Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
Dean Hatfield & Karolyn Stone (PLN090170)
RESOLUTION NO. 09036
Resolution by the Monterey County Planning Commission:

1) **CEQA (Negative Declaration): -** Consider the Negative Declaration for the project adopted by the Board of Supervisors on July 12, 2005. There are no proposed changes in the project and no substantial changes in circumstances or new information that involves new significant environmental effects or substantial increase in the severity of previously identified effects.
2) Approving Use Permit (PLN090170) to allow the continued operation, for five years, of an established cottage industry (micro-brewery) for the processing and making of beer in a 130 square foot portion of an existing, approximately 1,800 square foot barn. The micro-brewery produces between 5,000 and 10,000 gallons of beer per year (100-200 gallons per week).

(PLN090170, Dean Hatfield & Karolyn Stone, 66 E Carmel Valley Rd, Carmel Valley, Carmel Valley Master Plan (APN: 197-021-005-000)

The Hatfield application (PLN090170) came on for public hearing before the Monterey County Planning Commission on July 8, 2009. 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:
- Monterey County General Plan,
- Carmel Valley Master Plan
- Monterey County Non-Coastal Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 66 E. Carmel Valley Rd (Assessor's Parcel Number APN 197-021-005-000, Carmel Valley Master Plan Area. The parcel is zoned "LDR/2.5 D-S" or Low Density Residential, 2.5 acres per unit with Design Control and Site Plan Review Overlays, which

allows Cottage Industries, therefore, the project is an allowed land use for this site according to Monterey County Non-Coastal Zoning Ordinance, Section 21.14.050.V.

c) The proposed project entails the review of a Use Permit (PLN060225) to allow the continued operation, for five years, of an established cottage industry (micro-brewery) for the processing and making of beer. Brewing shall take place within a 130 square foot portion of an existing, approximately 1,800 square foot barn. The micro-brewery produces between 5,000 and 10,000 gallons of beer per year (100-200 gallons per week).

d) The project planner conducted a site inspection on June 1, 2009 to verify that the project on the subject parcel conforms to the plans listed above.

e) The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application warranted referral to the LUAC because the project entails certain land use issues which necessitate review prior to public hearing

f) 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 PLN090170.

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, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, 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) Staff conducted a site inspection on June 1, 2009 to verify that the site is suitable for this use.

c) Due to the small size of the operation, no employees will be required. The owner will procure all supplies and perform all distribution functions.

d) No on-site sales will occur.

e) 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 PLN090170

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: The project was reviewed by the Carmel Valley Fire Protection District, Public Works, Environmental Health Division 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions

EVIDENCE: Documentation from the Central Coast Regional Water Quality Control Board ("RWQCB") found that if the Hatfield micro-brewery produced 10,000 gallons of beer per year, it would generate up to 2,000 gallons of processed wastewater per year. Most of the wastewater is generated from the equipment cleaning process (approximately 40 gallons per day). According to the RWQCB some of the wastewater "typically contains residual beer constituents (yeast and sugar), and may contain minor volumes of residual food–grade surface disinfectants." "Approximately half (20 gallons per day), is proposed to be disposed to the existing septic tank and leachfield; while remaining half is to be captured in a floor drain and discharged to a gravel-filled trench adjacent to the barn. The solid waste materials ("mash" and yeast), would be composted for reuse in an onsite garden area.

EVIDENCE: The on-site inspection by the project planner on June 1, 2009 to verify that the proposed project complies with the Carmel Valley Master Plan.

EVIDENCE: Per the Public Works inter-department referral, there will be no significant increase in traffic as a result of the micro-brewery operation.

EVIDENCE: Materials in Planning File Numbers. PLN030221 & PLN060225

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 Monterey County records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on June 1, 2009 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 PLN090170.

