

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> September 28, 2011 Time: 10:00 am	<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Administrative Permit to allow development of a 2,500 square foot "Demonstration Culinary Center" as an appurtenant use to an existing winery. The new structure will include a 1,071 square foot room for dining, tasting and meetings, a 382 square foot kitchen, a wine tasting bar and restrooms, plus walk-in refrigerator and service/storage and mechanical equipment areas. Use of the facility is intended to allow culinary demonstrations, presentations, wine tasting and dining.	
<b>Project Location:</b> 37700 Foothill Road, Soledad	<b>APN's:</b> 418-341-044-000, 418-341-045-000, 418-341-048-000, 418-341-049-000, 418-341-050-000 and 418-341-051-000
<b>Planning File Number:</b> PLN100642	<b>Owner:</b> Smith and Hook (a.k.a Hahn Family Winery) <b>Agent:</b> Brian Foucht, BGF Planning Consultants
<b>Planning Area:</b> Central Salinas Valley Area Plan	<b>Flagged and staked:</b> No
<b>ZONING Designation:</b> : "F/40" [Farmland 40 acre minimum parcel size]	
<b>CEQA Action:</b> Categorically exempt pursuant to CEQA Guidelines Section 15303(c)	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Categorically exempt the project from environmental review pursuant to CEQA Guidelines Section 15303(c); and
- 2) Approve PLN100642, based on the findings and evidence and subject to the conditions of approval.

### PROJECT OVERVIEW:

The proposed 2,500 square foot demonstration culinary center building is intended to allow culinary demonstrations, presentations, food pairings, wine tasting and dining for industry and sales representatives. This project is located in the River Road segment of the Agricultural and Winery Corridor Plan (AWCP) of Monterey County's 2010 General Plan (GP). The project is considered an agriculturally related use within Zone 2C; and therefore, is not subject to providing findings and evidence that there is a Long Term Sustainable Water Supply (GP Policy PS-3.1.c).

The AWCP permits "food service facilities" in conjunction with a winery-related facility. The proposed culinary and wine tasting center is part of the direct marketing, sales and promotion of Hahn Family Winery (Smith and Hook), and the surrounding wine and food-growing region of Monterey County, and will contribute to the long-term viability of the existing agricultural use. Wineries are considered compatible with Williamson Act contract land where agricultural production (e.g. growing grapes) continues within the contracted properties. This facility would be incidental and related to the existing agricultural use and would be used to exhibit wines from the subject vintner.

The project was referred to the Agricultural Advisory Committee (AAC) on June 23, 2011 to consider if the proposed use was compatible with the Agricultural Preserve as the lands are under

a Williamson Act, Farmlands Security Zone contract. The Committee unanimously recommended approval (9-0-4) and that the use is compatible.

This project was originally scheduled before the Zoning Administrator on August 25, 2011 but was continued to September 8, 2011 to give staff adequate time to respond to comments that were received the day of the hearing. The Resource Management Agency-Planning Director referred the item to the Planning Commission because of known controversy with the pending General Plan litigation.

Public comment letters are attached as **Exhibit "G."** A more detailed Discussion is provided in **Exhibit B.**

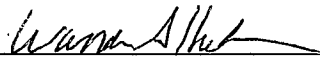
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Mission Soledad Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). The RMA - Public Works Department Environmental Health Bureau and Mission Soledad Fire Protection District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as *Exhibit 1* to the draft resolution (**Exhibit C**).

The project was not referred to a Land Use Advisory Committee (LUAC) as there is no LUAC for the Central Salinas area.

Note: The decision on this project is appealable to the Monterey County Board of Supervisors.

  
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September 19, 2011

cc: Front Counter Copy; Planning Commission; Mission Soledad Fire Protection District; Public Works Department; Environmental Health Bureau; Water Resources Agency; Luis Osorio, Senior Planner; Paula Bradley, MCP, AICP, Associate Planner, Project Planner; Carol Allen, Senior Secretary; Smith and Hook/c/o KVL Holdings, Inc., Owner; Brian Foucht, BGF Planning Consultants, Agent; Molly Erickson, Law Offices of Michael L. Stamp; Land watch; Planning File PLN100642

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: Conditions of Approval, Site Plan, Floor Plan and Elevations, Preliminary Grading Plan, and Slope Map
	Exhibit D-1	Biological Survey
	Exhibit D-2	Traffic Study
	Exhibit E	Agricultural Advisory Committee Minutes, dated June 17, 2011
	Exhibit F	Applicant's Project Description, dated June 9, 2011
	Exhibit G	Correspondence
	Exhibit H	Staff responses to comments
	Exhibit I	Assessor's maps and AWCP maps
	Exhibit J	Use Permit ZA-4053
	Exhibit K	Vicinity Maps

**Exhibit A**  
**Project Information for SMITH & HOOK WINERY (File PLN100642)**

<b>Project Title:</b>	Smith and Hook	<b>Primary APN:</b>	418-341-044-000 M
<b>Location:</b>	37700 Foothill Rd, Greenfield	<b>Coastal Zone:</b>	No
<b>Applicable Plan:</b>	Central Salinas Valley	<b>Zoning:</b>	F/40
<b>Permit Type:</b>	Administrative Permit	<b>Plan Designation:</b>	F/40
<b>Environmental Status:</b>	Exempt 15303(c)	<b>Final Action Deadline:</b>	9/06/2011
<b>Advisory Committee:</b>	Agricultural Advisory Committee		

**Project Site Data:**

<b>Lot Size:</b>	453 acres	<b>Coverage Allowed:</b>	5%
<b>Homeland Envelope</b>	NA	<b>Coverage Proposed:</b>	<1%
<b>Existing Structures :</b>	55,495 sq ft	<b>Height Allowed:</b>	35'
<b>Proposed Structures:</b>	2,500 sq ft	<b>Height Proposed:</b>	20 ft
<b>Total Square Feet:</b>	57,995 sq ft	<b>FAR Allowed:</b>	NA
		<b>FAR Proposed:</b>	NA

**Resource Zones and Reports**

<b>Environmentally Sensitive Habitat:</b>	No	<b>Erosion Hazard Zone:</b>	
<b>Botanical Report #:</b>	LIB #110191	<b>Soils/Geo. Report #</b>	NA
<b>Forest Mgt. Report #:</b>	NA	<b>Geologic Hazard Zone:</b>	Terrace Deposits
		<b>Geologic Report #:</b>	NA
<b>Archaeological Sensitivity Zone:</b>	Moderate	<b>Traffic Report #:</b>	LIB100642
<b>Archaeological Report #:</b>	NA		
<b>Fire Hazard Zone:</b>	VERY HIGH		

**Other Information:**

<b>Water Source:</b>	Private well	<b>Sewage Disposal (method):</b>	Septic
<b>Water District/Company:</b>	NA	<b>Sewer District Name:</b>	NA
<b>Fire District:</b>	Mission Soledad Fire Prev. District	<b>Grading :</b>	100 (50 cy cut, 50 cy fill) balanced on site
<b>Tree Removal (Count/Type):</b>	NA		

## **EXHIBIT B DISCUSSION**

Proposed is a one-story 2,500 square foot demonstration culinary center as an appurtenant use to an existing winery. The use of the facility is intended to allow culinary demonstrations, presentations, wine tasting and dining for industry and sales representatives, and it is not a commercial restaurant open to the public. Grading is approximately 100 cubic yards cut and fill balanced on site. The location is off Foothill Road approximately 6 west miles of Soledad and State Highway 101. The site is accessed by a 1.3 mile private road from Foothill Road. No improvements are proposed to the existing private road. Although the Hahn Family Wines Vineyards properties total 900 acres with approximately 835,000 vines, this estate vineyard has 253 acres, with approximately 235,000 vines. Existing on the site is a complex of buildings totaling approximately 55,495 square feet, including a winery (agricultural processing plant), associated storage buildings and tanks, workshops, a tasting room, manager's residence, and other associated structures. The original Use Permit (ZA4053) for the winery was approved July 31, 1980.

Operation and Traffic: The operation currently includes a total of 22 existing employees and the new facility will add two employees. Hours will be 10 a.m. to 4 p.m., four times per week, during non-peak traffic hours. The facility will not be open to the public. Events will typically be chef's dinners for food and wine pairings and tasting for up to ten wine distribution and industry sales representatives. Attendees will be encouraged to carpool and it is estimated there will be three vehicles per event. There will be infrequent larger events including up to 20 people. For larger events participants will arrive by van or small buses (8 to 15 person capacity), the same number of vehicle trips as for smaller events. The use is further described in the applicant's project description, attached as Exhibit F, which will serve as a Development Agreement.

Traffic Study Circulation Policy C-1.8, of the 2010 General Plan requires the County to develop a County Traffic Impact fee. The County has not yet established the traffic impact fee and until the adoption of the fees, a traffic study is required to determine the project's fair share of traffic impact fees. A traffic study was required for the project to comply with the policy until the adoption of the fees, to determine the fair share of traffic impact fees. The study was reviewed by the Public Works Department which determined that the recommended fees are required as a condition of approval. The traffic study includes project trip generation, traffic operations on Foothill Road and site access and fulfills the policy requirements. According to the study, the project will generate approximately ten trips per event and its implementation will not cause Foothill Road to degrade to lower levels of service (currently Level of Service A) nor would it cause a significant addition to the daily traffic volumes.

Parking:

A total of 46 spaces are currently provided in close proximity to the new facility and additional unmarked parking spaces are located on the site. The area with unmarked spaces will be improved with paving and striping and has an existing storm drainage system for water runoff. Two new parking spaces will be provided including one additional handicapped – accessible space in compliance with ADA, and one parking space adjacent to the new building. A new one-way driveway off the main access road will provide access the new facility and will be surfaced with decomposed granite. The project complies with the applicable parking requirements.



*Aerial picture showing winery buildings complex, driveway from Foothill Road from the northeast, and location of the proposed culinary center*

#### General Plan Consistency:

Water Use: The proposed development is related to existing vineyard and winery and is within Zone 2C of the Salinas Valley groundwater basin. General Plan Policy PS 3.1 requires proof of long term water supply for certain projects. It exempts development related to agricultural land uses within Zone 2C of the Salinas Valley groundwater basin. The project has an adequate long-term water supply by a private well, and is an agricultural use in Zone 2C.

The existing agricultural uses on the property use an average of approximately 289 acre feet per year according to records for the last three reporting years. The estimated water use for the kitchen, dining and wine tasting facility was calculated using a Monterey Peninsula Water Management District (MPWMD) water demand figure of 0.00053 acre feet per square foot per year (Rule 24, Table 2 - Meeting Room). This calculation assumes regular use at maximum occupancy with an associated kitchen. The kitchen and banquet room combined are 1,453 square feet. Using the MPWMD Rule, this space would utilize 0.77 acre feet of water per year. At that rate, the total property water use would increase by 0.27%. The project will provide dining facilities four times per week for up to ten people and water use would be less than one half of a percent increase. The present water system serving the uses on the property is regulated by Monterey County Drinking Water Services and is registered as a non-transient non-community water system (Foothill Water System #1). This project does not change the designation of this water system.

#### Agricultural Element

The project is consistent with 2010 General Plan Goal AG-4 which addresses the County's support and policies to promote the continuation and economic viability of the agricultural industry. The proposed use is the construction of a dining/wine tasting facility to market estate

produced-wine and locally produced agricultural products which will enhance the long-term agricultural use of the land.

#### Agricultural and Winery Corridor Plan

Monterey County American Viticultural Areas includes eight appellations approved within the Salinas Valley (Monterey, Santa Lucia Highlands, Chalone, Arroyo Seco, San Bernabe, San Lucas, Hames Valley and San Antonio Valley). This is shown on Figure AWCP-2 of the 2010 Monterey County General Plan, "Monterey Wine Country Appellations Overview." The Smith and Hook site is shown within the Santa Lucia Highlands area on the Appellations overview map.

AWCP Policy 2.2 of the 2010 Monterey County General Plan describes the Agricultural and Winery Corridor as the portion of the American Viticultural Areas illustrated in Figures AWCP-2 located south of Highway 68 plus the Santa Lucia Highlands, Chalone, Arroyo Seco, San Bernabe, San Lucas, Hames Valley and San Antonio Valley. The 2010 General Plan goes on to state that the Agricultural and Winery Corridor Plan would consist of three segments (Figure AWCP-3, AWCP Map), River Road, Metz Road and Jolon Road Segment. The Smith and Hook site would be located in the River Road segment; however the parcels aren't included on the parcel based map for AWCP-3 which would reflect an inconsistency with the areas shown in Figure AWCP-2 (APN418-341-045-000 and 418-341-050-000). Based on the boundaries shown on the Appellations Map and the definition of the AWCP staff believes that it was not intended to exclude the Smith and Hook parcels from the AWCP map. Development proposed within the Agricultural and Winery Corridor must comply with the development standards of Chapter 3.0 of Agricultural and Winery Corridor, 2010 Monterey County General Plan (2010-MCGP).

AWCP Sections 3.3 (2010-MCGP) allows for Food Services Facilities with a ministerial permit subject to the following criteria:

- 1) The use must be clearly incidental, related and subordinate in nature and size to the primary operation of the winery.
- 2) Located within the same structure as the wine tasting facility; and
- 3) The site shall contain no more than 1,500 square feet of kitchen and dining area, including any outdoor dining area.

An Administrative Permit was required for the proposal since:

- 1) The use is located in a separate structure from the existing wine tasting room;
- 2) The facility would create a second wine tasting facility and
- 3) There would be more than 1,500 square feet of kitchen and dining area, cumulative on the site.

The proposed 2,500 square foot demonstration culinary center building would be appurtenant to the existing winery use and is consistent with Agricultural and Winery Corridor Plan, subject to the approval of the Administrative Permit.

AWCP Sections 3.5 and 3.7 (2010-MCGP) address Development Standards and Design Criteria. The project is consistent with the Development Standards. The architecture is different from the structures on the site, but it is a small scale structure and it will blend in with the natural topography and structures. Colors are neutral tones natural wood and non reflective roofing and glazing materials.

#### Visual Sensitivity

The property is not designated by the Zoning Ordinance as Visually Sensitive; however, it is designated as “Visually Sensitive” according to the 2010 General Plan (Monterey County Scenic Highway Corridors and Visual Sensitivity, Figure 13). After the site-inspection, staff determined that flagging was not required as the structure will not be visible from a common public viewing area such as Foothill Road. The structure is sited into the sloped topography (below an existing ranch road cut) to minimize its visibility. The height is only 21 feet where 35 feet are allowed, and the structure is substantially smaller than other structures on the site. Colors are a neutral beige color exterior plaster, natural wood decks, and the roof will be a non-reflective galvanized standing seam type metal, that will age to a dark color patina. A condition of approval requires a low-reflective glazing. The new building will not create a substantially adverse visual impact when viewed from a public common viewing area.

#### Williamson Act

The property is under Williamson Act contract (Farmland Security Zone FSZ No. 2004-006). Under the Williamson Act, the property is restricted to commercial agricultural production of food or fiber and compatible uses. The applicant intends to use the proposed culinary and wine tasting facility as a component of the wine making operation, specifically for on-site marketing and promotional activities. The proposed building would be part of the winery complex of buildings and is designed to support the agricultural (vineyards and wine-making) use of the property.

Monterey County Board of Supervisors has adopted a list of Land Conservation Contract Compatible Uses which includes “Structures necessary and incidental to the agricultural uses of the land.” While, wineries, wine tasting rooms, and related uses are not specifically included in the Monterey County list of Land Conservation Contract Compatible Uses, the proposed culinary and wine tasting center is part of an existing wine-making facility, and the surrounding wine and food-growing region of Monterey County. No vineyard removal or decrease in productive land is proposed as part of the project. The use is not open to the public and is limited to the marketing of agricultural products grown on the estate and of local agricultural products by providing food pairing and wine tasting to industry and sales representatives to promote the agricultural use of the land under the Williamson Act contract. The Agricultural Advisory Committee unanimously recommended approval of the project without any specific conditions and that the use is compatible with the Williamson Act.

#### Conclusion

The project is consistent with the 2010 General Plan, Area plan, Agricultural and Winery Corridor Plan goals and the Zoning Code. The proposed structure is incidental and related to the agricultural use of the land and is considered compatible with Williamson Act contract. The proposed culinary and wine tasting center is part of the direct marketing, sales and promotion of Hahn Family Wines, and the surrounding wine and food-growing region of Monterey County, and will contribute to the long-term viability of the agricultural use.

**EXHIBIT C  
DRAFT RESOLUTION**

**BEFORE THE PLANNING COMMISSION IN AND FOR THE  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

In the matter of the application of:  
Smith and Hook Winery (PLN100642)

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Categorically exempting the project from environmental review pursuant to CEQA Guidelines Section 15303(c); and
- 2) Approving an Administrative Permit to allow development of a 2,500 square foot "Demonstration Culinary Center" as an appurtenant use to an existing winery. The new structure will include a 1,071 square foot room for dining, tasting and meetings, a 382 square foot kitchen, a wine tasting bar and restrooms, plus walk-in refrigerator and service/storage and mechanical equipment areas. Use of the facility is intended to allow culinary demonstrations, presentations, wine tasting and dining.

[PLN100642, Smith and Hook c/o KVL Holdings, Inc., 37700 Foothill Road, Soledad Central Salinas Valley Area Plan (APN: 418-341-044-000, 418-341-045-000, 418-341-048-000, 418-341-049-000, 418-341-050-000 and 418-341-051-000)]

**The Administrative Permit application (PLN100642) came on for public hearing before the Monterey County Planning Commission on September 28, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:**       **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- 2010 Monterey County General Plan;
- Central Salinas Valley Area Plan;
- Agricultural and Winery Corridor Plan;
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. Communications received during the course of review of the project indicating any inconsistencies with the



- text, policies, and regulations in these documents have been addressed.
- b) The parcel is zoned “F/40”, which is a district designated to preserve and enhance the use of prime productive and unique farmlands and associated agricultural support facilities including wineries, while also providing opportunity to establish necessary and support facilities. The definition of “Winery” (Section 21.06.1400 of the Zoning Ordinance includes retail sales and tasting facilities of wine and related promotional items as part of winery operations.

Section 3.3.E of the Agricultural and Winery Corridor Plan allows “Food Service Facilities” subject to a ministerial permit. The applicant was informed by the County of the pending litigation concerning the General Plan, which specifically contests portions of the Agricultural and Winery Corridor Plan (AWCP) where the proposed project is located. The applicant expressed their desire to proceed with their application to a hearing, and have the right to request that the County process their application pursuant to the Permit Streamlining Act. Pursuant to Section 3.3 of the AWCP, Monterey County required an Administrative Permit and referred this matter to a public hearing with the Planning Commission because of known controversy with the pending General Plan litigation.

The site contains existing development of a wine processing facility, tasting room, and vineyard. A Use Permit was approved for the existing winery use July 31, 1980. This 2,500 square foot demonstration culinary center building would include wine tasting which would be a second wine tasting facility part of the winery complex, which is incidental, related and subordinate to the primary operation. The site may not contain more than 1,500 square feet of kitchen and dining area, cumulative, including any outdoor dining area.

- The project is an allowed land use for this site.
- c) 2010 Monterey County General Plan: The project is consistent with the 2010 General Plan:
- Policy No. LU-1.13 All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced of the lighting source, and off-site glare is fully controlled.
- A standard condition requires the approval of an exterior lighting plan. Exterior lighting is required to be downlit and shielded with no off-site glare, and only light the area intended. The proposed exterior lighting will be minimal including low-height pedestrian oriented for walkways and no free standing light poles. Activities are limited to daylight hours from 10 a.m. to 4 p.m. which will not require night-time lighting. A non-standard condition of approval requires that glazing shall be a low-e II or low-e III product to minimize reflectivity.
- Policy No. AG-1.8. *See Finding 1f.*
- Policy No. AG-4.1. The property is located within the area of the Agricultural and Winery Corridor Plan which allows uses associated with winery such as tasting and include marketing winery and local agricultural products. The culinary center and chef’s dinners with wine

tasting are for marketing wine from the subject vineyard as well as local agricultural products (e.g. beef, lettuce, broccoli, etc). As such, the project would contribute to the long-term viability of the existing agricultural use.

Policy No. C-1.8. Neither the County Traffic Impact fee nor the AWCP traffic impact fee (Policy C-1.12) have been adopted. Therefore, a Traffic Impact Analysis (traffic study) was required to determine the fair share of traffic impact fees. The study was reviewed by the Public Works Department which determined that the recommended fees are appropriate. The applicant is required to pay their fair share fees as a condition of approval.

Policy No. C-1.11. A Regional Traffic Impact (TAMC) fee is required for the project as a standard condition of approval.

Policy No. C-3.6. Proof of access is required as part of any new development application. The 1.3-mile private driveway access to the Smith & Hook (Hahn) property includes access via a separate property to Foothill Road. Proof of access was required for the development permit and has been provided and is part of the project file.

Policy No. OS-1.2. The project will not create potential impacts to visual resources in the Salinas Valley. Design of the food service facility is subordinate to the natural features of the area.

Policy No. OS-3.1. An erosion control and drainage plan is required for the project as a standard condition of approval incorporating Best Management Practices (BMPs) to prevent erosion.

Policy No. PS-3.1. The proposed development is related to existing vineyard/winery use and is within Zone 2C of the Salinas Valley groundwater basin. Development for which a discretionary permit is required, and that will use or require the use of water, require specific findings and evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development. Policy PS-3.1 does not apply to development related to agricultural land uses within Zone 2C of the Salinas Valley groundwater basin (PS-3.1.c).

d) Agricultural and Winery Corridor Plan (AWCP).

Monterey County American Viticultural Areas includes eight appellations approved within the Salinas Valley (Monterey, Santa Lucia Highlands, Chalone, Arroyo Seco, San Bernabe, San Lucas, Hames Valley and San Antonio Valley). This is shown on Figure AWCP-2 of the 2010 Monterey County General Plan, "Monterey Wine Country Appellations Overview." The Smith and Hook site is shown within the Santa Lucia Highlands area on the Appellations overview map.

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site would be located in the River Road segment; however the parcels aren't included on the parcel based map for AWCP-3 which would reflect an inconsistency with the areas shown in Figure AWCP-2 (APN418-341-045-000 and 418-341-050-000). Based on the boundaries shown on the Appellations Map and the definition of the AWCP it was not intended to exclude the Smith and Hook parcels from the AWCP map. Development proposed within the Agricultural and Winery Corridor must comply with the development standards of Chapter 3.0 of Agricultural and Winery Corridor, 2010 Monterey County General Plan (2010-MCGP).

The AWCP allows wine tasting facilities and food service facilities with a ministerial permit (AWCP Sections 3.3). However, an Administrative Permit was required because: 1) the use is located in a separate structure away from the existing wine tasting facility, and 2) the facility would create a second wine tasting facility (a second tasting facility is more intensive than anticipated in the AWCP for a Ministerial Permit); and 3) there would be more than 1,500 square feet of kitchen and dining area cumulative on the site. The proposed 2,500 square foot demonstration culinary center building would be appurtenant to the existing winery use and is consistent with Agricultural and Winery Corridor Plan, subject to the approval of the Administrative Permit.

A biological study, according to the provisions of Section 3.3 of the AWCP, was completed. This study concluded that the facility would be located in a disturbed area that is not in a natural condition. The site is adjacent to the vineyards and landscaped areas and routinely kept free of weeds and brush. There are no sensitive species or other sensitive habitat on or close to the proposed project area.

The project is consistent with the Development Standards and Design Criteria (AWCP Sections 3.5 and 3.7). Architecture is different from other structures on the site, but it is small scale and it will blend in with the natural topography. Colors are neutral tones natural wood and non-reflective roofing and glazing materials. Lighting is minimal (walkway lights) down lit and shielded, will only light the area intended to avoid off-site glare. No pole lighting is proposed. Parking exists on the site that is sufficient for existing and proposed facilities. Twenty-one parking spaces located in close proximity of the new facility will be surfaced with decomposed granite and striped. An ADA accessible parking space and one additional parking space will be added adjacent to the structure accessed by a new one-lane driveway.

- e) The property is designated as "Visually Sensitive" according to the 2010 General Plan (Monterey County Scenic Highway Corridors and Visual Sensitivity, Figure 13). Staff required staking of the proposed location and determined that it would not be visible from the nearest public road or adjacent properties. The 1-story (21 feet) structure would be built into the sloped topography (below an existing ranch road cut), to minimize visibility of the structure. Colors are a neutral beige color exterior plaster, natural wood decks, and the roof will be a non-reflective galvanized standing seam type metal, that will age to a dark

color patina. A condition of approval requires a low-reflective glazing. The development will not create a substantially adverse visual impact when viewed from a public common viewing area.

- f) The parcel is located in a Williamson Act contract (Farmland Security Zone FSZ No. 2004-006). The applicant intends to use the proposed facility as a component of the agricultural wine making operation, specifically for on-site marketing and promotional activities. The proposed building would be part of the winery complex of buildings and is designed to support the agricultural (vineyards and wine-making) use of the property. This culinary and wine tasting center would be part of the direct marketing, sales and promotion of Hahn Family Wines and the surrounding wine and food-growing region of Monterey County and is considered incidental and related to the existing agricultural use of the land.

Properties under Williamson Act contract are restricted to commercial agricultural production of food or fiber and compatible uses pursuant to the Land Conservation Act (Williamson Act). Government Code Section 51238.1 "Principles of Compatibility" states that uses approved on contracted lands shall be consistent with all of the principles of compatibility listed below:

- (1) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
- (2) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.
- (3) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

The project will contribute to the continued utilization of the land by the property owners for commercial agricultural production through the marketing and promotion of agricultural products on the parcel and the local area. It will not result in a change in configuration of the land or contract boundaries; remove or decrease productive land from agricultural use or a net loss of acreage currently under the contract (FSZ No. 2004-006) containing a total of 592.21 acres. The proposed project is consistent with the "Principles of Compatibility."

Board of Supervisor Resolutions 01-486, "Amending Procedure for the Creation of Farmland Security Zones and Contracts" sets forth, "The list of compatible uses approved by the Board within Farmland Security Zones..." Per Board Resolution No. 01-486, the County's list of approved compatible uses within Farmland Security Zones includes: "Structures necessary and incidental to the agricultural uses of the land". While wineries, wine tasting rooms, and related uses are not specifically included in the Monterey County list of Land Conservation Contract Compatible Uses, consultation with the State Department of Conservation (DOC) has determined wineries and related uses to be compatible uses provided the use will not significantly compromise the

long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. The proposed use is considered necessary and incidental and related to the agricultural use of the land.

Resolution 09-357 sets for the Agricultural Advisory Committee's (AAC) Bylaws, including the Purpose of the AAC. Specific objectives of the AAC include, but not limited to, the following at Section 1.

Creation and Purpose of the Committee:

“E) Review the following types of development projects and make recommendations to the decision-making body

- 1) Projects on lands designated for agricultural use that require a discretionary permit;
- 4) Projects affecting lands under Williamson Act contract, and
- 5) Other projects that may support, enhance or otherwise affect the agricultural industry.”

The project was referred to the Agricultural Advisory Committee (AAC) on June 23, 2011 to consider if the proposed use is compatible with the agricultural uses of the property as required by the Williamson Act (Agricultural Preserve Contract, FSZ No. 2004-006). Wineries are considered compatible with Williamson Act contract land where agricultural production (e.g. growing grapes) continues within the contracted properties. This facility would be incidental and related to the existing agricultural use and would be used to exhibit wines from the subject vintner. AAC unanimously (9-0-4) found that the proposed use is compatible with the list of compatible uses adopted by the Board of Supervisors (Resolution 01-486). No further action is required regarding a Williamson Act compatibility determination.

- g) The project was not referred to a LUAC as there is no LUAC for the area.
- 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 PLN100642.

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 Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. 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 indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:

- “Biological Assessment for the Hahn Family Wines Culinary Center” (LIB#110191), prepared by Ed Mercurio, Biological

Consultant, Salinas CA, February 11, 2011. September 19, 2011 and September 21, 2011. The biologist concluded that the area is a maintained landscaped area that consists of a portion of a dirt road. The site is located adjacent to the vineyards and landscaped areas that are routinely kept free of weeds and brush and is used for agricultural equipment. The site was inspected for San Joaquin Kit Fox. There were no sensitive species or other sensitive habitat on or close to the proposed project area.

- "Traffic Study for the Hahn Family Wines Culinary Center" (LIB#100642), prepared by Hexagon Transportation Consultants, Inc., Gilroy CA, July 01, 2011. A traffic study was completed for the project that includes project trip generation, traffic operations on Foothill Road and site access fulfills the General Plan goals and policy requirements. The traffic report prepared for the project indicates that Foothill Road would continue to operate in a LOS A. Implementation of the project will not cause Foothill Road to degrade to lower levels of service (currently Level of Service A) nor would it cause a significant addition to the daily traffic volumes.

The Regional Impact Fee Nexus Study Update (dated March 26, 2008) was finalized and approved by the Transportation Agency Board of Directors. This Nexus study provides the necessary technical and legal basis under the California Environmental Quality Act for implementing Regional Development Impact Fee program. Public Works, consistent with acceptable practice from both Caltrans and TAMC, has been accepting payment of the regional traffic impact fees as acceptable mitigation to address a project's cumulative impact to any portion of the regional roadway system. Because both TAMC and Caltrans view the Regional Transportation system as a single roadway network, rather than a collection of individual road segments and intersections, any road improvement to any portion of the system is an improvement to the entire system. Conversely, any impact to any portion of the system is an impact to the entire system, which can be addressed and mitigated through an improvement to the system such as through the RDIF. This application and collection of Regional Development Impact Fee is consistent with County of Monterey Ordinance No. 5110, in accordance with the Joint Agreement between TAMC and Monterey County for Monterey County Development Impact Fee program, effective August 27, 2008.

- - The project has sufficient parking and will have a less than significant impact on the roads.
- c) Staff conducted a site inspection on January 19, 2011 to verify that the site is suitable for this use.
  - d) 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 PLN100642.

3. **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:** a) The project was reviewed by Mission Soledad Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available. Water is provided by two private wells and wastewater is provided by a septic system on the site. The Environmental Health Bureau determined that adequate area exists require the site current waste water system is adequate for the new use and will require review of the waste water system design as a standard condition of approval. The project will utilize the existing utility connections for power, gas, phone, and cable.
- c) Preceding findings and supporting evidence for PLN100642.

4. **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.

- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on January 19, 2011 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100642.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15303(c) categorically exempts new construction or conversion of small structures not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area.
- b) CEQA Guidelines Section 15300.2 lists exceptions to categorical exemptions. None of the exceptions can be made because the project will not impact an environmental resource of hazardous or critical concern; the grading and construction of a 2,500 square foot structure, access driveway and associated drainage systems will not create a cumulative impact; the project does not have any unusual circumstance; the project will not result in the damage of a scenic resource; the subject property is not a hazardous waste site; nor is there a structure to be removed designated as a historical resource. The project is an

agriculturally related use, which is an allowed land use for this site, it is compatible with the uses and density of the surrounding area, and is consistent with the land use plans and policies.

- c) The proposed project is a 2,500 square foot structure located within a complex of other agricultural processing plant/winery structures. A biological study was completed as required by the General Plan AWCP Section 3.3 concluded that the project area is a landscaped with a portion of a dirt road, adjacent to the vineyards and routinely kept free of weeds and brush. No biological issues or protected plant vegetation were identified on the subject property. There are no sensitive species or other sensitive habitat on or close to the proposed project area.
- d) A traffic study was completed for the project that includes project trip generation, traffic operations on Foothill Road and site access. The project has sufficient parking and will have a less than significant impact on the roads. Implementation of the project will not cause Foothill Road to degrade to lower Levels of Service (currently LOS A) nor would it cause a significant addition to the daily traffic volumes. Therefore, traffic impacts generated by this project, approximately ten annual average daily trips will have a less than significant impact on the roads.
- e) The proposed development is related to existing vineyard/winery use and is within Zone 2C of the Salinas Valley groundwater basin. The agricultural property uses approximately 289 acre feet per year average over the last three reporting years. The estimated water use for the kitchen, dining and wine tasting facility was calculated using a Monterey Peninsula Water Management District (MPWMD) water demand figure of 0.00053 acre feet per square foot per year (Rule 24; Table 2 - Meeting Room) which assumes regular use at maximum occupancy with an associated kitchen. The kitchen and banquet room combined are 1,453 square feet. Using the MPWMD figure, this space would utilize 0.77 acre feet of water per year. At that rate, the total property water use would increase by 0.27%. However, the proposed use of the facility will only be six to 10 people three to four times per week. Water supply is provided by a private wells located in Zone 2C. The present water system serving the uses on the property is regulated by Monterey County Drinking Water Services and is registered as a non-transient non-community water system (Foothill Water System #1).
- f) No adverse environmental effects were identified during staff review of the development application and during a site visit on January 19, 2011. The proposed project is Categorically Exempt from environmental review pursuant to Section 15303 of CEQA (Class 3).
- g) See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Board of Supervisors.

**EVIDENCE:** a) Section 21.80.040.B Monterey County Zoning Ordinance.

### DECISION

**NOW, THEREFORE,** based on the above findings and evidence, the Planning Commission does hereby:



- A. Categorically exempt the project from environmental review pursuant to CEQA Guidelines Section 15303, and
- B. Approve an Administrative Permit to allow development of a 2,500 square foot "Demonstration Culinary Center" as an appurtenant use to an existing winery. The new structure will include a 1,071 square foot room for dining, tasting and meetings, a 382 square foot kitchen, a wine tasting bar and restrooms, plus walk-in refrigerator and service/storage and mechanical equipment areas. Use of the facility is intended to allow culinary demonstrations, presentations, wine tasting and dining, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011 upon motion of \_\_\_\_\_ seconded by \_\_\_\_\_, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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 Department and Building Services Department office in Salinas.

- 2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100642

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p><b>1. PD001 - SPECIFIC USES ONLY</b></p> <p>This Administrative Permit to allow a 2,500 square foot demonstration culinary center building with wine tasting. The new structure will include a new 382 square foot kitchen plus walk-in refrigerator and service/storage and mechanical area, as well as a 1,071 square foot room for dining, tasting, meetings, with a wine tasting bar, and restrooms. Use of the facility is intended to allow culinary demonstrations, presentations, wine tasting and dining. The property (Hahn Family Winery) is located at 37700 Foothill Road, Soledad (Assessor's Parcel Numbers 418-341-045-000 &amp; 418-341-050-000), Central Salinas Valley Area Plan, was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. 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 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)</p>	Planning	The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.
<p><b>2. PD002 - NOTICE PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Numbers 418-341-050-000 and 418-341-045-000 on August 25, 2011. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County 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)</p>	Planning	Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.
<p><b>3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT</b></p>		

**Conditions of Approval and/or Mitigation Monitoring Measures**

**Responsible  
Department**

**Compliance or Monitoring  
Actions to be Performed**

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 required for recovery.  
(RMA - Planning Department)

Planning

The Owner/Applicant shall adhere to this condition on an on-going basis. 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.

**4. PD004 - INDEMNIFICATION AGREEMENT**

The property owner agrees as a condition and in consideration of 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. The 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 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)

Planning

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a 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.

**5. 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)

Planning

The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

**6. PD010 - EROSION CONTROL PLAN**

**Conditions of Approval and/or Mitigation Monitoring Measures**

**Responsible Department**

**Compliance or Monitoring Actions to be Performed**

The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and 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 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)

Planning

Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall 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.

