEET FOR: BOEKENOOGEN PARTNERS
32508 FAIRVIEW ROAD
GONZALES, CALIFORNIA 93926
DATE: 06/27/06
SCALE: NONE
DRAWN: H.R.
BY: 06/06
SHEET: TL1

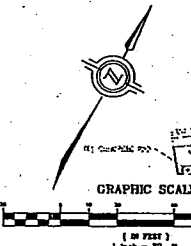
GENERAL NOTES

1. THE WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON, IN ADDITION ALL WORK SHALL ALSO BE COMPLETED WITHIN THE LATEST EDITION OF THE SPECIFICATIONS FOR THE CONSTRUCTION OF TRANSPORTATION, STRUCTURES AND UTILITIES, AS PREPARED BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES, STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, STRUCTURES, UTILITIES, AND AIRPORTS, LATEST EDITIONS, AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CEMENT CONCRETE, LATEST EDITIONS, AS THEY MAY BE AMENDED.
 2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
 4. IN THE EVENT THAT THE CONTRACTOR FINDS A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
 5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION AND SHALL BE SUBMITTED TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT PRIOR TO THEIR CONSTRUCTION. ANY CHANGES TO OR REVISIONS TO THESE PLANS MADE WITHOUT APPROVAL SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ASSUME THE LIABILITY FOR ANY AND ALL RESPONSIBILITIES ASSOCIATED WITH THE CHANGES OR REVISIONS.
 6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE INFORMATION OR DATA CONTAINED HEREIN NOR THE SUFFICIENCY OF OTHER DATA OBTAINED OR USED. UNLESS SPECIFICALLY NOTED OTHERWISE, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACCURACY AND SUFFICIENCY OF ALL INFORMATION AND DATA. A VISUAL VERIFICATION OF THESE UNDERGROUND UTILITIES AND OF FACILITIES, BEFORE DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE AGENCIES (US 9000 643-2444) AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUNDS UTILITIES.
 8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENT, AND PUBLIC UTILITY COMPANY OF APPROVALS, AND KEEP THESE NUMBERS DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
 9. EXISTING DRAIN, CATCHER, SOCCLE, SLURRY MANAGEMENT, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR REPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND/OR THE ENGINEER AS THE CONTRACTOR'S EXPENSE UNLESS SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR REPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
 10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MARKERS, WALLS AND MONUMENT CORNERS WITHIN THE WORK AREA UNLESS SHOWN OTHERWISE ON THESE PLANS.
 11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD INDEMNIFY, HOLD HARMLESS AND DEFEND THE ENGINEER AND ALL UNDERGROUNDS UTILITIES AND FACILITIES FROM ANY AND ALL LIABILITY, DAMAGES, LOSSES AND EXPENSES OF ANY KIND THAT MAY BE INCURRED BY OR TO THE ENGINEER OR OTHERS. THIS RESPONSIBILITY SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS OF WORK.
 12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT ACCIDENTS FROM OCCURRING AS A RESULT OF CONSTRUCTION. THE CONTRACTOR SHALL ESTABLISH A SAFETY PLAN FOR THE PROJECT AND SHALL HAVE IT APPROVED BY THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE SAFETY PLAN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - a. SAFETY BARRIERS AND SIGNAGE
 - b. TRAFFIC CONTROL
 - c. SIGNAGE
 - d. ROAD BLOCKS
 - e. LIGHTING
 - f. EROSION CONTROL
 - g. CONTAINMENT OF MATERIALS
 - h. OTHER NECESSARY MEASURES TO PROTECT THE PUBLIC AND TO PROTECT THE PROJECT
 - i. CLEAR STOCKPILES OF EXCESS SOIL, OR OTHER MATERIALS FROM THE JOB SITE AND CONTAINERS TO HOLD EXCESS MATERIALS
 - j. PROTECT EXISTING UNDERGROUNDS UTILITIES AND FACILITIES FROM DAMAGE
 - k. PROTECT EXISTING LANDSCAPE, VEGETATION AND OTHER FEATURES
 13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE INTRODUCED TO THE STREET, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DIRT, SAND, AND OTHER MATERIALS FROM THE PROJECT SITE AND SHALL NOT BE LIMITED TO: DESIGN FROM THE SITE, SPECIES, ROOT BALLS AND FENCING.
 15. ALL DIRT AND FILL SHALL BE PLACED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS. DIRT AND FILL SHALL BE PLACED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS. DIRT AND FILL SHALL BE PLACED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS.
 16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF 7:00 AM TO 5:00 PM.
 17. CONSTRUCTION EQUIPMENT SHALL HAVE SAFETY LIGHTS IN GOOD CONDITION.
 18. CONSTRUCTION AND ALL SUBCONTRACTORS AND SUPPLIERS SHALL COMPLY WITH ALL EXISTING APPLICABLE SAFETY LAWS OR ANY APPLICABLE ORDINANCES REGARDING THE PROTECTION OF THE PUBLIC AND THE PROJECT. THE CONTRACTOR SHALL MAINTAIN CONTACT WITH THE CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH, CALIFORNIA, 916 322-1000.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRIERS, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
 20. FOR THE PURPOSES OF THESE PLANS, THE CONTRACTOR SHALL MAINTAIN A PERMIT FROM THE COUNTY OF CALIFORNIA, CITY AND COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO ANY CONSTRUCTION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
 21. AS A CONDITION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SUCH PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
 22. ANY VARIATION SECTION SHALL BE AS SPECIFIED BY GEOLOGICAL ENGINEER.
- ### CRANING NOTES:
1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THIS SHEET.
 2. ALL CRANING SHALL COMPLY WITH THE MONTEREY COUNTY CRANING ORDINANCE (P.L.S. 1000), EROSION CONTROL ORDINANCE (P.L.S. 1000).
 3. ALL CRANING AND CONSTRUCTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTER. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT CRANING TESTS AND FINAL CRANING REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 4. IF THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY PERMITS PRIOR TO THE CONSTRUCTION OF CRANING, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND MAINTAIN PERMITS FROM THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 5. IF IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE CRANING PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND MAINTAIN PERMITS FROM THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 6. ALL CRANING SHALL BE DONE IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 7. ALL CRANING SHALL BE DONE IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 8. ALL CRANING SHALL BE DONE IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 9. BARRIERS SHALL BE PLACED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS.
 10. CONSTRUCTION SHALL USE CAUTION WHEN CRANING AROUND ANY OTHER EXISTING UNDERGROUNDS UTILITIES.
 11. CONSTRUCTION SHALL CONDUCT ALL CRANING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WHOEVER SHOWS THE DIRT AND FILL TO BE PLACED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF CRANING WORK, INCLUDING SITE VISITING AND CRANING OPERATIONS. THIS WORK SHALL BE DONE AND TESTED BY THE SOILS ENGINEER.
 13. STRIPWAYS TO BE USED AS TOPSOIL SHALL BE STOPPED IN APPROVED AREAS FOR FUTURE USE IN FUTURE USE IN FUTURE USE.
 14. IF ANOMALOUS MATERIALS ARE UNCOVERED DURING CRANING, DEPENDENT ON OTHER EVIDENCE, ALL WORK ON THE SITE SHALL BE STOPPED AND THE COUNTY SHALL BE NOTIFIED IMMEDIATELY.
 15. ALL CRANING SHALL BE TESTED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 16. CRANING SHALL BE TESTED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 17. CRANING SHALL BE TESTED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
 18. CRANING SHALL BE TESTED IN ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, AND THE COUNTY OF MONTEREY COUNTY, CALIFORNIA, PRIOR TO THE START OF CONSTRUCTION.
- ### CRANING OPERATIONS AS CALCULATED BY THE ENGINEER AND ESTIMATES TO FINISHED GRADE ONLY, AND NO ALLOWANCE WAS MADE FOR DIRT OR SURFACE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.
17. ALL ROADS TO BE A MINIMUM OF 20 FEET FROM FORWARDING FOR 5 FEET.
 18. ALL EXISTING MATERIAL SHALL BE REMOVED BY THE PROJECT SITE UNLESS SUCH MATERIAL CAN BE INCORPORATED INTO THE DEVELOPMENT AS PART OF THE BARRIERS CONSTRUCTION SITE, NO CONSTRUCTION MATERIAL OR DEBRIS SHALL BE ALLOWED TO ENTER THE ROAD OR INTERFERE WITH THE CONSTRUCTION SITE.
 19. SLODGE SHALL NOT BE PLACED ON ANY SLOPE WHERE IT IS LIKELY THAT IT WILL ENTER A DRAINAGE COURSE.