5. **FINDING:** **WATER SUPPLY AND SEWAGE DISPOSAL**– Adequate water supply and sewage disposal facilities exist on the site. Documentation from the Central Coast Regional Water Quality Control Board ("RWQCB") found that if the Hatfield micro-brewery produced 10,000 gallons of beer per year, it would generate up to 2,000 gallons of processed wastewater per year. Most of the wastewater is generated from the equipment cleaning process, (approximately 40 gallons per day). According to the RWQCB some of the wastewater "typically contains residual beer constituents (yeast and sugar), and may contain

minor volumes of residual food grade surface disinfectants." Approximately half (20 gallons per day), is proposed to be disposed to the existing septic tank and leachfield; while remaining half is to be captured in a floor drain and discharged to a gravel-filled trench adjacent to the barn, as approved by the Central Coastal California Regional Water Quality Control Board and the Monterey County Division of Environmental Health.

EVIDENCE: a) Materials in Planning File Numbers PLN030221 and PLN060225

b) Water usage in the brewing process equates to roughly 1.2 times the amount of beer produced. As such, 10,000 gallons of beer will require 12,000 gallons of water. Approximately half of the brewery waste water is discharged into an on-site orchard for irrigation.

6. **FINDING:** **CEQA (Negative Declaration):** - The Board of Supervisors adopted a Negative Declaration for the project on July 12, 2005. There are no proposed changes in the project and no substantial changes in circumstances or new information that involves new significant environmental effects or substantial increase in the severity of previously identified effects.

EVIDENCE: a) The previously granted Use Permit (PLN060225) expires on July 12, 2009. This Use Permit (PLN090170) grants an additional five years of use but entails no physical changes to the project or its impact.

b) No adverse environmental effects were identified during staff review of the development application during a site visit on June 1, 2009.

c) The project will not have a significant adverse impact on the environment. An initial study was prepared and it was determined that the project would have no significant impact and a Negative Declaration was filed with the County Clerk on March 9, 2005 and noticed for public review. The Board of Supervisor's considered public testimony and adopted a Negative Declaration on July 12, 2005.

d) See preceding and following findings and supporting evidence.

7. **FINDING:** **ACCESS ROAD** - Adequate road and transportation facilities exist for the use.

EVIDENCE: a) The property is located on Carmel Valley Road, which is the main access road to the site.

b) The Public Works Department reviewed the proposed project, and determined the access road to the property is adequate.

c) Materials in Planning File Numbers PLN030221 & PLN060225.

8. **FINDING:** **TRAFFIC IMPACT** - That the proposed Micro-brewery will not adversely impact traffic conditions in the area.

EVIDENCE: a) A Traffic Analysis (Library No. LIB050059) was prepared by Larry D. Hail, P.E. of Pinnacle Traffic Engineering, dated November 29, 2004. The Analysis indicated that no adverse traffic impacts will result from the permitted use.

b) The Public Works Department reviewed the proposed project, and has indicated no adverse traffic impacts will occur beyond those identified in the Traffic Analysis.

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

EVIDENCE: Section 21.80.040.D of the Monterey County Non-Coastal Zoning Ordinance (Title 21).

DECISION

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

A. Consider the Negative Declaration which was adopted by the Board of Supervisors for the project on July 12, 2005. There are no proposed changes in the project and no substantial changes in circumstances or new information that involves new significant environmental effects or substantial increase in the severity of previously identified effects.

B. Approve the Hatfield Use Permit, in general conformance with the attached sketch **(Exhibit C.2)** and subject to the conditions **(Exhibit C.1),** both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of July, 2009 by the following vote:

AYES: Pessagno, Brown, Isakson, Rochester, Salazar, Vandevere, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSTAIN: None
ABSENT: None

CARL HOLM, ACTING SECRETARY

A COPY OF THIS DECISION WAS MAILED TO APPLICANT ON JUL 31 2009

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE NO LATER THAN AUG 10 2009

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. This permit expires 5 years after the above date of granting.