**7. PD012(G) - LANDSCAPE PLAN & MAINTENANCE (OTHER)**

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 - Planning Department)

Planning

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

**8. PDSP001 GLAZING TO MINIMIZE REFLECTIVITY NON-STANDARD**

Conditions of Approval and/or Mitigation Monitoring Measures	Responsible Department	Compliance or Monitoring Actions to be Performed
<p>Glazing shall be a low-e II or low-e III product to minimize reflectivity. The applicant or owner shall submit specifications of glazing type to the RMA - Planning Department for review and approval, prior to the issuance of building permits. (RMA - Planning Department)</p>	Planning	<p>The applicant or owner shall submit specifications of glazing type to the RMA - Planning Department for review and approval, prior to the issuance of building permits.</p>
<p><b>9. PDSP002 GENERAL DEVELOPMENT PLAN NON-STANDARD</b> The use shall be in conformance with the applicant's project description dated June 9, 2011, as incorporated as the Development Agreement, and attached as an Exhibit. RMA - Planning Department</p>	Planning	<p>The use shall be in conformance with the applicant's project description dated June 9, 2011 incorporated as the Development Agreement.</p>
<p><b>10. FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Mission Soledad Rural Fire District)</p>	Fire	<ol style="list-style-type: none"> <li>1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</li> <li>2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection.</li> </ol>
<p><b>11. FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS</b> The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available. (Mission Soledad Rural Fire District)</p>	Fire	<ol style="list-style-type: none"> <li>1. Prior to issuance of permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</li> <li>2. Prior to final building inspection, the applicant or owner shall schedule fire dept. clearance inspection for each phase of development.</li> </ol>
<p><b>12. EHSP01 - CALIFORNIA RETAIL FOOD CODE</b> All improvements shall comply with the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. (Environmental Health)</p>	Env Health	<p>Prior to issuance of building permits submit plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.</p>
<p><b>13. FIRE022 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZ)</b></p>		

**Conditions of Approval and/or Mitigation Monitoring Measures**

**Responsible Department**

**Compliance or Monitoring Actions to be Performed**

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 issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. The cooking hood(s) shall have an automatic fire extinguishing system installed to U.L. 300 standards prior to putting the cooking appliances in service. (Mission Soledad Rural Fire District)

Fire

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection, the applicant or owner schedule fire dept. rough sprinkler inspection.
3. Prior to final building inspection, the applicant or owner shall schedule fire dept. final sprinkler inspection.

**14. EHSP02 - ONSITE WASTEWATER TREATMENT SYSTEM DESIGN**

Environmental Health has determined that adequate area exists for onsite wastewater disposal for the proposed development. Submit onsite wastewater treatment system plans for review and approval indicating the location, design layout and size specifications that meets standards found in Monterey County Code Chapter 15.20, Sewage Disposal Ordinance, and the Central Coast Basin Plan, Regional Water Quality Control Board. (Environmental Health)

Env Health

Prior to issuance of building permits submit onsite wastewater treatment system design plans for review and approval by the Environmental Health Bureau. Applicant shall obtain a permit to install the onsite wastewater treatment system from Environmental Health.

**15. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE**

Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule. (Public Works)

Pub Works

Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.

**21. DRAINAGE PLAN - PAVED PARKING AREA**

The applicant shall provide a drainage plan, prepared by a registered civil engineer, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. The plan shall include oil/grit separators for paved parking areas. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

Water

Prior to issuance of any construction permit(s) submit a drainage plan with the construction permit application. The Building Services Department will route a plan set to the Water Resources Agency for review and approval. (Water Resources Agency)

**EXHIBIT D-1**  
**BIOLOGICAL SURVEY**

**ED MERCURIO, BIOLOGICAL CONSULTANT**  
**647 Wilson Street, Salinas, CA 93901**  
**831-206-0737 (Cell)**  
**ed\_mercurio@yahoo.com**

Brian Foucht, AICP, Principal  
BGF Planning Consultants  
114 San Miguel Avenue  
Salinas, California 93901

September 21, 2011

**RE: Verification of the absence of significant potential effects on biological resources from the Smith & Hook/ Hahn Family application for the construction of the Culinary Center, PLN1000642.**

Dear Mr. Foucht,

Planning Dept staff have asked for confirmation concerning two subjects that have been indirectly and directly addressed in my earlier reports prepared for this project:

1. What are the potential effects on biological resources of lowering of the vegetative fuel load for fire safety within a 100 foot radius of the proposed Culinary Center?

As indicated in my February report submitted for this project, and as shown on the submitted site, landscape and preliminary grading plans, the Culinary Center will be constructed in an area that has already been developed as a portion of the landscaped grounds of the property. The majority of the fire clearance radius will include a portion of lawn, areas of ornamental planting, areas previously cleared of vegetation, a portion of a dirt road and a portion of a paved parking area. Only a small portion of the radius will include any natural habitat in the form of northern mixed chaparral on a portion of a road cut and just outside of an area of ornamental plantings. Northern mixed chaparral is not a sensitive habitat, it is of low quality within the clearing radius and no sensitive plant species were observed within or around the area of clearance. Clearance for fire safety in this case does not require the removal of plants. In this case defensible space can be created by mowing, thinning and pruning plants within the clearance radius, as is indicated in notes contained on the submitted landscape plan.

2. The northernmost San Joaquin kit fox (*Vulpes macrotis mutica*) occurrence locations in the Salinas Valley are known from the general latitude and area of the project site. What is the potential for San Joaquin kit fox to be present on the project site?

The five northernmost San Joaquin kit fox occurrence locations in the Salinas Valley from California Department of Fish and Game Natural Diversity Data Base records are all within a ten mile radius of the project site. As indicated in my February report submitted for this project, the closest occurrence location is over three miles away to the east. These occurrences, however, are all within the Salinas Valley and adjacent foothills, in habitats that range from grasslands to grasslands with scattered shrubs to open oak woodland with a grassland understory. The more mountain habitat of the project site, with continuous chaparral and scrub on steep slopes is not the type of habitat where one would expect to find San Joaquin



kit fox. Also, all five of the San Joaquin kit fox occurrences mentioned date from before 1972 to 1975. I do not know of any more recent occurrences in this area and no evidence of habitat or occurrences were observed during my reconnaissance of the site.

Please call me if you have any questions.

Best regards,

A handwritten signature in cursive script, appearing to read "Ed Mercurio".

Ed Mercurio  
Biological Consultant

**EXHIBIT D-2**  
**TRAFFIC STUDY**

**ED MERCURIO, BIOLOGICAL CONSULTANT**  
**647 Wilson Street, Salinas, CA 93901**  
**831-206-0737 (Cell)**  
**ed\_mercurio@yahoo.com**

Brian Foucht, AICP, Principal  
BGF Planning Consultants  
114 San Miguel Avenue  
Salinas, California 93901

September 19, 2011

***RE: Response to letter to Mike Novo, Planning Director, from Molly Erickson of the Law Offices of Michael Stamp dated September 13 2011, regarding potential effects on biological resources from the Smith & Hook/ Hahn Family application for the construction of the Culinary Center, PLN1000642.***

Dear Mr. Foucht,

I have reviewed the letter to Mike Novo, Planning Director, from Molly Erickson of the Law Offices of Michael Stamp dated September 13 2011, regarding the Smith & Hook/ Hahn Family application PLN1000642. As I stated to you in my February 11, 2011 biological overview letter for the construction site for the Culinary Center, impacts to biological resources from the construction of this facility will be very minor.

This proposed project is an approximately 2500 square foot, single story, kitchen and multi-purpose room within this established winery facility. This proposed new building will be located near the existing Vineyard House on a landscaped, moderately sloping, previously graded portion of the site. The specific project site is currently a maintained landscaped area, and the entire project area consists of a portion of a dirt road and landscaped areas that have been routinely managed and kept free of weeds and brush. Please refer to my earlier biological overview letter for the project dated February 11, 2011, for analysis and conclusions regarding effects of the project on biological resources. In summary, my earlier report concludes:

- No native plants were observed on my biological survey of the project area and few native plants are likely to occur in this disturbed area.
- No native trees will be removed to accommodate this project.
- Overall drainage patterns will not be affected by this project.
- The hillside located to the east and above the proposed project site, containing central coastal scrub, northern mixed chaparral and non-native grassland habitats, will not be affected by the project.
- No sensitive habitat or sensitive plant species were observed during my seasonal, floristic survey of the proposed project site and surrounding area.
- No evidence of the presence of sensitive animal species was observed on the proposed project site and surrounding area.

There are no records for sensitive plant species or sensitive habitats on or very close to the Hahn Family Winery-Smith & Hook Property from the most recent California Department of Fish and Game Natural Diversity Data Base records for the Palo Escrito Peak Quadrangle and surrounding area. The closest records are over two miles away. They are for valley oak woodland and for Santa Lucia fir (*Abies bracteata*).

There are no records for sensitive animal species on or very close to the Hahn Family Winery-Smith & Hook Property from the most recent California Department of Fish and Game Natural Diversity Data Base records for the Palo Escrito Peak Quadrangle and surrounding area. The closest record for San Joaquin kit fox (*Vulpes macrotis mutica*) is on the floor of the Salinas Valley over three miles to the east of the proposed project site. San Joaquin kit fox is very unlikely to be present in the habitats that I observed in and around the proposed project site.

The existing winery facility is located on a broad alluvial terrace which gently slopes northeast towards a major steep, east/west trending, naturally vegetated, continuous canyon that eventually empties into the floor of the valley. Roadways linking the winery facility with vineyard terraces at higher elevations and those vineyards closer to the valley floor traverse this canyon and surrounding naturally vegetated hillsides.

The winery has been in continuous operation for 37 years, and during that time there has been an emphasis on the ongoing preservation of as much natural habitat as possible, including in and around the areas of vineyard and winery uses. Continuous areas of natural habitat on hillsides and canyon bottoms exist throughout the property, and these provide effective wildlife movement corridor linkages. Areas of pavement and structures in the winery facility do not pose major obstacles to the movement of wildlife, as they are generally islands surrounded by natural habitat or vineyards on the terraces. This further increases the potential use of even developed areas as wildlife movement corridor linkages.

Existing roadways and traffic may affect the movement of animals in the area, however, traffic generated by the project will not result in the need to expand or alter existing roadways or intersections in a manner that will affect these movements.

To summarize, I did not observe anything of a biological nature that would necessitate any changes in the plans for the development of the Culinary Center on the Smith & Hook/ Hahn Family Property. The existing configuration of uses will remain unchanged by this project, and there will not be any significant impacts to the existing native plants and wildlife or the movement of wildlife in the area.

Please call me if you have any questions.

Best regards,



Ed Mercurio  
Biological Consultant



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

**FILE COPY**

Smith & Hook  
PLN 100642

## Memorandum

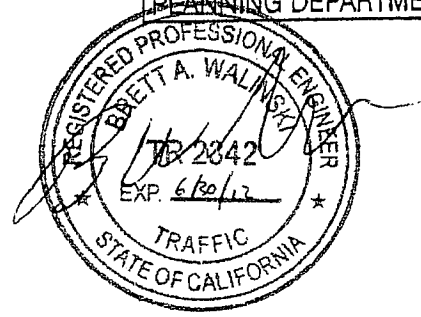
**RECEIVED**  
JUL 05 2011  
MONTEREY COUNTY  
PLANNING DEPARTMENT

Date: July 1, 2011

To: Mr. Brian Foucht, BGF Planning Consultants

From: Brian Jackson

Subject: **Traffic Study for the Hahn Family Wines Culinary Center in Soledad, California**



Hexagon Transportation Consultants, Inc. has completed a traffic study for the proposed Hahn Family Wines Culinary Center project at Hahn Family Wines in Soledad, California. As proposed, the project would construct a 2,500 square-foot (s.f.) one-story building consisting of a chef's kitchen, a dining room, and a wine tasting bar on the site of an active winery with 22 existing employees. The culinary center would add two employees. Access to the new building would be provided via the existing private road that extends 1.3 miles from Foothill Road to the winery complex. The project site location is shown on Figure 1.

The purpose of this traffic study is to satisfy the Transportation Agency of Monterey County (TAMC) traffic study requirements for projects located within the Winery Corridor Plan Area of Monterey County. TAMC administers the Congestion Management Program (CMP) for Monterey County.

### Description of Hahn Culinary Center Private Events

Typical culinary center events would involve chef-prepared food and wine tasting for up to 10 wine distribution and sales representatives. The proposed culinary center will not be open to the public. Due to ridesharing, no more than three vehicles are expected to travel to the site for each event. Typical events would be held on weekdays between approximately 10:00 AM and 4:00 PM up to four times per week. Larger events of up to 20 participants are anticipated to occur infrequently. It is expected that large vans or small buses would be utilized for the larger events, resulting in about the same number of vehicle trips generated by the typical events.

Since events at the culinary center would be held on weekdays between 10:00 AM and 4:00 PM, the project would not operate during the typical AM or PM peak hours of traffic. Thus, according to County of Monterey staff, preparation of a comprehensive Traffic Impact Analysis (TIA) is not necessary. County staff has recommended that a letter report that focuses on project trip generation, traffic operations on Foothill Road, and site access is sufficient. This traffic study is intended to fulfill the County's request.

### Existing Conditions and Field Observations

Foothill Road is a curvy, hilly rural road with no posted speed limit. According to the California Vehicle Code, the speed limit can be assumed to be 55 miles per hour (mph). In the vicinity of the Hahn Family Wines driveway, however, vehicles were observed to be going much slower. The Hahn driveway is located across the street from Mission Elementary School. There are signs posted saying the speed limit is 25 mph when children are present. Hexagon completed a speed survey on Foothill Road near the driveway and

found the 85<sup>th</sup> percentile speed to be 40 mph. The highest recorded speed was 43 mph. Foothill Road is undivided and measures between 22 and 24 feet in width in the vicinity of the project driveway.

Field observations conducted on Wednesday June 8, 2011, between approximately 2:00PM and 3:30PM revealed no operational issues at or near the project driveway or elementary school. The last day of instruction at Mission Elementary School was June 10, 2011. Thus, field observations were conducted during the peak PM period of school traffic. Very few vehicles were observed on Foothill Road. The majority of those vehicles observed in the field were generated by the elementary school, although some slow-moving farming related vehicles also were observed. No pedestrians or bicyclists were observed.



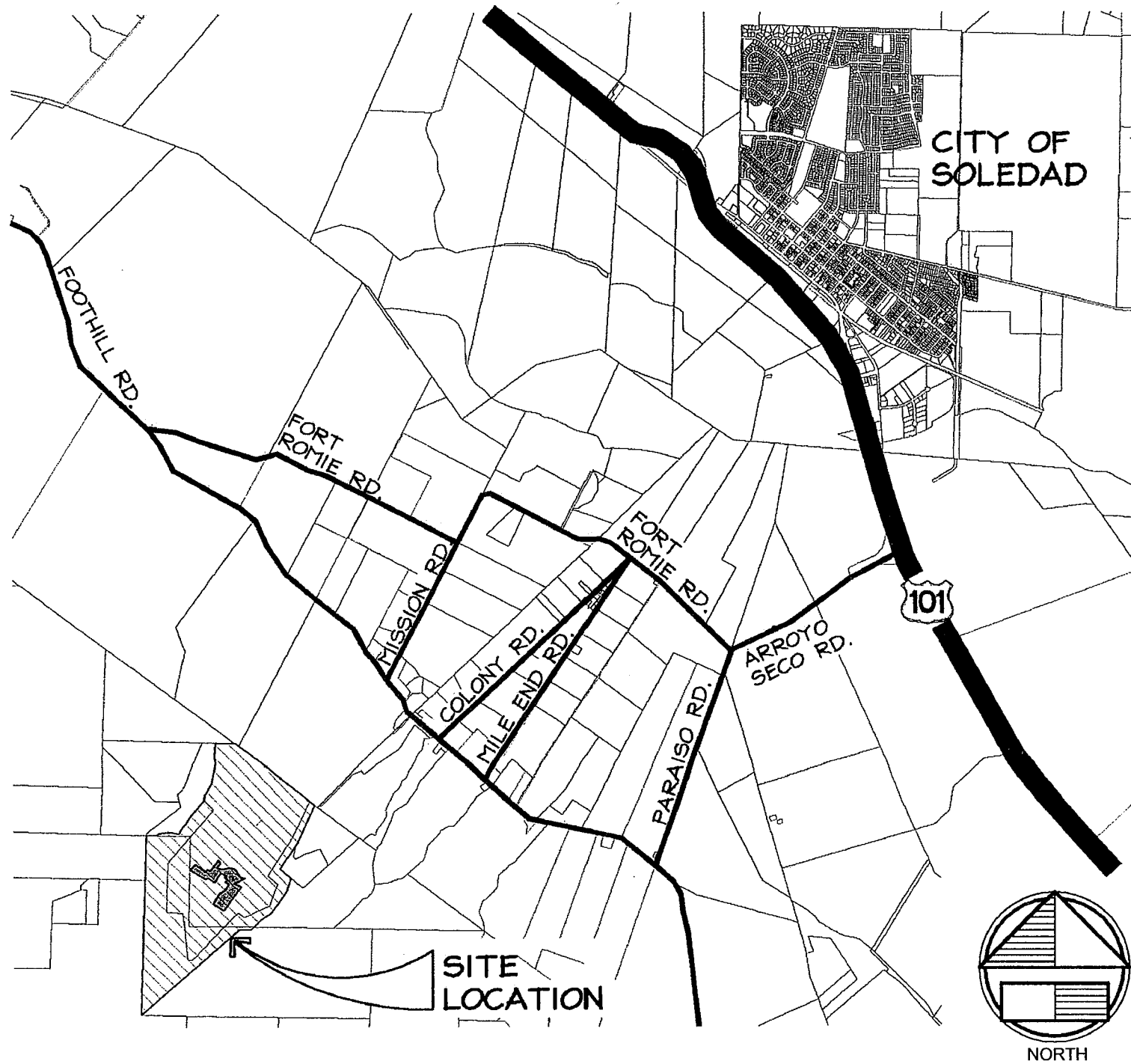


Figure 1  
Site Location

### ***Existing Sight Distance***

Based on measurements taken in the field, sight distance along Foothill Road from the Hahn Wines driveway appears to be adequate. In the northbound direction, sight distance is limited to approximately 350 feet due to the horizontal curvature of the road (see Photo 1). Sight distance is restricted to about 350 feet in the southbound direction due to the vertical curvature of Foothill Road (see Photo 2).

### **Sight Distance Analysis**

Providing the appropriate sight distance reduces the likelihood of a collision at an intersection or driveway. Sight distance generally should be provided in accordance with Caltrans standards. The minimum acceptable sight distance is often considered the Caltrans stopping sight distance. Sight distance requirements vary depending on the roadway speeds. Based on the sight distance measurements at the project driveway (350 feet both north and south), adequate stopping sight distance currently is provided for speeds up to 45 mph.

Based on existing roadway conditions, school signage, a speed survey, and accident history, Hexagon does not believe that vehicles will travel at speeds greater than 45 mph along this segment of Foothill Road. Therefore, it can be concluded that adequate stopping sight distance is provided at the project driveway.

### ***Existing Traffic Volumes***

Daily traffic volumes on Foothill Road were provided by the County of Monterey Department of Public Works. According to the 2008 count data provided, the weekday annual average daily traffic (ADT) volume on Foothill Road between River Road and Paraiso Springs Road is approximately 220 vehicles. Traffic count data are contained in Appendix A.

### **Accident Data**

According to the traffic collision history report provided by the Monterey County Department of Public Works for the period between September 1, 2003 and December 31, 2010, five vehicle accidents have been reported on Foothill Road between River Road and Paraiso Springs Road. Four of the accidents involved a single vehicle either striking a fixed object or flipping over due to an unsafe turn. The remaining accident involved one vehicle sideswiping another vehicle at the Foothill Road/Paraiso Springs Road intersection, but no injuries related to this accident were reported. It is not known whether alcohol and/or weather conditions played a factor in any of the accidents that were reported. No vehicle accidents have been reported at the project driveway or the Mission Elementary School driveway. Vehicle accident data are contained in Appendix B.

### **Project Trip Estimates**

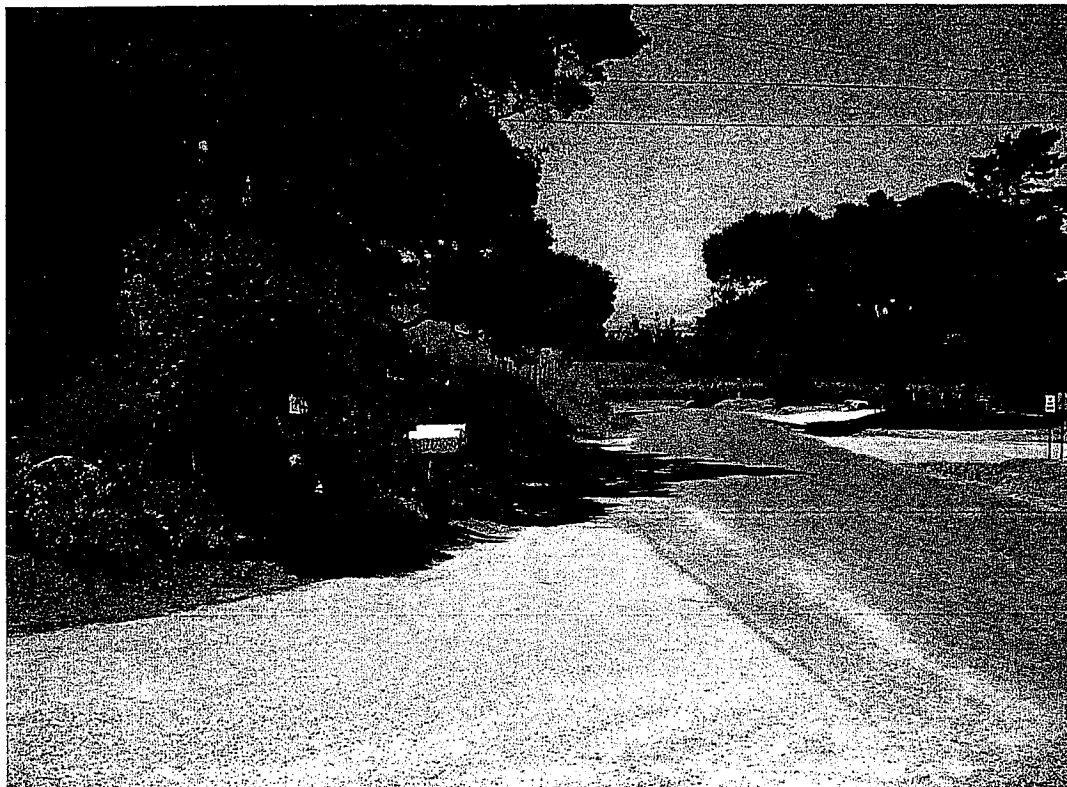
As previously described, typical culinary center events would involve chef-prepared food and wine tasting for up to 10 wine distribution and sales representatives. Hahn encourages wine trade representatives to carpool to the site. According to Hahn, this typically results in a rideshare of at least 3 persons per vehicle, resulting in not more than 3 vehicles per meeting event, regardless of the size of the trade group in attendance. Hahn does occasionally schedule larger trade groups of 20 or so individuals; however, Hahn has indicated that in these cases attendees rideshare in multiple passenger vehicles such as 6 - 15 person SUVs or vans or small 16 - 26 person buses, again typically resulting in not more than 3 vehicles per meeting event. It is assumed that the 2 culinary center employees would drive separately, resulting in 2 additional vehicles per meeting.

Based on the trip generation assumptions, the project would generate 5 new inbound trips and 5 new outbound trips daily between the hours of 10:00 AM and 4:00 PM. Thus, it is estimated that the project would increase the daily traffic volumes on Foothill Road by approximately 4 percent. The addition of 10 daily vehicle trips would not be noticeable.

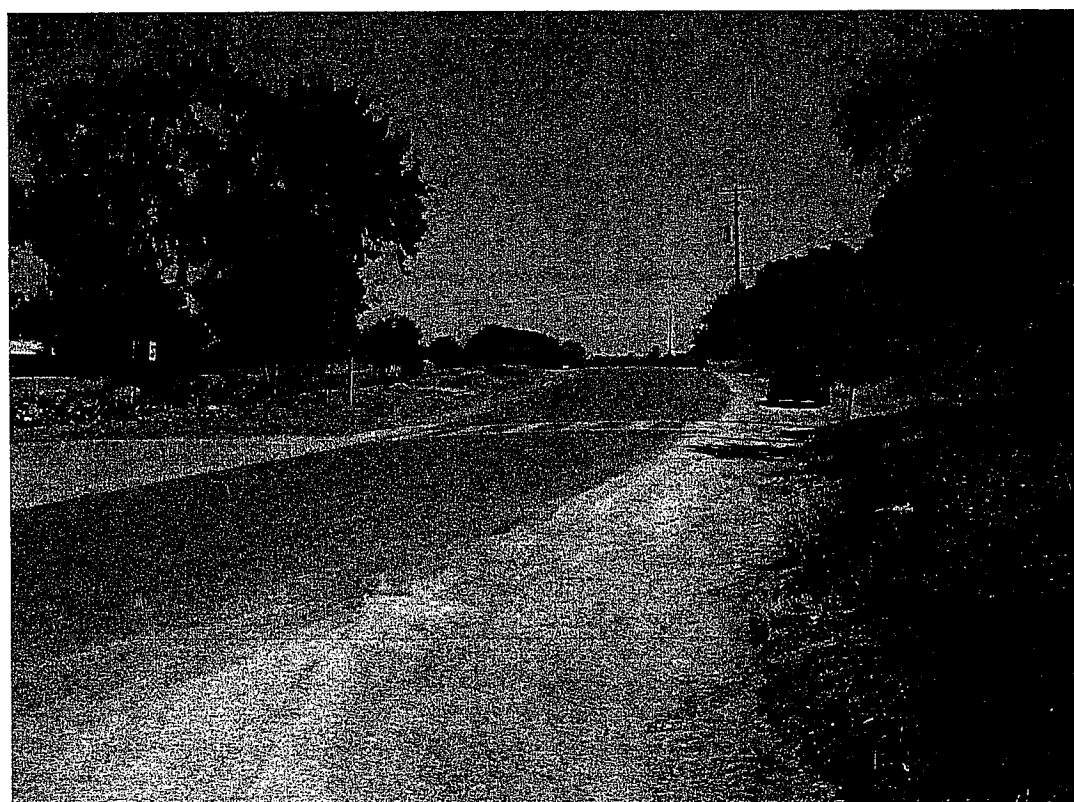




**Photo 1 – Looking North on Foothill Road from Hahn Wines Driveway**



**Photo 2 – Looking South on Foothill Road from Hahn Wines Driveway**





### Site Access

The driveway to Hahn Family Wines flares out at Foothill Road, providing a large turning radius (approximately 130 degrees) for inbound vehicles traveling south on Foothill Road and turning right into the driveway. The driveway measures approximately 18 feet at the throat. The private road serving the project site continues westward and narrows to about 12 feet, but widens again west of an existing cattle guard to provide enough width to serve two-way traffic.



The existing driveway/private road dimensions are adequate to accommodate large trucks, including delivery trucks and emergency vehicles.

### School Traffic



Based on the small amount of traffic that would be generated by the project, conflicts between existing school traffic and project-generated trips at the Foothill Road intersection are expected to occur infrequently and are not likely to result in any operational or safety issues.

### Conclusions



The purpose of this traffic study is to satisfy the requirements of the County of Monterey. Since events at the proposed culinary center would be held on weekdays between 10:00 AM and 4:00 PM, the project would not operate during the typical AM or PM peak hours of traffic. Based on the trip generation assumptions, the project would generate 5 new inbound trips and 5 new outbound trips daily between the hours of 10:00 AM and 4:00 PM. The addition of 10 daily vehicle trips to Foothill Road would not be a noticeable increase.



The existing driveway/private road dimensions are adequate to accommodate large trucks, including emergency vehicles and culinary center delivery trucks. Based on the project driveway location, adequate stopping sight distance currently is provided.

Based on the small amount of traffic that would be generated by the project, conflicts between existing school traffic and project-generated trips at the Foothill Road intersection are expected to occur infrequently and are not likely to result in any operational or safety issues.



**Appendix A**

**Traffic Count Data**

**(Provided by Monterey County Department of Public Works)**

**MONTEREY COUNTY PUBLIC WORKS  
ANNUAL AVERAGE DAILY TRAFFIC  
2010**

ROAD NAME	FROM	TO	LENGTH	MAP SHEET	CTRL NO.	AADT 2008	AADT 2009	AADT 2010	ADJ. FAC-TOR	LATEST RAW VOLUME					TOTAL VOL	LOC NO.	@ M.P.
										COUNT DATE	N E	VOL 1-WAY	S W	VOL 1-WAY			
FANOE RD	ASSOCIATED LN	GZL C.L.	0.62	3E1	1	990			0.97	9/9/2008	N	531	S	495	1026	300	0.320
FERN CYN RD	SH 1	SPRUCE WAY	0.37	1J1	2	480			1.04	7/15/2008	N	319	S	144	463	301	0.040
FIFTEENTH AVE	FORTEENTH AVE	DOLORES ST	0.09	1H1	3	1900	1700	1900	0.94	8/10/2010	E	1072	W	912	1984	302	0.340
FLANDERS DR	MORSE DR	CARMEL HILLS DR	0.75	1H1	2	870			0.99	7/10/2008	E	421	W	457	878	303	0.720
FLANDERS DR	CARMEL HILLS DR	SH 1	0.02	1H1	3	1300	900	990	1.01	7/20/2010	E	531	W	457	988	304	0.765
FOLETTA RD	ALTA ST	CHUALAR RIVER RD	4.13	3E1	1	2400	2000	1100	0.99	3/10/2010	N	447	S	682	1129(n4)	305	4.117
FONTES LN	BORONDA RD	END	0.38	1E5	8		520		1.02	3/31/2009	E	298	W	211	509	306	0.030
FOOTHILL RD	RIVER RD	PARAISO SPRINGS RD	3.85	4	1	220			0.99	4/3/2007	N	120	S	99	219	307	3.787
FORD RD	CARMEL VLY RD	VIA CONTENTA	0.16	1J4	3	2500	2200	2600	0.94	8/11/2010	N	1419	S	1339	2758	308	0.012
FT ROMIE RD	FOOTHILLS RD	ARROYO SECO RD	3.83	4	1	2200	2300	2100	1.00	8/25/2010	N	1058	S	1023	2081	309	3.800
FOURTEENTH ST	ELM AVE	OAK AVE	0.28	4C4	8	990			1.01	9/11/2008	N	500	S	483	983	311	0.200
FOURTH AVE	HATTON AVE	CRML C.L.	0.08	1H1	2	180			1.04	7/1/2008	E	109	W	64	173	310	0.088
FRUITLAND AVE	SALINAS RD	END	0.33	1A4	6		930		0.98	9/22/2009	N	499	S	452	951	312	0.010
GARIN RD	ELKHORN RD	LEWIS RD	1.41	1A4	4	900			1.03	3/18/2008	N	492	S	381	873	325	0.020
GARRAPATOS RD	PALO COLORADO	END	1.08	2	2	140			0.97	8/27/2008	N	NDC	S	NDC	147	326	0.020
GEIL ST	PAJARO ST.	UNION ST.	0.08	1D4	6	1500		1200	0.95	5/25/2010	E	894	W	385	1279	327	0.100
GEIL ST	CRANE ST	PRESTON ST	0.06	1C4	6			1100	0.95	5/19/2010	E	767	W	400	1167	328	0.365
GEIL ST	PRESTON ST	SPEEGLE ST	0.06	1C4	6			1000	0.95	5/19/2010	E	720	W	334	1054	329	0.440
GEIL ST	SPEEGLE ST	SANCHEZ ST	0.09	1C4	6			860	0.95	5/19/2010	E	527	W	376	903	330	0.515
GIBERSON RD	END	STRUVE RD	1.99	1B3	4	410	440		0.98	5/21/2009	E	282	W	167	449	331	1.890
GLORIA RD	SH 101	IVERSON RD	1.86	3E1	1	1100		1300	1.00	8/18/2010	E	759	W	543	1302	332	0.030
GLORIA RD	IVERSON RD	CO. LINE	7.17	3	1			1000	1.00	8/24/2010	E	490	W	522	1012	333	1.891
GONZALES RIVER RD	RIVER RD	GZL C.L.	2.10	3	1	2000	2000	1800	1.00	8/18/2010	E	893	W	944	1837	334	2.038
GRANT ST	PAYSON RD	SCOTT ST	0.09	M2	1	4500	5500	2700	0.99	3/10/2010	N	2144	S	557	2701(n4,n5)	335	0.050
GRANT ST	SCOTT ST	CLAY ST	0.20	M2	1	5000	4600	3300	0.99	3/10/2010	N	2569	S	757	3326(n4,n5)	336	0.274
GRANT ST	CLAY ST	END	0.32	M2	1	2800			1.00	8/26/2008	N	2128	S	453	2581(n5)	337	0.309
GUADALUPE ST	SERRA AVE	CRML C.L.	0.22	1H1	2	370			1.04	7/1/2008	N	209	S	146	355	338	0.152
HALL RD	ELKHORN RD	WILLOW DR	0.55	1B4	4	20000	21600	20700	0.95	7/7/2010	N	10793	S	10913	21706	350	0.010
HALL RD	WILLOW RD	JOHNSON RD	1.63	1B4	4	16200	16900	18000	0.96	6/30/2010	E	9062	W	9753	18815	351	1.280
HALL RD (CS)	JOHNSON RD	SAN MIGUEL CYN	0.68	1B5	CS	15200	15700	16000	NF	n6	E	7839	W	8142	15982	352	2.400
HARE CYN RD	BRADLEY RD	INDIAN VLY RD	6.47	7	7	40			1.01	9/30/2008	N	15	S	26	41	353	0.100
HARKINS RD	FIFTH ST	SLNS C.L.	1.39	1F5	1	3700	3400	3100	0.98	4/8/2010	N	1415	S	1779	3194	354	0.500
HARRIS RD	SPRECKELS BLVD	ABBOTT ST	2.74	1F6	1	9300	11300	5700	0.99	3/23/2010	N	2572	S	3141	5713(n4)	355	2.870
HARRISON RD	RUSSELL RD	MARTINES RD	1.01	1D5	8	2800	2800	2600	0.96	5/4/2010	N	1152	S	1583	2735	356	0.060
HARRISON RD	MARTINES RD	DAMIAN WAY	1.03	1D5	8	1700	2000	1800	0.96	5/12/2010	N	717	S	1114	1831	372	1.100
HARTNELL RD	SH 101	ALISAL RD	1.63	1F6	1	2300	1800	1300	0.99	3/23/2010	N	709	S	554	1263	357	0.180
HATTON AVE (SPR)	SPRECKELS BLVD	FIFTH ST	0.31	1F5	1	3500	3200	3000	0.98	4/8/2010	N	1376	S	1624	3000	358	0.297
HATTON RD (CRML)	CRML C.L.	THIRD AVE	0.12	1H1	2	90			1.04	7/1/2008	N	NDC	S	NDC	90	359	1.074
HATTON RD (CRML)	THIRD AVE	OCEAN AVE	0.25	1H1	2	410			1.04	7/1/2008	N	187	S	204	391(n5)	360	0.860
HATTON RD (CRML)	OCEAN AVE	SHAFTER WAY	0.13	1H1	2	1400	1400	1300	0.96	8/3/2010	N	736	S	589	1325	361	0.810
HATTON RD (CRML)	SHAFTER WAY	MESA DR	0.70	1H1	2	420			1.04	7/8/2008	E	180	W	225	405(n5)	362	0.010
HAYES RD	LEWIS RD	END	1.09	1A4	6	130			0.99	3/13/2008	E	63	W	71	134	363	0.020
HEBERT RD	SAN JUAN GRADE	OLD STAGE RD	0.49	1D6	1	4100	4100	3700	0.98	4/27/2010	E	1814	W	1905	3719	364	0.450
HIDDEN VLY RD	ELKHORN RD	STRAWBERRY RD	2.89	1B4	4	460			0.97	4/28/2006	E	207	W	270	477	365	0.030
HIGHLANDS DR	SH 1	FERN CYN RD	0.18	1J1	3	1300	1100	1000	0.94	8/10/2010	E	542	W	556	1098	366	0.030

## **Appendix B**

### **Vehicle Accident Data**

**(Provided by Monterey County Department of Public Works)**

**Monterey County Dept of Public Works  
Traffic Engineering Department**

**Traffic Collision History Report  
Midblock Collisions**

6/8/2011  
Page 1

Location: Foothill Road  
 Segment 1: Paraiso Springs Road  
 Segment 2: River Road

Time Range Reported: 9/1/2003 - 12/31/2010

Report No.	Date Time	Dist/Dir	Location	Type of Collision	Motor Veh. Involved With	DOT1	MPC 1	DOT2	MPC 2	PCF	# Inj	# Kld
4026	4/28/06 15:37	260' North of	FOOTHILL ROAD/COLONY ROAD	Hit Object	Fixed Object	North	Proceeding Straight			Improper Turning	2	1
7025	7/16/07 06:15	8448' North of	FOOTHILL ROAD/MISSION ROAD	Overtaken	Non-Collision	South	Other Unsafe Turning			Improper Turning	1	0
0012	10/8/07 15:30	1056' South of	FOOTHILL ROAD/RIVER ROAD	Overtaken	Non-Collision	North	Other Unsafe Turning			Improper Turning	0	0
2019	12/17/07 05:43	1847' South of	FOOTHILL ROAD/RIVER ROAD	Hit Object	Fixed Object	South	Ran Off Road			Improper Turning	1	0
0026	10/31/08 12:00	1056' North of	FOOTHILL ROAD/PARAISO SPRINGS ROAD	Sideswipe	Other Motor Vehicle	South	Proceeding Straight	North	Proceeding Straight	Wrong Side of Road	0	0

**Monterey County Dept of Public Works  
Traffic Engineering Department**

**Traffic Collision History Report  
Midblock Collisions**

6/8/2011  
Page 2

Street: Foothill Road  
Limit 1: Paraiso Springs Road  
Limit 2: River Road

Time Range Reported: 9/1/2003 - 12/31/2010

Report No.	Date Time	Dist/Dir	Location	Type of Collision	Motor Veh. Involved With	DOT1	MPC 1	DOT2	MPC 2	PCF	# Inj	# Kld
------------	--------------	----------	----------	-------------------	-----------------------------	------	-------	------	-------	-----	----------	----------

Total Number of Collisions: 5      Segment Length: 3.87 miles (20,449')

Settings Used For Query

<u>Parameter</u>	<u>Setting</u>
Limit 1	Include Intersection Related
Limit 2	Include Intersection Related
Intermediate Intersections	Include Intersection Related

**EXHIBIT E**  
**AGRICULTURAL**  
**ADVISORY**  
**COMMITTEE MINUTES,**  
**DATED JUNE 17, 2011**



**MONTEREY COUNTY  
AGRICULTURAL ADVISORY COMMITTEE (AAC)**

Agricultural Center Conference Room  
1428 Abbott Street, Salinas, CA 93901

June 23, 2011; 1:30 p.m.