SYMBOLS	
○	POWER POLE
○	CITY WIRE ANCHOR
○	HOSE BUI
○	24" OAK TREE
○	24" PINE TREE
○	DESIGN SPOT ELEVATION

LEGEND	
---	EXISTING OVERHEAD WIRE
---	EXISTING FLOW LINE
---	EXISTING DRIVEWAY
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING FENCE
---	PROPERTY LINE / RIGHT OF WAY
---	NEW EDGE OF PAVEMENT
---	NEW STORM DRAIN (SIZE VARIES)
---	NEW WALL (SHOWN FOR LOCATION ONLY)
---	DESIGN MAJOR CONTOUR
---	DESIGN MINOR CONTOUR



SHEET INDEX

C1	GENERAL NOTES, CRANING AND DRAINAGE PLAN
C2	DRAINAGE PLAN, SITE CROSS SECTION
C3	EROSION CONTROL PLAN, ENERGY DISSIPATOR

WWD CORPORATION
ENGINEERING - SURVEYING
PLANNING - CONSTRUCTION
2801 MONTEREY - SALINAS RD HWY. 101 MONTEREY, CALIFORNIA 95760
TEL: (415) 684-5732 FAX: (415) 684-5432
E-MAIL: MAIL@WWDENGINEERING.COM

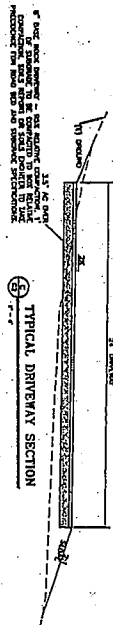
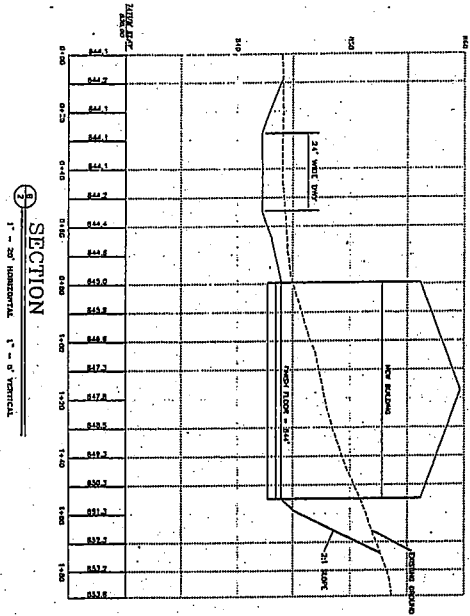
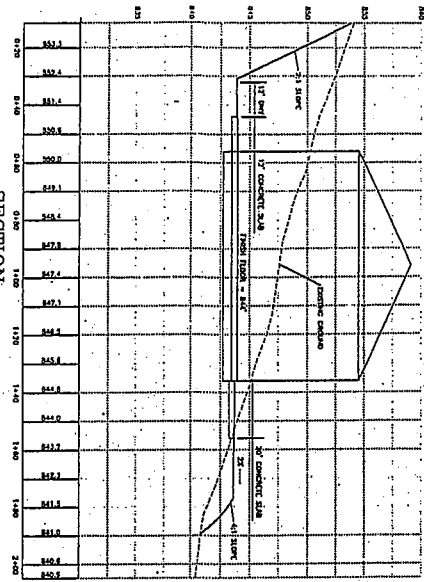