EXHIBIT C (1) Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	**Project Name:** Hatfield/Stone **File No.** PLN090170 **APN:** 197-021-005-000 **Approval by:** Planning Commission **Date:** July 8, 2009

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

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
1.		**PBD029 - SPECIFIC USES ONLY** This Use Permit allows the continued operation, for five years, of an established Cottage Industry (Micro-brewery) for the processing and making of beer in a 130 square floor portion of an existing approximately 1,800 square foot barn. The Micro-brewery produces between 5,000 and 10,000 gallons of beer per year (100 to 200 gallons per week). The property is located at 66 East Carmel Valley Road, Carmel Valley (Assessor's Parcel Number 197-021-005-000). This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. **[Resource Management Agency (RMA) - Planning Department]**	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Use Permit for the Micro-brewery will expire July 12, 2014	

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2.		**PBD025 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: "A Use Permit (Resolution 09036) was approved by the Planning Commission for Assessor's Parcel Number 197-021-005-000 on July 8, 2009. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(RMA - Planning Department)**	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	30 days from approval of the Use Permit (PLN09 0170) August 7, 2009.	
3.		**NON-STANDARD CONDITION** In accordance with the Road and Water Agreement, recorded at the Monterey County Recorders office April, 05, 1991 (Reel 2626, Page. 431-441) specifically Section III. Numbers 23 and 24, the applicant has "the right to use the existing road... for ingress and egress to any portion of Lot 2 from Carmel Valley Road..., and past that point along the existing road." All activities on Assessor's Parcel Number 197-021-005-000 (Lot 2) shall be in accordance with the binding Road and Water Agreement. **(RMA - Planning Department)**		Owner/ Applicant	Ongoing	
4.		**NON-STANDARD CONDITION** That trucks used in connection with the Micro-brewery be limited to a maximum weight of 3 tons. **(Public Works)**		Owner/ Applicant	Ongoing	
5.		**PBD016 - INDEMNIFICATION AGREEMENT** The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action	Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.	Owner/ Applicant	30 days from approval of the Use Permit (PLN09 0170)	

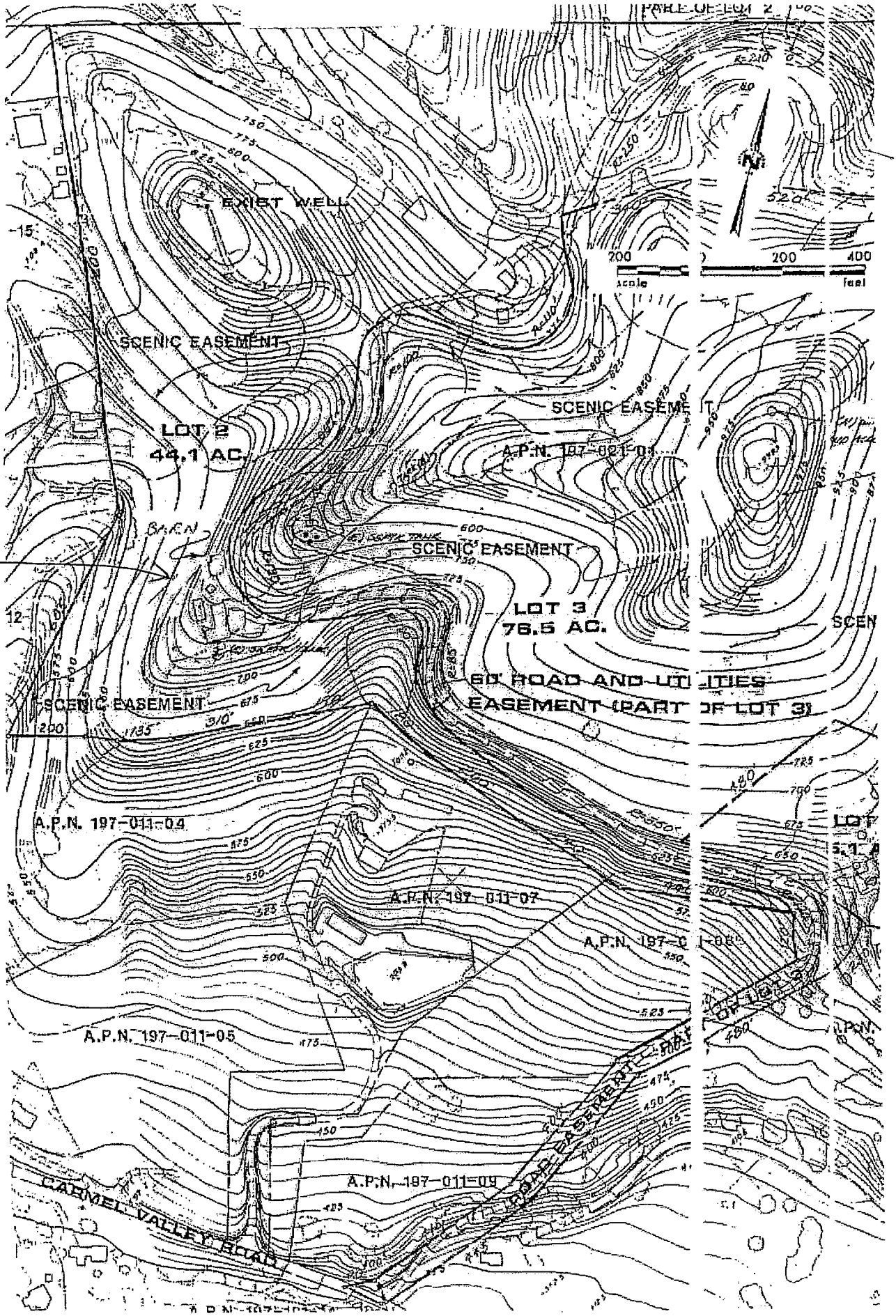
Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. **(RMA - Planning Department)**			August 7, 2009.	
6.		**NON-STANDARD CONDITION** The applicant shall provide, annually, proof to the Department of Planning and Building Inspection that all requisite permits have been obtained from the Department of Treasury Alcohol and Tobacco Tax and Trade Bureau (TTB) **(RMA - Planning Department)**		Owner/ Applicant	Ongoing	
7.		**FIRE007 - DRIVEWAYS** Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17	Applicant shall incorporate specification into design and enumerates as "Fire Dept. Notes" on plans.	Owner/ Applicant	Ongoing	