MINUTES

Members	Present	Guests & Staff	Affiliation
Tom Am Rhein	✓	Mary Perry	County Counsel
John Baillie	✓	Gregg MacFarlane	Assessor's Office
Chris Bunn	✓	Carl Holm	RMA
Steve de Lorimier	✓	Steve Mason	Planning Department
Alexandra Eastman	-	Paula Bradley	Planning Department
Kurt Gollnick	-	Bob Roach	Agricultural Commissioner's Office
Bill Hammond	✓	Dawn Mathes	Agricultural Commissioner's Office
Mike Manfre	-	Kathy Nielsen	Agricultural Commissioner's Office
Steve McIntyre	✓		
Mike Miller	-		
Manuel Morales	✓		
Scott Violini	✓		
Ridge Watson	✓		

**I. Call to Order**

The meeting was called to order at 1:35 p.m.

**II. Approval of Minutes from April 28, 2011, Meeting**

The meeting minutes were unanimously approved without correction.

**III. Public Comments (items not on the agenda)**

There were no public comments.

**IV. Agricultural Commissioner's Update**

*Bob Roach, Assistant Agricultural Commissioner*

- The 2010 Crop Report was released on June 14, 2011. More copies will be printed, however, it is available currently available on our website.
- I attended the Ag Water Advisory Committee of the MCWRA and gave an overview of the AAC and what water related issues the Committee has taken up.
- I gave a verbal report on the Williamson Act to the Grower-Shipper Association Land Use Committee meeting.
- A delimitation in King City last year as a single Light Brown Apple Moth (LBAM) was found. The State's policy at that time was not to delimit finds within three miles of the quarantine boundary but to automatically extend the boundary. The Agricultural

- European Grape Vine Moth (EGVM) – Since last year, there has been a delimitation in Soledad, however, no additional moths have been found. There is no quarantine although we will keep the traps out through the end of the season. Additional quarantines have been established in Nevada County, Sonoma County (extended in Sebastopol area) and Santa Cruz County. Eradication in other parts of the states is underway and making progress.

**V. Hahn Family Wines Culinary Demonstration and Wine Tasting Center**  
*Paula Bradley, Planning Department*

The Planning Department is seeking a recommendation from the Agricultural Advisory Committee on whether the proposed project is compatible with the agricultural uses of the property, as required by the Williamson Act.

An overview of the project was provided to the Committee by Ms. Bradley. Tony Baldini, General Manager at Hahn Family Wines, gave a PowerPoint presentation showing aerial photographs of the proposed center and provided a description of the proposed project.

The proposed Culinary Demonstration and Wine Tasting Center is intended to be an integral component of the Hahn Family Wines marketing and promotion program. The facility would be located on the same property as the winery and existing tasting room, but would provide an additional space to host vendors, distributors, sales staff, and customers separate from the existing tasting room that is open to the public. The Center would allow Hahn to pair wines with regional food (with an emphasis on local Salinas Valley agricultural products).

The Committee raised question about the potential traffic impacts. The applicant noted that a traffic study is complete and under review by Public Works. The applicant and committee members with wine industry expertise noted that the wine industry in Monterey County wants to maintain its unique rural character, distinct from other wine regions of the state.

Committee members noted that wine and food go together and nearly every major winery has some sort of kitchen and many wineries offer wine and food pairings as a way to showcase and sell their wine.

The Planning Department is currently researching policies of other counties related to winery kitchens and the Williamson Act.

Carl Holm provided a brief discussion of the Agricultural and Winery Corridor Plan (AWCP) and noted that winery kitchens are consistent with the County's AWCP and the adopted General Plan.

Public Comment

One member of the public testified and asked the Committee to find the proposed center as being compatible with the agricultural uses of the property.

**MOTION:** A motion was made by Chris Bunn that the Committee recommend the center as being a fully compatible use. The motion was seconded by Steve McIntyre.

AYES: 9  
NOES: 0  
ABSENT: 4

#### **VI. Status Report on 2010 General Plan Implementation**

*Carl Holm, Acting Deputy Director, Resources Management Agency*

- The General Plan was adopted by the Board of Supervisors in October 2010. Mr. Holm noted that as a result of unsettled lawsuits, the Planning Department is currently considering applications that fall within the Agricultural and Winery Corridor for administrative review, even those project applications that may have been considered for ministerial review as part of the AWCP. The result is that project applications within the AWC may be taking more time for processing than applicants anticipate.
- The Committee members noted that it will be important for the AAC to provide input on agriculturally-relevant General Plan implementation ordinances and program. By consensus, the Committee decided to form a subcommittee to develop a list of ordinances and plans scheduled to be developed as part of the General Plan Implementation that (may) affect agriculture and should have Agricultural Advisory Committee involvement and/or review. Christopher Bunn and Bill Hammond volunteered for this task and will report back to the Committee at the July 28, 2011, meeting. Carl Holm was asked to attend the July meeting.

#### **VII. Meteorological (MET) Data Collection Towers**

*Dawn Mathes, Ag Program Manager & Bob Roach, Assistant Agricultural Commissioner*

The Planning Department has brought several of these projects to the AAC for recommendation. The Agricultural Commissioner's office provided a recommendation that the Planning Department create standard conditions for MET towers in agricultural areas. The MET tower markings are those recommended by the California Agricultural Aircraft Association. Assembly Bill 511, which would require specific safety and marking measures for meteorological towers, is consistent with these recommendations and expected to be made into law

#### **VIII. Administrative Matters**

Committee members' terms expiring 6/30/2011

- *Manuel Morales* (at large) would like to continue his involvement with the Committee;
- *Mike Marfre* (at large) has expressed interest in continuing on the Committee, however, this will need to be confirmed;
- *Kurt Gollnick* (District 1, Supervisor Armenta) would like to continue on the Committee; appointment is in process;
- *Ridge Watson* (District 5, Supervisor Potter) would like to continue on the Committee; appointment is in process;
- *John Baillie* (Grower-Shipper Association) will be leaving the Committee at the end of this fiscal year. Dave Costa has been chosen by the association to join the Committee; his appointment is on the Board of Supervisors' calendar for June 28, 2011.

**IX. Committee Comments**

- TAMC is proposing implementation of a bicycle/pedestrian trail along roads that are adjacent to farmland and have the potential for exposure to pesticides, etc. Dawn Mathes was asked to research this issue and report back to the Committee on July 28, 2011.
- US Fish and Wildlife Service has held scoping meetings with regard to obtaining conservation easements. There is approximately \$900 million available. Further information will be provided at the 7/28/2011 meeting.
- At the next meeting the Committee needs to elect a Chair and Vice Chair.

**X. Adjournment**

There being no further business, the meeting was adjourned at 3:15 p.m.

The next scheduled meeting is July 28, 2011.

Respectfully submitted,

*Kathy Nielsen*

Kathy Nielsen  
Monterey County Agricultural Commissioner's Office



property located within the proposed preserve and/or farmland security zone, a legal description of the property together with Assessor's parcel number or numbers, the size or acreage of the property. The application(s) shall have attached thereto a Title Company Lot Book Report which said report shall contain a plat or map of the property accurately showing the exterior boundaries thereof. The application(s) shall also show that the property is being used for commercial agricultural purposes and uses compatible therewith and shall show the rental history or income and expense history for the past three years. The application(s) shall further state that the applicant and each of the owner(s) expressly request(s) that appropriate steps be taken to reclassify said property into an appropriate agricultural zoning district and that a Farmland Security Zone be created, that the applicant and the owners desire to rescind an existing Land Conservation Contract or enter into a Land Conservation Contract and rescind said Land Conservation Contract, in order to simultaneously rescind the Land Conservation Contract, create a Farmland Security Zone and enter into a Farmland Security Zone Contract which qualifies for property tax valuation pursuant to Section 423.4 of the Revenue and Taxation Code and Government Code Section 51296.2, as may be amended from time to time.

2. The application shall be accompanied by non-refundable fee of \$200.00 provided, however, where the application or applications are to place more than one parcel of property under separate ownerships into one preserve the fee shall be \$200.00 plus \$50.00 for each additional parcel over one under separate ownership.
3. When filed, within ten days of filing, the Clerk shall forward a copy of the application(s), together with a transmittal memo indicating the date filed, and whether the application(s) are timely filed, to the Assessor, to the Director of Planning, to the County Counsel, and to the Agricultural Commissioner and/or their designees for their recommendations. The Director of Planning shall submit a report as required by Section 51234 of the Government Code.
4. The Clerk of the Board of Supervisors shall place the matter upon the agenda of the Board of Supervisors. If the Board determines that said application(s) should be granted, the Clerk shall give notice in accordance with the provisions of California Government Code Sections 51230 and 51233.
5. The Board will establish agricultural preserves, and/or Farmland Security Zones, by resolution. Said resolution shall contain a finding of authorized uses which are compatible with the agricultural uses within the preserve or Farmland Security Zone and shall also contain any uniform rules to be adopted for the administering of the preserve and/or Farmland Security Zone.
6. Upon filing the application, the owners of land within the proposed agricultural preserve and/or Farmland Security Zone, shall file a request with the Clerk of the Board of Supervisors to enter into a land conservation contract and/or Farmland Security Zone Contract, as applicable, with the County.

7. The Board by resolution shall authorize and direct the Chair of the Board of Supervisors to sign land conservation contracts and/or Farmland Security Zone contracts with the owners of any land within the agricultural preserve and/or Farmland Security Zone, as applicable.
8. It shall be the policy of the County to establish preserves and/or Farmland Security Zones, where qualifications have been met and there is reasonable certainty that contracts will be concluded within a reasonable length of time.
9. It shall also be the policy of this Board to enter into Land Conservation, and/or Farmland Security Zone contracts, as applicable, (a) which provide for a minimum effective period of 20 years; (b) which restrict the use of land to commercial agricultural uses and to uses compatible therewith stated in the agreement; (c) which provide that such contract may not be canceled prior to the date of expiration by their own terms except as provided in said Land Conservation Act and/or Farmland Security Zone, and (d) which also provide for the payment of deferred taxes to the County, unless waived by the Board of Supervisors with the approval of the Secretary of the Resources Agency after the Board's determination that continuation of the contract conditions would seriously jeopardize public health or safety, and upon such cancellation the payment of the same amount and in the same manner as provided by Section 51283 of the Government Code.
10. It is further the policy of this Board to provide in such contracts that they shall be effective on the last day of December, prior to the lien date of January first, of the succeeding year, that each shall provide for automatic annual renewal for a period of one year unless notice of non-renewal is given as provided by Section 51245 of the Government Code. All land conservation and/or Farmland Security Zone contracts and notices of non-renewal thereof shall be recorded by the County. Such contracts shall be binding upon all subsequent transferees of any interest in the real property subject thereto.
11. It is further the policy of this Board to approve only agricultural preserves and land conservation contract and/or Farmland Security Zone applications and contracts meeting the following conditions:
  - a. If located within one mile of a city, said city neither protests the establishing of the preserve nor the execution of the contract. If located within a sphere of influence of a city, the creation of the Farmland Security Zone within the sphere of influence has been expressly approved by resolution by the city with jurisdiction within the sphere.
  - b. Land Use. To be considered for inclusion in an agricultural preserve and or Farmland Security Zone, land must have a recent history of use primarily for the production of food and fibre products for commercial purposes. Use for

the production of such products for three out of the last five years shall be required, unless a bona fide commitment to such use is clearly evidenced by shorter use after a material change of circumstances, such as in the case of substantial capital investment to improve previously unimproved property for agricultural purposes or recent availability of agricultural water. "Commercial purposes" shall be interpreted to require that most products produced thereon are sold in normal marketing channels.

- c. Minimum size and gross income. Applications for establishment of an agricultural preserve, and/or Farmland Security Zone as applicable, will not be considered unless the parcel or group of contiguous parcels to be included in the preserve contains 100 or more acres and shall have had an annual gross income during three of the last five years from the production of animals and/or unprocessed agricultural plant products of not less than \$8,000.00, or in the case of recently improved lands, have a potential during the next succeeding year of producing a gross income of \$8,000.00 from the production of animals and/or unprocessed agricultural plant products, provided, however, the Board of Supervisors will consider establishing agricultural preserves and/or creating Farmland Security Zones as applicable, of less than 100 acres, but of 40 or more acres if it finds that smaller preserves and/or Farmland Security Zones as applicable, are necessary due to the unique characteristics of the agricultural enterprises in the area and that the establishment of preserves and/or Farmland Security Zones of less than 100 acres is consistent with the general plan of the County.
- d. Compatible Uses. Compatible uses permitted on lands within an established "agricultural preserve" and/or "Farmland Security Zone":
  - 1. Shall not be in conflict or inconsistent with or in violation of the basic underlying zoning applicable to the property;
  - 2. Shall be particularly specified and included in the resolution establishing any preserve and/or Farmland Security Zone;
  - 3. Shall be reviewed by the Agricultural Preserve Committee for each proposed contract and said Committee shall recommend appropriate adjustments.
  - 4. Shall not be based on the compatible use provisions contained in Government Code Section 51238.1(c). (Government Code Section 51296.7).
- e. Prime Agricultural Land. Applications for Farmland Security Zones shall not be considered unless the property is predominantly prime agricultural land as defined in Government Code Section 51201(c), or designated on the Important Farmland Series Maps, prepared pursuant to Government Code Section 65570 as predominantly one or more of the following: (1) prime



farmland; (2) farmland of statewide significance; (3) unique farmland; (4) farmland of local importance.

- f. The property is not enforceably restricted pursuant to the Open-Space Easement Act of 1974 (commencing with Government Code Section 51070).

PASSED AND ADOPTED this 11<sup>th</sup> day of December, 2001, upon motion of Supervisor Calcagno, seconded by Supervisor Potter, and carried by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Johnson and Potter.

NOES: None.

ABSENT: None.

I, SALLY R. REED, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page -- of Minute Book 70, on December 4, 2001.

DATED: December 4, 2001

SALLY R. REED, Clerk of the Board  
of Supervisors, County of Monterey, State of  
California

By: Nancy Lusk  
Deputy

ATTACHMENT A

SUMMARY OF AGRICULTURAL PRESERVE CONTRACT AND FARMLAND  
SECURITY ZONE CONTRACT REQUIREMENTS

(Excerpts from Government Code Sections 51230, 51233, 51234, 51243 (a,b), 51243.5, 51244, 51244.5, 51296 et. Seq., Resolution No. 80-529 and Resolution No. 99-455)

The Land Conservation Act of 1965, as amended, (Government Code, title 5, Division 1, Part 1, Chapter 7), authorizes counties to establish agricultural preserves; and

The purpose of this Act is to maintain the agricultural economy of California by providing an incentive to continue the agricultural use of land; and

The Board of Supervisors of Monterey County finds that it can assist in maintaining the agricultural economy of California by establishing agricultural preserves and/or creating Farmland Security Zones, and entering into land conservation and/or Farmland Security Zone contracts as applicable, as authorized by said Act.

The Agricultural Preservation Review Committee consisting of representatives from the Assessor's Office, County Counsel Office, Agricultural Commissioner, Planning & Building Inspection Department shall be responsible for reviewing the following in order to consider the establishment of an Agricultural Preserve Contract and/or creation of a Farmland Security Zone.

Establishment of Agricultural Preserve and/or Farmland Security Zone Contract

- I. Application
  - A. Original and three copies of application
  - B. Filed on or before September 15th
  - C. Name and address of property owner(s)
  - D. Legal description of the property
  - E. Size (area) of property
  - F. Assessor Parcel Numbers
  - G. Title report containing plot or map
  - H. Indicate current commercial agricultural use and all other uses

- I. Reclassification request, if required
- J. History of Income & Expense

II. Qualifications

- A. Areas of 100 acres or more, or group of contiguous parcels (Gov't. Code Sec. 51230) and
- B. Annual gross income during three of the last five years from production of animals and/or unprocessed agricultural plant products of not less than \$8,000.00 (Res. 80-529, Para 11 (c)).
- C. Areas of less than 100 acres, but of 40 or more acres if necessary to preserve the unique characteristics of the agricultural enterprise, (Gov't Code Sec. 51230, Res. 80-529. Para 11 (c) and
- D. Is consistent with the County General Plan. (Gov't Code Section 51234.)
- E. Land has been used for production of food and fibre products for three of last five years. (Res. 80-529, Para 11 (c).)
- F. Recently improved lands shall have the potential of a gross \$8,000.00 income the next succeeding year. (Res. 80-529, Para 11 (c).)
- G. If within one mile of a city, that city has not or will not protest the preserve or contract. (Gov't Code Sections 51233, 51243.5.). If located within a sphere of influence of a city, the creation of the Farmland Security Zone within the sphere of influence has been expressly approved by resolution by the city with jurisdiction within the sphere.
- H. The property is zoned an appropriate agricultural designation, or that the proper reclassification be requested at the time the contract is applied for. (Res. 80-529, para 1)
- I. Compatible Uses. Compatible uses permitted on lands within an established "agricultural preserve" and/or "Farmland Security Zone": (1) Shall not be in conflict or inconsistent with or in violation of the basic underlying zoning applicable to the property; (2) Shall be particularly specified and included in the resolution establishing any preserve and/or Farmland Security Zone; (3) Shall be reviewed by the Agricultural Preserve Committee for each proposed contract

and said Committee shall recommend appropriate adjustments. (4) Shall not be based on the compatible use provisions contained in Government Code Section 51238.1(c). (Government Code Section 51296.7).

- J. Prime Agricultural Land. Applications for Farmland Security Zones shall not be considered unless the property is predominantly prime agricultural land as defined in Government Code Section 51201(c), or designated on the Important Farmland Series Maps, prepared pursuant to Government Code Section 65570 as predominantly one or more of the following: (1) prime farmland; (2) farmland of statewide significance; (3) unique farmland; (4) farmland of local importance.
- K. The property is not enforceably restricted pursuant to the Open-Space Easement Act of 1974(commencing with Government Code Section 51070.

#### Procedure to make New Contracts

The owner of land applies to the Board of Supervisors on or before September 15th of each year. The application identifies each of the owners of the property and, in addition to a legal description, sets forth the size or acreage of the property. A map accurately showing the exterior boundaries of the property also accompanies the application.

The application should show the rental history or income and expense history of the land for commercial agricultural purposes for the last three (3) years. The owners must also expressly request that the property be rezoned into an appropriate district and that a Farmland Security Zone be created.

The application is submitted together with a nonrefundable \$200.00 fee plus \$50.00 for each additional parcel over one under separate ownership. The Board Clerk forwards the application (together with a transmittal memo indicating the date the application(s) is/are received, and whether the application(s) is/are timely filed), to the Agricultural Preservation Review Committee, consisting of representatives from the Assessor's Office, County Counsel Office, Agricultural Commissioner, and Planning and Building Inspection Department within ten (10) days. The Committee reports on whether the agricultural preserve is consistent with the general plan. (Government Code Section 51234, Resolution No. 80-529, para 3.)

The application(s) is/are to restrict land by contract within an agricultural preserve and/or Farmland Security Zone as applicable. The agricultural preserve may include several ownerships. To be considered for inclusion in an agricultural preserve and/or Farmland Security Zone as applicable, land must have recent history of use primarily for

the production of food and fiber for commercial purposes. An application for the establishment of an agricultural preserve, and/or creation of a Farmland Security Zone as applicable, will not be considered unless the parcel or group of contiguous parcels to be included in the preserve contains one hundred (100) or more acres (Government Code Section 51230) and shall have had an annual gross income during three (3) of the last five (5) years of not less than eight thousand dollars (\$8,000). (Resolution No. 80-529, paragraph 11 (c).)

The Board of Supervisors will consider establishing agricultural preserves and/or creating Farmland Security Zones as applicable, of less than one hundred (100) but more than forty (40) acres if it finds that smaller preserves, and/or Farmland Security Zones as applicable, are necessary due to the unique characteristics of the agricultural enterprise. (Resolution No. 80-529, paragraph 11 (c).) For example, specialty crops.

The owner of the land files an application for the creation of a Farmland Security Zone and at the same time files an application to enter into a Farmland Security Zone contract. This may be in a new Farmland Security Zone or in the enlargement of an existing preserve and/or Farmland Security Zone as applicable.

The Board, by resolution, establishes Farmland Security Zones and authorizes the Chair of the Board to sign the contracts within the Farmland Security Zones as applicable. The Board also establishes compatible uses permitted on lands within the "Farmland Security Zones" and the applicable list is appended to each contract.

#### What compatible uses are permitted for a Farmland Security Zone Contract

"Compatible use" is defined in the statute, Section 51201 (e) as follows:

"(e) 'Compatible use' is any use determined by the County or City administering the preserve pursuant to Section 51231 or Section 51238 or Section 51238.1 or by this act to be compatible with the agricultural, recreational, or open-space use of land within the preserve and subject to contract. 'Compatible use' includes agricultural use, recreational use or open-space use unless the Board or Council finds after notice and hearing that such use is not compatible with the agricultural, recreational or open space use to which the land is restricted by contract pursuant to this chapter."

#### The list of compatible uses approved by the Board within Farmland Security Zones follow:

1. The drying, packing or other processing of an agricultural commodity usually performed on the premises where it is produced.
2. Structures necessary and incidental to the agricultural use of the land.
3. Single family dwellings incidental to the agricultural use of the land for the residence of the owner, and the family of the owner. Single family dwellings

incidental to the agricultural use of the land for the residence of the lessee of the land and the family of the lessee.

4. Dwellings for persons employed by owner or lessee and the family of employee or lessee incidental to the agricultural use of the land.
5. An aircraft landing strip incidental to the agricultural use of the land.
6. The erection, construction, alteration or maintenance of gas, electric, water or communication utility facilities.
7. The erection, construction, alteration or maintenance of radio, television or microwave antennas, transmitters and related facilities.
8. Public or private hunting of wildlife or fishing.
9. Public or private hunting clubs and accessory structures.
10. Public or private rifle and pistol practice range, trap or skeet field, archery range or other similar use.
11. Public or private riding or hiking trails.
12. Removal of natural materials.
13. Disposal site for oil field wastes, provided that any such use shall be made only in accordance with the use permit and other permits issued by the County of Monterey and the California Regional Water Quality Board and such other governmental authority as may have jurisdiction over this use.  
  
"Wastes received (discharged) at the site have been, and will continue to be, limited to petroleum and oil field wastes, such as muds, oily water, tank bottom wastes, and brine waters."
14. Shall not be based on the compatible use provisions contained in Government Code Section 51238.1(c). (Government Code Section 51296.7).

**EXHIBIT F**  
**APPLICANT'S PROJECT**  
**DESCRIPTION, DATED**  
**JUNE 9, 2011**

PROJECT DESCRIPTION  
PLN100642  
Hahn Family Wines Culinary Center  
6.9.11

**Development Summary**

Hahn Family Wines proposes to construct a detached, one story 2,500 square foot, single story building to accommodate a culinary center and dining room within the existing winery complex at the site of its existing winery located at 37700 Foothill Rd. (APN 418-341-050). The new building will be located within the 55,495 sq. ft. complex of existing winery-related buildings on the site that are used for winery administrative offices, wine production and storage facilities, a detached wine tasting room, shop, and interior and exterior equipment storage.

The proposed 2,500 sq. ft. building will include a 382 sq. ft. demonstration kitchen, a 1,071 sq. ft. multi-purpose room to be used for wine tasting, dining, and presentations (non-fixed seating), with the balance of the space allocated for ancillary restrooms, service and storage, and mechanical room. This space will be designed to complement and provide a location for meetings that currently occur on the site between Hahn Family Wines and wine industry marketing and distribution representatives. The culinary center will be equipped as a demonstration kitchen for both on-site functions and for webcast or telecast to groups located off-site. Any of these activities currently occur at the Soledad winery during weekdays from 10 am to 4pm, three or four times per week. Typical activities will include Chef - prepared food and wine events involving from 6 - 10 wine distribution and sales representatives.

The new use will utilize existing parking, water supply and storm drainage facility connections. An independent septic system will be constructed within an existing, level landscape area of the site (see site plan).

Access to the site will be provided via the existing paved private road that extends approximately 1.3 miles from Foothill Rd. to the winery. An unpaved parking area currently exists on the site for use by employees and visitors. This area and adjacent unpaved areas will be paved to provide 46 parking spaces as follows:

- 22 employees (1 space/employee: 20 existing, 2 new);
- 22 spaces for the dining room (1/50 sq.ft. dining area -non fixed seating); and
- 2 handicapped accessible spaces

These spaces are in addition to unmarked spaces that have already been provided for existing wine tasting room, administrative offices and wine production and storage facilities. Hahn encourages wine trade representatives to ride - share to the site. Typically this results in a ride-share of at least 3 persons per vehicle, resulting in not more than 3 vehicles per meeting event, regardless of the size of the trade group in attendance. Hahn does occasionally schedule larger trade groups of 20 or so individuals; however in these cases attendees ride - share in multiple passenger vehicles such as 6 - 15 person SUVs or vans or small 16 - 26 person buses, again typically resulting in not more than three vehicles per meeting event.

Grading will be approximately 100 cu. yds. of balanced grading (20 cu/yds for planters, 40 cu/yds cut and 40 cu/yds fill) on the site to construct the finished building pad, access driveway, and landscape



(pathways, walkways, planters) and does not include excavation to construct the septic system, storm drainage, water lines, etc. Excavation spoils from these activities will be backfilled or otherwise used on site. All grading will occur on slopes that are less than 25% (see attached slope map).

Landscaping will consist of drought tolerant native plant materials, and irrigation will incorporate appropriate water conservation features. A conceptual landscape and irrigation plan has been prepared.

### Construction Management

Equipment used for site grading, including excavation for foundations and wet and dry utilities, will include an excavator, compactor, blade, skip loader, and a 10 yard dump truck. A pavement machine will be brought on-site to pave the parking area and driveways. One cement truck will pour concrete for foundations over a two-day period. Construction staging will be located within a developed area of the site north of existing wine production and administration buildings. (see attached plot plan)

One dump truck trip per day to and from the site is anticipated. For most construction activities there will be 2 or 3 pick-up type job trucks on the site throughout the construction period. The following table summarizes the estimated number of employees and the anticipated duration of construction of the overall project by phase.

Activity	# Employees	# Days
Site Grading	4	4
Utilities Grading	3	10
Foundations	6	15
Framing, Roof, Interiors	6	62
Paving, Driveways, Walkways,	4	15
Landscaping	3	15
	Avg. # on site: 4	Total time: 4 mths

### Agricultural Related Use

The Hahn Santa Lucia Highlands (SLH) Estate Winery is proposing to construct a small, culinary demonstration center at their Santa Lucia Highlands Estate. The purpose of this new facility is two-fold:

- Secure Hahn's competitive position in the marketplace; and
- Showcase Monterey County, and the Santa Lucia Highlands in particular, as a premier wine-producing region in the State of California.

The Hahn SLH Winery produces 400,000 cases annually, and our wines are distributed throughout the US in all 50 states and in 15 countries. Globally and in the United States, the wine industry is extremely fragmented with thousands of different producers competing for the attention of a myriad of distributors in every state and country. The task of marketing wine is further complicated by the dominance of large

players in the market, each with purchaser-bias toward specific appellations based upon advertising and a long- standing presence in the market. Most distributors and their sales representatives continually advocate the same brands, and daily carry a limited sample of wines from these brands. To increase their share of the wine market, a winery must convince distributors that, among all other producers, its brand should displace an already proven seller.

To demonstrate Hahn's superior product offering and the virtues of Monterey County wine, Hahn regularly invites top sales people and managers to the Hahn SLH Estate. During these visits, expert staff members lead vineyard and winery tours, explain soils, weather patterns, vineyard techniques and winemaking protocols to distinguish Hahn and Monterey County from other vintners and wine producing regions. From this experience, Hahn has learned that to successfully compete in the marketplace there must be interaction between the wine grower, the wine maker, and industry representatives on the site where wine grapes are grown and wine is produced.

Hahn intends to ensure that when wine industry distribution and sales representatives visit the winery, see the soil and the vines, experience the climate and the location, and watch wines being made, they will be able to complete that experience with local, sustainably grown, expertly prepared food paired with Hahn wines. *This type of integrated marketing experience, similar to that provided for retail customers via wine tasting rooms, can only be provided on the site where grapes are grown and wine is created. The culinary center is, therefore, an essential, final component of the agricultural wine making operation and marketing activities that are currently conducted on the site.*

Hahn Family Wines firmly believes that a rising tide lifts all ships. For this reason, Hahn has developed a culinary program for this facility to rival similar programs that are typical in other wine producing regions of the State; e.g. Napa, Sonoma and Santa Barbara Counties. The culinary center will serve our current wine industry guests chef - prepared meals made from local, sustainably grown produce, fish, poultry and meat products. Here, our goal is to highlight Monterey County as a source of fine wine and food. Hahn is working closely with Royal Rose Radicchio, River Ranch Farm, D'arigo Bros. and others to help promote their products in both print and web along with our products. This synergy, which only the wine industry can create, benefits all sectors of our County's agricultural industry and represents an overall enhancement of Monterey County's profile across related segments of the agricultural industry.

Finally and most important, consistent with the rural, agricultural nature of the site and Agricultural Wine Corridor, the culinary center is not designed and will not be operated to accommodate large events or the general public. Therefore, the size and purpose of this project has been carefully limited with only modest square footage and minimalist design needed to complement our current industry-related marketing events.

While Hahn has kept the scale and scope of this project small, it is intended that this winery- related culinary facility will represent the best that Monterey County's wine growing region has to offer. This facility will demonstrate to our trade customers that the Santa Lucia Highlands, the Salinas Valley and Monterey County constitute a premier wine and produce growing region. Upon visiting the Hahn SLH Estate (and others in the region) distributors will consider Monterey County wines as the best in class products for its customers' wine portfolios.

**EXHIBIT G**  
**CORRESPONDENCE**

*Monterey Wine Country*  
WHERE GREAT TASTE BEGINS™

June 22, 2011

To Whom it May Concern:

The Monterey County Vintners and Growers Association, MCVGA, is a non-profit trade marketing association that represents 175 unique vineyards in Monterey, over 100 brands, and 80 independent grower-vintner operations. Our members cultivate over 40,000 acres of vineyards within our nine American Viticultural Areas (AVAs) and we are the largest Chardonnay producing region in the US.

The Monterey County Vintners and Growers Association endorses the establishment of the Hahn Family Wines Culinary Demonstration and Wine Tasting Center. This Center is an essential component of wine making on this site, will support the economic vitality of the region, and will help to bring broader awareness about the viticulture industry and our agriculture and tourism partners.

If you have any questions about this letter, or the MCVGA's support of the Hahn Family Wines Culinary Demonstration and Wine Tasting Center, please contact me at 831.375.9400 or

Sincerely,

*Rhonda Motil*

Rhonda Motil  
Executive Director  
Monterey County Vintners and Growers Association

*The Monterey County Vintners & Growers Association (MCVGA) brings together the talents and resources of members, partners and our community in order to promote and support our leadership in the art, the science and the business of wine.*

MONTEREY COUNTY VINTNERS & GROWERS ASSOCIATION  
P.O. Box 1793, Monterey, CA 93942-1793  
831.375.9400 • Fax 831.375.1116 • info@montereywines.org  
www.montereywines.org



August 9, 2011

To Whom It May Concern:

I am writing this letter in support of the Hahn SLH Estate Winery's Culinary Center. The culinary center will be a showcase for the Salinas Valley salad bowl and farming appellations, with its gorgeous view of Monterey County Agriculture. Furthermore, it will be a facility where local 'Ag' products will be visible to restaurateurs and food service representatives. The increased understanding of our local agricultural community can help small, independent growers like us sell vegetables, while Hahn Estates sells their Santa Lucia Highland wines.

The Hahn Culinary Center will serve as a location for educating the food community on the natural bounty of the central coast. Royal Rose LLC is a small grower-shipper of specialty produce like radicchio, treviso, and frisee. We benefit from the success of larger local players when they help us showcase our distinctive fresh product line to procurement buyers that we could not reach on our own.

A handwritten signature in cursive script that reads "Emily Lyons".

Emily Lyons  
Marketing Manager  
Royal Rose LLC  
831-758-1957  
www.radicchio.com

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August 10, 2011

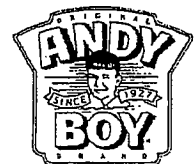
To Whom it May Concern,

This letter is to show our company's support for the new Hahn Culinary Center located at Hahn Winery in Soledad. The location, nestled in the hillside and surrounded by beautiful grape vines and the perfect micro-climate, is ideal for the only culinary center of its kind in the wine region of the Salinas Valley. Chef Brian Overhauser has a great vision, the creativity and the culinary skills to make an institution like this a fabulous success. Paired with the world class wines of Hahn winery, the culinary creations which will come from this facility will be enjoyed by all who visit this amazing location.

Our company has spent the last few years focusing on bringing fresh vegetables grown in the fields of the Salinas Valley together with the rich wines and culinary expert chefs. We are very fortunate to have this incredible culinary talent, right in our own backyard. By participating in events like Pebble Beach Food & Wine and Harvest Festival, we've worked closely with local chefs to create new recipes using our specialty vegetables, like Broccoli Rabe, Fennel, Cactus Pears and Nopalitos. We've been fortunate to meet Chef Brian, to work with him on a special event at his facility, and are now developing a working relationship with Hahn's culinary team for future events.