DRAWN BY: PAT CS
DESIGNED BY: CS
DATE: 6/26/06
SCALE: AS SHOWN
JOB NUMBER: 06001C
LAST REVISION: 06/01/06
APPROVED BY:

BOKENENGEN WINERY
APN 417-141-034
APN 417-141-035

CRANING AND DRAINAGE
SITE PLAN

SHEET C1
OF
3 SHEETS



3 SHEETS OF SHEET C2	DRIVEWAY PROFILE AND SITE CROSS SECTION.		BOEKENOOGEN WINERY APN 417-141-034 APN 417-141-036	DRAWN BY: PFM DESIGNED BY: CS DATE: 03/06 SCALE: AS SHOWN JOB NUMBER: 06-016 LAST REVISED: REVISED BY:		WWD CORPORATION ENGINEERING - SURVEYING PLANNING - CONSULTANTS 3001 MONTEREY - SALINAS HIGHWAY, MONTEREY, CALIFORNIA 93940 TEL: (415) 415-3121 FAX: (415) 415-3121 E-MAIL: MAIL@WWDENGINEERING.COM

EROSION CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
2. BETWEEN OCTOBER 15th AND APRIL 15th, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING W/ SEED AND SHOWN ON THIS SHEET AND OR OTHER EFFECTIVE MEANS OF SOILS PROTECTION.
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
4. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
5. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED.

7. RUN-OFF FROM CONSTRUCTION ENTRANCE SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LOREN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
8. ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE MAIN ROAD.
9. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE MAIN ROAD ADJACENT TO THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.

FIBER ROLL
 1. FIBER ROLLS WILL BE INSTALLED AT LOCATIONS SHOWN ON THIS PLAN AND PER DETAIL B/C3. CONTRACTOR MAY USE SILT FENCE AS AN ALTERNATE/SUPPLEMENTAL EROSION CONTROL SEDIMENT BARRIER.

- SILT FENCE**
1. SILT FENCES SHOULD BE INSTALLED ON LEVEL CONTOURS AND SHOULD REMAIN IN PLACE THROUGH THE RAINY SEASON AND OR UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SEE DETAIL B/C3.
 2. THE ENDS OF THE SILT FENCE SHOULD BE TURNED UPHILL TO PREVENT SEDIMENT LOREN RUN-OFF FROM FLOWING AROUND THE FENCE.
 3. SETTLEMENT AREA SHOULD EXIST BEHIND THE FENCE TO ALLOW FLOWING WITHOUT FLOODING OR OVERTOPPING THE FENCE.
 4. SILT FENCES SHALL BE INSPECTED MONTHLY DURING DRY PERIODS AND IMMEDIATELY AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE FENCE. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE UPSTREAM SIDE OF THE FENCE ONCE IT REACHES ONE THIRD OF THE FENCE HEIGHT OR IF HEAVY RAINS ARE EXPECTED.

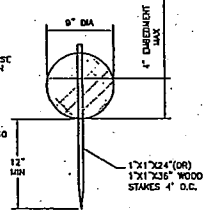
MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

SEEDING

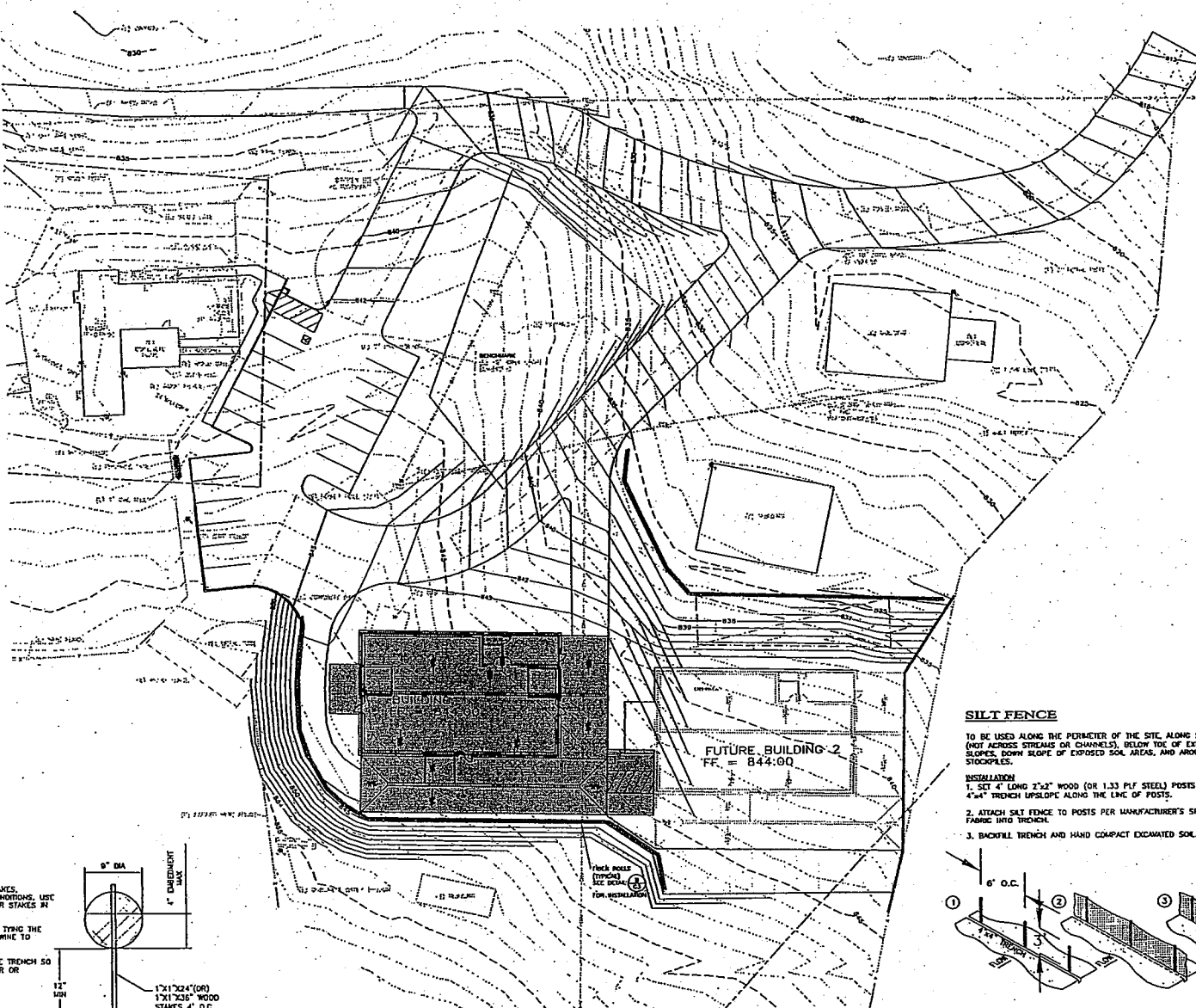
EROSION CONTROL SEED MIX
 THE EROSION CONTROL MIX WILL BE USED ALONG THE ROAD CUTS AND OTHER AREAS REQUIRING IMMEDIATE COVER. THIS IS A PERENNIAL, NATIVE GRASS MIX (OR EQUIVALENT)

