JEFF MAIN
ZONING ADMINISTRATOR

STATE OF CALIFORNIA
COUNTY OF MONTEREY

RESOLUTION NO. 060471

A.P.# 109-391-010-000

In the matter of the application of
Cedar Lane Vineyard LLC (PLN060471)

FINDINGS & DECISION

for a **Use Permit** in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow the operation of a winery and tasting room facility (Agriculture Processing Plant) utilizing existing buildings on-site. The winery operation will produce an annual maximum of 5,000 cases of wine. Minimal grading (less than 100 cubic yards of cut and fill) is proposed for improvement of existing entry access road and other associated infrastructure. The project will not have tree or vegetation removal. The project is located at 42751 Arroyo Seco Road (on Cedar Avenue), Soledad, Central Salinas Valley Area, came on regularly for hearing before the Zoning Administrator on February 28, 2008.

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, the Central Salinas Valley Area Plan, the Central Salinas Valley Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for a winery and tasting room (agricultural processing plant).

   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 42751 Arroyo Seco Road, Soledad (Assessor's Parcel Number 109-391-010-000), Central Salinas Valley Area Plan. The parcel is zoned Farmlands with a minimum building site of 40 acres or "F/40" which allows agricultural processing plants (wineries with tasting rooms). Therefore, the property is suitable for the proposed development.

   (c) The project for conversion of existing structures to a winery and tasting room and for the operation of both is considered an agriculture processing plant and is an allowed use in the Farmlands zoning designation in accordance with Sections 21.30.050.N. The project is consistent with the development standards as provided in Section 21.30.060 of the Monterey County Zoning Ordinance (Title 21).

   (d) The project will not displace existing agricultural land as the project site is developed with structures that will be converted to the winery operation and tasting room.

   (e) The project planner conducted a site inspection on July 12, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

   (f) The parcel is a legal lot of record as filed in the Clark Colony Subdivision, Map Book 1, Cities and Towns, page 64.

   (g) The project was not referred to a Land Use Advisory Committee (LUAC) for review because no LUAC exists for this area of the County.

(h) 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 PLN060471.

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, Mission Soledad Rural Fire Protection District, Parks, Public Works, Environmental Health Division, Water Resources Agency, Sheriff's Department and the Agricultural Commissioners Office. 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 biological and traffic consultants indicated 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:
   i. "*San Joaquin Kit Fox Assessment*" (LIB070166) prepared by Jeffrey B. Froke, Ph.D., Pebble Beach, CA, September 13, 2006.
   ii. "*Cedar Lane Vineyard Winery Traffic Study*" (LIB070159) prepared by Higgins Associates, Civil and Traffic Engineers, Hollister, CA, February 28, 2007.

(c) The site is located within an area identified as having "low" archaeological sensitivity. An archaeological reconnaissance report was not required because there is no specific information known to exist in the area which states that archaeological resources are present, the site is not 750 feet if a known archaeological resource and the site has been previously disturbed from previous construction and agricultural activities.

(d) The site is located in a Seismic Hazard Zone II (Low) with terrace deposits. A geotechnical or geological report was not required for this project because of the low level of seismic activity in the area. Furthermore, the project uses existing structures which are exempt from geotechnical or geological report requirements, unless a hazard is known or documented.

(e) The project will not be a visual impact when viewed from Arroyo Seco Road. The winery and tasting room will utilize existing structures, located to the east and down sloped from Arroyo Seco Road, causing no visual impacts.

(f) The project will have sufficient parking. The required number of parking spaces for this project is 10, which includes the requirement for the existing single family residence that will remain on-site. The project is proposing a total number of 12 spaces, including one ADA accessible stall.

(g) The project site has adequate public access for the winery and tasting room operation. The project's access is Cedar Avenue, a County right-of-way.

(h) The project will not change the current Level Of Service (LOS) for both Arroyo Seco Road or Cedar Avenue. The traffic report prepared for the project indicates that Arroyo Seco Road would continue to operate in a LOS A and Cedar Avenue will also continue to operate in a LOS C. Implementation of the project will not cause Arroyo Seco Road or Cedar Avenue to degrade to lower levels of service nor would it cause a significant addition to the daily traffic volumes on these two roads. Therefore, traffic impacts generated by this project are considered to be less than significant.

(j) The project will have an adequate sewage disposal method and an adequate water source.

(j) Staff conducted a site inspection on July 12, 2007 to verify that the site is suitable for this use.

(k) Materials in Project File PLN060471.

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 15063 (Initial Study) which states that: "Following preliminary review, the lead agency shall conduct an initial study to determine if the project may have a significant effect on the environment".

(b) Potential adverse environmental effects were identified during staff review of the development application and during a site visit on July 12, 2007.

(c) Monterey County prepared an Initial Study pursuant to CEQA Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration). This section states: "A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when: (a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment". The Initial Study is on file in the office of the RMA-Planning Department and is hereby incorporated by reference (File No. PLN060471). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or made conditions of approval. The Initial Study identified potentially significant effects relative to Air Quality, Biological Resources, Geology Soils, Hydrology/Water Quality, Noise and Transportation/Traffic. Substantial evidence, contained in the Initial Study supports the conclusion that impacts could not have a significant effect on the environment.

(d) A Negative Declaration was circulated for public review from October 26, 2007 to November 27, 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 PLN060471.