Our company is also very committed to improving the lives of children in our community, and education and education is a key component. We support many organizations, like the YMCA, Kinship Center, Hartnell Ag & Technology Center, National Steinbeck Center, and Natividad Medical Center. At Rancho Cielo, we donated funds to purchase uniforms and shoes for the culinary students at their new facility. At our corporate office, we host three "Kids Cooking in the Kitchen" events, where local chefs develop recipes with our vegetables and teach young children, and their parents, how to work with our vegetables to create a fun, educational experience. They work, side by side, with the chef and his/her team, to prepare each of the recipes and enjoy them, often for the first time. The parents can enjoy a glass of local wine while they watch their children engage in the process and eat their vegetables in new and exciting ways. The feedback we receive from the attendees is so positive. It's a great way for us to give back to our community, provide valuable education about fresh vegetables and the importance of them in a healthy diet. Each child/parent takes home a bag full of Andy Boy fresh vegetables, recipes, and an Andy Boy gift. The learning experience continues at home.

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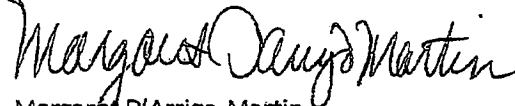
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There is nothing more important than education when it comes to food, wine and health. The Hahn Culinary Center is the perfect way to marry all three of these important concepts and teach valuable skills to those who visit the center. We proudly support this project with enthusiasm. Our valley has been in need of this type of institution for many years. We are grateful for the Hahn family's commitment to excellence and their investment in this important endeavor.

Sincerely,



Margaret D'Arrigo-Martin

Executive Vice President of Sales & Marketing

Branch Offices • Brawley, California • Yuma, Arizona  
Affiliate Offices in New York and Boston





David Costa  
Costa Farms, Inc.  
36817 Foothill Rd.  
Soledad, CA 93960  
(831) 678-0799 (office)  
(831) 809-5895 (cell)  
(831) 678-3551 (fax)  
david@costafarmsinc.com

Smith & Hook  
PLN 180642

August 17, 2011

Monterey County Planning Dept.  
Salinas Permit Center  
168 W. Alisal St.  
Salinas, CA 93901

To whom it may concern:

I represent the ownership interest in the property (APN 165-033-001) through which access to the Smith and Hook Winery is obtained via an access easement from Foothill Road.

It has come to our attention that Halin Family Wines would like to develop a 2,500 sq.ft. Culinary Center on the site of the winery. We have reviewed the project description as submitted to the County and support its construction, and we expect that the project will have minimal impact on us as the adjacent landowners. Smith and Hook Winery has always been a good neighbor to us and continued use of this access easement for this purpose is acceptable to us.

Sincerely,

David Costa  
Costa Farms, Inc.



**Bradley, Paula x5158**

**From:** Molly Erickson [erickson@stamlaw.us]  
**Sent:** Tuesday, August 23, 2011 10:32 AM  
**To:** Bradley, Paula x5158; Holm, Carl P. x5103; Novo, Mike x5192  
**Cc:** Girard, Leslie J.  
**Subject:** Re: FW: re: Zoning Administrator Staff Report for PLN100642 Smith & Hook\_Bradley\_082511  
Mr. Novo, Mr. Holm, Ms. Bradley:

The County is intending to approve this application under the AWCP and under General Plan policies 3.2 and 3.2, and the definition of "agricultural land uses." All of those 2010 General Plan policies have been challenged under the pending litigation of TOMP v. Monterey County and LandWatch v. Monterey County. The County is processing and approving projects under a plan that is being litigated.

The Open Monterey Project strongly objects to the processing of development applications under these heavily disputed General Plan policies which are subject of pending litigation. The Open Monterey Project also strongly objects to the inadequate notice -- of less than 72 hours -- of the upcoming hearing.

We ask that the hearing be continued to a future date so that adequate information can be provided and that we be given adequate advance notice of the new hearing date.

The staff report and the documentation provided for Thursday are inadequate.

The Salinas Valley Basin is in overdraft by tens of thousands of acre feet. On what basis was the determination made that General Plan policy PS-3.2 would not apply here? There is no provision in the General Plan for such exemptions, and no analysis of the cumulative impact of the determination here. The staff report claims that "a small increase" in water use "would not fall under" PS-3.2. That claim is inconsistent with CEQA.

What is the status of the development of the ordinance required by PS-3.2? In the interim, what guidelines is the County using to determine compliance with PS-3.2?

The site already contains one existing wine-tasting facility. For this new proposal, the staff report merely analyzed a use "four times a week for up to ten people." However, according to the site plan, the proposed septic tank sizing is based on 64 seats. There are five toilets and one urinal proposed. There are twelve bar seats shown, plus over 1,000 feet of "banquet room" space. That sizing anticipates and enables special event/banquet use of the space. That use has not been analyzed. Please respond.

The staff report Exhibit A states there will be 100 cubic yards of grading. The site plan states there will be 277 cubic yards of grading. Please explain.

Please provide a map showing the APN boundaries on the site plan.

Please provide a map showing the access from the nearest public road.

Of the 55,495 s.f. of existing structures on the two parcels, please state how many square feet are on APN 418-341-050 and how many are on APN 418-341-045.

08/25/2011

Until a formal Williamson Act compatibility determination is made by the Board of Supervisors, the County should not approve such projects on Williamson Act land, and the staff should not claim that the proposed use "is considered compatible with Williamson Act contract" [sic], as claimed in this staff report (p. 7).

Thank you.

Molly Erickson  
Law Offices of Michael W. Stamp  
479 Pacific Street, Suite One  
Monterey, CA 93940  
tel: 831-373-1214  
fax: 831-373-0242

----- On Mon, 8/22/11, Bradley, Paula x5158 <BradleyP@co.monterey.ca.us> wrote: -----

From: Bradley, Paula x5158 <BradleyP@co.monterey.ca.us>  
Subject: FW: re: Zoning Administrator Staff Report for PLN100642 Smith & Hook\_Bradley\_082511  
To: "'Molly Erickson'" <erickson@stamplaw.us>  
Cc: "Calderon, Vanessa A. x5186" <CalderonVA@co.monterey.ca.us>, "Allen, Carol x5178" <AllenC@co.monterey.ca.us>, "Brown, Jennifer J. x6611" <BrownJJ@co.monterey.ca.us>  
Date: Monday, August 22, 2011, 4:27 PM

You requested to be notified of this project. Attached is a pdf of the staff report. It should be linked to the ZA agenda link for 8/25 by Tues.

-----Original Message-----

**From:** Calderon, Vanessa A. x5186  
**Sent:** Monday, August 22, 2011 3:02 PM  
**To:** Bradley, Paula x5158  
**Subject:** re: Zoning Administrator Staff Report for PLN100642 Smith & Hook\_Bradley\_082511

Thank you,



*Vanessa A. Calderon - OAI*  
Administrative Permits Clerk  
Planning Department  
168 W. Alisal Street 2nd Floor

08/25/2011

Salinas, CA 93901

831-755-5186

[CalderonVA@co.monterey.ca.us](mailto:CalderonVA@co.monterey.ca.us)

**Bradley, Paula x5158**

**From:** Amy White [awhite@mclw.org]  
**Sent:** Thursday, August 25, 2011 11:13 AM  
**To:** Bradley, Paula x5158; Holm, Carl P. x5103; Novo, Mike x5192; Onciano, Jacqueline x5193  
**Cc:** Girard, Leslie J.  
**Subject:** Smith and Hook

Dear Ms. Bradley, Mr. Holm, Ms. Onciano and Mr. Novo:

LandWatch objects to the proposed approval of the Smith & Hook Winery expansion by the Zoning Administrator tomorrow. Consideration of this application should be continued until questions about the legality of the policies which support it have been resolved.

Every policy referenced in support of approval is currently being challenged by LandWatch Monterey County in its litigation against the 2010 Monterey County General Plan. We have challenged the adequacy of the Agriculture Winery Corridor Plan; we have challenged policies PS-3.1 and PS-3.2; we have challenged the notion that, in the severely over-drafted Salinas Basin, the industry which consumes almost 90% of the water -- agriculture -- should be exempted from the requirement of a long-term, sustainable water supply; we have also challenged the General Plan's definition of agricultural land uses.

In addition to our objection that the county is processing and approving this project under a currently litigated general plan, LandWatch also objects to the interpretation and application of those very general plan policies. For example, the 2010 Monterey County General Plan requires that all winery approvals include a biological study. These studies were to be conducted in place of the county developing and implementing a habitat management plan for endangered kit fox. Although on page 11 the staff report states that a biological study was completed, on page 3 of the staff report calls the report a "botanical report" (LIB110191). It is unclear which was completed. Neither this report nor the traffic report (LIB100642) is available for the public to review. According to the staff report the "botanical report" concluded that the site is disturbed and therefore the winery expansion will create no impacts to wildlife. However, there is no evidence that the "biological study" or "botanical report" considered cumulative impacts of other likely winery expansions, cumulative traffic impacts or cumulative water impacts on the very wildlife corridors the requirement for a biological study was supposed to protect.

Furthermore, Appendix C, condition 15. states, "Remove combustible vegetation from within a minimum of 100 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional fire protection or firebreaks approved by the Reviewing Authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning And Building Inspection. (Mission Soledad Rural Fire District) There is no evidence the "biological study" or "botanical report" considered additional fire protection beyond the immediate footprint of the expansion. The staff report categorizes this winery as being located in a "high fire hazard area." Again, by not considering the cumulative impact of "additional fire protection" of this and other

likely developments, the "biological study" or "botanical study" fails the intent of the policy which requires the study.

LandWatch also objects to the fact that the staff report underestimates potential traffic, water and biological resource impacts. It does so by accepting the applicant's estimated use of the facility and ignoring the facility's actual capacity. For example, it accepts use by 40 people per week ("four times a week for up to ten people"). However, the proposed septic tank sizing is based on 64 seats. More than 1,000 feet of "banquet room" space is planned. If banquets and special events are not anticipated, then why is the project sized to accommodate them?

Thank you for your serious consideration of our concerns. Once again, this project should be continued until all the above issues are resolved.

Sincerely,

**Amy L. White, Executive Director**  
**LandWatch Monterey County**  
150 Cayuga Street, Suite 9  
Salinas, CA 93901  
831-75-WATCH (92824)  
[www.landwatch.org](http://www.landwatch.org)

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Monterey, California 93940

Telephone  
(831) 373-1214

August 25, 2011

Via Email and Facsimile

Jacqueline Onciano  
Zoning Administrator  
County of Monterey  
168 West Alisal St.  
Salinas, CA 93901

Re: Smith and Hook (PLN100642) – August 25, 2011 Agenda Item No. 2

Dear Ms. Onciano:

This morning Assistant County Counsel Les Girard stated in an email to our Office that staff will be recommending that the Smith and Hook matter be continued, probably to September 8. Based on this information, The Open Monterey Project will not be appearing at the Zoning Administrator hearing for the matter today.

We respectfully urge you to continue the matter. We object due to inadequate public notice to our Office. We requested notice, but we did not receive notice. Our Office procedures are set up to ensure that such notice, when received, is handled appropriately. The first notice we received of this hearing was in an email sent 4:27 PM Monday, to which I responded the following morning. If the hearing is not continued at least two weeks, we suggest that the County inform the applicant of this request and explain to the applicant that the County has exposed the project to a legal challenge based upon the lack of due process.

The Open Monterey Project has a deep and ongoing interest in the County's application of the 2010 General Plan. Of particular concern to TOMP are the Ag Wine Corridor Plan, the policies PS-3.1 and 3-2, and the definition of "agricultural land uses." TOMP has sued the County over the 2010 General Plan, and discussions are ongoing. Early on in the discussions, we requested and the County agreed to provide our Office with notice of all public hearings on applications that the County was processing under the Ag Wine Corridor Plan. TOMP relied on that agreement. The Smith & Hook application is an application involving the 2010 General Plan's Ag Wine Corridor Plan, the policies PS-3.1 and 3-2, and the definition of "agricultural land uses." Our Office expressly requested notice with regard to the Smith & Hook application.

As a further reason for continuance, I have not received any answers to the questions I sent on Tuesday morning to the County planner. The factual questions go to the fundamental evaluation of the project and to the asserted CEQA exemption. This information should have been in the staff report, but was not.

Jacqueline Onciano, Zoning Administrator  
August 24, 2011  
Page 2

Further, the Open Monterey Project objects to the claimed CEQA exemption because the exemption does not apply based on the facts presented in the staff report. The County's claimed CEQA exemption (§ 15303(c)) only applies where there is a single structure not exceeding 2500 square feet on the parcel. Here, the site plans shows existing buildings on the parcel that is the site of the proposed 2500-square-foot project. If the County staff asserts any new claims with regard to CEQA compliance, including any new information or different CEQA claims, we request a reasonable period of time to review that information prior to any public hearing.

Thank you for your consideration.

Very truly yours,

---

LAW OFFICES OF MICHAEL W. STAMP

  
Molly Erickson

cc: Mike Novo, Planning Director

**Hickman, Wanda x5285**

---

**From:** Molly Erickson [erickson@stamplaw.us]  
**Sent:** Friday, September 02, 2011 5:42 PM  
**To:** Hickman, Wanda x5285; Novo, Mike x5192; Holm, Carl P. x5103  
**Subject:** Smith & Hook project  
Ms. Hickman and Mr. Novo:

As to the proposed Smith and Hook project, would you please address -- and show a map -- with regard to the setbacks from the parcel boundaries? There are two parcels at issue, and the map should clearly show all boundaries and measure the setbacks to the proposed development.

Also, would you please identify -- and show a map of -- the access from the nearest public road? There are references to a 1.3 mile private access, but I have not seen any map that shows where that road is located.

Thank you.

Molly Erickson  
Law Offices of Michael W. Stamp  
479 Pacific Street, Suite One  
Monterey, CA 93940  
tel: 831-373-1214  
fax: 831-373-0242





# SOLEDAD CALIFORNIA

September 8, 2011

Mr. Mike Novo  
County of Monterey Planning Director  
168 W. Alisal St., 2<sup>nd</sup> Floor  
Salinas, CA 93901

**RE: Smith & Hook (Hahn Family Winery) Administrative Permit PLN100642  
2,500 Square Foot Food Service Facility**

Dear Mr. Novo:

The City of Soledad requests your support and approval of the above-referenced proposed project. The City of Soledad has reviewed the proposed 2,500 square foot Food Service Facility at the Hahn Family Winery. Myself and City staff have met with Hahn Winery staff and find both the current wine tasting operations and well as the proposed culinary operations consistent with the winery use as a local and regional benefit to the Monterey County economy. The proposed new facility is compatible with and capitalizes upon existing on-site agricultural operations while contributing to Monterey County tourism activities.

The City of Soledad commends the Hahn Family Winery for investing in our local and regional economy. The proposed facility is consistent with the City's economic development goals in building upon the County's tourism industry. The facility is a model project that will result in greater tourism, job creation, and long-term sustainable economic benefits to both Soledad and other area communities. Thank you for your consideration.

Sincerely,

Fred J. Ledesma  
Mayor

LAW OFFICES OF  
MICHAEL W. STAMP

Facsimile  
(831) 373-0242

479 Pacific Street, Suite 1  
Monterey, California 93940

Telephone  
(831) 373-1214

September 13, 2011

Via E-Mail

Mike Novo, Planning Director  
Wanda Hickman, Planning Services Manager  
County of Monterey  
168 W. Alisal, 2d Floor  
Salinas, CA 93901

Subject: Smith & Hook/Hahn Vineyards application (PLN100642)

Dear Mr. Novo and Ms. Hickman:

This letter addresses problems with the County's notification to The Open Monterey Project with regard to the Smith & Hook project. TOMP has specifically requested and the County agreed to provide adequate notice to TOMP for all applications being processed under the Ag Wine Corridor Plan policies challenged by TOMP in the pending General Plan litigation.

No Timely Notification of August 22 Hearing.

TOMP had requested advance notification of hearings on the Smith & Hook project. We objected to the August 22 hearing because the first we heard of the hearing was less than 72 hours in advance. In response, staff claimed that TOMP was notified on August 12. We made a Public Records Act request for all documents that supported staff's claim.

On September 7, 2011, County staff provided the only two documents the County said were responsive to the request. Neither document supports Ms. Bradley's claim that notice was provided to TOMP on August 12. Independently, on August 31 our Office inspected the County project file, and found no evidence that staff had notified us on August 12.

Despite this lack of evidence, Ms. Bradley's August 31, 2011 memo (called Exhibit H to her staff report) continues to assert without support that the County notified me on August 12, 2011. The County should stop making that claim because it is not true and no evidence supports it. Please respond.

Inadequate Notification of Staff Report for September 8 Hearing.

The week of September 6, 2011, I was told by Planning staff that the staff report had to be out by 5 PM Friday, September 2, for the September 8 hearing before the Zoning Administrator. I waited until after 6 PM on Friday, September 2, in the hope of receiving the report. It did not arrive. The staff report was sent out shortly before 6 PM

Mr. Novo and Ms. Hickman  
September 13, 2011  
Page 2

on Saturday, September 3. (The report was dated August 31, 2011.) Monday was the Labor Day holiday. The staff report was released only two business days prior to the hearing.

TOMP objects to the County's actions. Emailing a staff report on a highly controversial matter on the Saturday of a three-day weekend, with only two business days for review, does not provide adequate notice to the public. Further, the staff report was incomplete because Exhibit H, which is a Paula Bradley "staff memo to ZA" has a footer indicating it is four pages long, and only two pages were provided to the public. The missing two pages, which attempted to respond to questions raised by The Open Monterey Project and LandWatch, were provided late on Tuesday, September 6, less than 48 hours before the ZA hearing. The memo does not adequately address the issues raised by TOMP.

We understand that the Zoning Administrator did not hear the project on September 8 because the Planning Director decided to refer the project to the Planning Commission.

Very truly yours,

LAW OFFICES OF MICHAEL W. STAMP

  
Molly Erickson

cc: Carl Holm, Assistant Director, RMA  
Les Girard, Assistant County Counsel  
Amy White, Director of LandWatch

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September 13, 2011

Via E-Mail

Mike Novo, Planning Director  
Wanda Hickman, Planning Services Manager  
County of Monterey  
168 W. Alisal, 2d Floor  
Salinas, CA 93901

Subject: Smith & Hook/Hahn Vineyards application (PLN100642)

Dear Mr. Novo and Ms. Hickman:

This Office represents The Open Monterey Project (TOMP) in its pending litigation with the County over the 2010 General Plan. TOMP is particularly concerned about the 2010 General Plan policies with regard to water, the Ag Wine Corridor Plan, and biological impacts, including wildlife linkages. We have asked and the County has refused to stop processing applications under the challenged General Plan policies until the litigation is resolved. The Smith and Hook application is one such application.

The County staff should recommend denial of the project for the reasons stated in our earlier correspondence and in this letter and its attachments, and for the reasons stated by LandWatch. There is important information that either was not known by the project planner Paula Bradley, or was not disclosed in her staff reports to date.

The Site Is Currently Used for Special Events for up to 250 Attendees.

The evidence shows that the existing use of the site includes events for up to 250 attendees and possibly larger. The Hahn Vineyards website (<http://www.hahnstates.com/>) currently offers special event use of the Smith & Hook site for weddings, conferences and similar events. The website reports past events of hundreds of attendees. (See attached exhibits.) Neither the applicant's project description nor Ms. Bradley's August 31 staff report disclose these current uses.

The onsite "Vineyard House" is not a residence. It is a rental facility for special events. According to Hahn, the house is used "for celebrating . . . weddings, reunions, celebrations, business gatherings" and has a "large dining room that can seat up to 28 guests," "a fully functioning kitchen and two restrooms." Adjacent to the "Vineyard House" for guests' use,

outside has a large BBQ pit, multi-level wrap around deck, and lawn area that can accommodate up to 250 guests. A fully shaded oak grove just below is also included in rental of

the facility. Chefs of the region often make use of the large outdoor barbecue area . . . .

A "Facility Rental Agreement" is available to the public at the Hahn website, with specific instructions for issues including security guards (one for every 50 people), portable lavatories (required for events of more than 100 guests), and vendors.

The Hahn website announces as follows:

In 2011, we will break ground on a full-service, state of the art culinary facility . . . . this facility will accommodate sit-down dinners for up to 50 guests.

That facility appears to be the proposed project PLN100642. But the August 31 staff report describes the project very differently – as being for "up to ten people" "four times per week" (staff report, p. 5 of 16; see Finding/Evidence 5(e) ["six to 10 people three to four times per week"].)

Is there an existing permit for the existing special event use at the site? If so, that information should have been discussed in staff report, or described as part of the project baseline. If there is no permit for the existing special event use, then the use may be illegal, and the property is in violation of the County Code, in which case a new entitlement cannot be considered by the County (County Code, § 21.84.120). The County staff report failed to disclose or investigate this important information.

The August 31 staff report states that "the facility will not be open to the public." That statement does not appear to be accurate, given the website's offers and advertisements:

- Invitation to "please come and visit us."
- Link to a Google "map to Hahn Winery."
- The onsite "visitor center."
- Site/event rentals to the public.
- The multiple special events held that are open to the public.
- The promotion of "a full-service, state of the art culinary facility . . . . [that] will accommodate sit-down dinners for up to 50 guests."

Access Road Not Shown and Impacts Not Analyzed.

The August 31, 2011 staff report attached an August 29, 2011 memo from Paula Bradley, called Exhibit H. That Exhibit H memo does not adequately address the questions raised by The Open Monterey Project and LandWatch.

As just one example of the lack of adequate response, TOMP had asked that the 1.3-mile access road be identified and shown on a map. The Exhibit H memo's response is that the access "is not shown" on the map and that "proof of access was required" and consequently the County received a letter from the owner of the property through which part of the private access road is located. The response is inadequate because the County still has not disclosed the location of the private access, which is an important part of the project description, or investigated or mitigated the potential impacts of the project on the access location. These potential impacts include safety, biological impacts, diesel impacts on sensitive receptors (such as the elementary school), water quality, and other issues.

The confusing and unclear issue of project site's private access was addressed in the September 2 memo from Public Works to Planning (attached to the August 31, 2011 staff report). Public Works points out that the access road is only one lane, and should be two lanes. Public Works suggests that "apparently" the issue has been resolved, and refers to "an attached email dated August 30, 2011." However, that August 30 email was not included in the August 31 staff report. That is important information that has been omitted from public scrutiny.

The Traffic Report Is Inadequate.  
Site Access Is Opposite an Elementary School.

The applicant's traffic report discloses that the entrance to the Hahn/Smith & Hook site is opposite the entrance to an elementary school. According to a school representative, the school does not have school buses, which means students arrive in private vehicles. Adding to the complexity, the entrances to the elementary school and Hahn are on a curve of Foothill Road, and there is an intersection approximately 400 feet away to the south.

The entrance access from Foothill Road is a key issue, especially when events of 250 people (or more) coincide with school times. According to the Hahn website, the visitor center/tasting room is open from 11-4 weekdays, which includes peak PM school hours as stated in the traffic report. The site is available for special event rental every day of the week, including weekdays. And because "All events must end by 7:00 p.m." according to the Hahn rental contract, that mean guests foreseeably would arrive and/or depart during the afternoon hours, including the peak PM school hours. This creates a reasonably foreseeable traffic conflict between the drop-in visitors and special event visitors to Hahn/Smith & Hook with school-related traffic operations. We have been unable to find this important site information in the staff reports to date.

The traffic report states that the project will generate only ten trips per event. Under the circumstances of the undisclosed existing uses and the proposed Hahn use of the proposed structures, the trip generation likely will be significantly higher. Neither the traffic report nor the August 31 staff report discuss the baseline traffic use or the

dimensions or the layout of the roads. There is no traffic analysis that considers the special events currently taking place, or the wildlife linkages that cross Foothill Road. There is no analysis of the cumulative impacts or growth-inducing impacts of the proposed facility, including, for example, the foreseeable impacts on the size, frequency, or nature of the events, the traffic, and the other impacts.

#### Onsite Parking Has Not Been Adequately Analyzed.

The parking for 250 guests has not been addressed in the staff reports or by the applicant, or the impacts of the additional parking created by the proposed project.

#### Setbacks

This project is unusual because it is proposed for an oddly shaped APN (418-341-050-000) that is entirely surrounded by a larger APN (481-341-045-000). The project setbacks appear to have been calculated only from the larger surrounding APN. No explanation or clear map is provided showing the smaller APN, or the setback of the proposed project from the smaller APN boundaries.

TOMP has requested a legible map showing the proposed project along with existing structures and APN boundaries, and showing the mandatory setbacks from the boundaries of APN 418-341-050-000. Despite TOMP's request, the staff reports to date have continued to omit that map. The staff reports have also failed to disclose both the required setback and the actual setback of the proposed project. This information should be provided, along with a discussion of the applicable code sections and plan policies.

Based on the limited information shown on the maps, the proposed development appears to be within the setback of the APN 418-341-050-000. This is supported by the applicant's statement that the nearby "vines previously proposed to be removed [to facilitate development of the project] are likely located on another APN" (Foucht email, August 11, 2011; see July 13, 2011 letter from Foucht ["a minor adjustment in vineyard configuration in the immediate vicinity of the new building will be necessary"]).

#### Williamson Act

It appears that the Ag Advisory Committee also did not have information in front of it with regard to the special event use of the site, or how the proposed project would expand and perpetuate that use. Separately, there is no evidence that the proposed structure and use is "necessary" to the agricultural use of the site, and the special events appear to be inconsistent with the Williamson Act.

### Water and Wastewater

The Salinas Valley Groundwater Basin is in overdraft. The area bounded by Zone 2C is in overdraft. There is no long term sustainable water source for the proposed project. TOMP and Landwatch have challenged the General Plan policy PS-3.1, on which this project's water analysis relies. That policy is fatally flawed.

There is no independent support in the County files for the applicant's claimed water use for the site, and those claims cannot be relied upon. For example, with regard to the September Ranch subdivision in Carmel Valley, the Court of Appeal held that the representation of the subdivision applicant was not reliable because the applicant "clearly has a vested interest" in allowing the project to go forward. (*Save Our Peninsula Committee v. Monterey County Board of Supervisors* (2001) 87 Cal.App.4th 99, 122.)

There is no analysis of the baseline water use or wastewater impacts of the existing special event use of the site. Because under the circumstances the actual use of the proposed project is likely to be far greater than the minimal use envisioned by the staff report, the staff's suggested water demand and wastewater estimates likely undercounts the actual impacts of the project.

These are complex issues, and not ones that can be resolved on a categorical exemption or on an administrative permit. The exemption does not apply due to the unanalyzed and unmitigated impacts and the unusual circumstances of the failure of the rubber dam to provide water as projected under the Salinas Valley Water Project EIR, and the lack of analysis of the actual water supply in the Salinas Valley.

### The Project Should Be Denied.

For all the reasons stated above, and due to the many informational failures, County staff should recommend that the Planning Commission deny the project. At the very least, the hearing should be continued until (1) the applicant has provided accurate and complete information, (2) staff has provided a thorough staff report including adequate answers to all questions asked by the public, and (3) the public has had adequate time to review the information.

In any event, the claimed CEQA exemption should be denied because the unusual circumstances of the project and the site mean that there will likely be potentially significant impacts – e.g., traffic, wildlife linkages, water, wastewater, diesel risk assessment, inconsistencies with zoning and Williamson Act policies, growth inducement, cumulative – that have not been analyzed or mitigated. Further, this project does not meet the requirements stated within the claimed CEQA exemption because the project exceeds the numbers of structures allowable under that section.



Mr. Novo and Ms. Hickman  
September 13, 2011  
Page 6

Thank you for your consideration of these issues. Please include this letter with the staff report to the Planning Commission.

Very truly yours,

LAW OFFICES OF MICHAEL W. STAMP



Molly Erickson

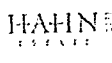
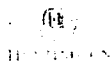
Attachments

cc: John Ramirez, Environmental Health  
Chad Alinio, Public Works  
Les Girard, Assistant County Counsel

# **EXHIBIT A**



FAMILY WINES



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- VISITOR CENTER
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- NEWS & EVENTS
- VIDEOS
- FIND OUR WINE
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*Take a Tour Today!*

See our breathtaking property in a whole new way!

Honda ATV Tours, Tastings and More.

[Find out More!](#)

*Hahn iPhone App*

Download Now! Our iPhone app is available on iTunes. Find wine near you, find the tasting room! [Download here](#)

*Event Planning*

Looking to plan a Wedding or Event?

Plan it here in a gorgeous setting with amazing views!

[Plan your event here](#)



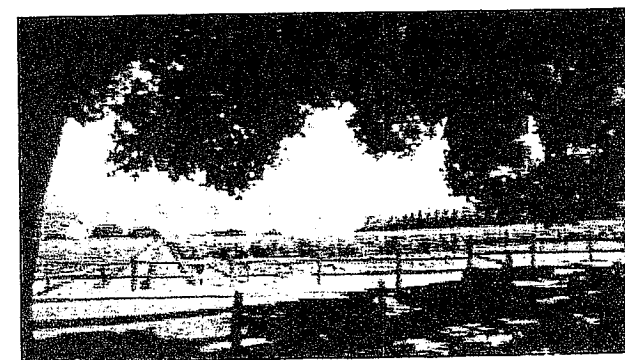
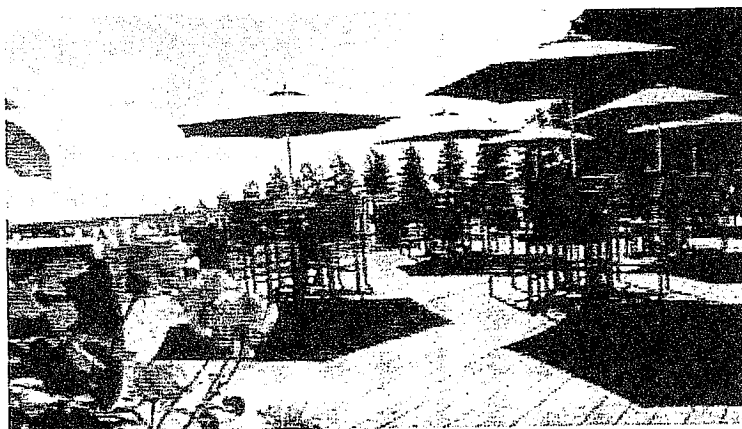
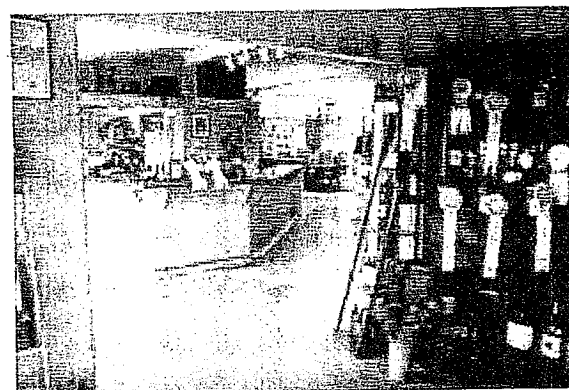
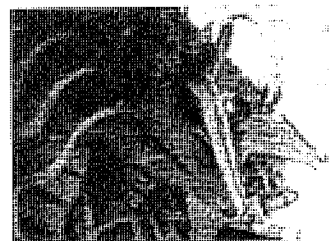
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Sales Office: 700 California Blvd, Napa, CA 94559 | Winery: 37709 Foothill Rd, PO Drawer C, Soledad, CA 93960-0167 | Phone: 866-925-7994

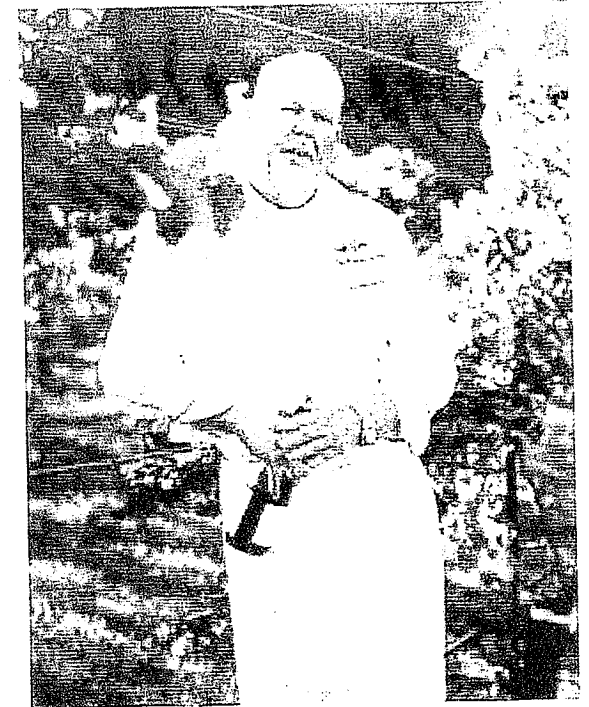
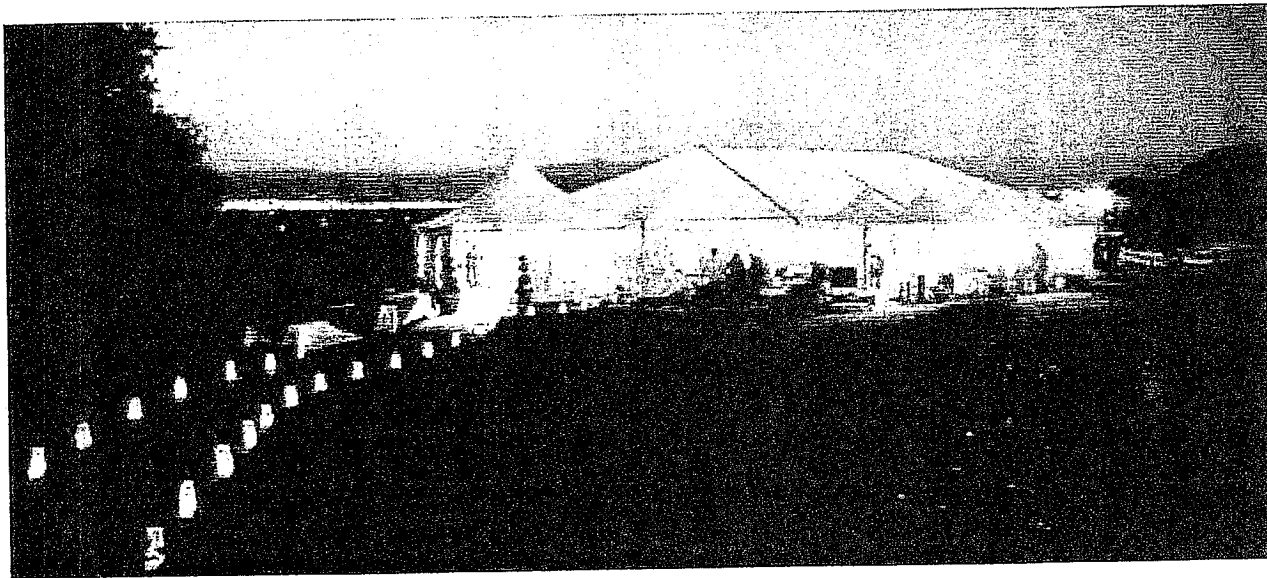
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Experience fine wines, fun shopping, and unforgettable hospitality all under one roof at the Hahn Winery Tasting Room. Located in the Santa Lucia Highlands, the tasting room has commanding views of the Salinas Valley and mountains beyond from high above the valley floor. Surrounded by the ever-changing colors of the season, the acres of vineyards provide a beautiful backdrop for tasting, picnicking and shopping. Our open, airy tasting room is filled with unique gifts, wine gadgets, and clothing items to share with friends. We also have a wide variety of large format bottles.

Visitors are welcome at the Tasting Room  
Monday–Friday 11–4  
Saturday and Sunday 11–5  
[www.HahnWinery.com](http://www.HahnWinery.com)



At Hahn Winery, we can accommodate outdoor weddings; small receptions; private, intimate dinners; and conferences. We can coordinate buffets as well as sit-down service for 30 inside and 60 outside in a setting surrounded by rolling hills of vineyards and a spectacular view of the valley below.