BROWNS CRYSTATUS	(CALIFORNIA BROME)	12%
LYNNE CLAMUS	(OLIVE WEDGEO)	12%
HORDEUM BRACHYANTHERUM	(LEADOW BARLEY)	12%
HASELLEA PLUCIDA	(PURPLE HELEOCRESS)	12%

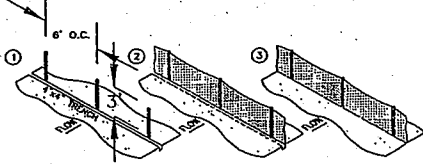
- FIBER ROLL**
- INSTALLATION**
1. USE 1 7/8" X 2 1/2" OR 1 7/8" X 2 1/2" WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS, USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN CLUMPER SOILS.
 2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.
 3. PLACE FIBER ROLLS SECURELY IN THE TRENCH SO THAT SILT LOREN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.



FIBER ROLL
 B/C3
 NTS



- SILT FENCE**
- TO BE USED ALONG THE PERIMETER OF THE SITE, ALONG STREAMS AND CHANNELS (NOT ACROSS STREAMS OR CHANNELS), BELOW TOE OF EXPOSED AND ERODIBLE SLOPES, DOWN SLOPE OF EXPOSED SOIL AREAS, AND AROUND TEMPORARY SOIL STOCKPILES.
- INSTALLATION**
1. SET 4' LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN, EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
 2. ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS, EXTEND FABRIC INTO TRENCH.
 3. BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



SILT FENCE
 B/C3
 NTS

WWD CORPORATION
 ENGINEERING - SURVEYING
 PLANNING - CONSULTING

WWD

3801 MONTEBERRY, SULLYVILLE HIGHWAY, MONTEBERRY, CALIFORNIA 91760
 TEL: (951) 431-3700 FAX: (951) 431-3703
 E-MAIL: WWD@WWDENGINEERING.COM