(g) For the purpose of implementing Section 735.5 of Title 14, California Code of Regulations, he 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 comment letter (e-mail) was received from Paul and Carol Morrison, Susan Wood and Richard Gongloff, property owners adjacent to the project site. In this letter, the parties addressed their concerns:

- They contested Cedar Avenue, the access road to the property was "not owned (emphasis added) or maintained by the county";
- Because Cedar Avenue crosses through or is adjacent to their property, they would have an "increased legal liability" by granting public access on their property to those individuals visiting the winery/tasting room; and

- They were concerned that if public access is granted for the project, they will have "significant expenditures for fencing, gates, etc." in order to secure bordering of their structures and/or property.

Planning staff contacted the Public Works Department for information regarding Cedar Avenue, the access road for this property. Public Works responded that Cedar Avenue is officially a County right-of-way in its entirety and that the County maintains 0.34 miles of the road and the rest is un-maintained. Public Works indicated that no official abandonment took place and therefore, Cedar Avenue remains as a County right-of-way as described in the Clark Colony Subdivision Map, located in Map Book 1, "Cities and Towns, Page 64". Planning staff has communicated this information to Paul and Carol Morrison, Susan Wood and Richard Gongloff, property owners adjacent to the project site, via e-mail dated February 7, 2008. Staff contacted the applicant, Mark Chesebro with the additional concerns of the neighbors in regards to their issue with "increased legal liability" incurred from granting public access of their property and their "significant expenditures for fencing" and gating of their property. Applicant, Mark Chesebro was contacted by Staff with the additional concerns. Mr. Chesebro commented that he would contact the neighbors with an offer to negotiate the fencing and allocation of expenses for such fencing.

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 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 **28th** day of **February**, 2008.

JEFF MAIN, ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON MAR - 5 2008

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 MAR 15 2008

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 RMA - Planning Department and Building Services Department offices 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 Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	**Project Name: Cedar Lane Vineyard, LLC** **File No:** PLN060471 **APN:** 109-391-010-000 **Approved by:** Zoning Administrator **Date:** February 28, 2008

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

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
1.		**PD001 - SPECIFIC USES ONLY** This Use Permit (PLN060471) allows for the operation of a winery and tasting room facility (Agriculture Processing Plant) utilizing existing buildings on-site. The winery operation will produce an annual maximum of 5,000 cases of wine. Minimal grading (less than 100 cubic yards of cut and fill) is proposed for improvement of existing entry access road and other associated infrastructure. The project will not have tree or vegetation removal. The project will have associated signs that shall be approved by the RMA-Director of Planning prior to placement of these on-site. The property is located at (Assessor's Parcel Number 109-391-010-000), Central Salinas Valley Area Plan. 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 additional permits are approved by the	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		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 060471) was approved by the Zoning Administrator for Assessor's Parcel Number 109-391-010-000 on February 28, 2008. The permit was granted subject to 23 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 com-mence-ment 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 and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures	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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		required for the discovery. **(RMA - Planning Department)**				
4.		**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 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)**	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 and as applicable.	

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5.		**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 *County of Monterey,* to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	
			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the *County of Monterey,* to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the recordation of the final map, the start of use or the issuance of building or grading permits.	
6.		**PDSP001 – TASTING ROOM HOURS OF OPERATION/NUMBER OF EMPLOYEES (NON-STANDARD)** Hours of operation for the tasting room shall be 12 noon to 6pm on Fridays, Saturdays and Sundays. The tasting room shall employ only one (1) employee. **(RMA – Planning Department)**	Demonstrate compliance with the hours of operation to the Director of RMA – Planning Department. Adhere to conditions and uses specified in the permit	Owner/ Applicant	Prior to use/ Ongoing	
7.		**PDSP002 –NUMBER OF EMPLOYEES FOR WINE PRODUCTION (NON-STANDARD)** The winery operation shall only employ one (1) full-time employee and a maximum of two (2) part-time employees to assist with harvest duties. **(RMA – Planning Department)**	Adhere to conditions and uses specified in the permit	Owner/ Applicant	Ongoing	
8.		**PDSP003 –NO PRIVATE EVENTS (NON-STANDARD)** There shall be no private winery events and no form of entertainment shall be permitted at the site. Only winery-related events shall be allowed during permitted operating hours. **(RMA - Planning Department)**	Adhere to conditions and uses specified in the permit	Owner/ Applicant	Ongoing	

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9.		**PDSP004- SIGNS (NON-STANDARD)** Any signs shall conform to Monterey County Code Section 21.60 *Regulations for Signs* related to location, size, color and design. The signs shall be unobtrusive and attractive. **(RMA - Planning Department)**	Submit two copies of signage program and incorporate signs onto the building plans for the review and approval of the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance building permits.	
			The signs shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupan-cy/ Ongoing	
10.		**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	
11.		**PD012(G) - LANDSCAPE PLAN AND MAINTENANCE (OTHER THAN SINGLE FAMILY DWELLING)** The site shall be landscaped. Prior to the issuance of building permits, 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 –**	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits.	
			The landscaping shall be installed and inspected.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		Planning Department)	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	
12.		**PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN** All exterior lighting shall be unobtrusive, down-lit, 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 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)**	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occu-pancy/ Ongoing	
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: 1. "A Biological (Kit Fox) report has been prepared for this parcel by Jeffrey B. Froke, Ph.D., dated September 13, 2006 and is on record in the Monterey County RMA - Planning Department , Library No. 070166 2. "A Traffic Study report has been prepared for this project by Higgins and Associates, dated February 28, 2007 and is on record in the Monterey County RMA-Planning Department, Library No. 070157.	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.	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		All development shall be in accordance with these reports." **(RMA – Planning Department)**				
14.		**PD026 - BANNERS, FLAGS, PENNANTS** There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. **(RMA – Planning Department)**	Submit evidence which demonstrates that there are no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property.	Owner/ Applicant	Prior to use/ Ongoing	
15.		**PD043 – GRADING PERMITS REQUIRED** A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. **(RMA – Planning Department and Building Services Department)**	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits.	
16.		**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	
17.		**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.	
18.		**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 inspec-tion/ occupancy.	