*Chef Brian Oyerhauser leads the development of our new culinary program.*

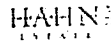
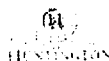
Chef Brian Overhauser, the winery's first full-time on-site chef, is in charge of cuisine at both Hahn Estate Winery and the many off-site events in which Hahn Family Wines participates. In 2011, we will break ground on a full-service, state of the art culinary facility, dubbed "The Kitchen." Once complete, this facility will accommodate sit-down dinners for up to 50 guests. Winery guests will enjoy gourmet cuisine prepared by Chef Brian with views into the exhibition kitchen and of The Pinnacles in the distance. Our focus is on fresh, local, sustainable cuisine paired with the Hahn family of wines.



[www.HahnWinery.com](http://www.HahnWinery.com)



FAMILY WINES



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### Visitor Center

MAP TO HAHN WINERY:  
37700 Foothill Road  
Soledad, CA 93960

Google

Please Click on the Google Maps link above for a map to Hahn Winery.

- ABOUT HAHN
- WINESHOP
- WINECLUBS
- VISITOR CENTER
- RECIPES & PAIRINGS
- TOURS/ EVENT PLANNING
- NEWS & EVENTS
- VIDEOS
- FIND OUR WINE
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### An Experience of Extraordinary Delight

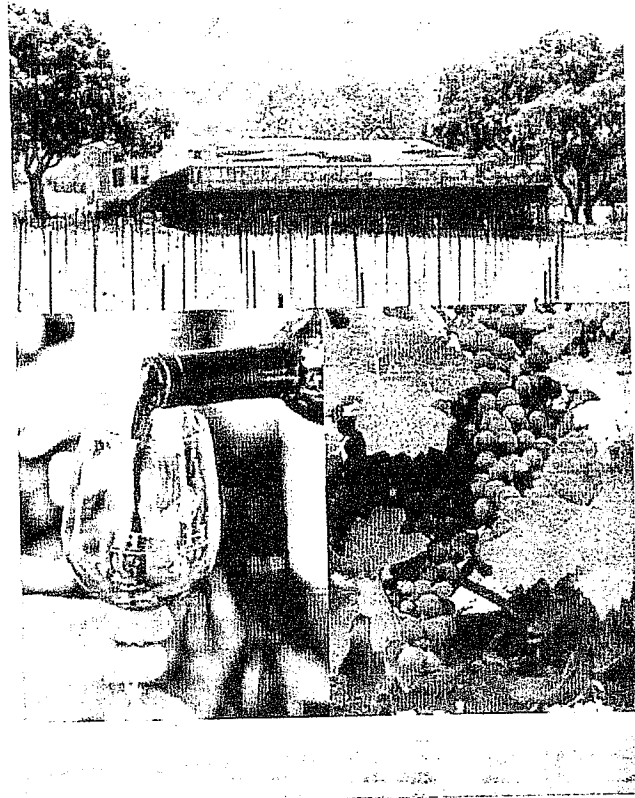
The Hahn Winery premium wine visitor center offers fine wines and unforgettable hospitality seven days a week. Located in the heart of the Santa Lucia Highlands, the tasting room offers commanding views of the Salinas Valley and surrounding mountains from high above the valley floor. Surrounded by ever changing colors of the season, the acres of vineyards provide a beautiful backdrop for tasting and picnicking. Hahn in German translates to rooster, and we have many roosters, wine related gifts and gourmet foods available. The star attraction among all is our award winning wines. We have many reserve and small lot selections that are only available here at the winery.

Please come and visit us when you are visiting the Monterey Peninsula or passing through Highway 101. Bring a picnic lunch and enjoy our large deck while experiencing the breathtaking beauty and flavors of Hahn. It's a trip you won't forget and we look forward to having you at the Hahn Winery/ Smith & Hook Winery.

**TASTING ROOM HOURS**  
Mon - Fri: 11:00 am - 4:00 pm  
Sat & Sun: 11:00 am - 5:00 pm  
(Closed on certain holidays)

Phone: (831) 678-4555  
Fax: (831) 678-0557  
Contact the Tasting Room

Tasting Room Brochure (PDF)



#### FROM THE MONTEREY PENINSULA:

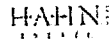
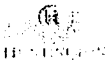
Head east on Hwy 68. Exit River Road/Reservation. Go right on River Road (south). Make right turn before Chualar bridge, in order to stay on River Road (also called County Route G-17). Make right turn before Gonzales bridge, in order to stay on River Road. (Do not cross either bridge). Veer right onto Foothill Road. Or if you want to avoid road work, stay to left (don't follow Foothill), and make a right on Mission. Then make a quick left on Foothill. The Smith & Hook/Hahn sign is on right. Follow road up 1.5 miles to winery.

#### FROM HIGHWAY 101:

At Soledad, take Arroyo Seco Rd/Exit 301 and head west. Make a right onto Fort Romie. Make a left onto Colony. Make a right onto Foothill. Smith & Hook/Hahn sign is on left. Follow road up 1.5 miles to winery.



FAMILY WINES



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*Tours/ Event Planning*

ABOUT HAHN

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WINE CLUBS

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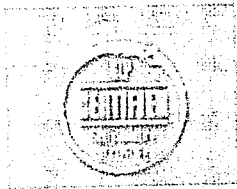
TOURS/ EVENT PLANNING

NEWS & EVENTS

VIDEOS

FIND OUR WINE

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### Event Planning

#### RENTAL FEES:

Call or E-mail Melanie Langeniak

#### FOR MORE INFORMATION, CONTACT US:

Phone: (831) 678-4555

Fax: (831) 678-0557

E-mail: [Melanie@hahnstates.com](mailto:Melanie@hahnstates.com)

Event Contract (DOC)

#### THE HAHN VINEYARD HOUSE

The Hahn Winery Vineyard House is a rustic ranch style house that suggests an earlier, quieter time and evokes country living and romance. The setting creates an unforgettable location for celebrating all of life's most special occasions ... weddings, reunions, celebrations, business gatherings. Situated high above the valley floor at 1,100 foot elevation, the view of the vineyards and the Salinas Valley are endless.

The house has a large dining room that can seat up to 28 guests with a premier view of the vineyards. There is a fully functioning kitchen and two restrooms. The outside has a large BBQ pit, multi-level wrap around deck, and lawn area that can accommodate up to 250 guests. A fully shaded oak grove just below is also included in rental of the facility. Chefs of the region often make use of the large outdoor barbecue area to create cuisine which can be paired with our award winning wines. We have a list of caterers and vendors available for recommendation.

### Winery Tours and Pairings

Experience Hahn SLH Estate Winery in a whole new way.

Would you like to sit down with Chef Brian for a 5 course meal, take a private tour around the Winery and Vineyards or something in between? Take a look at our range of options and choose what is right for you.

**See and download the full menu of options here:**  
Tours and Pairings

#### To Schedule:

Call or E-mail Melanie Langemak

#### FOR MORE INFORMATION, CONTACT US:

Phone: (831) 678-4555

Fax: (831) 678-0557

E-mail: [Melanie@hahnstates.com](mailto:Melanie@hahnstates.com)



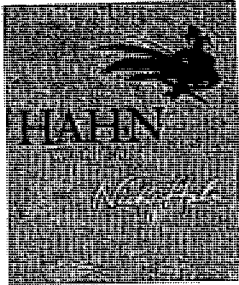
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- VISITOR CENTER
- TOURS/ EVENT PLANNING**
- NEWS & EVENTS
- VIDEOS
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Seasonal Pairings and Tours  
 Contact: Melanie Langemak  
 831- 678-4555/ Melanie@hahnestates.com

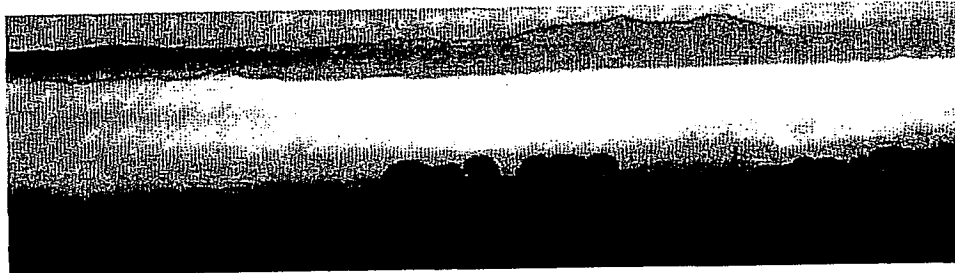
	No. of Guests	Cost per person
<b>Highlands VIP</b> 5 course Chefs Seasonal food and wine pairing, ATV tour and Winery Tour.	8 person minimum Maximum 30	\$150 Plus tax and gratuity
<b>Pebble Beach VIP</b> 3 course Chefs Seasonal Food and Wine Pairing, ATV Tour, and Winery Tour	8 person minimum Maximum 30	\$120 Plus tax and gratuity
<b>5 Course Chef Pairing</b> Five course Chefs Seasonal Pairing. Three courses paired with five different wines.	8 person minimum Maximum 30	\$95 Plus tax and gratuity
<b>3 Course Chef Pairing</b> Three course Chefs Seasonal Pairing. Three courses paired with three different wines.	8 person minimum Maximum 30	\$75 Plus tax and gratuity
<b>ATV and Winery Tour</b> Enjoy an ATV Safari through the vineyards and an educational winery tour with a member of our Hospitality Team	2 person minimum Maximum 10	\$55
<b>Lucienne</b> Chef Brian Overhauser will prepare five different food and wine stations. Perfect for larger social events.	35 person minimum Maximum 75	\$65 Plus tax and gratuity *Can add more stations for \$15 per station, per person
<b>Vineyard Tour &amp; Tasting</b> Take a leisurely stroll to the Demonstration Vineyard while learning about the history of Hahn Winery and what makes our wines so special. Then enjoy a Reserve Tasting at our Visitor's Center.	2 person minimum Maximum 20	\$25
<b>Winery Tour &amp; Tasting</b> Go behind the scene of Hahn with a member from our Hospitality Team. Reserve Wine Tasting at the VC	2 person minimum Maximum 15	\$25



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### News & Events

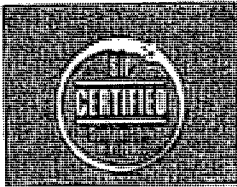


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### Winery/Local Events

#### Fall Harvest Party - Club Members Only October 8th, 2011

We'd like to invite you to our first annual Santa Lucia Highlands Estate Harvest Party as we debut our wines from the 2010 vintage, including barrel samples of the still unreleased Lucienne Reserve Pinot Noir. Join us for an afternoon of live music and world class wines, paired with the spectacular culinary creations of internationally renowned Estate Chef Brian Overhauser. Tickets are just \$45 per person. Club Members, check your inbox and mailbox for invitations soon!



### News

#### Hahn Winery Wins Best Red Wine of the Year!

At the AWC Vienna 2010 International Wine Competition the Hahn Winery 2007 Pinot Noir has taken the entire competition. AWC Vienna is the largest officially recognized wine competition in the world. Nearly 11,000 wines from 1,733 producers representing 36 nations and five continents were blind tasted and evaluated anonymously.

At the end of the competition the judges had the good taste to recognize Hahn as producing the best Red Wine in the world. Congratulations to Paul and the winemaking team!

#### Hahn Winery Green Certified!

The Hahn Winery/Smith & Hook Winery has become the first winery in Monterey, San Benito and Santa Cruz counties to be green certified by the Monterey Bay Area Green Business Program. The certification recognizes the winery's efforts to exceed environmental regulatory regulations, prevent pollution and conserve natural resources.

See our commendation from Assemblymember Anna Caballero. See the article in the Salinas Californian.



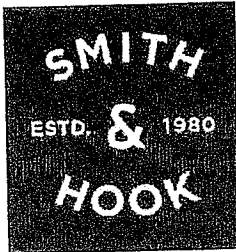
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FAMILY WINES

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ESTATESMITH &  
HOOKFind out about our wines  email address [My Account](#) | [Check Out](#)

# SPAGHETTI WESTERN

SMITH &amp; HOOK ★ HAHN WINERY

30 YEARS OF WINEMAKING

**Congratulations to the Winners of the 2010 Spaghetti Western Pasta Cookoff!**

**Best Overall - Stephanie Henderson of Salinas**  
**Crowd Favorite - Dan Thomas of San Juan Bautista**

Thank you all for coming and we'll look forward to seeing you next year!



Hundreds of guests turned out at the Hahn family's Santa Luda Highlands estate on Saturday, June 26, 2010, to celebrate the winery's 30th anniversary with a fete dubbed Spaghetti Western.

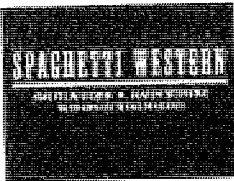
The theme was a nod to the estate's ranch roots. Now home to vineyards, it was once the site of the Smith and Hook horse and cattle ranches. Nicky and Gaby Hahn took the property's reins in the mid-1970s and released their first wine, Smith & Hook Cabernet Sauvignon, in 1980.

There was plenty of Smith & Hook Cabernet Sauvignon on hand for Spaghetti Western, but partygoers also tasted wines from several of the family's other labels, including Hahn Winery, Hahn SLH Estate and Huntington.

There was no shortage of entertainment. The Sons of Bakersfield got several guests on the dance floor, while others braved a mechanical bull, tried their hand at calf roping and sent guns blazing in a shooting gallery.

The day's highlight was a pasta sauce cookoff. Five contestants did their best to win the votes of the celebrity judge, renowned cookbook author James McNair, as well as the crowd. Sauces were evaluated on how well they paired with Hahn Winery's signature varietal, Pinot Noir. After several gallons of sauce had been ladled over more than 100 pounds of pasta, Hahn Family Wines President Bill Leigon announced the winners: Stephanie Henderson of Salinas was McNair's pick for top chef, while the crowd chose Dan Thomas of San Juan Bautista as their favorite. Henderson and Thomas are both wine club members.

The inaugural Spaghetti Western party and pasta sauce cookoff was such a success that we've decided to make it an annual event. Stay tuned for details!

[HOME](#)[ABOUT SMITH & HOOK](#)[WINE SHOP](#)[WINE CLUB](#)[TASTING ROOM](#)[30TH ANNIVERSARY](#)[BLOG](#)[CONTACT US](#)



Hahn TV



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# Facility Rental Agreement

1. A Security/Cleaning deposit of \$800 must be paid to secure your reservation. Reservations cancelled within 90 days of event shall result in forfeiting the deposit. Deposit will be refunded following a post event walkthrough and provided no excessive post-clean-up is required. \_\_\_\_\_
2. **The remaining rental fee, liability insurance and Special Request Form are due 2 weeks prior to event.** \_\_\_\_\_
3. A security Guard must be present during the entire time of your event. It is your responsibility for providing this service. One guard for every 50 people. We have one security agency listed for you to use, or you can choose your own.
4. A certificate of general liability insurance for the day of your event is required. This can be obtained through your homeowners' insurance. Insurance must cover bodily injury, property damage and host liquor liability. "Hahn Winery" should be named as "additional insured" for \$1,000,000.00. A copy needs to be submitted to Hahn Winery no later than 2 weeks prior to your event. If you are serving alcohol, please note this with your carrier. \_\_\_\_\_
5. In order to maintain health and safety standards, we require that you use one of our previously approved caterers.
6. Set-up is allowed the day of the event only. If you will be setting up any other day, insurance must be obtained for those dates as well. Any deliveries to Hahn Estates by outside vendors must be noted. **For events with more than 100 guests you will need to rent portable lavatories.** \_\_\_\_\_
7. If wine will be served, we require that all wines be from the Hahn Family of wines. You are welcome to bring sparkling wine and beer. **Renter shall abide by all California laws regarding serving of alcohol.** No alcohol shall be served to minors under any circumstances. \_\_\_\_\_
8. **You are responsible for cleaning the facility after your event.** Garbage and recycling must be disposed of in the bins behind the maroon fence in the Vineyard House parking lot. Cleaning may be done the following day, if prior arrangements have been made with Hahn Estates. **Please bring your own cleaning supplies.** \_\_\_\_\_
9. Live music is permitted, and A/V equipment can be rented at an additional fee. Please advise all guests to stay away from the winery and vineyards. You will be held responsible for any damage caused by your guests. **All events must end by 7:00 p.m. with 1 hour clean up until 8:00 p.m.** \_\_\_\_\_
10. The paintings in the Vineyard House range from \$2,000 - \$6,000 each. **If they are damaged, you will be held responsible and have to pay for them.** \_\_\_\_\_
11. **No fireworks permitted.** Your deposit will apply, you will be asked to leave & subject to Monterey County fines. **Glitter, confetti, nails, tacks, pins and staples are prohibited.** Your deposit will apply if any of these items are used.
12. Renter indemnifies and holds Hahn Estates harmless from and against any and all loss, damage, expense or liability in connection with personal injury or property damage or that of its guests, employees or contractors occurring during stated date of usage. \_\_\_\_\_

I have read and understand the guidelines and conditions set forth in this agreement. This agreement constitutes the extent of Hahn Estates/Smith & Hook Winery's obligations. I agree to abide by these terms and conditions.

PRINTED NAME

Signature of Renter

Date

## Renter & Event Information

---

Event Date

Event Time

---

Type of Event

Number of Guests

---

Name (Print)

Daytime Phone / Cell Phone

---

Address

City

State

Zip

---

Email Address

---

Signature of Renter

Date

**\*\*\*\*\*Section below filled out by Hahn Winery\*\*\*\*\***

Total Rental Fee: \_\_\_\_\_

Deposit: \_\_\_\_\_

Wine Club Member: \_\_\_\_\_

Contract

Deposit

Insurance

Balance Paid

Walkthrough

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

Signature of Winery Representative

Date



## Vineyard House Rental Fees

### Summer (April – October)

- **Non Wine Club Member**
  - Weekend (Saturday & Sunday) \$2,500
  - Weekday (Monday – Friday) \$1,200 (All Day) **or** \$800 (12:00PM-4:00PM)
- **Wine Club Members**
  - Weekend (Saturday & Sunday) \$2,200
  - Weekday (Monday – Friday) \$1,000 (All Day) **or** \$650 (12:00PM-4:00PM)

### Winter (November – March)

- **Non Wine Club Member**
  - Weekend (Saturday & Sunday) \$2,000
  - Weekday (Monday – Friday) \$700 (All Day) **or** \$350 (12:00PM-4:00PM)
- **Wine Club Members**
  - Weekend (Saturday & Sunday) \$1,700
  - Weekday (Monday – Friday) \$700 (All Day) **or** \$400 (12:00PM-4:00PM)

*Any Reservations require a \$800 security deposit, insurance and signed contract.*

*\*Prices subject to change.*

## Special Request Form

Name \_\_\_\_\_ Event Date \_\_\_\_\_

### Picnic Tables (total of 8)

- On the deck \_\_\_\_\_
- Off the deck \_\_\_\_\_
- On the lawn under the oak trees \_\_\_\_\_

### Umbrellas (total of 6)

- On the deck (must be closed after event) \_\_\_\_\_
- Off the deck \_\_\_\_\_
- On the lawn area (must be closed and covered after event) \_\_\_\_\_

### Spider Outlet Rental \$100

- Yes \_\_\_\_\_
- No \_\_\_\_\_

### Heat Lamp Rental \$60 per lamp (3 available)

- Yes \_\_\_\_\_ Total number requested \_\_\_\_\_
- No \_\_\_\_\_

Other:

---

---

---

Renter's Signature

Date

## **Vendor Recommendations**

### **Rentals**

Unlimited Events, Inc. ....831.422.8300

### **Photography**

Shattered Image Photography.....831.595.1592  
Perspectives by Jen Photography.....831.512.6982

### **Entertainment**

DJ Aj Bee.....831.229.2793

### **Portable Lavatories**

Big Valley Labor, LLC.....831.385.1263  
Golden State Portables.....408.640.9351

### **Security**

Achates Security Agency .....831.424-1946

### **Cleaning Services**

Soledad Janitorial Services.....831.678.0867

# **EXHIBIT B**



- ▣ [Register & Sign Up](#)
- ▣ [Home](#)
- ▣ [Canyon Run Route](#)
- ▣ [Photos from Last Year](#)
- ▣ [Pelican Parts Home](#)



**Register  
and  
Sign Up**

## Pelican Wine Tour and Canyon Run Frequently Asked Questions

(Friday, August 13th, 2010)

### How much does this cost?

We're keeping the cost the same as last year - \$45 per person, and this includes everything - registration, parking, food, wine, and drinks.

### What are the scheduled times for this event?

The drive is scheduled to depart in staggered groups from beautiful downtown Carmel By The Sea. We'll drive through the backcountry of Carmel Valley Road for about 2 hours, meeting up at the Hahn Winery at around noon or so. After two to three hours of food wine, and Porsches, various groups will depart and travel back to Monterey along the northern route, which is just as much fun as the first leg.

### Do we need to bring anything else, like picnic baskets?

Nope, just bring yourself and your Porsche. We'll provide all of the food, wine and drinks that you'll need at the winery.

### I won't have my Porsche with me, can I still come?

Of course! This year, all classic autos are welcome. We'll have special parking for all of the timeless classics, and we'll also have additional areas for minivans, SUVs, etc.

### What is the last day that I can register for the event?

We need to have a final headcount on the food by Friday, August 6th. So, please have your registration in by then. If this deadline can be extended, we'll let everyone know on this site.

### What is the Hahn Winery?

The Porsche 356 Club has successfully staged several events at the Hahn Winery in recent years. In addition, our inaugural event last year was a smashing success! The food is excellent, the staff are friendly and classic car lovers too. There's parking and display areas for several hundred cars and dining facilities to match.

### Who is the "Marble Arch Group" and why do I write the check out to them?

The Marble Arch Group is producing this event on behalf of Pelican Parts. These are the same guys that have put on the SoCal Porsche swapmeet (held this year at the Phoenix Club) Porsche 356 Club has successfully staged several events at the Hahn Winery in recent years.

Questions about the event? [Click here to email us your questions...](#)

**Register & Sign Up**



Last updated 05/09/10. This site was designed and produced solely by Pelican Parts. Pelican Parts is not associated with Porsche Cars North America in any manner, except for a mutual appreciation and love of the cars. All pictures and references to the Porsche name, and the car names and shapes are for

[back to thumbnails](#)

## Julie & John's wedding

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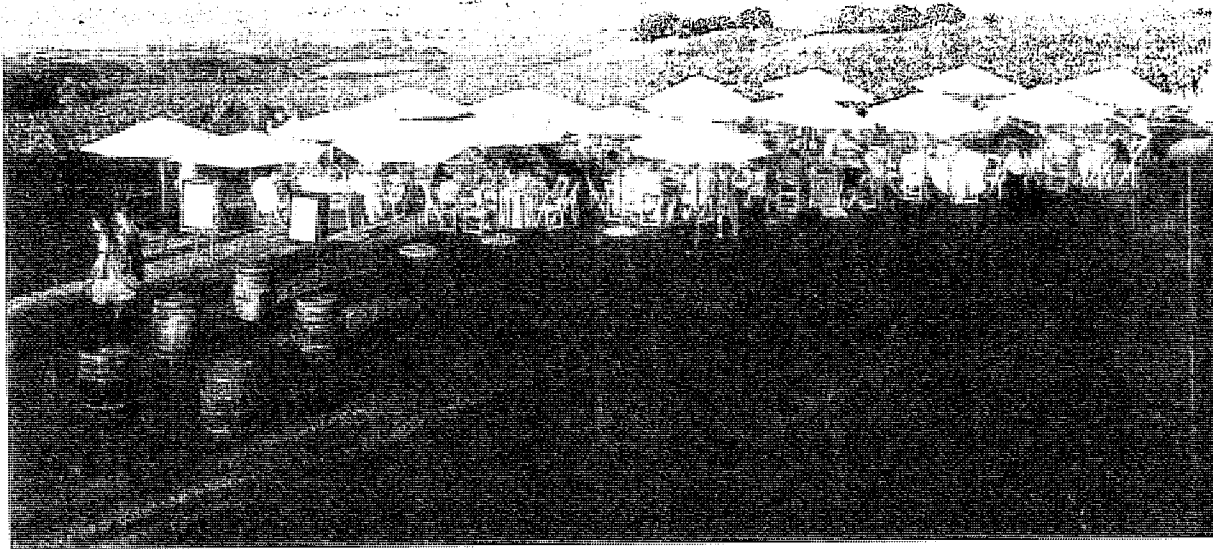
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Image 18 of 27 < PREV NEXT >



Julie & John's wedding, August 29, 2009, Frahn Estates vineyard, Soledad, CA

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## Don't let Uncle Ed take your wedding photos.

June 24, 2009

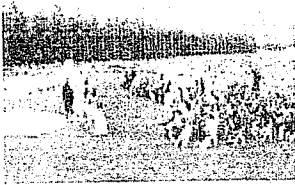
### Wedding Photo from Soledad CA, Hahn Winery

Posted by erikbaker2695 under [weddings](#) | Tags: [photographers](#), [photography](#), [soledad](#), [weddings](#) | [Leave a Comment](#)

One of the best things about being a [San Francisco Photographer](#) is the range of places I get to go to do weddings. I've been shooting weddings for 10 years, I've shot over 600 weddings and events, and I still get to go to new places all the time.

A week and 2 days ago (yes it was a Monday wedding, how strange is that) I shot for the first time in Soledad CA. I shot at the Hahn Estate Winery which is on a hill looking over the little town of Soledad, and a lot of agricultural fields.

This photo really sums up what it looks like there:

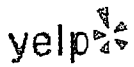


Wedding Photo from  
Soledad CA, Hahn  
Winery

Like Be the first to like this post.

**Leave a Reply**





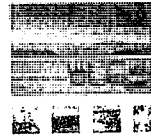
### Hahn Estates

19 reviews

Category: Wineries

37700 Foothill Rd  
Soledad, CA 93960

(831) 678-4555  
www.hahnfamilywines.com



Hours:  
Mon-Fri 11 am - 4 pm  
Sat-Sun 11 am - 5 pm

Price Range: \$\$  
Accepts Credit Cards: Yes  
Parking: Private Lot

Good for Kids: Yes  
Wheelchair Accessible: Yes

Map data ©2011 Google

### 19 reviews for Hahn Estates

All Reviews



Erik N  
Campbell, CA

6/24/2011

Santa Lucia Highlands AVA is probably the least-traveled wine region in CA.

Outstanding SLH estate pinots on the Hahn label, which is just what I was looking for.

Friendly staff and a good view from the tasting room balcony.



Doc R  
Monterey, CA

9/7/2011

Great views, superb service, welcoming picnic area, quality wine and very reasonable prices for a classy vineyard.



Kevin b  
Milpitas, CA

7/12/2011

I just got married here and the location was exclusive! Everyone commented on the place first. The help from the staff was extra good because they went out of their way to open up the place at 5 in the morning for us. We had to setup and we needed the extra time.



EPI O  
West Sacramento, CA

8/12/2011

Came by and discovered they have 2 wine tasting lists, one (I think it was) \$10.00 & another list for \$15 which is EXPENSIVE. Mind you if you don't care for the wines, it's high for this area. Their thing is if you buy a bottle, the tasting fee from either list is waived but that means they designed the tasting fees so you'll buy one of their wines at least which is smart on their part but not very customer service oriented. I've been to better tasting rooms to taste better wines and the tasting is \$5 and they waive it if you buy a bottle. More than likely, if the fees is not almost the price of what a bottle of wine costs at a wine store, people are likely to buy something because they feel they're not getting taken. The wines here are just so-so. Mainly Pinots. The tasting room has no ambiance and there's one lady there who looks like a librarian and is not all that friendly. We got served by a nice gentleman named Honorio. He new wine and stayed with us the whole time we were doing our tasting. Prior to coming to Hahn, we went to Paraiso and their wine was superior tasting in my opinion and the staff there was friendlier than at Hahn's. I won't return to Hahn's Winery.

### People Who Viewed This Also Viewed...



Paraiso Vineyards  
8 reviews  
Soledad, CA



Chalone Vineyard  
4 reviews  
Soledad, CA



Ventana Vineyards  
3 reviews  
Soledad, CA



Wrath Wines  
3 reviews  
Soledad, CA



Scheid Vineyards Tasting...  
3 reviews  
Greenfield, CA

### People Viewed This After Searching For...

Wineries Soledad



Kristin E  
Sacramento, CA

5/28/2011

Enjoyed the view and relaxing atmosphere very much. We visited Hahn Estates for a wedding and it was very beautiful. The only tip I would give is that if you are coming for a wedding in the evening to bring a jacket. The coastal fog does come in so if you aren't prepared you might be a little chilly!

Denise K  
Salinas, CA

5/14/2011

I have found a Chardonnay I love in the SLH label. It is a balance between fruit, some oak, and some sweetness, just right as Goldilocks said... The staff was very warm, allowed for a few changes to the traditional tasting menu, and gave great suggestions. Kim turned me on to an amazingly delicious Pinot, and I sat on their Patio with a glass for an hour feeling blessed to have this afternoon to enjoy to myself. This place can get very crowded in the late afternoon, so if you want some one on one attn. go early. Cheers!!

Shih F.  
Carmel by the Sea, CA

9/28/2008

If you enjoy their wine then it would make sense to join their wine club. SO many perks like their annual customer appreciation BBQ. Can't wait. Visited the tasting room for the first time today. In the boonies but worth the drive.

Their Meritage was my house wine in Denver, CO. House wine meaning the one I would have on hand at my own studio to pour for guests and myself.

Listed in: Best Wineries

Jason J  
Dublin, CA

3/30/2010

My fiance and I have been coming here for a while, she has been a wine club member since I met her, and everytime we have visited here we have been nothing but impressed with both the wines and the staff :)

In particular I wanted to write about how amazingly they treated us when I called ahead to let them know I was going to propose to my girl in their tasting room :) I had initially called to ask if they could print a custom tasting menu for me, but what I wound up with was not only the custom menu, but balloons, a rose, a custom labeled bottle of wine and more... They treated us like a prince/princess!

Special thanks to David, Lorrie, and Melanie for their work in making my (accepted) proposal absolutely amazing and memorable!

With regards to their wines, we have always enjoyed their various labels, in particular their Smith & Hook cab (the 2007 is soooooo yummy!) All of their cabs are bold as they should be, and the other stuff they carry is epic as well. I would highly encourage anyone seeking a beautiful getaway to visit here and enjoy the experience. Aside from the very tasty wine the view from their tasting room is simply stunning!

5 stars on this review are not only for the good winery, but also because of the good family that runs it!

Thank you soooo much guys/gals!!! You helped make yesterday memorable!

Joe B  
Oakland, CA

3/7/2008 1 Check-in Here

Gorgeous winery - wonderful place to visit, taste the wine, sit out in the sun, and look over a beautiful site. She bought a rose', I bought a Syrah, (duh, look at my other reviews :-)) The pinot was excellent as well, but I know where my loyalties lie. :-)

We weren't planning on going to Hahn, but we were in the area, and it was recommended to us. What a great side trip, a must if you're in the Monterey area.

Listed in: Central Coast Wino Tours!



Sandra P  
San Francisco, CA

3/18/2011

Hahn Estates Winery is one of the very BEST wineries in Monterey County and can compete with the wineries in Napa/Sonoma and most likely win in several categories! I am a wine club member, having just joined in November 2010. My visit to the winery in November wasn't my first, and certainly won't be my last. The customer service is top notch. The wine servers take the time to explain the wine and offer meal suggestions. You can take a picnic basket there and buy some wine and have a nice picnic, as they have tables with umbrellas out on the deck overlooking the grapevines. It's pure heaven! The view is definitely of God's country! I only drink white wine and can honestly say that this winery has among the best. The little shop has some very cute items and also has chips and dips in case you forgot your picnic basket. So many great wines, so many nice people, a great view and a wonderful place to visit. Who needs more than that??? GO!! It's worth every minute spent there.



Jay T.  
Soledad, CA

6/23/2010

I am reviewing this location and not so much the wine or wine tasting.

We had our wedding reception at this location a few years back, and all of my friends still tell me how beautiful it was and how much they enjoyed the party.

The people in the office are very easy to get along with, and they help with suggested vendors. everyone that they suggested was great!

My husband and I still take drives out there just to enjoy the view.



Jess ca P  
Emeryville, CA

3/19/2008 1 Check-in Here

This was a surprise little off the beaten path pit stop. I'd never heard of Hahn but was referred by another vitner to try them out.

Really, it's a gorgeous estate. They also hold small events or parties here outside on their patio overlooking the vines. God, all i wanted to do was crack open a bottle, sun bathe and toast to the good life when I was there.

i bought a rose, even though I'm a pinot girl...but how can you beat a sale of \$5? I'll have to plan a picnic soon.

Informative server, fun staff and a nice way to see Monterey.

Listed in: The Rectal of Central Coast...



Samir P  
Chicago, IL

11/20/2008

So this place is definitely off the beaten path. (Is that the right use of the phrase? Ah...whatever) It's out there. When you exit 101, it's just farmland in sight. But stick with it and you'll head west up into the hills for the most amazing view of the valley. You'll go through some 1 lane dirt roads, but the payoff at Hahn Estates is worth it.

They have a great deck area with an amazing view. A perfect place to chill with some wine and food. The tasting room is staffed by the friendliest people who are genuinely excited about the wines they are pouring. It makes you want to buy some wine...and why not? It is some good wine!!

Definitely take a Saturday afternoon and head over to Hahn Estates - you'll love it.



Jen M.  
Monterey, CA

★★★★★ 7/1/2009

Getting to be one of the better wineries in South County.

The location is far away from anything but stunning. Driving up the long, long drive way to get to the tasting room, you get to pass through all of the vineyards with the beautiful rosa bushes. You can see the entire valley from the top.

The wines were pretty tasty. Not my favorite in the world but both of us were able to find something that we could drink on a regular basis. Also, the price point is really good, tons of wine in the \$10-20 range.

Speaking of which, I was delighted to realize that this is one of the only wineries around that doesn't charge a tasting fee. Totally makes for a much funner experience when everyone in the room is getting tipsy. They are really nice too, got extra glasses so that we could taste the pinots next to each other.

Listed in: Wineries



Guru T.  
San Francisco, CA

★★★★★ 5/2/2007

I am giving them a 5-star because they were graceful enough to allow us to come inside even though we were late (5:02 PM) on a Saturday.

But don't forget - there are wines to be tasted here. The Pinot Noir and Syrah were good. A friend, who knows how to appreciate wines, tells me the Pinot Noir was "great". My nose and tastebuds have apparently not benefited from evolution - can't make out that faint oak smell nor can I taste the subtle berries on the back palate. Sigh! I guess I am not one of the "super tasters" mentioned in the recent classic - "Survival of the Sickest"

The view from the patio is pretty - see <http://flickr.com/phot...> and <http://flickr.com/phot...>



Trish S.  
Salinas, CA

★★★★★ 11/12/2009

I totally recommend the drive. Hahn Estates has a friendly tasting room staff that have been there for years and know everyone. They are even pet-friendly!

Plus the wines are excellent and this is great place to stop with a picnic lunch and eat! They have quiet tables under huge live oaks and the tasting room deck - both with panoramic views of the spectacular Salinas Valley!

Hope to see you there!

Listed In: Salinas Top Ten



William W.  
Marina, CA


★★★★★ 7/27/2009

Simply Amazing!

The wines, exceptional. The patrons, friendly and eager to teach about the wines. A Beautiful drive to get there with other wines to visit on the way to/from But in my opinion go straight to Hahn.