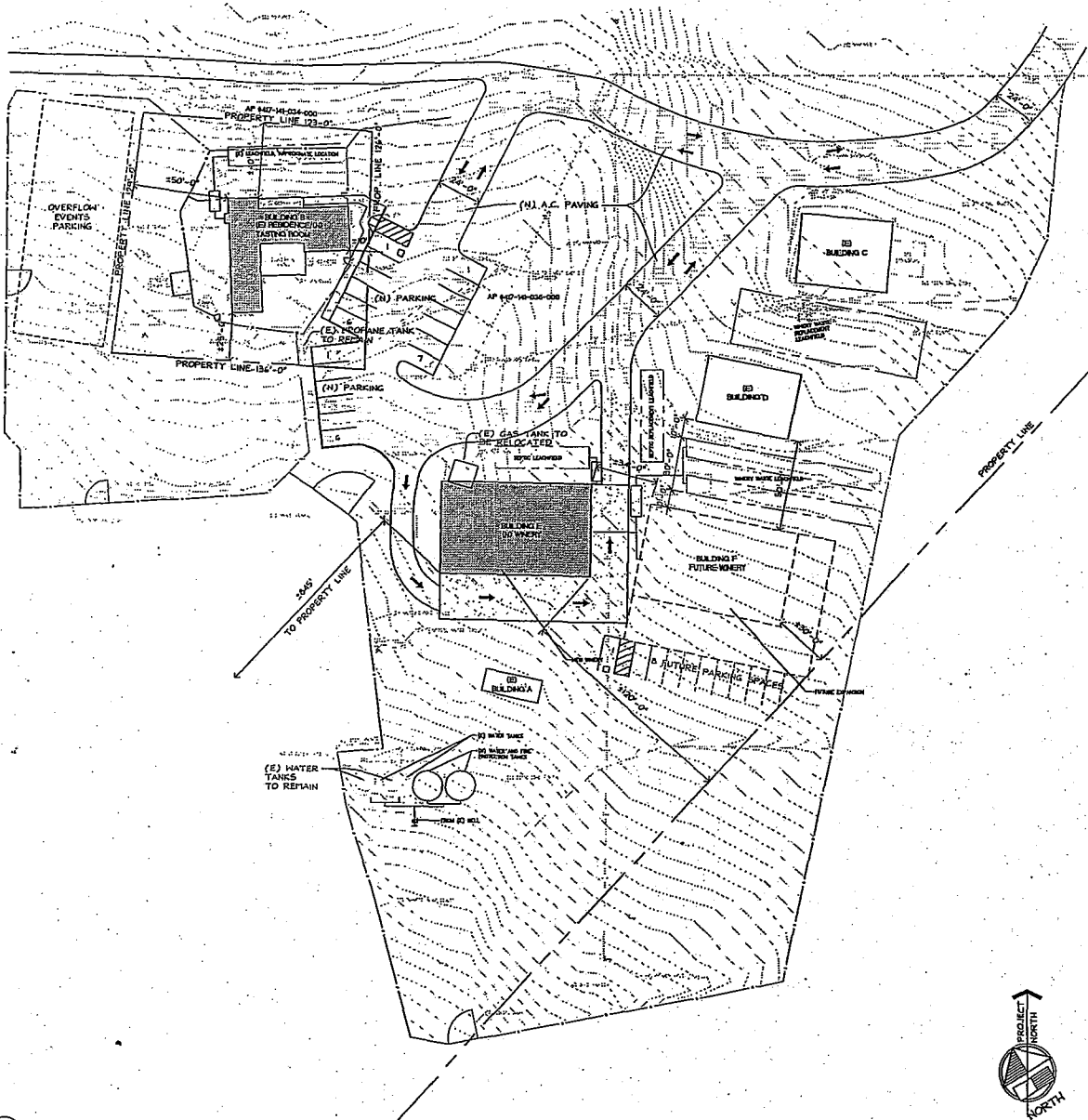


DESIGNED BY: [Blank]
 DRAWN BY: [Blank]
 DATE: 02/20/08
 SCALE: AS SHOWN
 JOB NUMBER: 06-016
 LAST REVISED: [Blank]
 REVISION BY: [Blank]

BOERENOOGEN WINERY
 APN 417-141-034
 APN 417-141-036

EROSION CONTROL PLAN

SHEET C3
 OF
 3 SHEETS



PROJECT DATA

ASSESSORS PARCEL NUMBER : 417-141-034 AND 417-141-035
 OWNER : BOEKENOOGEN PARTNERS
 38633 CARAMEL VALLEY ROAD
 CARAMEL, CALIFORNIA 93924
 LOT AREA : 1,737,196 S.F. (39.8805 ACRES)
 LOT COVERAGE : 13,928 ± 1,737,196 = 0.008 OR 0.8Z
 ALLOWABLE FAR : MAX. 5Z (1,737,196 S.F. x 0.05) = 86,859.8 S.F.

SCOPE OF WORK : A COMBINED DEVELOPMENT PERMIT CONSISTING OF: A USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A 10,000 CASE CAPACITY WINERY, AN INITIAL 4,000 S.F. FERMENTATION BUILDING w/ A 5,000 CASE CAPACITY AND ADDITIONAL 4,000 S.F. FERMENTATION BUILDING IN TWO TO FIVE YEARS TOTAL BUILD OUT CAPACITY OF 10,000 CASES. CONVERT AN EXISTING 1,339 S.F. RESIDENCY SERVE AS A TASTING ROOM OPEN 10:00 AM TO 6:00 PM DAILY w/ MONTHLY EVENTS OF UP TO 200 PEOPLE THE WINERY IS TO BE CONSTRUCTED ON UN-FARMABLE GROUND. WASTE WATER WILL BE PROCESSED w/ A TRADITIONAL SEPTIC / LEACH FIELD ARRANGEMENT. POTABLE WATER WILL BE PROVIDED BY AN EXISTING WELL ON SITE.

BUILDING LEGEND

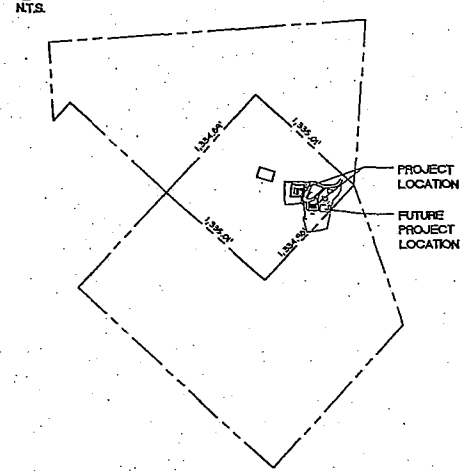
BLDG.	DESCRIPTION	OCC.	CONST. TYPE	(E) AREA	(N) AREA	TOTAL AREA	RATIO	PARKING CALCULATIONS	
								REQUIRED	PROVIDED
A	(E) STORAGE (NO WORK)	S-2	V-N	345 SF		345 SF	1/1000	36	
B	(E) RESIDENCE/(N) WINE TASTING#	B	V-N	1924 SF	13 SF	2022 SF	1/250	80	
C	(E) STORAGE (NO WORK)	S-2	V-N	1760 SF		1760 SF	1/1000	176	
D	(E) STORAGE (NO WORK)	S-2	V-N	1811 SF		1811 SF	1/1000	181	
E	(N) WINERY#	F-2	V-N		3415 SF	3415 SF	1/500	723	
E	(N) OFFICE#	B	V-N	385 SF	385 SF	1/250	1.54		
F	FUTURE WINERY	F-2	V-N		4000 SF	4000 SF	1/500	800	8.0 FUTURE
* AREA OF NEW WORK				TOTAL	5728 SF	8053 SF	13.941 SF		28.7 SPACES