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. **(Responsible Land Use Department: Carmel Valley Fire Protection District.)**	Applicant shall schedule fire dept clearance inspection.			
8.		**FIRE011 - ADDRESSES FOR BUILDINGS** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for	Applicant shall incorporate specification into design and enumerates as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept clearance inspection.	Owner/ Applicant	Ongoing	

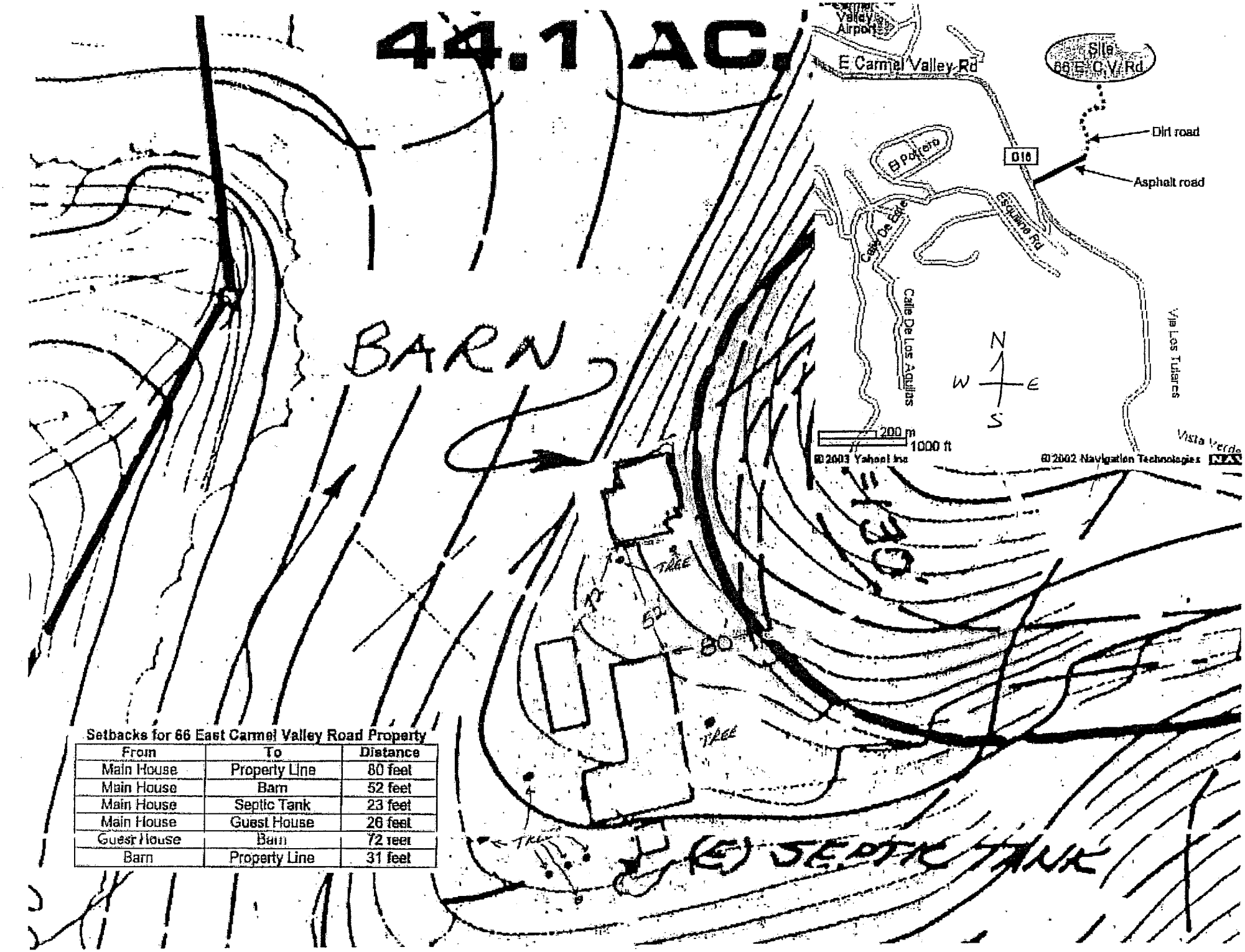
Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. **(Responsible Land Use Department: Carmel Valley Fire Protection District)**				
9.		**FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)** For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to	Applicant shall incorporate specification into design and enumerates as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept clearance inspection	Owner/ Applicant	Ongoing	

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		the domestic demand and shall be permanently and immediately available. **(Responsible Land Use Department: Carmel Valley Fire Protection District)**				
10.		**FIRE015 - FIRE HYDRANTS/FIRE VALVES** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. **(Responsible Land Use Department: Carmel Valley Fire Protection District)**	Applicant shall incorporate specification into design and enumerates as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept clearance inspection	Owner/ Applicant	Ongoing	
11.		**FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX** – Emergency access keybox shall be installed and maintained, if required by the Carmel Valley Fire District. The type and location shall be approved by the fire department.	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	On-going.	

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys. **Responsible Land Use Department: Carmel Valley Fire District.**	Applicant shall schedule fire dept. clearance inspection for each phase of development.	Owner/ Applicant	On-going.	
12.		**FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS** – Portable fire extinguishers shall be installed and maintained in accordance with NFPA Standard 10. **Responsible Land Use Department: Carmel Valley Fire District.**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	On-going	
			Applicant shall schedule fire dept. clearance inspection for each phase of development.	Owner/ Applicant	On-going.	
13.		**FIRE030 – NON-STANDARD CONDITIONS - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)** Manage combustible vegetation from within a minimum of **100** feet of structures. Trim tree limbs to provide clearance 6 feet up from ground to the bottom of the lowest limbs. 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. **Responsible Land Use Department: Carmel Valley Fire District.**	Applicant shall conduct vegetation management measures to meet this condition and successfully pass fire dept. clearance inspection	Owner/ Applicant	On-going	