Liz T.  
Loma Linda, CA

 8/2/2007

I loved their 05 Meritage I purchased it from a wine club nearby and so when I found out that we were going to Central CA I was so excited to go to Hahn winery. The view is beautiful, we got there on a Sunday afternoon and there were some people but not too many. It was funny because when my bf and I were searching for the place we thought that it was a ghost town since we never saw any cars on the road but there were people who were at the vineyards and more showing up. Anyhow, the wines that we tasted were okay even the meritage (the one I bought at the store didn't taste the same at the vineyard - I don't know why, it was weird) But in any case it was a really cute place and a little tip check out the prices if you have a wine store near your home because the meritage that I liked was over double the price at the vineyard! Can you believe that, I drove all the way there and would have been ripped off had I not known the prices. But very quiet cute, it would be a beautiful back drop to your photo :)  
But I will say this we ended up purchasing a bottle of the reserved cab. and the sales person waived our tasting fees - the best part was that the staff were friendly and nice.



Joshua D.  
Morgan Hill, CA

 12/10/2008

I hate to break the streak of positive reviews on Hahn, but I simply did not enjoy the wine or the experience the most recent time I went tasting. The first time I went was about a year and a half ago the wine and the experience was much better, but I recently returned (with two Hahn wine club members in tow) and not only had trouble getting tastings, but really did not enjoy the wine. The wine club members with me suggested we leave, and we did, before we even finished the tasting. One thing I noted was that a number of the grape vines on the estate have been planted in the past year or two (I believe because a disease wiped out the previous vines), so my impression was that the grapes are either being sourced (not so effectively) or being produced from immature vines. I will definitely return to try again, but it will probably be a while before I do so...

(3 Filtered)

**EXHIBIT H**  
**STAFF'S RESPONSES**  
**TO COMMENTS**

MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT

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MEMORANDUM

**Date:** September 19, 2011

**To:** Planning Commission

**CC:** Carl Holm, Acting RMA Deputy Director, Wanda Hickman, Planning Manager, Les Girard, Assistant County Counsel; Mike Novo RMA – Planning Director; Mission Soledad Fire Protection District; RMA- Public Works Department; Environmental Health Bureau; Monterey County Water Resources Agency; Luis Osorio, Senior Planner; Paula Bradley, Project Planner; Carol Allen, Senior Secretary; Smith and Hook/c/o KVL Holdings, Inc., Owner; Brian Foucht, BGF Planning Consultants, Agent; Molly Erickson, Law Offices of Michael L. Stamp; Landwatch; Planning File PLN100642

**From:** Paula Bradley, M.C.P., AICP, Associate Planner

**Subject:** **Smith & Hook (Hahn Family Winery) (PLN100642)**

This memo is in response to comments received concerning the Smith and Hook (Hahn Family Winery) project, from Amy White, dated August 25, 2011, Molly Erickson, Law Offices of Michael Stamp, dated August 23 and 25, 2011; September 2 and 13, 2011.

**General Plan Pending Litigation**

The applicant was informed by the County of the pending litigation concerning the General Plan, which specifically contests portions of the Agricultural and Winery Corridor Plan (AWCP) where the proposed project is located. The applicant expressed their desire to proceed with their application to a hearing, and have the right to request that the County process their application pursuant to the Permit Streamlining Act. Food service facilities are allowed with a ministerial permit under the AWCP; however, an Administrative Permit was required and referred to a public hearing with the Planning Commission because of known controversy with the pending General Plan litigation.

**Requirement for Biological Study**

A biological study, according to the provisions of Section 3.3 of the AWCP (MCGP), was completed. This study concluded that the facility would be located in a disturbed area that is not in a natural condition. The site is adjacent to the vineyards and landscaped areas and routinely kept free of weeds and brush. There are no sensitive species or other sensitive habitat on or close to the proposed project area. The biological study did address Kit Fox Habitat and concluded that Kit Fox habitat was not identified in the project area.

An addendum to the biological survey was submitted on September 21, 2011 to address potential effects on biological resources of lowering of the vegetative fuel load for fire safety within 100 foot radius of the proposed culinary center. The survey indicates that only a small portion of the radius will include any natural habitat in the form of northern mixed chaparral on a portion of a road cut and just outside of an area of ornamental plantings. As indicated in the February 2011 biological survey, Kit Fox habitat was not identified on the site.

### **Salinas Valley Groundwater Basin and General Plan Policies PS-3.1 and PS-3.2**

General Plan Policies PS-3.1 and PS-3.2 were discussed in the staff report (Finding 1, Evidence a). The project is considered an agriculturally related use within Zone 2C; and therefore, is exempt from being required to prove a Long Term Sustainable Water Supply (Policy PS-3.2) pursuant to subsection PS-3.1(c). The following General Plan consistency Finding is an excerpt from the staff report:

“Policy No. PS-3.1 This policy requires that new development for which a discretionary permit is required, and that will use or require the use of water, shall be prohibited without proof, based on specific findings and supported by evidence, that there is a long-term, sustainable water supply, both in quality and quantity to serve the development. The policy does not apply to development related to agricultural land uses within Zone 2C of the Salinas Valley groundwater basin. The proposed development is related to existing vineyard and wine-tasting uses and is within Zone 2C of the Salinas Valley groundwater basin.”

Policy PS-3.1 also requires that the County prepare a report to the Board of Supervisor every five years for Zone 2C. Staff’s interpretation is that projects may proceed for the first five years following adoption of the General Plan, and then continuing the exemption in PS-3.1.c depends on the findings of said report. The status of the criteria and ordinance concerning Long Term Sustainable Water Supply referenced in Policy PS-3.2 is beyond the scope of the subject project.

### **Project and Waste Water System**

The Environmental Health Bureau reviewed the project and required a condition of approval for a waste water system sized appropriately for the proposed use. The project is also described in the applicant’s project description, dated June 9, 2011, and will be incorporated into the General Development Plan by a condition of approval. The septic system standard sizing may have capacity that could accommodate additional seats beyond the proposed project.

### **Grading**

The site plan (sheet A1.1) shows 277 cubic yards of grading. The project was subsequently revised and the grading was reduced to 100 cubic yards, which is shown on the preliminary grading plan (Sheet C1). This sheet was inadvertently not included as an attachment to the staff report, however it is part of the project file and 100 cubic yards of grading is included in the project description.

### **Site Plan boundaries**

The parcel boundaries are shown on the Plot Plan (sheet A.1) and the Assessor’s Parcel Map (APN 418-341-044-000, 418-341-045-000, 418-341-048-000, 418-341-049-000, 418-341-050-000 and 418-341-051-000 is attached as part of the staff report. The setbacks are shown on the site plan.



### **Access from the nearest public road**

Attached is a map showing the location of the existing access. No improvements are proposed to this private road. A driveway is proposed on the Smith and Hook property to the proposed structure. The existing driveway access is addressed in the staff report (Finding 1, Evidence a). Proof of access was required for the project and a letter from the owner of the property acknowledging the driveway access has been provided. This letter was considered adequate proof of access, and is attached to the staff report.

### **Location of Structures**

Assessor's Parcel Number 418-341-050-000 includes the vineyard house and the winery offices and production buildings (total 48,470 square feet). The proposed 2,500 square foot culinary center is located on this parcel. Assessor's Parcel Number 418-341-045-000 includes the wine tasting facility, the vineyard residence and the implement/vehicle maintenance building (total 7,025 square feet).

### **Williamson Act Compatibility**

Compatibility is addressed in Finding 1, Evidence c). The Williamson Act requires that property is restricted to commercial agricultural production of food or fiber and compatible uses pursuant to the Land Conservation Act (Williamson Act). Board of Supervisor Resolutions 01-486, "Amending Procedure for the Creation of Farmland Security Zones and Contracts" sets forth, "The list of compatible uses approved by the Board within Farmland Security Zones...". Per Board Resolution No. 01-486, the County's list of approved compatible uses within Farmland Security Zones includes, at item 2. "Structures necessary and incidental to the agricultural uses of the land". The proposed use is considered necessary and incidental and related to the agricultural use of the land.

Resolution 09-357 sets for the Agricultural Advisory Committee's (AAC) Bylaws, including the Purpose of the AAC. Specific objectives of the AAC include, but not limited to, the following at Section 1. Creation and Purpose of the Committee:

- "E) Review the following types of development projects and make recommendations to the decision-making body
  - 1) Projects on lands designated for agricultural use that require a discretionary permit;
  - 4) Projects affecting lands under Williamson Act contract, and
  - 5) Other projects that may support, enhance or otherwise affect the agricultural industry."

On June 23, 2011, the Agricultural Advisory Committee unanimously adopted a motion indicating "...that the Committee recommend the (proposed demonstration Culinary and Wine Tasting Center) center as being a fully compatible use." Staff considers the proposed use compatible with the Williamson Act according to the County's list of approved compatible uses, per Board Resolution No. 01-486, and no further action is required regarding a Williamson Act compatibility determination.

### **CEQA Categorical Exemption**

California Environmental Quality Act (CEQA) Guidelines Section 15303(c) categorically exempts small structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area. The proposed project is a 2,500 square foot structure part of a complex of other agricultural processing plant/winery structures. No biological issues were identified or protected plant vegetation due to the existing site disturbance on the subject property. A biological study was completed as required by the General Plan AWCP Section 3.3 and it was concluded that the area is a disturbed area not in a natural condition and adjacent to the vineyards

and landscaped areas and routinely kept free of weeds and brush and is the site utilized for agricultural equipment for the vineyards. There are no sensitive species or other sensitive habitat on or close to the proposed project area.

CEQA Guidelines Section 15300.2 lists exceptions to categorical exemptions. None of the exceptions can be made because the project will not impact an environmental resource of hazardous or critical concern; the grading and construction of a 2,500 square foot structure, access driveway and associated drainage systems will not create a cumulative impact; the project does not have any unusual circumstance; the project will not result in the damage of a scenic resource; the subject property is not a hazardous waste site; nor is there a structure to be removed designated as a historical resource. The project is an agricultural related use, which is an allowed land use for this site, it is compatible with the uses and density of the surrounding area, and is consistent with the land use plans and policies.

### **Winery uses**

Proposed is a one-story 2,500 square foot demonstration culinary center as an appurtenant use to an existing winery. The use of this facility is intended to allow culinary demonstrations, presentations, wine tasting and dining for industry and sales representatives, and it is not a commercial restaurant open to the public. The winery has an existing Use Permit approved in 1980. The winery has historically held events such as weddings. This is not a new use for the site, only housing the use in a new facility.

### **Traffic Study**

A traffic study was completed for the project that includes project trip generation, traffic operations on Foothill Road and site access fulfills the General Plan goals and policy requirements. The traffic report prepared for the project indicates that Foothill Road would continue to operate in a LOS A. Implementation of the project will not cause Foothill Road to degrade to lower levels of service (currently Level of Service A) nor would it cause a significant addition to the daily traffic volumes.

**EXHIBIT I**  
**ASSESSOR'S MAPS AND**  
**AWCP MAPS**

# MONTEREY COUNTY

## RESOURCE MANAGEMENT AGENCY

---



DEPARTMENT OF PUBLIC WORKS  
Yazdan T. Emrani, M.S., P.E., Director

168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-4800  
Fax: (831) 755-4958  
[www.co.monterey.ca.us](http://www.co.monterey.ca.us)

### MEMORANDUM

DATE: September 14, 2011

TO: Wanda Hickman  
Planning Services Manger

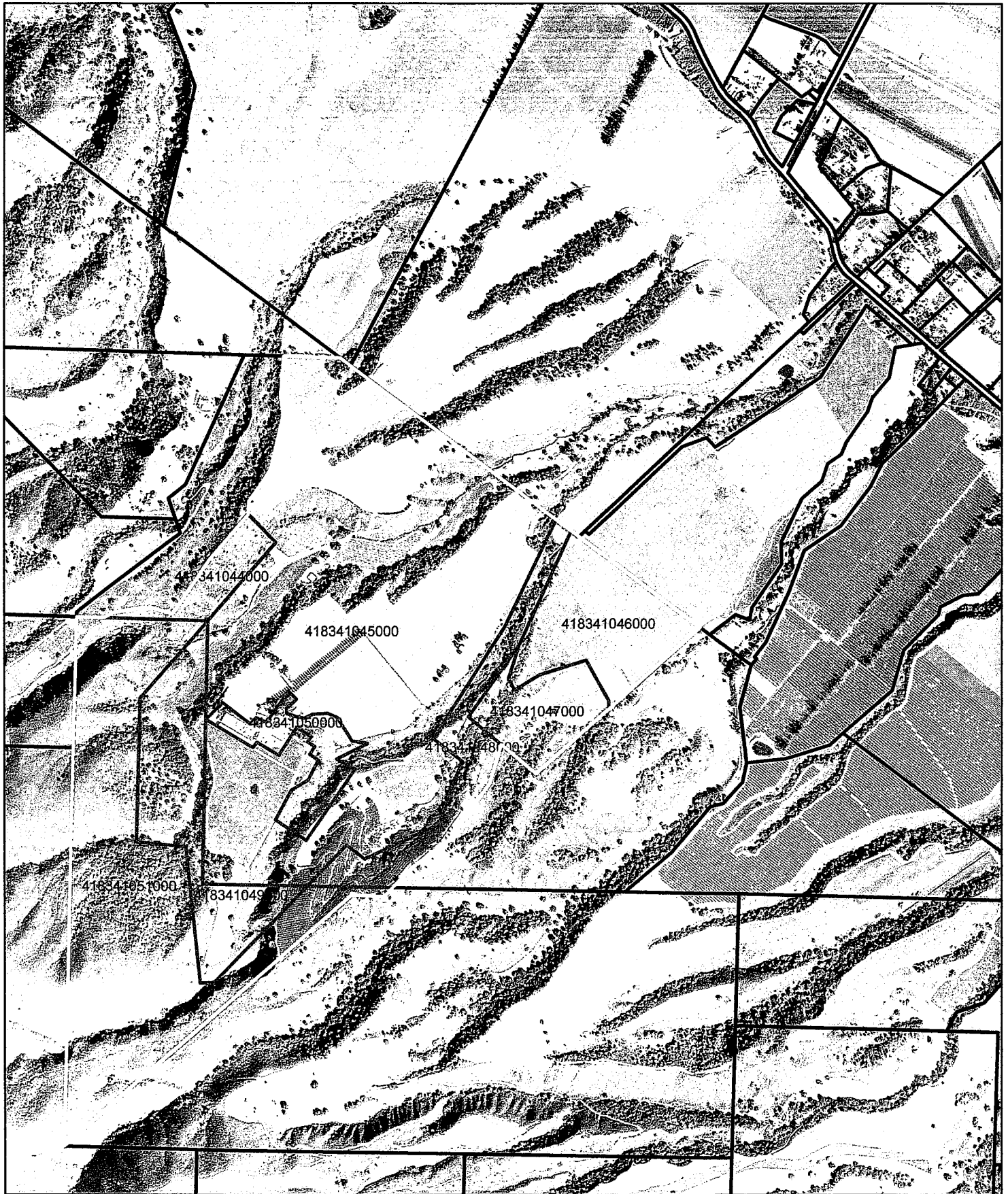
FROM: Raul Martinez.  
Assistant Engineer

SUBJECT: SMITH AND HOOK - HAHN FAMILY WINES PLN100642

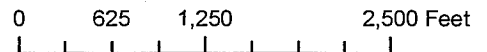
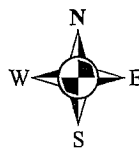
A memo was sent from Public Works to Planning on September 2, 2011 and it mentions a one-way 12-foot private access drive, which is a requirement from the Fire Department. I would like to clarify that the mentioned private access refers to the proposed private access indicated on site plan (see below).

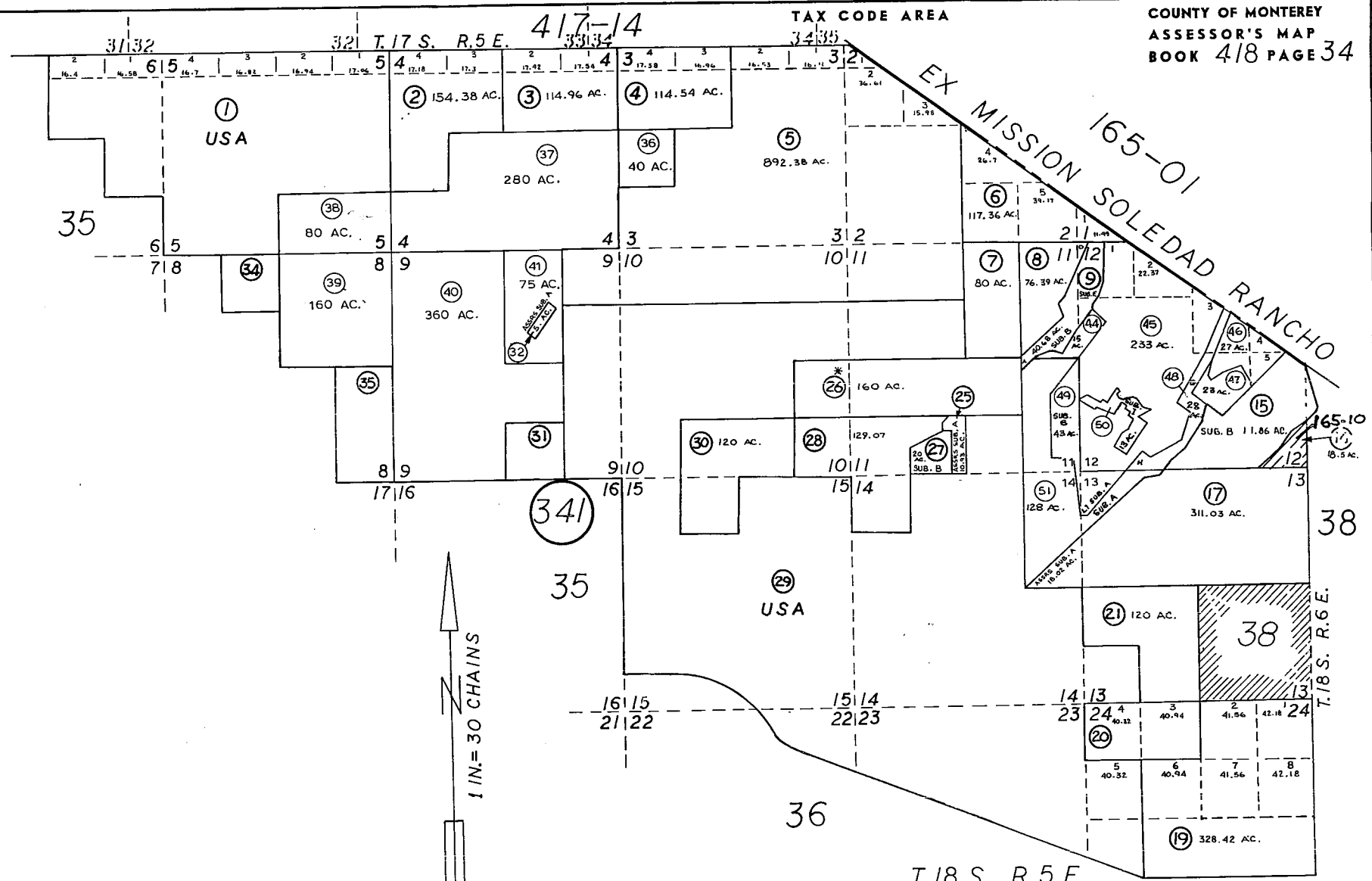
RM/ rm





*Polaris Consulting*  
P. O. Box 1378, Carmel Valley, CA 93924  
(831) 659-9564  
E-mail: polars.consulting@comcast.net  
Professional Land Surveying Services  
Lynn A. Kovach, L. S. 5321





417-14

TAX CODE AREA

EX MISSION SOLEDAD RANCHO  
165-01

1 IN. = 30 CHAINS

T.18 S. R.5 E.  
SEC. 3-4-5-9-10-11-13-14 &  
POR. SEC. 1-2-6-8-12-15-22-23-24

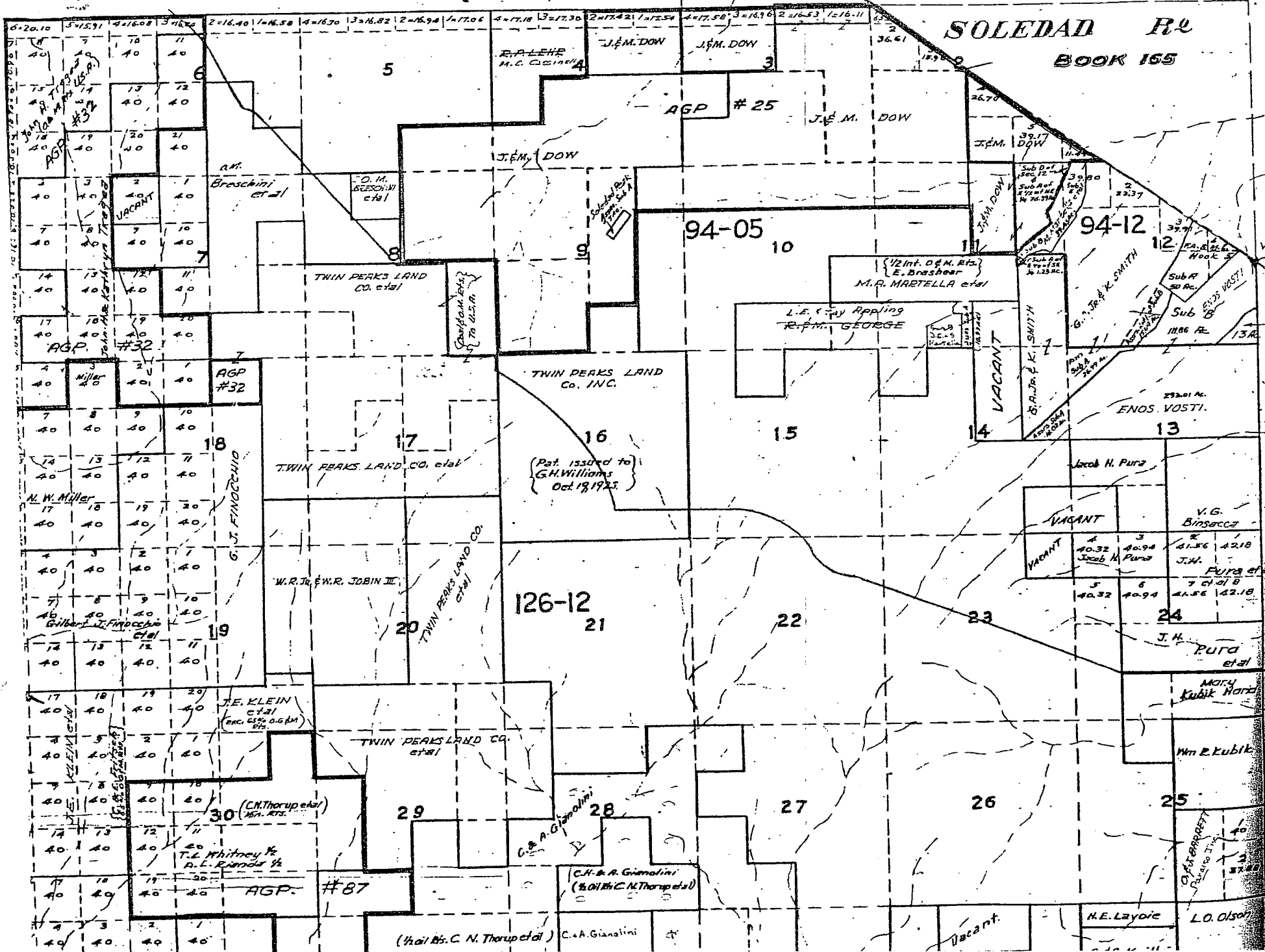
Scale 30 Chains = One Inch

# T. 18 S., R. 5 E

## 94-12

Compiled by  
H. F. Cassens Co. Surveyors  
Solmers Co.

### SOLEDAD R<sup>2</sup> BOOK 165





# Schedule A

## LOT BOOK GUARANTEE

Order No. 0707001648  
 Ref. No.  
 Guarantee No.  
 Liability \$400.00  
 Fee \$300.00

1. Name of Assured:

COUNTY OF MONTEREY  
 FARMLAND SECURITY ZONE

2. Date of Guarantee: at 8:00 a.m.

The assurances referred to on the face page hereof are:

That, according to the Company's property records relative to the following described land (but without examination of those Company records maintained and indexed by name):

**\*\* SEE EXHIBIT "A" ATTACHED \*\***

A. The last recorded instrument purporting to transfer title to said land is:

September 23, 1975 in Reel 1004 at Page 48  
 September 23, 1975 in Reel 1004 at Page 43  
 September 23, 1975 in Reel 1004 at Page 56  
 September 23, 1975 in Reel 1004 at Page 58

B. There are no mortgages, or deeds of trust which purport to affect said land, other than those shown below under Exceptions.

SEE EXHIBIT "B" Attached

No guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an exception, or (b) other matters which may affect any such mortgage or deed of trust.

No guarantee is made regarding any liens, claims of lien, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.

Exceptions:

NONE

Order No. 0707001648

Ref. No.

Guarantee No.

**EXHIBIT 'A'**

The land referred to is situated in the County of Monterey, in the unincorporated area, State of California, and is described as follows:

Parcel I:

That portion of Lot 4 of the Rancho Ex-Mission Soledad, Monterey County, California, and that portion of Section 12, Township 18, South, Range 5 East, M.D.M., in said County, according to the Official Plat thereof, described as follows:

Beginning at an iron post marked "M2" in the Western boundary of the land described in the Deed to L.N. McKinsey, et ux., dated December 19, 1911, and recorded in Liber 123 of Deeds, Page 51, Records of said county, and standing at the most Southern corner of Block 6, as shown on the map of Mission Colony Subdivision of Lot 3; filed October 16, 1897, in Book 1, Page 21 of outside lands in the office of the County Recorder of said county, thence;

- (1) S. 23° 40' 55" W., 1126.53 feet to a Live Oak Tree marked "M3"; thence
- (2) S. 34° 05' 46" W., 1040.28 feet to a fence intersection; thence
- (3) S. 54° 34' 51" E., at 270.54 feet to a 1" iron pipe, a total distance of 844.80 feet; thence
- (4) N. 45° 44' 39" E., 1622.68 feet to an axle with a punch mark; thence
- (5) N. 47° 33' 14' E., 552.71 feet to the Southwesterly boundary of said Rancho; thence along said boundary
- (6) S. 54° 22' 39" E., 95.44 feet; thence leaving said boundary
- (7) N. 52° 48' 05" E., 331.01 feet; thence
- (8) S. 88° 19' 03" E., 167.88 feet; thence
- (9) N. 05° 41' 31" E., 109.34 feet; thence
- (10) N. 31° 57' 35" E., 529.92 feet; thence
- (11) N. 04° 38' 24" W., 187.76 feet; thence
- (12) N. 25° 37' 30" E., 560.60 feet; thence
- (13) N. 48° 44' 28" E., 198.01 feet; thence
- (14) N. 19° 27' 27" E., 188.43 feet; thence

Order No. 0707001648

Ref. No.

Guarantee No.

- (15) N. 53° 59' 24" E., 182.10 feet; thence
- (16) N. 19° 48' 04" E., 109.05 feet; thence
- (17) N. 30° 46' 39" E., 349.16 feet; thence
- (18) N. 20° 31' 54" E., 164.75 feet; thence
- (19) N. 39° 27' 12" E., 259.75 feet; thence
- (20) N. 09° 30' 34" E., 306.84 feet; thence
- (21) N. 81° 42' 31" E., 283.17 feet to the Southwesterly line of Foothill Road, a County Road, 60 feet wide; thence along said line
- (22) N. 50° 33' 20" W., 944.24 feet to a Live Oak Tree; thence leaving said line
- (23) S. 45° 13' 00" W., 3732.95 feet to the point of beginning.

Except therefrom that portion described in the Deed to Mission Union School District, dated January 12, 1928, and recorded in Book 135, Page 491 of Official Records of said County.

Parcel II:

That portion of Sections 11, 12, 13 and 14, Township 18 South, Range 5 East, M.D.M., in the County of Monterey, State of California, according to the Official Plat thereof, described as follows:

Beginning at an Iron Post Marked "M-2" in the Western boundary of the land described in the Deed to L. N. McKinsey, et ux, dated December 19, 1911 and recorded in Liber 123, Page 51 of Deeds, Records of said County, at the most Southerly corner of Block 6, as shown on the Map of Lot 3, Rancho Soledad (Patented as Ex-Mission Soledad), filed October 16, 1897 in Book 1, Page 21 of outside lands, in the Office of the County Recorder of said County; thence along the Southwesterly boundary of said Rancho,

- (1) North 54° 22' 39" West, 2945.15 feet (record North 54° 24' West, 45.00 Chains) to its intersection with the Northerly line of said Section 12; thence along said Northerly line,
- (2) North 89° 56' 40" West, 591.37 feet to the Northeast corner of the land described in the Deed to Milo Martella, et al., recorded January 19, 1967 in Reel 490, Page 722, Official Records of said County; thence along the Easterly boundary of said land,
- (3) South 03° 04' 37" West (record North 2° 34' 27" East), 926.42 feet; thence

Order No. 0707001648

Ref. No.

Guarantee No.

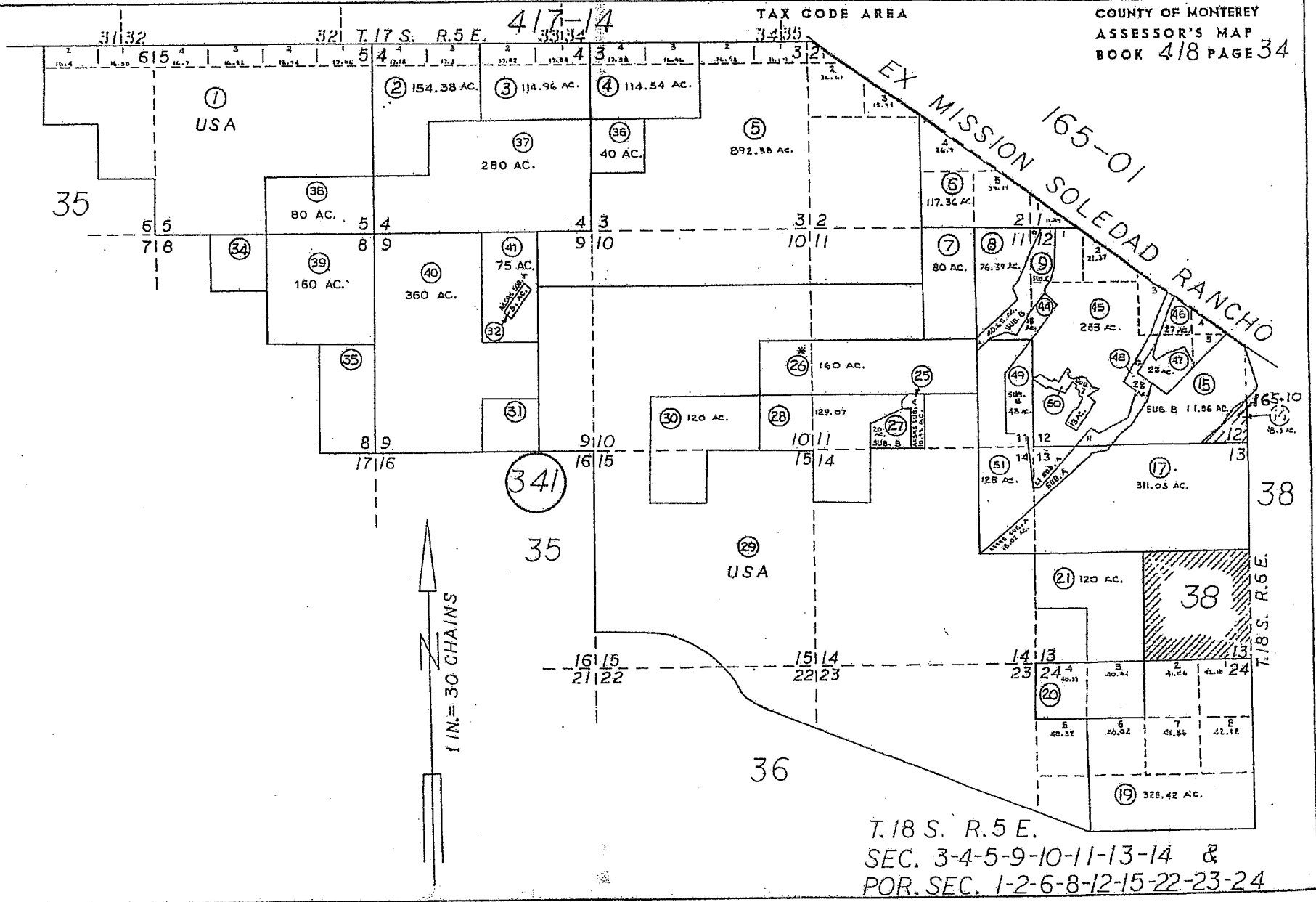
- (4) South 17° 57' 00" West (record North 17° 09' 17" East), 227.37 feet; thence
- (5) South 30° 32' 54" West, 373.14 feet (record North 30° 38' 58", 379.87 feet), to a 24" diameter Oak Tree; thence
- (6) South 28° 41' 49" East, 76.00 feet (record North 30° 51' 23" West, 75.61 feet); thence
- (7) South 39° 22' 11" West, 193.07 feet (record North 30° 24' 47" East, 192.14 feet); thence
- (8) South 38° 14' 22" West, 494.66 feet (record North 38° 07' 17" East, 493.00 feet); thence
- (9) South 29° 27' 30" West, 237.00 feet (record North 29° 21' 02" East, 236.08 feet); thence
- (10) South 33° 11' 23" West (record North 33° 04' 57" East), 348.80 feet; thence
- (11) North 75° 23' 05" West, 257.11 feet (record South 75° 29' 23" East, 226.69 feet); thence
- (12) South 65° 18' 14" West, 652.09 feet (record North 65° 11' 22" East, 653.60 feet); thence
- (13) South 39° 11' 52" West, 274.60 feet; thence along the East line of the West half of the Southeast quarter of said Section 11,
- (14) South 00° 30' 47" East, 2205.12 feet to the Northwest corner of the East half of the Northeast quarter of said Section 14; thence along the West line of said East half,
- (15) South 01° 22' 07" East, 2686.87 feet (record South, 2640 feet) to the Southwest corner of said East half; thence leaving said line,
- (16) North 48° 05' 21" East (record North 43° 02' East), 1775.30 feet to the West line of said Section 13; thence
- (17) North 48° 05' 21" East (record South 43° 02' West), 946.60 feet to a 1" iron pipe; thence
- (18) North 47° 09' 26" East, 348.09 feet (record South 47° 12' West, 347.67 feet) to a 1" iron pipe; thence
- (19) North 46° 06' 01" East, 334.82 feet (record South 45° 67' West, 335.50 feet) to a 1" iron pipe; thence

Order No. 0707001648

Ref. No.

Guarantee No.

- (20) North  $43^{\circ} 30' 37''$  East, 305.61 feet (record South  $43^{\circ} 22'$  West, 395.42 feet) to a 1" iron pipe; thence
- (21) North  $78^{\circ} 34' 30''$  East, 333.51 feet (record South  $78^{\circ} 33'$  West, 335.33 feet) to a 1" iron pipe; thence
- (22) North  $58^{\circ} 05' 21''$  East (record South  $49^{\circ} 59'$  West) 89.67 feet to a 2 x 4 post from which the corner, common to said Sections 11, 12, 13 and 14 bears South  $89^{\circ} 52'$  West, 1814.76 feet; thence
- (23) North  $52^{\circ} 41' 05''$  East, 100.16 feet (record South  $52^{\circ} 06'$  West 100.70 feet) to a 1" iron pipe; thence
- (24) North  $40^{\circ} 54' 21''$  East, 254.65 feet (record South  $41^{\circ} 12'$  West, 255.50 feet) to a 1" iron pipe; thence
- (25) North  $51^{\circ} 22' 07''$  East, 251.26 feet (record South  $48^{\circ} 46'$  West, 251.70 feet) to a 1" iron pipe; thence
- (26) North  $35^{\circ} 45' 34''$  East, 89.44 feet (record South  $43^{\circ} 04'$  West, 89.29 feet) to a 1" iron pipe; thence
- (27) North  $32^{\circ} 50' 32''$  East, 362.06 feet (record South  $52^{\circ} 55'$  West, 363.46 feet) to a 1" iron pipe; thence
- (28) North  $28^{\circ} 32' 41''$  East 260.02 feet (record South  $28^{\circ} 36'$  West, 260.00 feet) to a 1" iron pipe; thence
- (29) North  $19^{\circ} 09' 10''$  East, 483.98 feet (record South  $10^{\circ} 14'$  West, 486.14 feet) to a 1" iron pipe; thence
- (30) North  $54^{\circ} 34' 51''$  West, 270.54 feet (record South  $56^{\circ}$  East, 370.50 feet); thence along the Westerly boundary of said land of L. N. McKinsey, et al;
- (31) North  $34^{\circ} 05' 46''$  East, (record North  $34^{\circ}$  East) 1040.27 feet to an Oak Tree Scribed "M-3"; thence
- (32) North  $23^{\circ} 40' 55''$  East, 1126.53 feet (record North  $23^{\circ} 30'$  East, 17.35 chains) to the point of beginning.