PARKING PROVIDED: 21 INCLUDING 2 A.D.A. ACCESSIBLE STALL

ALLOWABLE AREA CHART

BLDG.	DESCRIPTION	OCC.	CONST. TYPE	AREA	ALLOWABLE AREA
A	(E) STORAGE (NO WORK)	S-2	V-N	345 SF	12,000 SF
B	(E) RESIDENCE/(N) WINE TASTING	B	V-N	2022 SF	8,000 SF
C	(E) STORAGE (NO WORK)	S-2	V-N	1760 SF	12,000 SF
D	(E) STORAGE (NO WORK)	S-2	V-N	1811 SF	12,000 SF
E	(N) WINERY/OFFICE	F-2/B	V-N	4000 SF	12,000 SF
F	FUTURE WINERY	F-2	V-N	4000 SF	12,000 SF

PLOT PLAN



1 SITE PLAN
 SCALE 1"=30'-0"

REVISIONS DATE BY DESCRIPTION



Belli Architectural Group
 BUILDING INNOVATIONS
 313. Solano Street
 Suisun, California
 Fax: (707) 421-4168
 Phone: (707) 421-4620

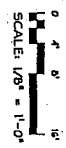
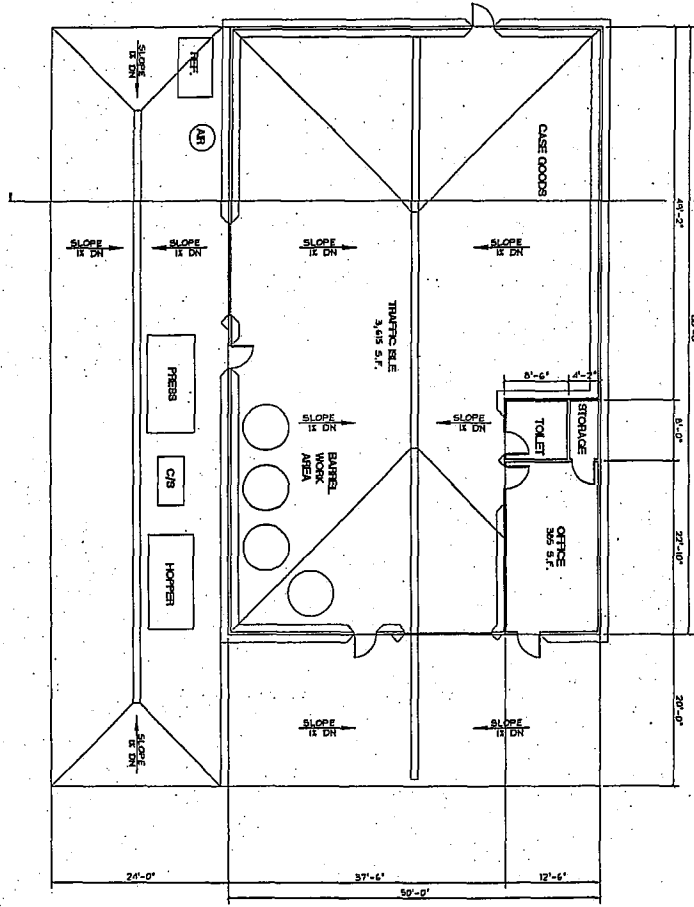


BOEKENOOGEN PARTNERS
 32508 FAIRVIEW ROAD
 GONZALES, CALIFORNIA 95026

SITE PLAN
 WEN WINERY FOR
 BOEKENOOGEN PARTNERS
 DATE 06/27/06
 SCALE 1"=30'-0"
 DRAWN H.R.
 JOB 06009
 SHEET 1

A.11

1 WINERY FLOOR PLAN
Scale: 1/8" = 1'-0"



WINERY FLOOR PLAN
 NEH WINERY FOR:
BOEKENOOGEN PARTNERS
 32500 FAIRVIEW ROAD
 GONZALES, CALIFORNIA 95926

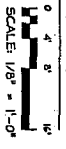
Belli Architectural Group
 BUILDING INNOVATIONS
 313 Solman Street
 Solano, California
 Phone: (916) 424-4620 Fax: (916) 424-4608