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		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)**				
19.		**FIRESP001-(NON-STANDARD) MINIMUM FIRE ROAD WIDTH** All roads to be a minimum of 20 feet in width, based on fire code standards. **(Mission Soledad FPD)**	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.	
20.		**FIRESP002-(NON-STANDARD) WATER FOR FIRE PROTECTION** Fire protection water supply, based on the fire code, is a minimum of 1,500 gallons per minute for two hours, or a total supply of 180,000 gallons. PLEASE NOTE: THIS REQUIREMENT CAN ME MITIGATED BY ENGINEERED FIRE SUPPRESSION SYSTEMS INSTALLEND IN ALL BUILDINGS ON THE COMPLEX. Contact Carmel Fire Protection Associates for more information. **(Mission Soledad FPD)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans or contact Carmel Fire Protection Associates for information at (831) 624-8303 or www.carmelfire.com.	Applicant or owner	Prior to issuance of grading and/or building permit.	

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21.		**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.	
22.		**SOSP001- PUBLIC SAFETY AND SECURITY (NON-STANDARD CONDITION)** 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)**	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 occu-pancy/ com-mence-ment of opera-tions.	
23.		**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	

END OF CONDITIONS

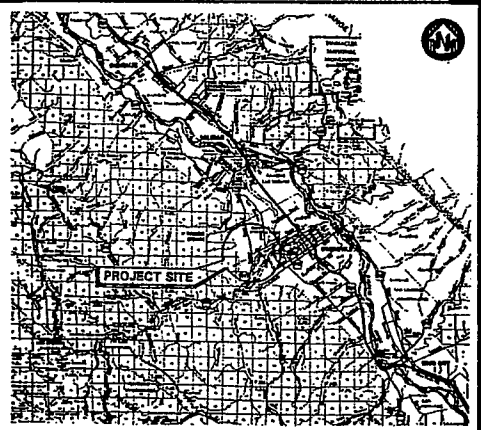
PROPOSED WINERY FACILITY
CEDAR LANE VINEYARDS
APN 109-391-010

CEDAR LANE VINEYARDS, LLC
MONTEREY, CALIFORNIA

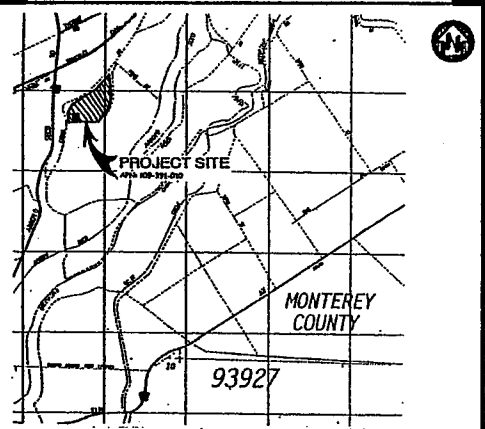
INDEX OF DRAWINGS

SHT. NO.	REF. NO.	SHEET TITLE	REV.
1	T-0	TITLE SHEET	0
2	T-1	SITE PLAN, ENTRY ROAD & DETAILS	0
3	T-2	PROPOSED FACILITY LAYOUT	0
4	T-3	EXTERIOR ELEVATIONS	0

VICINITY MAP



LOCATION MAP SCALE: 1" = 1907 +/-



LEGEND & ABBREVIATIONS

SYMBOL	ABBREV.	IDENTIFICATION
	∠	ANGLE
	NEW	NEW
	EXIST.	EXISTING
	TYP.	TYPICAL
	GA	GALVANIZED/GALVANEEED
	P.L.	PLATE
	M.B.	MACHINE BOLT
	W/	WITH
	ø	DIAMETER
	CONC.	CONCRETE
	A.F.F.	ABOVE FINISH FLOOR
	O.C.	ON CENTER
	&	AND
	APPROX.	APPROXIMATE
	SIM.	SIMILAR
	S.M.	SHEET METAL
	T.S.	TUBE STEEL
	PLCS.	PLACES
	@	AT
	EA.	EACH
	N.I.C.	NOT IN CONTRACT
	A.B.	ANCHOR BOLT
	M.B.	MACHINE BOLT