(7d)

08687

REEL 3061 PAGE 762

BOARD OF SUPERVISORS

RECORDED AT REQUEST OF

NO FEE

BOARD OF SUPERVISORS  
FEB 1 1 48 PM '94

OFFICE OF RECORDER  
COUNTY OF MONTEREY  
SALINAS, CALIFORNIA

LAND CONSERVATION CONTRACT

THIS CONTRACT made and entered into this 28th day of February, 1994, by and between the COUNTY OF MONTEREY, a political subdivision of the State of California, hereinafter called "County" and CHARLES F. NICHOLS and JUDITH A. NICHOLS, hereinafter called "Nichols" and SMITH & HOOK WINERY, a California Corporation, hereinafter called "Smith and Hook", both hereinafter collectively called "Owners",

WITNESSETH:

WHEREAS, Nichols possesses certain real property located within the County of Monterey, State of California, a portion of which is presently under a Land Conservation Contract, Preserve No. 71-41, entered into with the County on February 28, 1971, by Resolution No. 71-14-41, which agreement was recorded on February 26, 1971 at Reel 689, Page 677 and following, Official Records of Monterey County, described in Exhibit A, attached hereto, and made a part hereof; and

WHEREAS, Smith and Hook possess certain real property located within the County of Monterey, State of California which presently is devoted to the production of food and fibre and is described in Exhibit B, attached hereto, and made a part hereof; and

WHEREAS, Owners wish to amend the Land Conservation Contract, Preserve No. 71-41 entered into with the County on February 28, 1971, Resolution No. 71-14-41, to adjust the boundaries of said Agricultural Preserve No. 71-41, as shown in Exhibit C attached hereto, and add Smith and Hook as a party to the Land Conservation Contract; and

NOW, THEREFORE, County and Owner agree as follows:

1. ADJUSTMENT OF BOUNDARIES.

The boundaries of the Land Conservation Contract, Preserve No. 71-41 entered into with the County on February 28, 1971, Resolution No. 71-14-41, which agreement was recorded on February 26, 1971 at Reel 689, Page 677 and following, Official Records of Monterey County, are hereby adjusted as described in Exhibit C, attached hereto.

2. ADDITION OF PARTIES.

The Land Conservation Contract, Preserve No. 71-41,







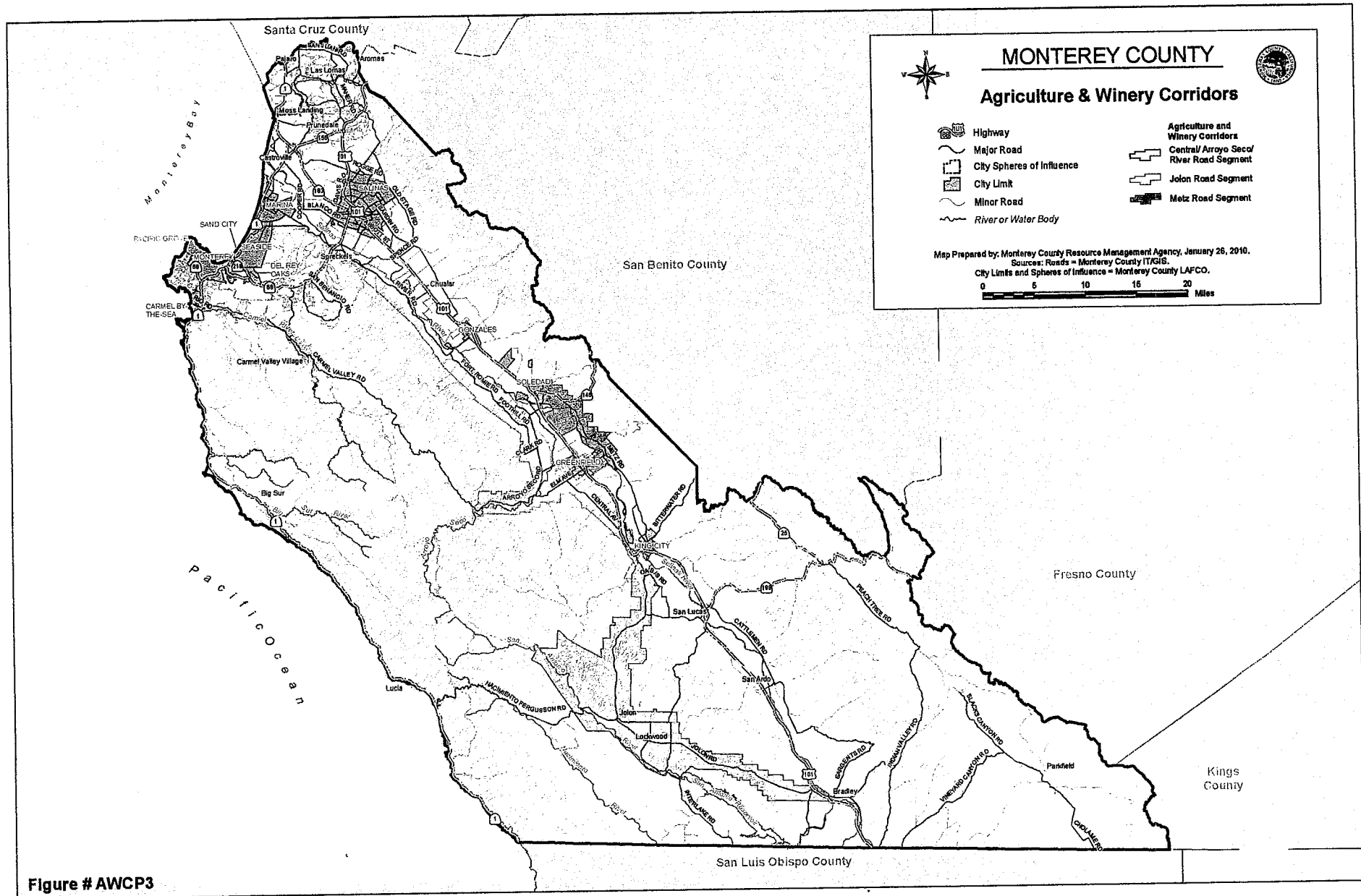


Figure # AWCP3

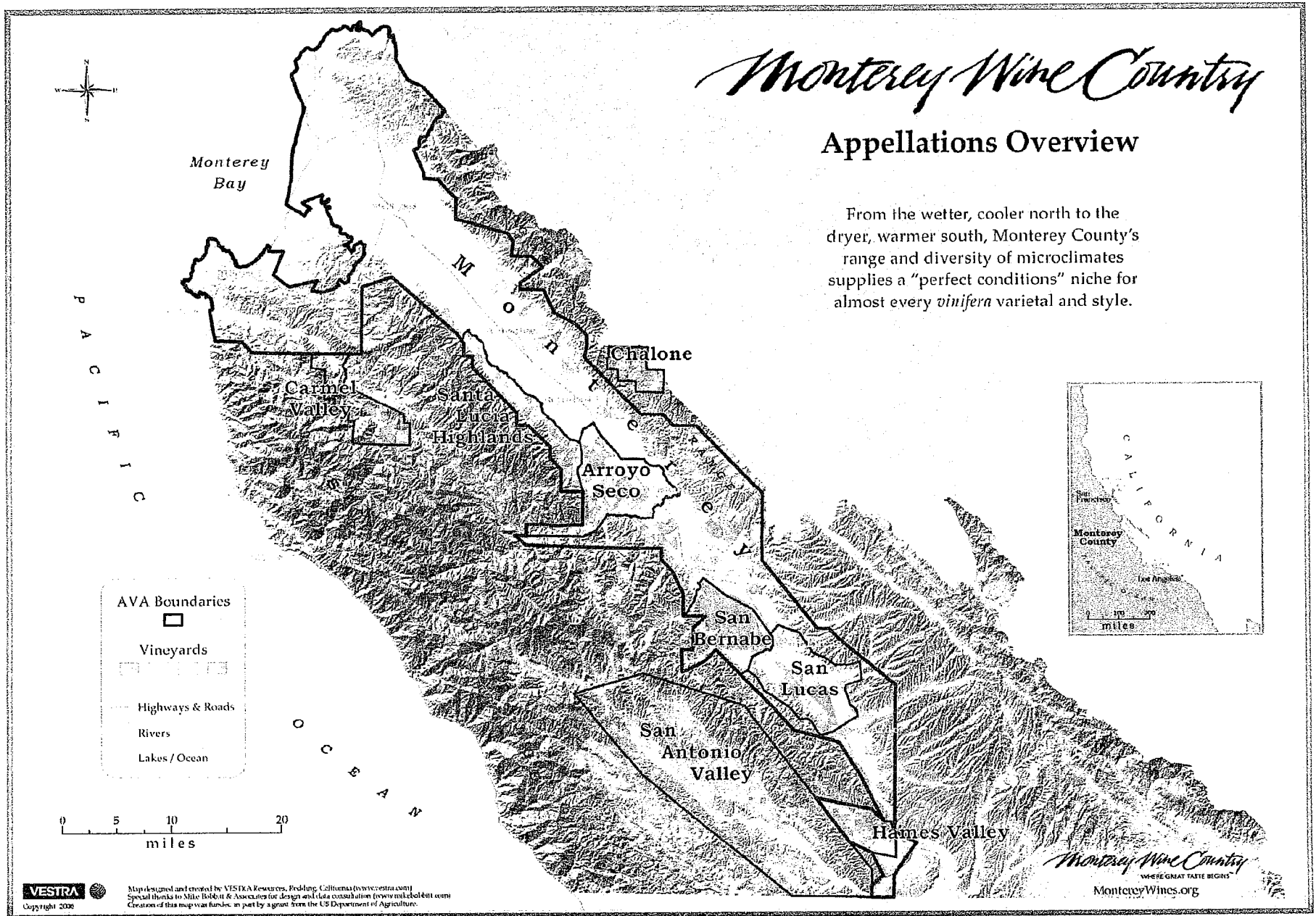
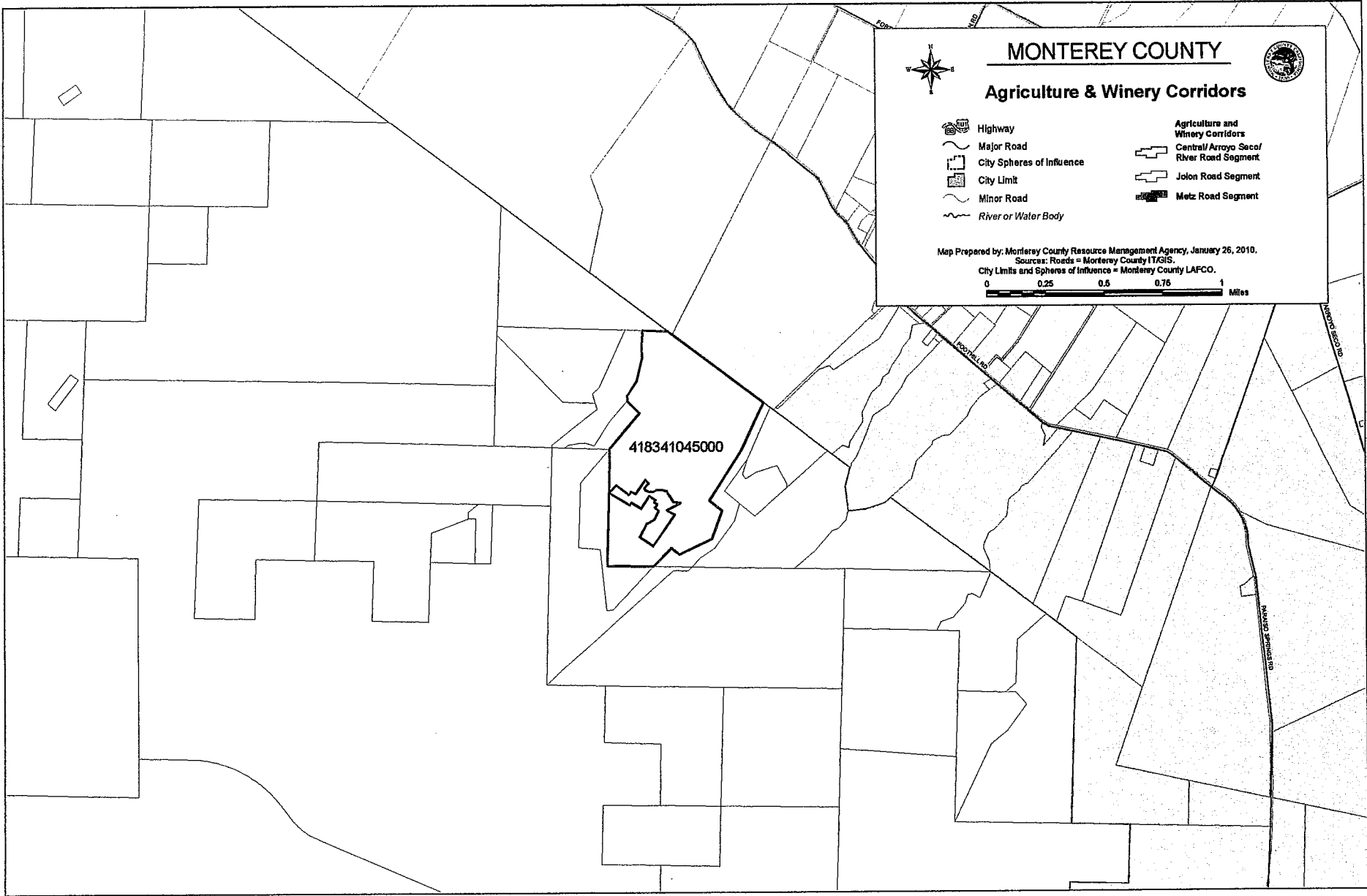


Figure #AWCP2

Map courtesy of Monterey County Vintners and Growers Association. Used by permission.



**EXHIBIT J**  
**USE PERMIT ZA-4053**

Smith &amp; Hook

ROBERT SLIMMON, JR.  
ZONING ADMINISTRATORSTATE OF CALIFORNIA  
COUNTY OF MONTEREY

NO. ZA-80530

FINDINGS &amp; DECISION

A. P. # 418-341-22

In the matter of the application of  
SMITH & HOOK VINEYARD

for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, to allow a winery, located on Portion of the Southwest 1/4 of Section 12, Township 18 South, Range 5 East, Mission Soledad area, located westerly of Foothill Road,

came on regularly for hearing before the Zoning Administrator on July 31, 1980

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

FINDINGS OF FACT

That the establishment, maintenance, or operation of the use or building applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

DECISION

THEREFORE, It is the decision of said Zoning Administrator that said application for a Use Permit be granted as shown on the attached sketch, and subject to the following conditions:

1. Submit plans for the water system to the Health Department for approval and construct the system according to the approved plans.
2. Obtain a permit for the water system from the Health Department.
3. Provide fire flow according to the Residential Subdivision water supply standards.
4. Obtain an encroachment permit from the Department of Public Works for any work performed in the public right-of-way.
5. Provide drainage improvement study on-site and off-site. Study to be approved by County Surveyor.

THIS PERMIT EXPIRES ONE YEAR AFTER THE DATE OF COMMENCING THEREOF UNLESS CONSTRUCTION OR USE IS STARTED WITHIN THIS PERIOD.

PASSED AND ADOPTED this 31st day of July, 1980.

ROBERT SLIMMON, JR.  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON August 11, 1980.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE August 21, 1980.

CM

# MONTEREY COUNTY

## DEPARTMENT OF BUILDING INSPECTION

14081 424-0348 - P.O. BOX 1208  
SALINAS, CALIFORNIA 93902

(408) 973-0901 1206 AGUAJITO ROAD  
MONTEREY, CALIFORNIA 93940



H. WILLIAM CLARKE  
DIRECTOR OF BUILDING INSPECTION

August 11, 1980

Smith & Hook Vineyard  
P.O. Box 1010  
Gonzales, CA 93926

Dear Applicant:

Now that your Use Permit has been granted for a winery in the Mission Soledad area you will need a Building Permit and must comply with the Monterey County Building Ordinance in every respect.

Monterey County Zoning Ordinance No. 911 states as follows:

32f. Effect:

No building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the Use Permit granted nor until ten days after the mailing of notice of granting of such Use Permit by the appropriate authority, or after granting of such Use 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 County Building Inspector at the above address in Salinas.

Sincerely,

DEPARTMENT OF BUILDING INSPECTION

H. WILLIAM CLARKE  
DIRECTOR OF BUILDING INSPECTION

/jjs

# MONTEREY COUNTY

## PLANNING DEPARTMENT

(408) 422-9018 - P.O. BOX 1208 - SALINAS, CALIFORNIA 93902



Township 18S Range 5 East  
Section 30/14 Section 12

ZA  
4053

MONTEREY COUNTY PLANNING DEPARTMENT

APPLICATION FOR: Use Permit, Variance, Special Permit, Zoning Permit, Rezoning

1. Applicant's Name: Smith and Hook Vineyard  
Address: P.O. Box 1010, Gonzales, Ca. 93926  
Telephone: (408) 675-2311
2. Applicant's Interest in property (owner, buyer, etc.) Owner
3. Owners Name: Smith and Hook Vineyard  
Address: P.O. Box 1010, Gonzales, Ca. 93926  
Telephone: (408) 675-2311
4. Property address and general location 37700 Foothill Rd., Soledad, Ca.  
across from the Mission School
5. Assessor's Parcel No. 418-341-22 6. Zoning \_\_\_\_\_
7. Property area (acres or square feet) 641.351 Acres
8. Present and past use of project site and adjoining properties: Agricultural
9. Proposed property use: Winery site
10. a) Variance Requested: None  
b) Why is the Variance necessary? (Use extra paper, if needed)  
\_\_\_\_\_  
\_\_\_\_\_
11. REZONING or AMENDMENT ONLY: The application wishes to amend section \_\_\_\_\_  
of the Monterey County Zoning Ordinance #911 from a \_\_\_\_\_  
Zoning District to a \_\_\_\_\_ Zoning District to allow \_\_\_\_\_
12. If new construction is proposed:
  - a) Residential: Type and total number of units (one story single family,  
6 two story duplex, etc.) \_\_\_\_\_
  - b) Commercial or Industrial (retail, office, warehouse, etc.) square footage,  
number of employees Ageing Cellar 20' X 60'. (2 employees)
  - c) Height of structure(s) 15'
13. Parking: Number of covered spaces 0  
Number of uncovered spaces 2  
Number of loading spaces 1
14. Will grading or filling be required? Yes X No \_\_\_\_\_
15. Will trees be removed? Yes \_\_\_\_\_ No X If yes, how many, how large, what  
type? \_\_\_\_\_
16. Describe the property as viewed including all natural and man-made features  
(use separate paper if necessary) on a separate sheet
17. How will water be supplied? By well owned by the property.
18. How will sewage or other wastes be disposed? Reclaimed and used for  
irrigation.



19. Will the project require placement of structures, roads, cuts or fills on cross slopes of 30% or greater? Yes \_\_\_ No X
20. Will any persons be displaced as a result of this project? Yes \_\_\_ No X  
If yes, how many? \_\_\_\_\_
21. Discuss any mitigation measures that are proposed to reduce environmental impacts that might result from this project. (Use separate paper if necessary) The project as designed will not change the physical appearance of the area and the environmental impact will be very small.

SMITH AND HOOK VINEYARD  
Owner

I certify under penalty of perjury that I am authorized by the owner(s) of the described property to make this application.

Diane G. B. Bon  
Coordinator

Gerald B. McFarland  
Agent  
Gerald B. McFarland

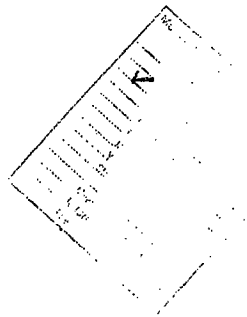
-----  
FOR DEPARTMENT USE ONLY

The above application has been examined by me and found to be complete and acceptable for filing. Initials \_\_\_\_\_ Date: \_\_\_\_\_

Date Received: 4/21/80

Filing Fee: 2500

Receipt No.: 15645



13. APPLICANT Smith & Hook Vineyard (ZA-4053)

APPLICATION Public hearing for a Use Permit to allow a winery.

EXISTING ZONING "AP" (Agricultural Preserve)

PROPERTY DESCRIPTION Portion of the Southwest 1/4 of Section 12, Township 18 South, Range 5 East, Mission Soledad area, located westerly of Foothill Road.

ASSESSOR'S PARCEL # 418-341-22

RECOMMENDATIONS Health Department - 3 conditions.  
Department of Public Works - 2 conditions.

APPEARANCES Dwayne Forbe, representing applicant.

DISCUSSION The proposed use is for an aging cellar for the existing winery. The property is 641 acres.

ACTION The Zoning Administrator stated that a Negative Declaration had been prepared on the project, and noted that no objections to the filing were received. The action of the Zoning Administrator was to adopt the prepared Negative Declaration.

It was the finding of the Zoning Administrator that the qualifications set forth in Section 32c of the Monterey County Zoning Ordinance No. 911 do apply to the subject property. Use Permit granted, subject to the following conditions:

Submit plans for the water system to the Health Department for approval and construct the system according to the approved plans.  
Obtain a permit for the water system from the Health Department.  
Provide fire flow according to the Residential Subdivision Water Supply Standards.  
Obtain an encroachment permit from the Department of Public Works for any work performed in the public right-of-way.  
Provide drainage improvement study on-site and off-site. Study to be approved by County Surveyor.

7/31/80  
Pg - 8, 9

2A-4053

ENVIRONMENTAL RECOMMENDATION AND INITIAL STUDY

MEETING: ZONING ADMINISTRATOR OF JUNE 26, 1980

PROJECT: SMITH & HOOK VINEYARD FILE NO. 2A-4053

APPLICATION TYPE: USE PERMIT

LOCATION: MISSION SOLEDAD AREA, 3700 FOOTHILL RD.

PRESENT: 64.4 ACRE SITE, PRESENTLY VINEYARDS.

PROPOSED: ALLOW A 20'x60' AGEING CELLAR FOR WINE.

PLAN: CENTRAL SALINAS VALLEY GENERAL PLAN

PLAN DESIGNATION: AGRICULTURAL - RESIDENTIAL

PROJECT CONSISTENCY STATUS:  CONSISTENT  INCONSISTENT

THE  STAFF  PLANNING COMMISSION  OTHER  MAKES

THE FOLLOWING ENVIRONMENTAL RECOMMENDATION: FROM AN INITIAL STUDY (SEE REVERSE)

IT HAS BEEN DETERMINED THAT THIS PROJECT  MAY,  WILL NOT HAVE A

SIGNIFICANT IMPACT(S) UPON THE ENVIRONMENT AND IT IS RECOMMENDED THAT A

NEGATIVE DECLARATION, OR OK. LHM

NEGATIVE DECLARATION WITH MITIGATION MEASURES (attached).

OR

ENVIRONMENTAL IMPACT REPORT (EIR), BE PREPARED.

PREPARER CATHY STEIN TITLE PLANNER II DATE JUN. 10, 1980

IF YOU HAVE ANY QUESTIONS ABOUT THE MEANING OF THIS INFORMATION PLEASE CONTACT THE ENVIRONMENTAL SECTION OF THE COUNTY PLANNING DEPARTMENT PRIOR TO THE MEETING DATE AT THE TOP OF THIS PAGE BY CALLING 422-9018.

OPR and Growth Management  
Checklist

FILE NO. 7A-4053

Areas of Possible  
Conflict:

1. Applicable Plan CENTRAL SALINAS VALLEY GENERAL PLAN  
(a) Plan Designation AGRICULTURAL-RESIDENTIAL  
(b) Plan Density NOISE  
(c) Is there any internal Plan inconsistency relative to the project? Yes  
X No If "yes", give most restrictive Plan designation \_\_\_\_\_  
(d) If no density is depicted on the Plan which covers the project site, give the appropriate designation and density from the OPR Extension Letter \_\_\_\_\_  
NOISE MINIMUM  
Is project consistent with this designation X Yes      No
2. Does the proposed project conform to the County Low and Moderate Income Housing Ordinance? Yes X No NO ORDINANCE YET ADOPTED
3. What is the project areas wildland fire hazard rating? EXTREME  
Has applicant submitted "adequacy of access" report? X Yes      No
4. Does project include frontage on lakes, beaches, rivers, or streams inventoried in the Conservation/Open Space Element or other portions of the General Plan?  
Yes X No If yes, has applicant delineated areas of existing and/or potential access to the resources? Yes      No
5. Is the project located in close proximity to any of the following?  
(a) highways and freeways Yes X No  
(b) primary arterials and major local streets Yes X No  
(c) passenger and freight railroad systems Yes X No  
(d) ground rapid transit systems Yes X No  
(e) airports Yes X No  
(f) industrial plants Yes X No  
(g) other ground stationary sources Yes X No  
If any of the above are checked "yes", indicate distance from noise source \_\_\_\_\_  
If yes, has applicant submitted Community Noise Equivalent Level (CNEL) Contours Yes      No
6. Is the project in close proximity to any of the following?  
(a) schools Yes X No  
(b) hospitals Yes X No  
(c) resthomes Yes X No  
(d) long term medical or mental care facilities Yes A No  
(e) other noise sensitive areas? Yes X No  
if yes, specify \_\_\_\_\_  
If any of the above are checked "yes", indicated distance to project site \_\_\_\_\_  
If any of the above are checked "yes", has applicant submitted results of on-site noise monitoring? Yes      No
7. Is the proposed project any of the following?  
(a) school Yes X No  
(b) hospital Yes X No  
(c) resthome Yes X No  
(d) long term medical or dental care facility Yes X No  
(e) other noise sensitive use Yes A No  
if yes, specify \_\_\_\_\_  
If any of the above are checked "yes", has applicant submitted results of on-site noise monitoring? Yes      No
8. Is the proposed use in compliance with State Office of Noise Control Guidelines (1/1/76)? X Yes      No
9. A review of the project with regard to the Growth Management Amendment to the General Plan indicates that: PROJECT IS CONSISTENT WITH GROWTH POLICIES  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11/19/79

INITIAL STUDY

FILE NO. 2A-4053

SIGNIFICANT  
IMPACT  
CAN BE  
MITIGATED  
INSIGNIFICANT  
IMPACT  
YES  
NO

BASIC ENVIRONMENTAL QUESTIONS

SIGNIFICANT IMPACT	CAN BE MITIGATED	INSIGNIFICANT IMPACT	YES	NO	QUESTION
		X		X	1. Within a high seismic hazard zone? Zone: <u>TERRACE DEPOSITS</u>
		X		X	2. Development on slopes over 30%?
		X		X	3. Potential erosion problem?
		X		X	4. Evidence of geologic instability?
		X		X	5. Soil constraints for development?
		X		X	6. Potential to degrade surface water? Affected water(s) a. Reduce water quality? b. Reduce downstream availability?
		X		X	7. Potential to degrade groundwater? a. Quality? b. Increase overdraft?
		X		X	8. Would increased project runoff be detrimental?
		X		X	9. Within a 100 year floodplain?
		X		X	10. Eliminate native vegetation? Type: _____
		X		X	11. Rare or endangered species? Species: _____
		X		X	12. Impact any unique or fragile biotic community?
		X		X	13. Impact a wildlife use area? Type: _____
		X		X	14. Designated scenic area?
		X		X	15. Any significant visual impact?
		X		X	16. Obnoxious odors?
		X		X	17. Unacceptable noise?
		X		X	18. Traffic impact? <u>2 EMPLOYEES</u>
		X		X	19. Conflict with any airport land use plan or land use?
		X		X	20. Project access inadequate?
		X		X	21. Air quality degradation on a _____ temporary basis _____ permanent basis
		X		X	22. Sewage disposal problem?
		X		X	23. Water supply problem? <u>EXISTING WELL</u>
		X		X	24. Inadequate school facilities? District: _____
		X		X	25. Increased fire hazard?
		X		X	26. Inadequate access for fire trucks?
		X		X	27. Extension of utilities 1/2 mile or more?
		X		X	28. Inefficient use of energy?
		X		X	29. Archaeological site?
		X		X	30. Historical site?
		X		X	31. Loss of prime row crop or irrigated farmland?
		X		X	32. Loss of grazing land?
		X		X	33. Inconsistent with Growth Management Policies?
		X		X	34. Conflicts with neighboring land use?
		X		X	35. Generates the need for new housing?
		X		X	36. Adverse cumulative effect?
		X		X	37. Displace existing residents?
		X		X	38. Is growth inducing?
					39. TO BE ANSWERED FOR SPECIFIC OR GENERAL PLAN PROJECTS ONLY: Short term benefits at expense of long-term benefits?
					40. Irreversible commitment of land or irreplaceable resources?

NOTES:

USE PERMIT

Item 16 . Viewing the property from the cistern area on top of the hill. Looking northwest across a small area of vineyards, the main feature is an old horse barn consisting of 8 stalls and a hay storage area. Beyond the barn are a series of corrals with several live oak trees scattered throughout the area. Down a slope to the right of the barn about 100 yards is a two car garage and a small ranch house, with a deck built on the right side. Several citrus trees and live oaks are located around the house.

FILE NO. ZA-4053 TYPE OF APPLICATION LIP DATE 5/5/80  
APPLICANT SMITH & HOOK VINEYARD  
NAME \_\_\_\_\_  
ADDRESS P.O. Box 1010 CITY GONZALES  
275-2311 ZIP 93926

FILE NO. ZA-4053 TYPE OF APPLICATION LIP DATE 5/5/80

APPLICANT SMITH & HOOK VINEYARD

NAME \_\_\_\_\_ CITY GONZALES

ADDRESS P.O. Box 1010 ZIP 93924

TELEPHONE 675-2311

RECEIVED 4/21/80 FEE \$ 2500 RECEIPT # 15645

ZONING REVIEW FOR COMPLETENESS \_\_\_\_\_ JUN 3 1980

TO ENVIRONMENTAL STAFF 5/5/80 JUN \_\_\_\_\_ (C)

"884" NOTICE TO APPLICANT \_\_\_\_\_

APPLICATION DETERMINED COMPLETE AND PLACED ON AGENDA \_\_\_\_\_

REFERRALS SENT \_\_\_\_\_

ENVIRONMENTAL DETERMINATION AND DATE

Categorical Exemption: Section \_\_\_\_\_ Class \_\_\_\_\_ Item \_\_\_\_\_

Exempt Status \_\_\_\_\_

Determination by Z.A. N.D. Date 6-26-80

Determination by P.C. \_\_\_\_\_ Date \_\_\_\_\_

Determination by B. of S. \_\_\_\_\_ Date \_\_\_\_\_

NOTICES TO ADJOINING PROPERTY OWNERS \_\_\_\_\_

NOTICES TO NEWSPAPER 7-11-80 NEWSPAPER Soledad Bee

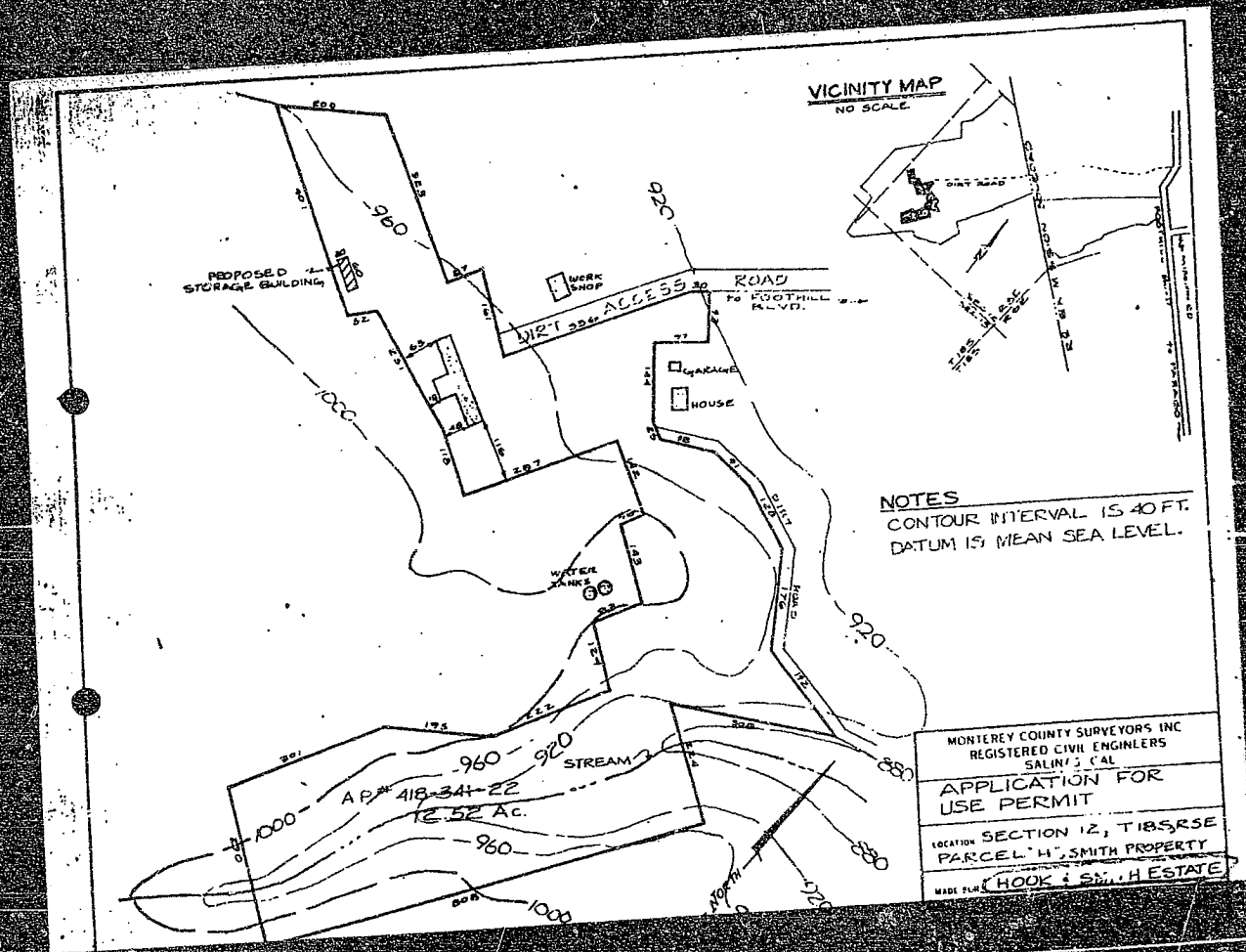
POSTING SENT 7-14-80 AFFIDAVIT RETURNED 7-21-80