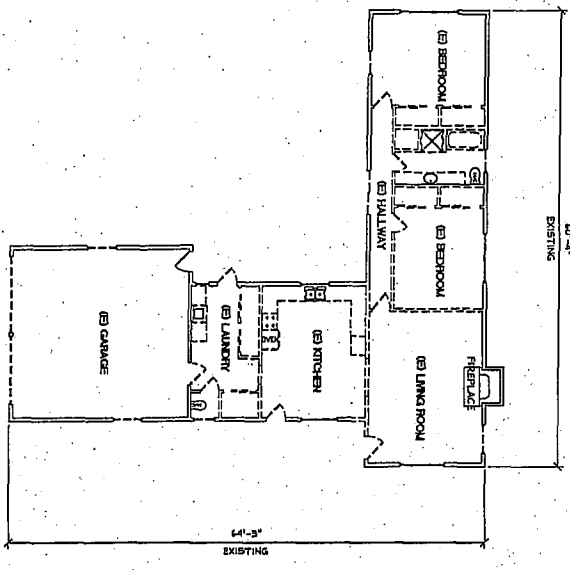
REVISIONS	DATE	BY	DESCRIPTION

A2.1

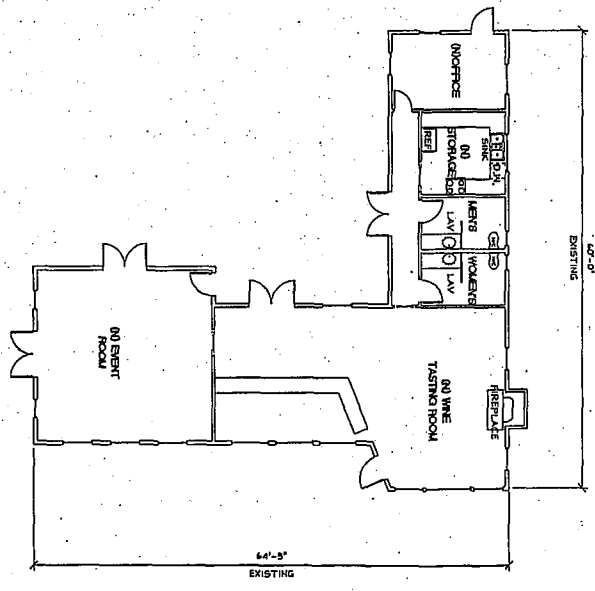
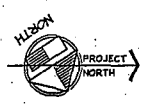
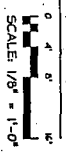
2 EXISTING RESIDENCE DEMO PLAN
SCALE: 1/8" = 1'-0"



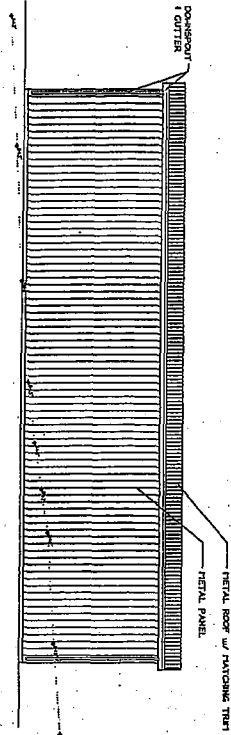
- LEGEND
- (1) DOOR TO BE REMOVED
 - (2) DOOR TO REPAIR
 - (3) WALL TO BE REMOVED
 - (4) WALL TO REPAIR



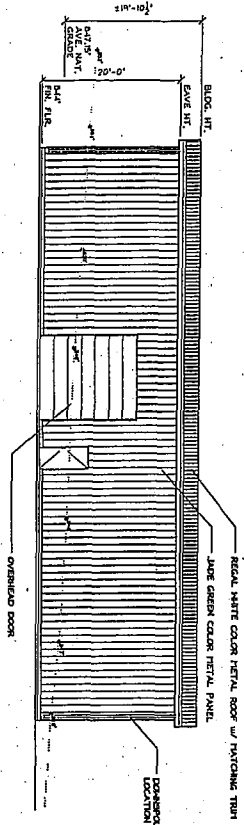
1 WINE TASTING ROOM PLAN
SCALE: 1/8" = 1'-0"



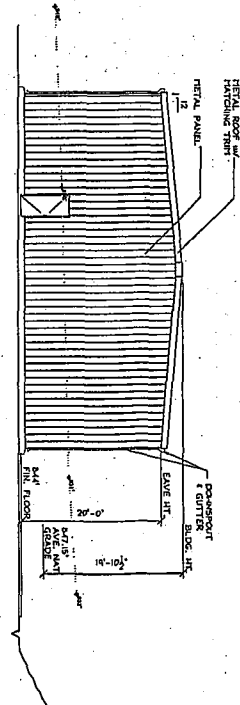
REVISIONS	DATE	BY	DESCRIPTION



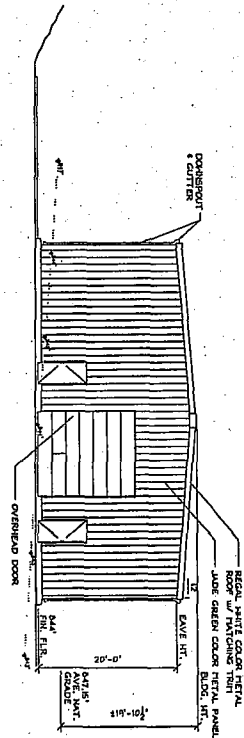
1 NORTH ELEVATION
SCALE 1/8"=1'-0"



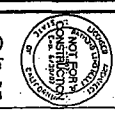
3 SOUTH ELEVATION
SCALE 1/8"=1'-0"



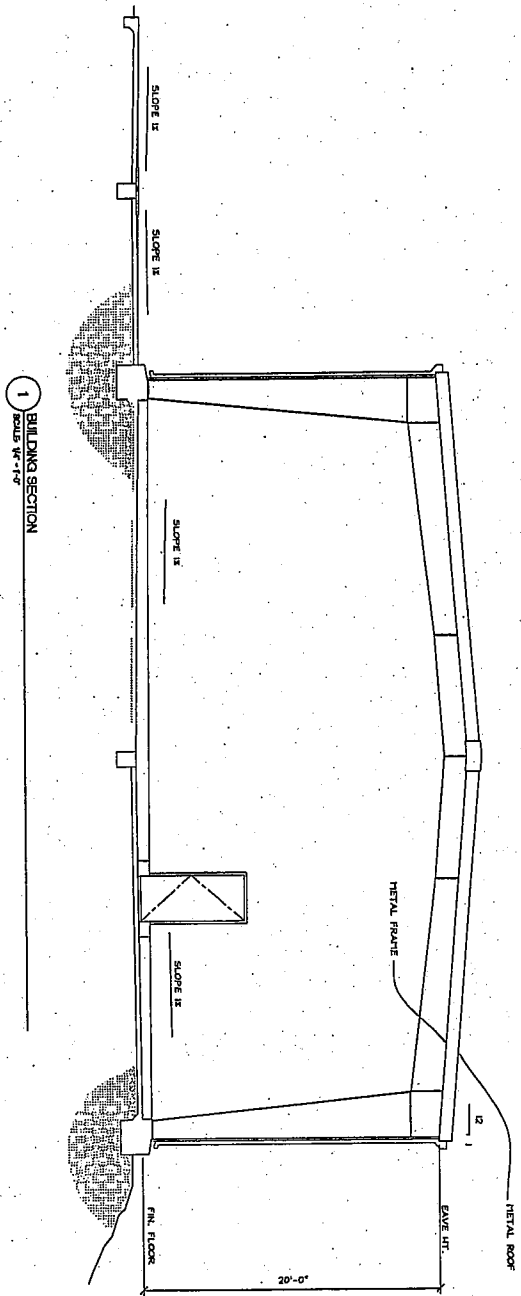
2 WEST ELEVATION
SCALE 1/8"=1'-0"