GENERAL NOTES

1. THIS PROJECT CONSISTS OF THE DEVELOPMENT OF A WINE MAKING FACILITY WITH A WINE TASTING ROOM ADJACENT. AN EXISTING METAL BUILDING WILL BE CONVERTED INTO WINE MAKING WITH THE ADDITION OF A 16' X 60' CONCRETE CRUSH PAD. AN ADJACENT WOOD STRUCTURE WILL BE CONVERTED INTO WINE TASTING AND WILL INCLUDE A NEW ACCESSIBLE RESTROOM. AN OUTDOOR PATIO AREA WILL BE CREATED SURROUNDED BY A STONE WALL MADE FROM ARROYO SECO RIVER STONES. NEW SEPERATE LEACH SYSTEMS WILL BE PROVIDED FOR PROCESSING WATER AND FOR SEPTIC, ALONG WITH A DISPERSION PIT FOR ROOF WATER RUNOFF. ENTRY ACCESS ROAD WILL BE UPGRADED AND NEW PARKING WILL BE PROVIDED, INCLUDING ACCESSIBLE SPACE.
2. CUT AND FILL WILL BE MINIMAL, WITH JUST ENOUGH GRADING TO PROVIDE ADEQUATE BASE FOR IMPROVED ENTRY ACCESS ROAD, NEW CRUSH PAD AND TO INSTALL LEACH SYSTEMS.
3. NO EXISTING TREE OR VEGETATION REMOVAL IS PLANNED.
4. CONTOUR LINES ARE INTERPRETED FROM USGS 7.5 MINUTE TOPOGRAPHIC MAP - PARAISO SPRINGS, CALIF., DATED 1984.
5. SITE TOPOGRAPHY IS GENERALLY FLAT WITH NO SLOPES GREATER THAN 30%.
6. PARKING AREAS (EXCLUDING ACCESSIBLE SPACE) TO BE SURFACED WITH 2" CLASS II DECAYED GRANITE (DG).
7. POTABLE WATER TO BE SUPPLIED BY EXISTING DOMESTIC WATER WELL ON SITE (SEE PLAN). SEPTIC WILL BE HANDLED BY LEACH LINE SYSTEMS AS SHOWN ON PLANS.
8. PROPERTY LIES ADJACENT TO THE ARROYO SECO RIVER. NO WORK WILL BE CONDUCTED WITHIN 1500 FEET FROM RIVER.
9. AREAS OF WORK ARE ABOVE THE 100 YEAR FLOOD ELEVATION AND ARE NOT SUBJECT TO INUNDATION.

BUILDING AREA

WINERY (EXISTING BUILDING)	2,400 SQ.FT.
WINE TASTING & RESTROOM (REMODEL EXISTING BUILDING)	432 SQ.FT.
STORAGE SHED	360 SQ.FT.
EXISTING HOUSE	925 SQ.FT.
TOTAL BUILDING AREA	4,117 SQ.FT.

PARKING REQUIRED

WINERY	1 SPACE/500 SQ.FT. = 5
WINE TASTING	1 SPACE/250 SQ.FT. = 2
STORAGE SHED	1 SPACE/500 SQ.FT. = 1
EXISTING HOUSE	1 SPACE/500 SQ.FT. = 2
TOTAL REQUIRED SPACES	10

PARKING PROVIDED

11 SPACES
1 H.C./ VAN SPACE
TOTAL PROVIDED SPACES = 12

SETBACKS

FRONT = 150'
REAR = 510'
SIDES = 170'/1480'

CONTRACTOR NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS.
2. JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEE & PIERCE inc.
consulting engineers
840 ABBOTT ST., SUITE B SALINAS, CA. 93901

PROPOSED WINERY FACILITY
CEDAR LANE VINEYARDS
OFF CEDAR AVE, SOLEDAD, CA.
APN 108-391-010

CEDAR LANE VINEYARDS, LLC
30 RAGSDALE DR. - STE 200

DATE 05-09-06
SCALE AS NOTED
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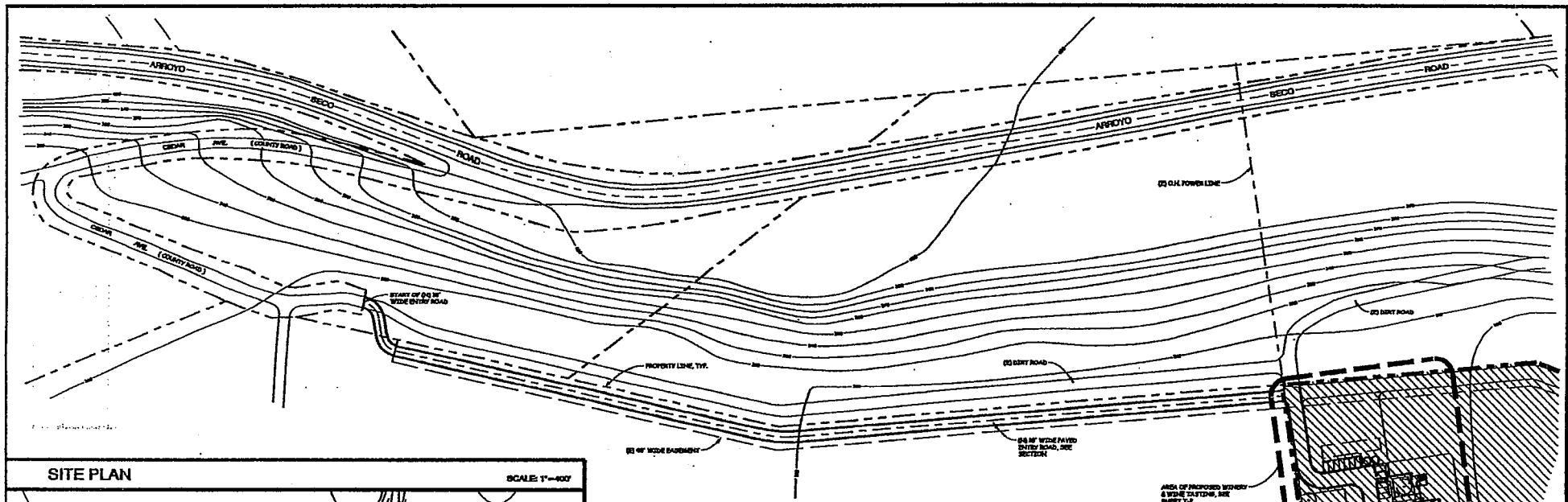
JOB 04-408
FILE NAME 04408-arch
SHEET T-0
OF SHEETS