FINAL ACTION

Z.A.  Approved Denied Date 7-31-80 Appealed \_\_\_\_\_

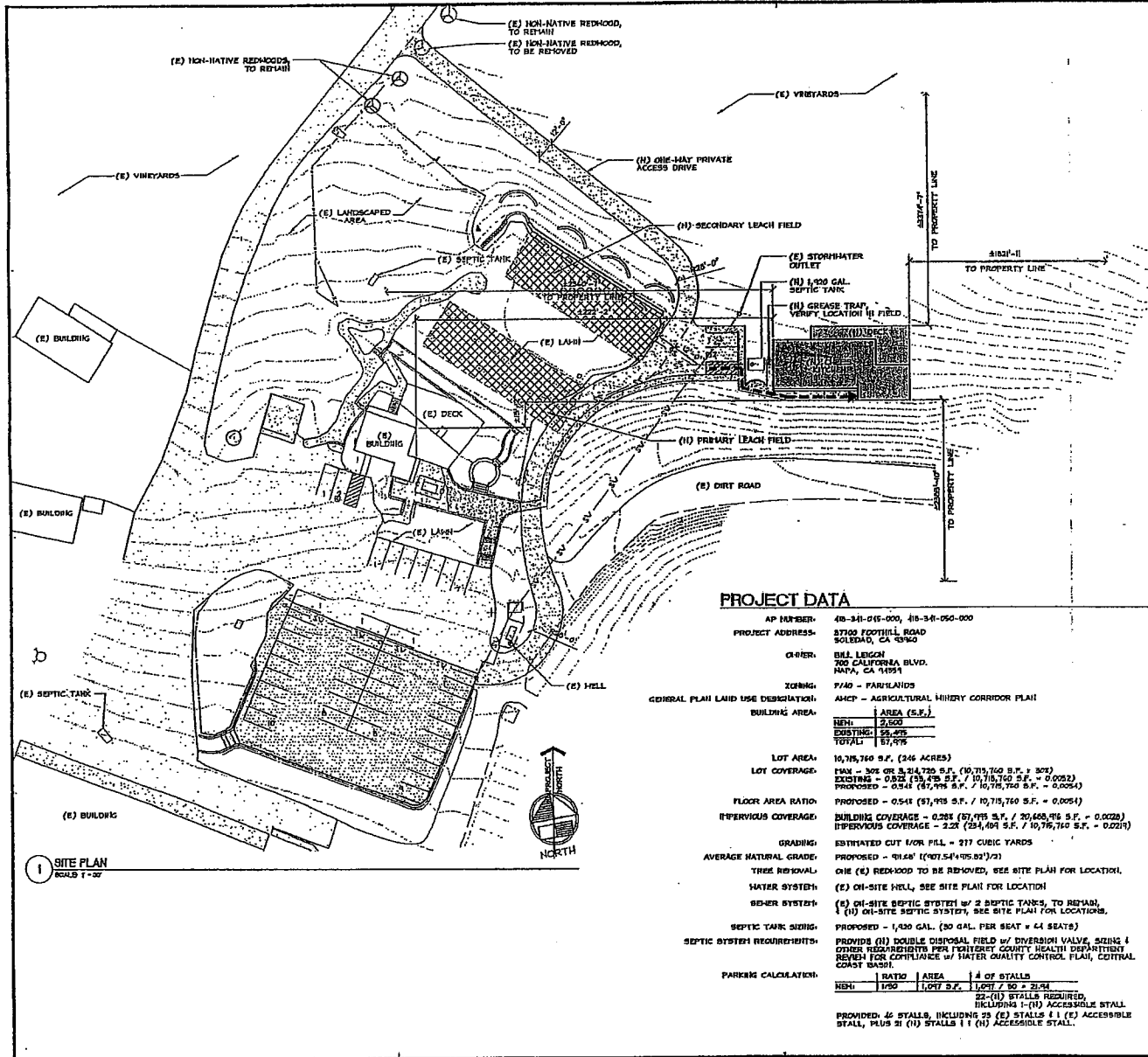
P.C. Approved Denied Date \_\_\_\_\_ Res. No. \_\_\_\_\_ Appealed \_\_\_\_\_

B. of S. Approved Denied Date \_\_\_\_\_





**EXHIBIT K**  
**VICINITY MAPS**

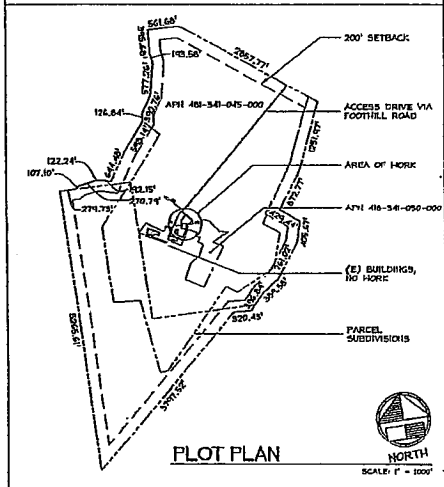
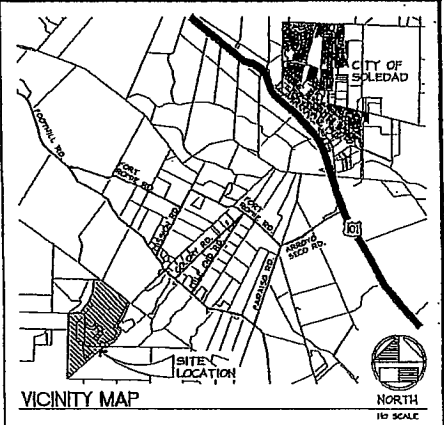


**PROJECT DATA**

AP NUMBER: 48-341-015-000, 48-341-050-000  
 PROJECT ADDRESS: 57103 FOOTHILL ROAD, SOLEDAD, CA 95060  
 OWNER: BILL LEGON, 700 CALIFORNIA BLVD., NAPA, CA 94951  
 ZONING: P/AO - FARMLANDS  
 GENERAL PLAN LAND USE DESIGNATION: AHCP - AGRICULTURAL WINERY CORRIDOR PLAN  
 BUILDING AREA:  
 AREA (S.F.)  
 NEW: 2,500  
 EXISTING: 58,475  
 TOTAL: 60,975  
 LOT AREA: 10,715,760 S.F. (246 ACRES)  
 LOT COVERAGE:  
 MAX = 30% OR 3,214,720 S.F. (10,715,760 S.F. x 30%)  
 EXISTING = 0.532 (61,475 S.F. / 10,715,760 S.F. = 0.0057)  
 PROPOSED = 0.548 (60,975 S.F. / 10,715,760 S.F. = 0.0056)  
 FLOOR AREA RATIO:  
 PROPOSED = 0.548 (60,975 S.F. / 10,715,760 S.F. = 0.0056)  
 IMPERVIOUS COVERAGE:  
 BUILDING COVERAGE = 0.288 (60,975 S.F. / 20,668,715 S.F. = 0.00288)  
 IMPERVIOUS COVERAGE = 2.22 (24,405 S.F. / 10,715,760 S.F. = 0.00222)  
 GRADING:  
 ESTIMATED CUT &/OR FILL = 277 CUBIC YARDS  
 PROPOSED = 41.68' (107,544.05.02')/21  
 AVERAGE NATURAL GRADE:  
 ONE (E) REDWOOD TO BE REMOVED, SEE SITE PLAN FOR LOCATION.  
 WATER SYSTEM:  
 (E) ON-SITE WELL, SEE SITE PLAN FOR LOCATION  
 SEWER SYSTEM:  
 (E) ON-SITE SEPTIC SYSTEM w/ 2 SEPTIC TANKS, TO REMAIN,  
 (H) ON-SITE SEPTIC SYSTEM, SEE SITE PLAN FOR LOCATIONS.  
 SEPTIC TANK SIZING:  
 PROPOSED = 1,200 GAL. (30 GAL. PER SEAT x 44 SEATS)  
 SEPTIC SYSTEM REQUIREMENTS:  
 PROVIDES (H) DOUBLE DISPOSAL FIELD w/ DIVERSION VALVE SIZING &  
 OTHER REQUIREMENTS PER FORTY EIGHT COUNTY HEALTH DEPARTMENT  
 REVIEW FOR COMPLIANCE w/ WATER QUALITY CONTROL PLAN, CENTRAL  
 COAST BASIN.  
 PARKING CALCULATION:  

RATIO	AREA	# OF STALLS
NEW	1,047 S.F.	1,047 / 90 = 11.63
22-(H) STALLS REQUIRED		
INCLUDING 1-(H) ACCESSIBLE STALL		
PROVIDED: 46 STALLS, INCLUDING 23 (E) STALLS & 1 (E) ACCESSIBLE STALL, PLUS 21 (H) STALLS & 1 (H) ACCESSIBLE STALL.		

1 SITE PLAN  
SCALE 1" = 50'



**LEGEND**

- ▲ ACCESSIBLE DOOR ENTRY
- PATH OF TRAVEL
- (E) FIRE HYDRANT
- ▨ PROPOSED BUILDING
- ▨ (E) A.C. PAVING
- ▨ (H) A.C. PAVING
- ▨ (H) LEACH FIELD
- (E) FENCE
- (E) 3'-0" WOOD RAIL FENCE
- (E) STORMWATER UNDERGROUND
- ▨ (E) CONC. PAVING
- ▨ (H) CONC. PAVING
- ▨ (H) D.G. PAVING

REVISION DATE BY REVISION

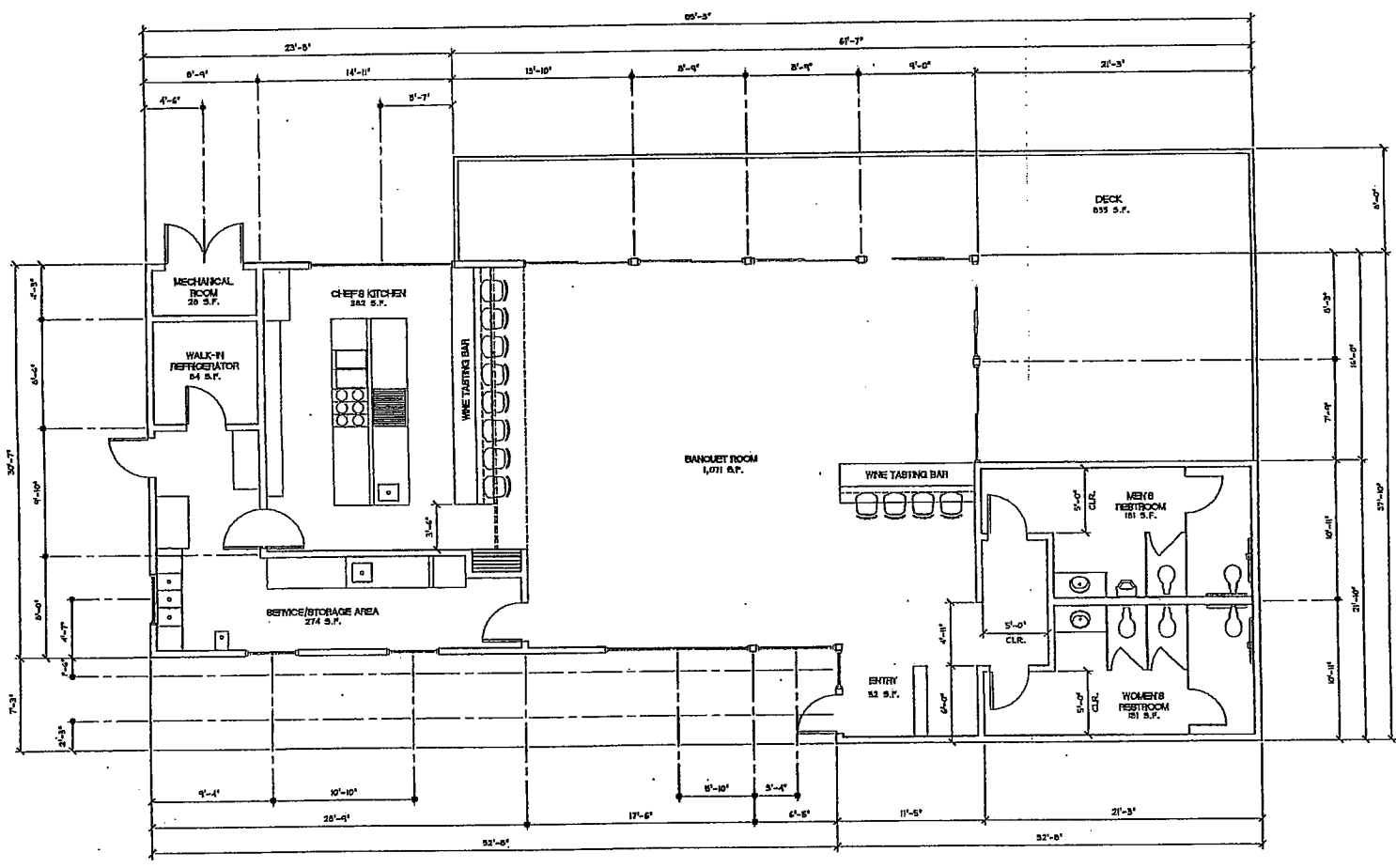
SEAL OF THE CITY OF SOLEDAD

**Belli Architectural Group**  
 113 S. MAIN ST., SUITE 200  
 SOLEDAD, CA 95060  
 PHONE (408) 414-0000  
 FAX (408) 414-0000

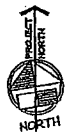
ADMINISTRATIVE APPROVAL FOR:  
**HAFIN FAMILY WINES**  
 37700 FOOTHILL ROAD  
 SOLEDAD, CA 95060

SITE PLAN  
 SCALE AS SHOWN  
 DATE 5/2/11  
 DRAWN BY  
 CHECKED BY  
 DATE 5/2/11

A1.1



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



REVISIONS	DATE	BY	DESCRIPTION

**Belli Architectural Group**  
 313 S. Green Street  
 Orange, CA 92668  
 Phone: (949) 461-6600  
 Fax: (949) 461-6600

**Professional Seal**  
 REGISTERED ARCHITECT  
 STATE OF CALIFORNIA  
 No. 10000

**PROJECT**  
 FLOOR PLAN  
 ADMINISTRATIVE APPROVAL FOR  
**HAHN FAMILY WINES**  
 3700 FORT HILL ROAD  
 SOLEDAD, CA 95060

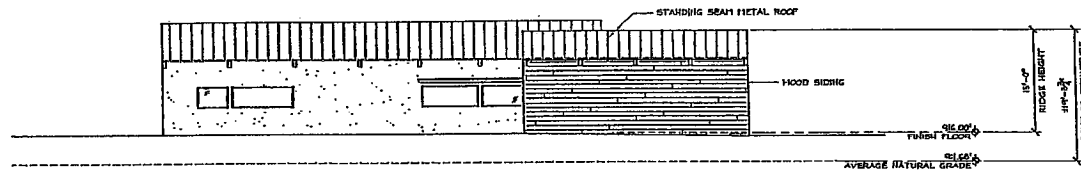
**DATE**  
 5/2/11

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

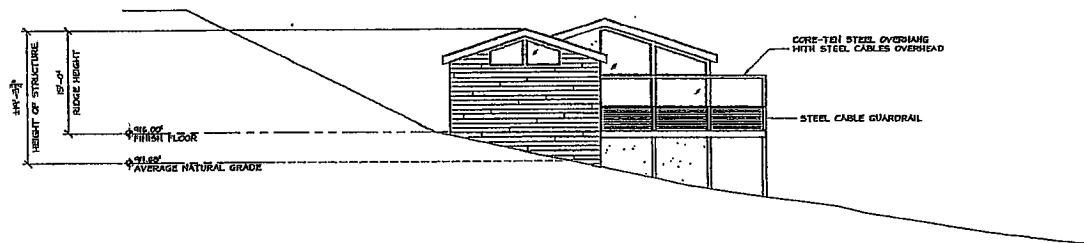
**PLANNED BY**  
 ES

**DATE**  
 10/08

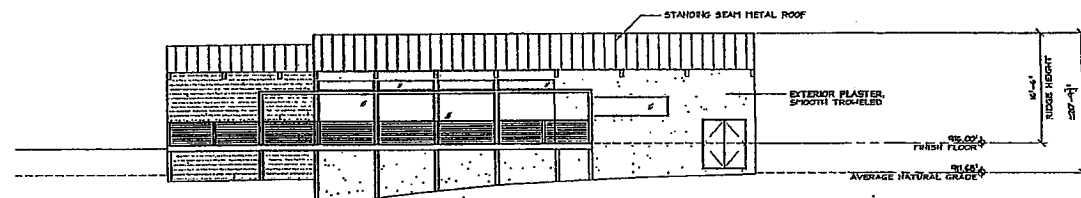
**PROJECT**  
 A21



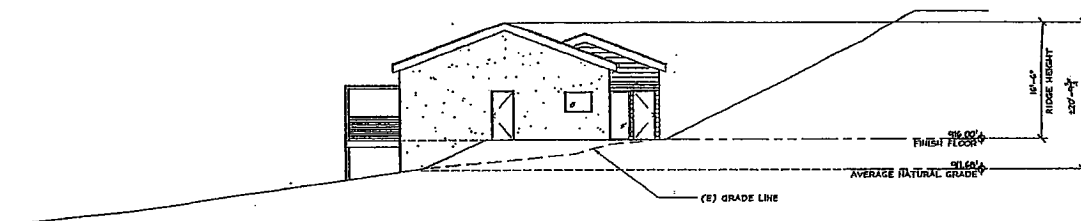
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

REVISION DATE	BY	DESCRIPTION

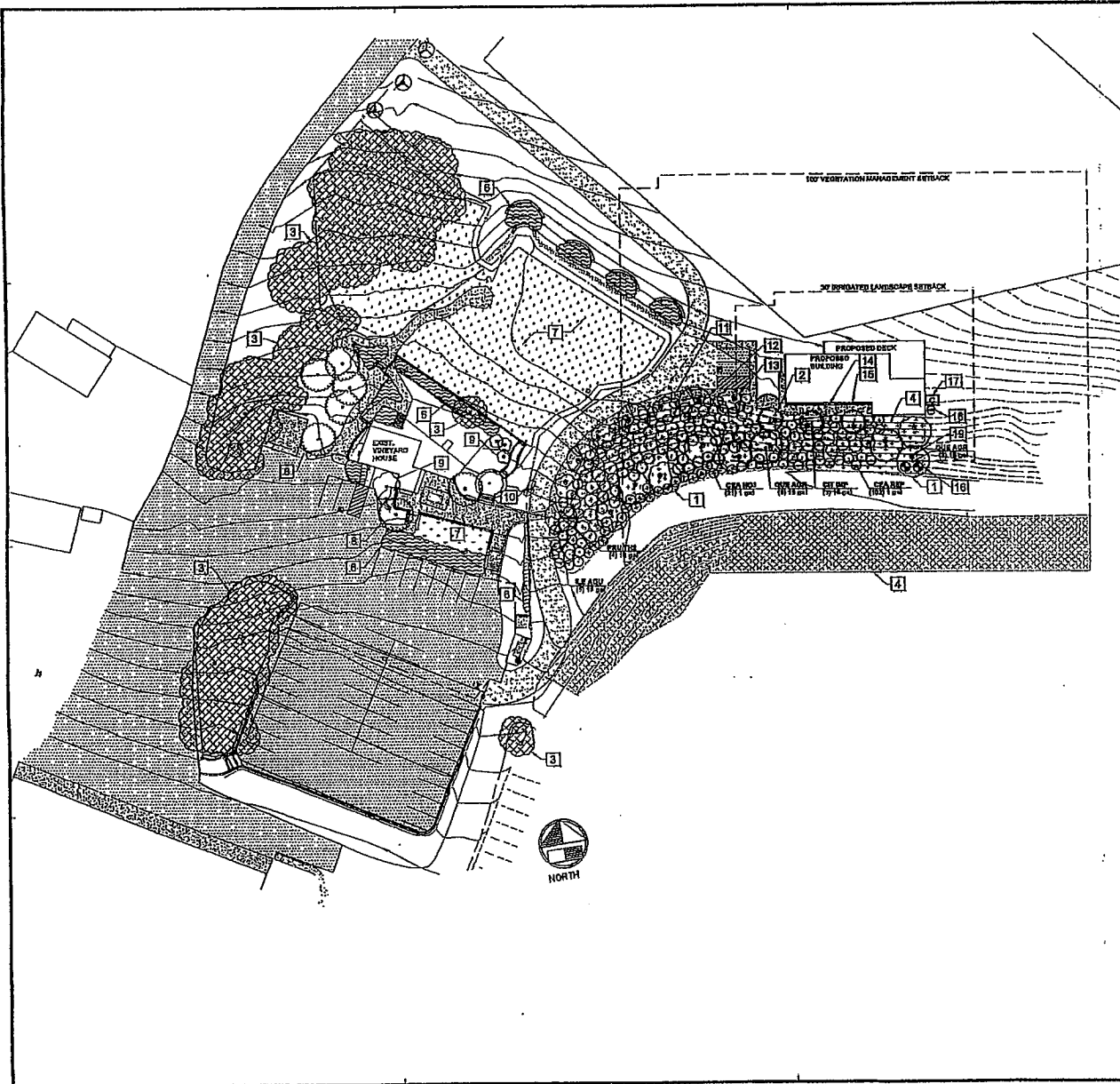


**Belli Architectural Group**  
 317 S. Main Street  
 San Jose, California  
 Phone (408) 424-1028  
 Fax (408) 424-1048



EXTERIOR ELEVATIONS  
 ADMINISTRATIVE APPROVAL FOR  
**HAHN FAMILY WINES**  
 5120 ESCORT HILL ROAD  
 ESCORT, CA 95626

DATE	5/2/11
SCALE	1/4" = 1'-0"
FORM	ES
NO.	0045
SHEET	A4.1



**LANDSCAPE NOTES**

- PLANTING:**  
 REFER TO SITE PLAN FOR REMOVAL OF ONE HAHN PLANTED REDWOOD TREE ALONG ENTRY DRIVE.  
 FOR NATIVE SHRUBS AND TREES SHALL BE PLANTED IN FALL OR EARLY SPRING, DURING THE RAINY SEASON.  
 LONG LIVED NATIVE SHRUBS SHALL REPLACE EXISTING NATIVE SHRUBS AND GRASSES, GRADUALLY ALLOWING EXISTING SCRUBBY PLANTS OUT AS THE NEW NATIVE PLANT MATERIAL ESTABLISHES. REMOVE SOIL COVERED WITH EXISTING AND/OR NEW PLANTING TO ANY POSSIBILITY OF DROPPING.  
 BRUSHING FOR ESTABLISHMENT:  
 MAINTAIN PROPOSED 100' BUFFERZONES FOR REMOVAL OF FIRST TWO STAGES. REMOVE TREES WITH SIGN ROOT WATERING SYSTEMS ON EXISTING PROPOSED FROM BRUSHING. USE 200' EDGE BUFFERZONES FOR SIGNING WINDROCKS. FIREWORK CONTROL VALVE SHALL BE 10' BUFFERZONES FROM WEATHER STATION. REMOVE. AFTER TREES AND SHRUBS ARE ESTABLISHED THE WAVE CORRECTION SHALL BE COVERED LOC ALL WINDROCKS ON PLAN FOR FUTURE REVISIONS.  
 ESTIMATED ANNUAL WATER LOSS TO ESTABLISH NEW PLANTINGS: 300,000 GALLONS  
 IRRIGATION MANAGEMENT:  
 ALL NATIVE SHRUBS & GRASS VEGETATION WITHIN 100' OF FIRE VEGETATION MANAGEMENT SHALL BE ANNUALLY MONITORED AND THINNED IN LATE SPRING BEFORE BURNAL STOP. PRUNE OUT ANY DEAD PLANTS. REMOVE SPECIES SUCH AS FRENCH BROOM, HOOP PEAR, BURNAL, BURNAL, ETC. SHALL BE REMOVED IMMEDIATELY. (REFER TO MONTEREY COUNTY WINDROCKS CONTROL PLANT LIST SPECIFICATIONS)  
 ALL TREES SHALL BE SELECTIVELY PRUNED IN DECEMBER AND JANUARY, ABOVE THE LINE TO 15 FEET CLEARANCE FROM THE GROUND, BUT NOT MORE THAN 8" OF TREE'S HEIGHT AND AS REQUIRED PER MONTEREY COUNTY FIRE SAFETY ORDINANCES.

**REFERENCE PLANT SCHEDULE**

SYMBOL	DESCRIPTION	QTY	ESI
1	NEW NATIVE OAK TREE, TYP.		
2	NEW DROUGHT TOLERANT OR FRUIT SPECIFIC TREE		
3	EXISTING OAK TREE VEGETATION		
4	EXIST. NATIVE VEGETATION		
5	YARDING		
6	EXIST. ORNAMENTAL PLANTING AREA		
7	EXIST. TURF RECREATIONAL AREA		
8	EXIST. OTHER TREE		
9	EXIST. SMALL TREE		
10	EXIST. CACTUS		
11	NEW PATH TO PROPOSED BUILDING		
12	NEW REDWOOD FLOWERING TREE		
13	NEW EVERGREEN TREE WINTER INTEREST		
14	APPLE ESPALIER		
15	GRANARY TREES		
16	IRRIGATION CONTROL VALVE		
17	10' BUFFERZONES		
18	WEATHER STATION		
19	LONG ROOT WATERING DRAINER FOR TREES, TYP.		

**PLANT SCHEDULE**

SYMBOL	MANUFACTURER/ANNO/DESCRIPTION	QTY	ESI
1	Redwood 100' x 100' x 100'	21	30
2	Redwood 100' x 100' x 100'	11,341	11
3	Redwood 100' x 100' x 100'	1	1
4	Redwood 100' x 100' x 100'	1	1
5	Redwood 100' x 100' x 100'	1	1
6	Redwood 100' x 100' x 100'	1	1
7	Redwood 100' x 100' x 100'	1	1
8	Redwood 100' x 100' x 100'	1	1
9	Redwood 100' x 100' x 100'	1	1
10	Redwood 100' x 100' x 100'	1	1
11	Redwood 100' x 100' x 100'	1	1
12	Redwood 100' x 100' x 100'	1	1
13	Redwood 100' x 100' x 100'	1	1
14	Redwood 100' x 100' x 100'	1	1
15	Redwood 100' x 100' x 100'	1	1
16	Redwood 100' x 100' x 100'	1	1
17	Redwood 100' x 100' x 100'	1	1
18	Redwood 100' x 100' x 100'	1	1
19	Redwood 100' x 100' x 100'	1	1

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/ANNO/DESCRIPTION	QTY	ESI
1	Redwood 100' x 100' x 100'	21	30
2	Redwood 100' x 100' x 100'	11,341	11
3	Redwood 100' x 100' x 100'	1	1
4	Redwood 100' x 100' x 100'	1	1
5	Redwood 100' x 100' x 100'	1	1
6	Redwood 100' x 100' x 100'	1	1
7	Redwood 100' x 100' x 100'	1	1
8	Redwood 100' x 100' x 100'	1	1
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14	Redwood 100' x 100' x 100'	1	1
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16	Redwood 100' x 100' x 100'	1	1
17	Redwood 100' x 100' x 100'	1	1
18	Redwood 100' x 100' x 100'	1	1
19	Redwood 100' x 100' x 100'	1	1

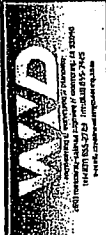
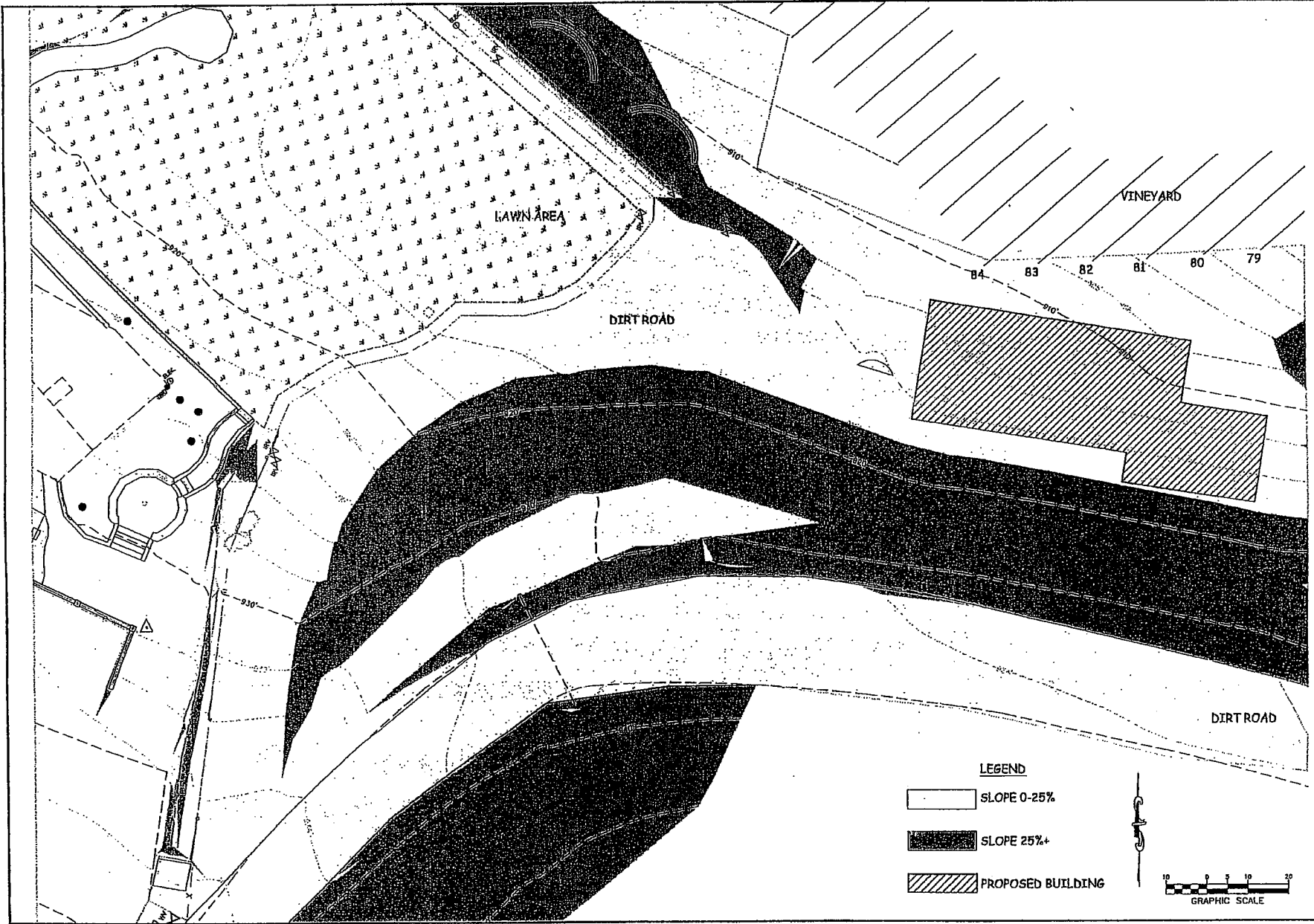
**PRELIMINARY CONCEPT LANDSCAPE PLAN**

**Hahn Family Wines**  
 455 Canyon del Rey Blvd. Suite 2012  
 Monterey, CA 93940  
 Phone: (831) 421-4400  
 Website: www.hahnwines.com

**DATE:** 5/10/11  
**BY:** AS SHOWN  
**SCALE:** 1" = 100'  
**PROJECT:** L1.0

**Belli Architectural Group**  
 115 S. Shore Street  
 Salinas, California  
 Phone: (831) 421-4400  
 Fax: (831) 421-4400

**PREPARED BY:** [Signature]



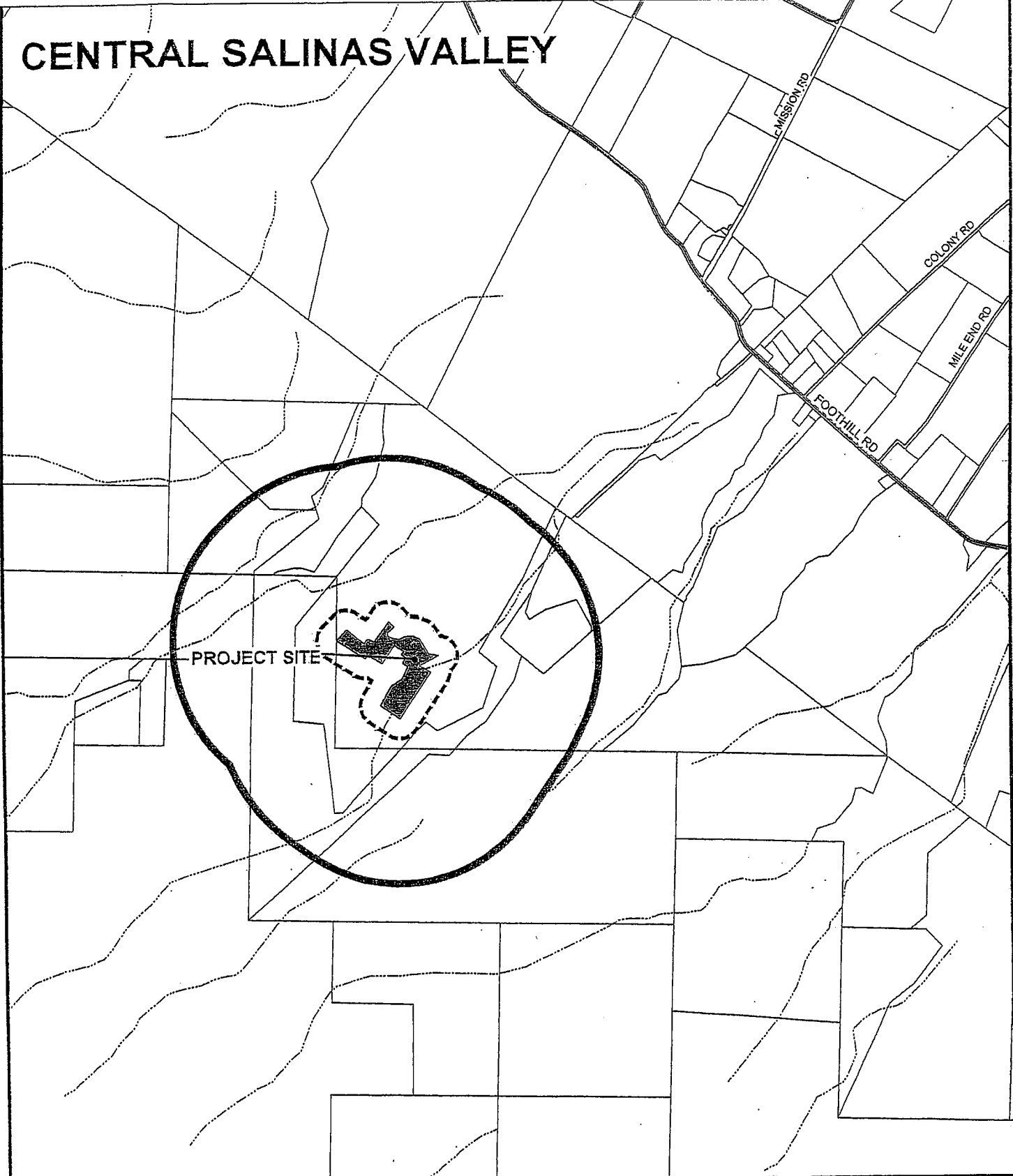
DRAWN BY:	JPE
DESIGNED BY:	JPE
DATE:	4/24/11
SCALE:	AS SHOWN
LAST REVISED:	1/11/11
LAST REVISION:	XXX
APPROVED BY:	XXX

SLOPE STUDY

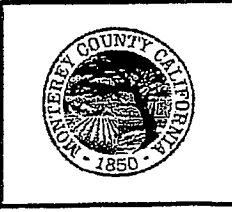
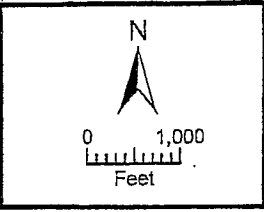
HAIN FAMILY WINES  
 37700 FOOTHILL ROAD  
 SOLEDAD, CA 95960

C1

# CENTRAL SALINAS VALLEY



APPLICANT: SMITH & HOOK  
APN: 418-341-050-000 FILE # PLN100642  
Water 2500' Limit 300' Limit City Limits



PLANNER: BRADLEY