4 EAST ELEVATION
SCALE 1/8"=1'-0"



REVISIONS	DATE	BY	DESCRIPTION



1 BUILDING SECTION
Scale 1/4" = 1'-0"

DATE: 06/27/06
 DRAWN BY: A.C.
 CHECKED BY: A.C.
 PROJECT: 1/4" = 1'-0"
 SHEET: 06/05
 OF: 06/05
 A71

BUILDING SECTION
 NEH MINERY FOR:
BOEKENOOGEN PARTNERS
 32506 FAIRVIEW ROAD
 GONZALES, CALIFORNIA 95426

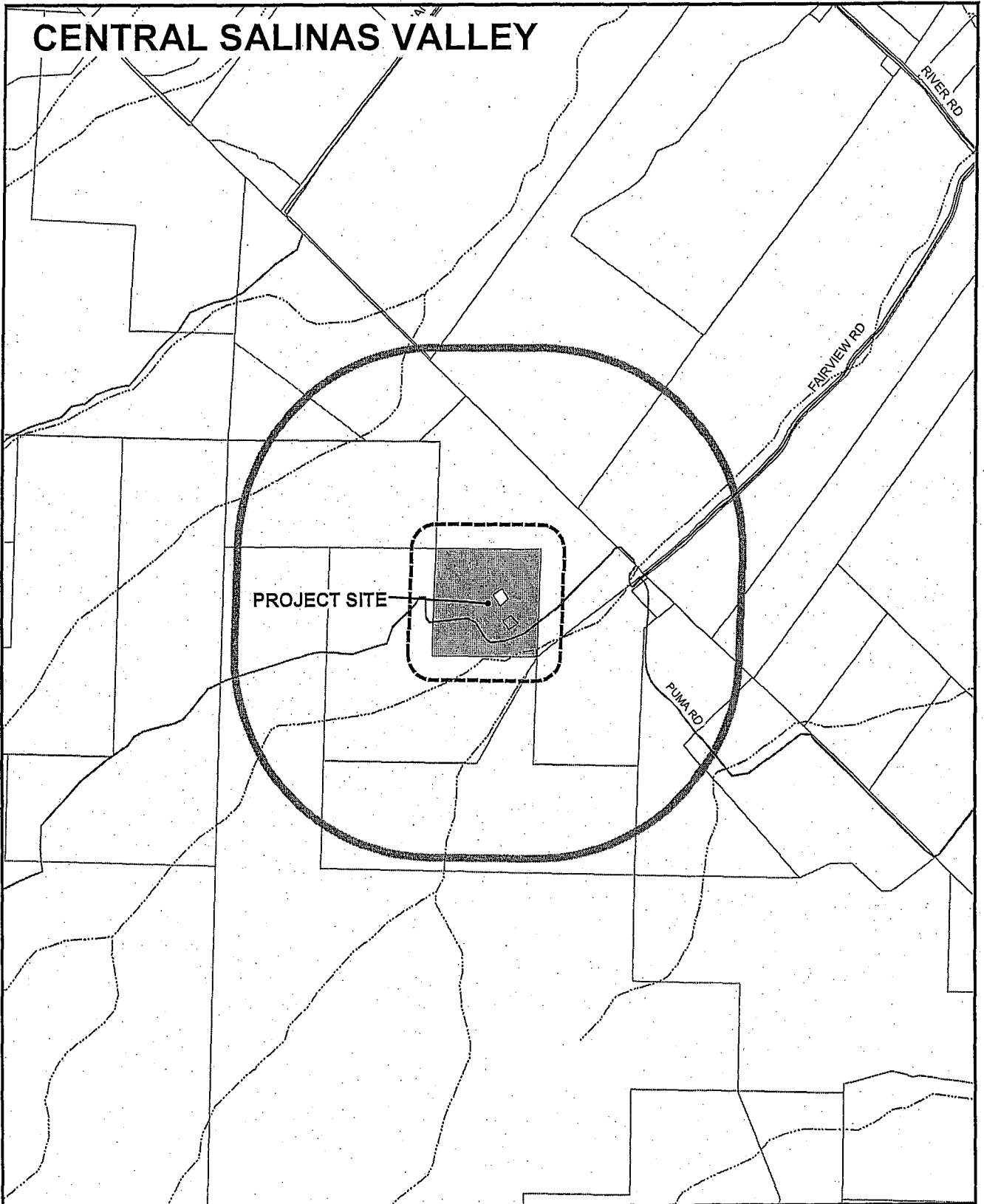


Belli Architectural Group
 BUILDING INNOVATIONS
 313 Solinas Street
 Phone (831) 424-4620
 Soles, California
 Fax (831) 424-4406



REVISIONS	DATE	BY	DESCRIPTION

CENTRAL SALINAS VALLEY



APPLICANT: BOEKENOOGEN

APN: 417-141-034-000 & 417-141-036-000

FILE # PLN060423



300' Limit

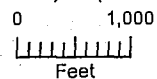


2500' Limit



City Limits

N



PLANNER: AMADOR