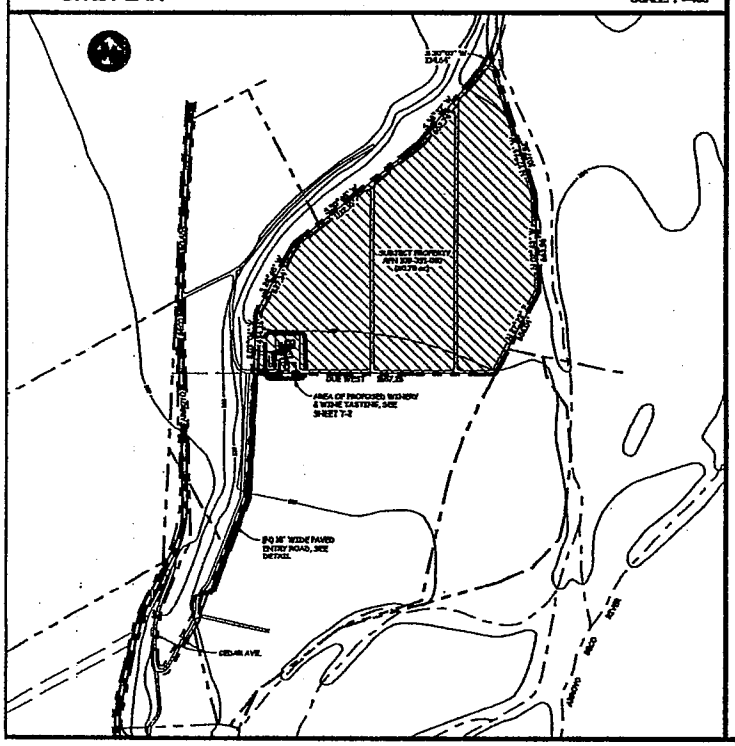
PLAN - ENTRY ROAD

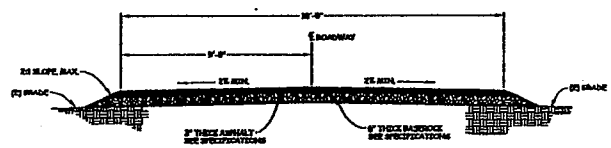
SCALE: 1"=80'

CONTOUR LINES INTERPRETED FROM USGS 7.5 MINUTE TOPOGRAPHIC MAP PARADISE SPRINGS, CALIF., DATED 1994

SITE PLAN

SCALE: 1"=400'





TYPICAL ENTRY ROADWAY SECTION

NO SCALE

GRAPHIC SCALE

0' 2' 4' 8'

1" = 80'-0"

REVISIONS

LEE & PIERCE inc.
consulting engineers

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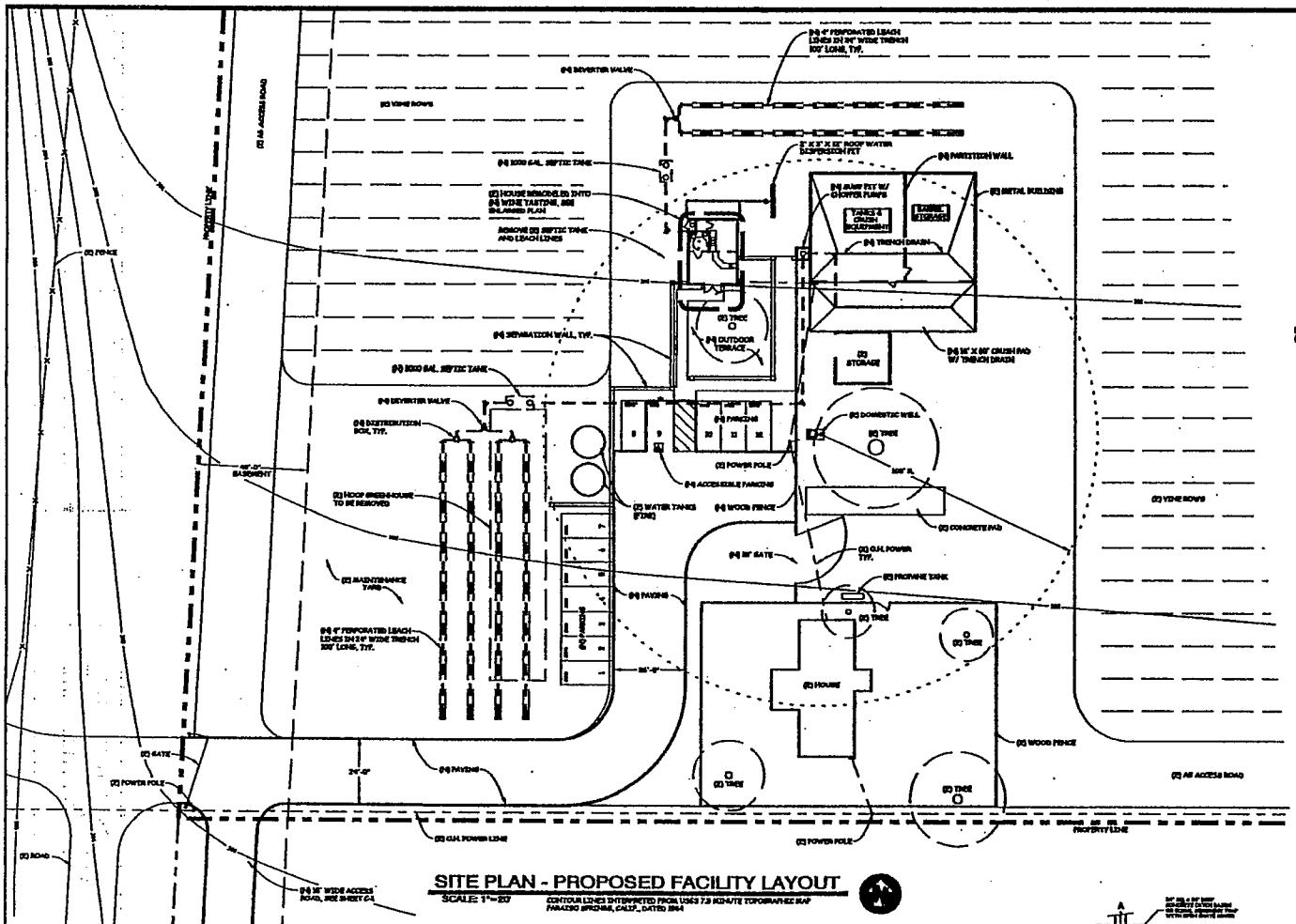
CEDAR LANE VINEYARDS
OFF CEDAR AVE., SOLEDAD, CA.
APN 109-391-010

CEDAR LANE VINEYARDS, LLC
30 RAGSDALE DR. - STE 200

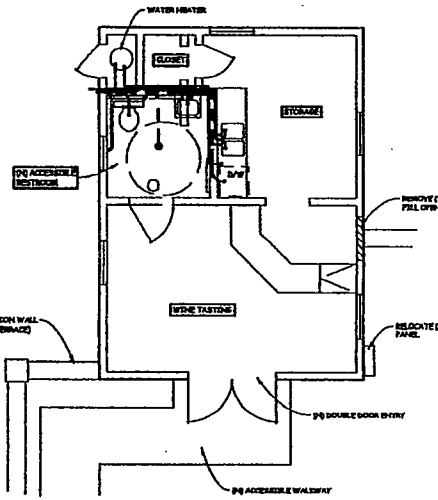
DATE 04-07-06
SCALE AS NOTE
DRAWN LML
JOB 04-105
FILE IMAGE 04-105-04.dwg
SHEET T-1
OF SHEETS



SITE PLAN - PROPOSED FACILITY LAYOUT

SCALE: 1"=20'

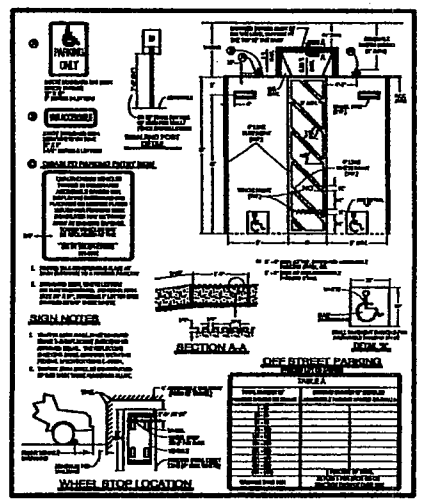
CONTOUR LINES INTERPOLATED FROM USGS 7.5 MINUTE TOPOGRAPHIC MAP PARAISO SPRINGS, CALIF., DATED 1984



PLAN - WINE TASTING ROOM

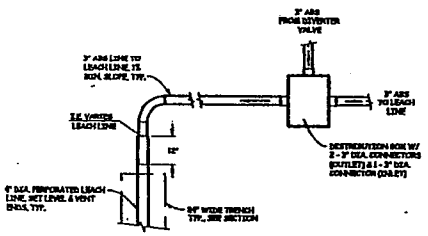
SCALE: 1/4"=1'-0"

SEE SHEET T-3 FOR ELEVATIONS



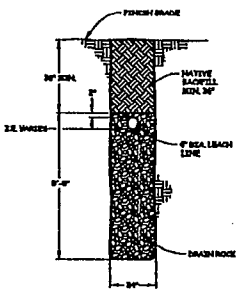
ACCESSIBLE PARKING & SIGNAGE DETAIL

NO SCALE



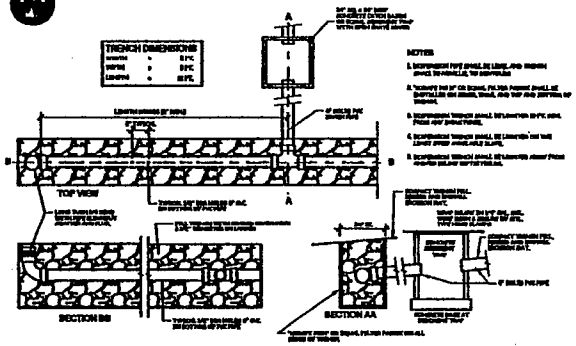
DISTRIBUTION BOX DETAIL

NO SCALE



TRENCH SECTION

NO SCALE



ROOF WATER DISPERSION OUTLET DETAIL

NO SCALE

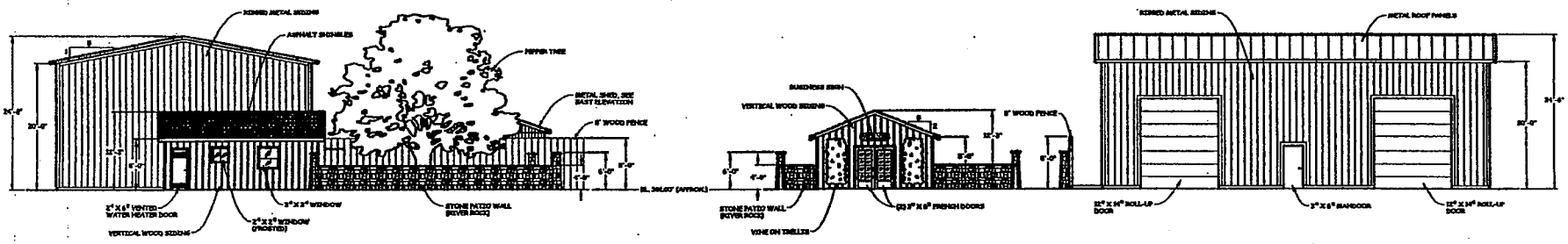
GRAPHIC SCALE

REVISIONS	
DATE	06-06-06
SCALE	AS NOTED
DRAWN	LMK
JOB	06-199
FILE	06-199-T2-A
SHEET	T-2
OF	SHEETS

LEE & PIERCE inc. consulting engineers
845 LINCOLN ST., SUITE 20 SOLEDAD, CA. 93960

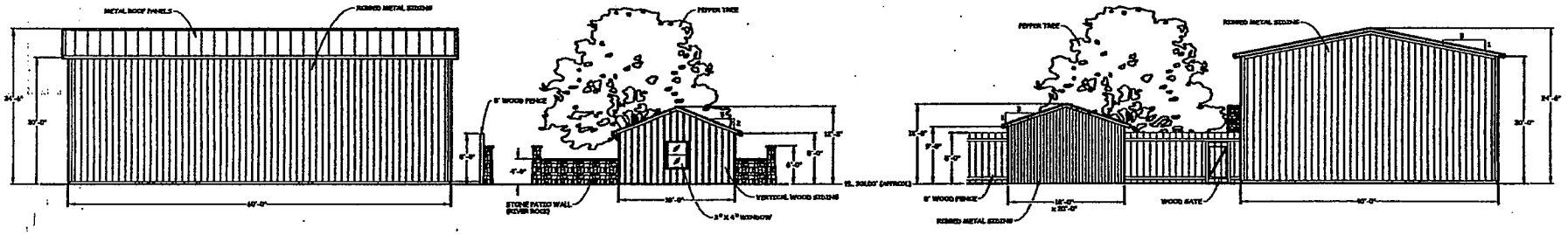
PROPOSED WINERY FACILITY
CEDAR LANE VINEYARDS
OFF CEDAR AVE., SOLEDAD, CA.
APN 109-381-010

CEDAR LANE VINEYARDS, LLC
30 RAGSDALE DR. - STE 200



WEST ELEVATION - LOOKING EAST
SCALE: 1/8"=1'-0"

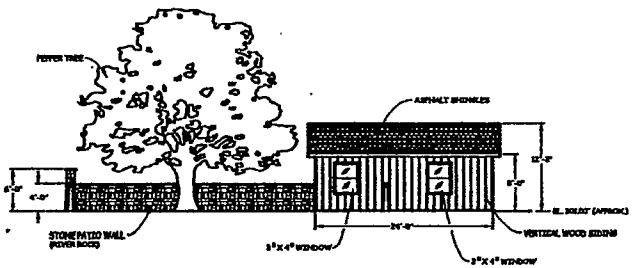
SOUTH ELEVATION - LOOKING NORTH
SCALE: 1/8"=1'-0"



NORTH ELEVATION - LOOKING SOUTH
SCALE: 1/8"=1'-0"

EAST ELEVATION - LOOKING WEST
SCALE: 1/8"=1'-0"

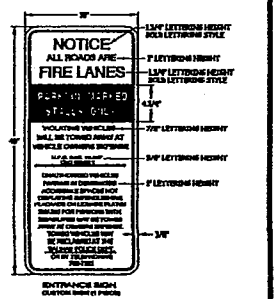
NOTE:
COLOR OF STRUCTURES
TO BE DETERMINED



EAST ELEVATION - LOOKING WEST
SCALE: 1/8"=1'-0"
WINERY BUILDING OMITTED FOR CLARITY

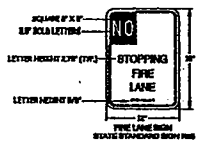
GENERAL NOTES

1. DRAWING NOT TO SCALE.
2. PLACE A NOTICE FIRE LANES ENTRANCE SIGN IN CONJUNCTION WITH DETAILED PARKING ENTRANCE SIGN ON A CONSPICUOUS PLACE AT EACH ENTRANCE TO A PARKING FACILITY.
3. [illegible]
4. [illegible]
5. CITY OF SALINAS STANDARD FOR DETAILED PARKING ENTRY SIGN WHITE LETTERS ON BLUE BACKGROUND, ACCEPTABLE SIGN SIZE 12" X 17", ACCEPTABLE ONE INCH (1") LETTER SIZE, ACCEPTABLE FIVE-EIGHTS INCH (5/8") THICK WHITE.



NOTE: OPTIONAL SIGN(S)

1. [illegible]
2. NOTICE FIRE LANE SIGN (24" X 24")



ENTRANCE & FIRE LANE SIGNAGE
NO SCALE

GRAPHIC SCALE
1" - 0"-0"

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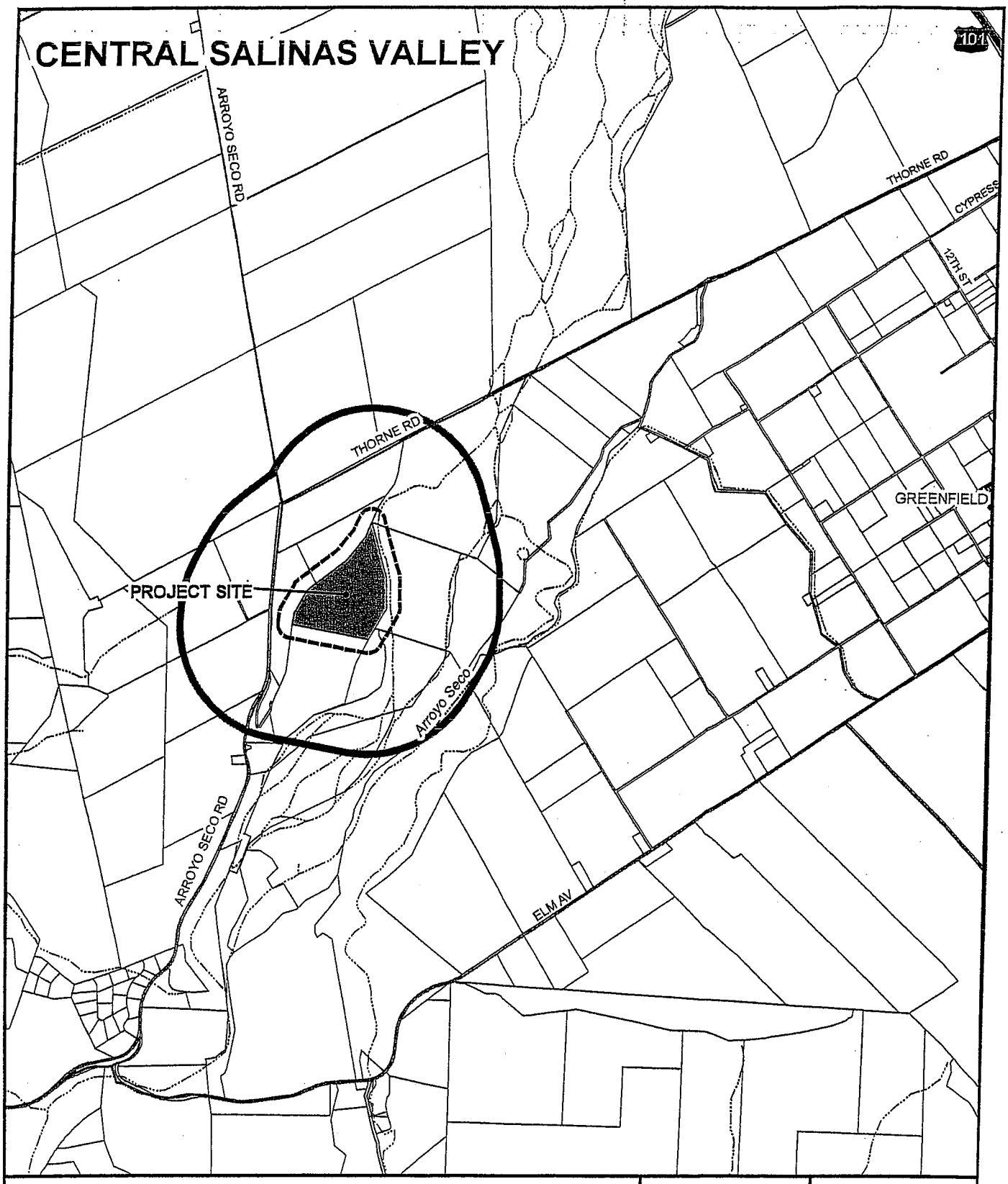
APN 108-381-010

LEE & PIERCE inc.
consulting engineers

DATE 06-28-06
SCALE AS NOTED
JOB 04-98
SHEET T-3
OF SHEETS



APPLICANT: CEDAR LANE VINEYARD LLC

APN: 109-391-010-000 FILE # PLN060471

300' Limit 2500' Limit City Limits

N

0 2,000

Feet

MONTEREY COUNTY CALIFORNIA 1850

PLANNER: AMADOR