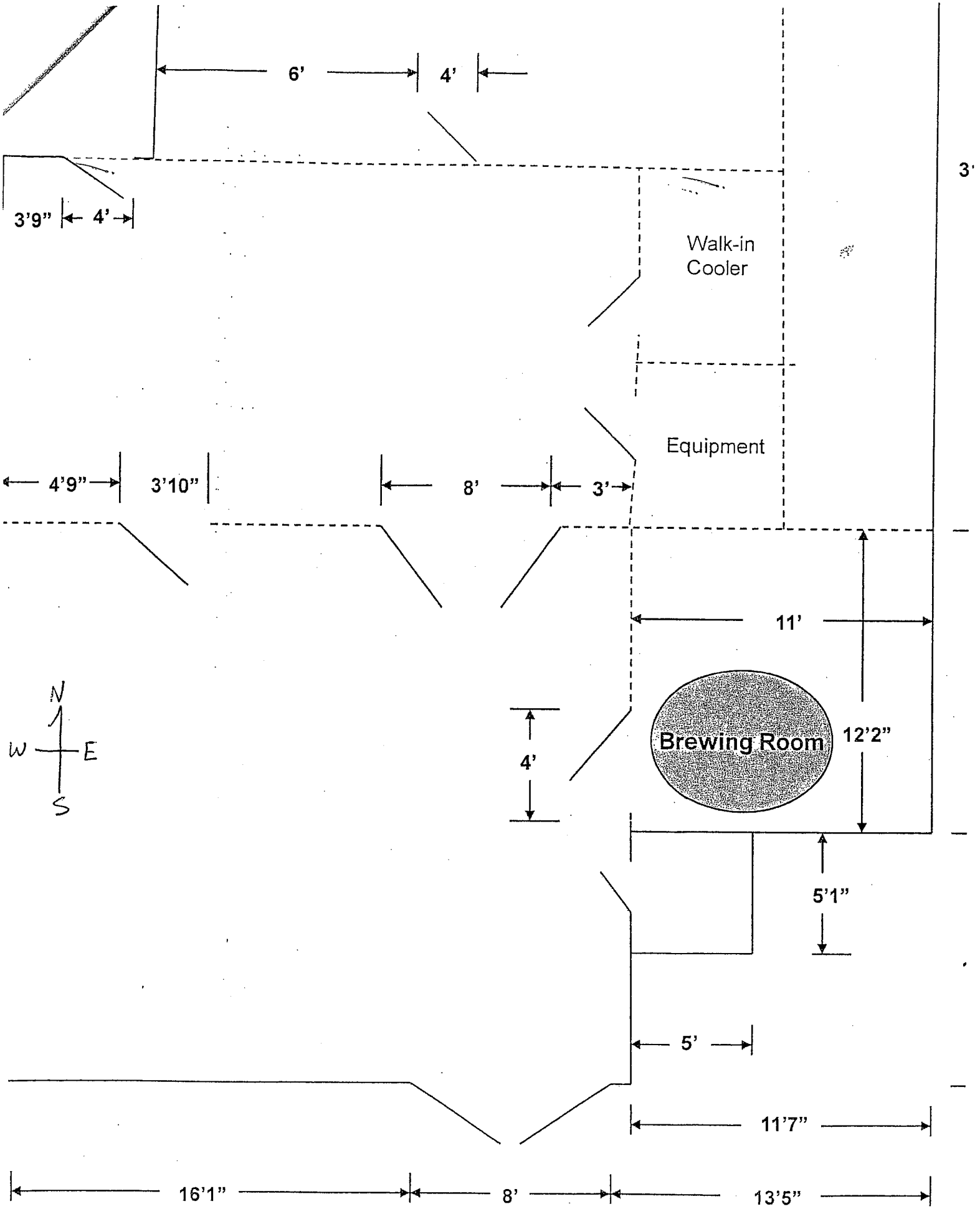


Project Site



Setbacks for 66 East Carmel Valley Road Property

From	To	Distance
Main House	Property Line	80 feet
Main House	Barn	52 feet
Main House	Septic Tank	23 feet
Main House	Guest House	26 feet
Guest House	Barn	72 feet
Barn	Property Line	31 feet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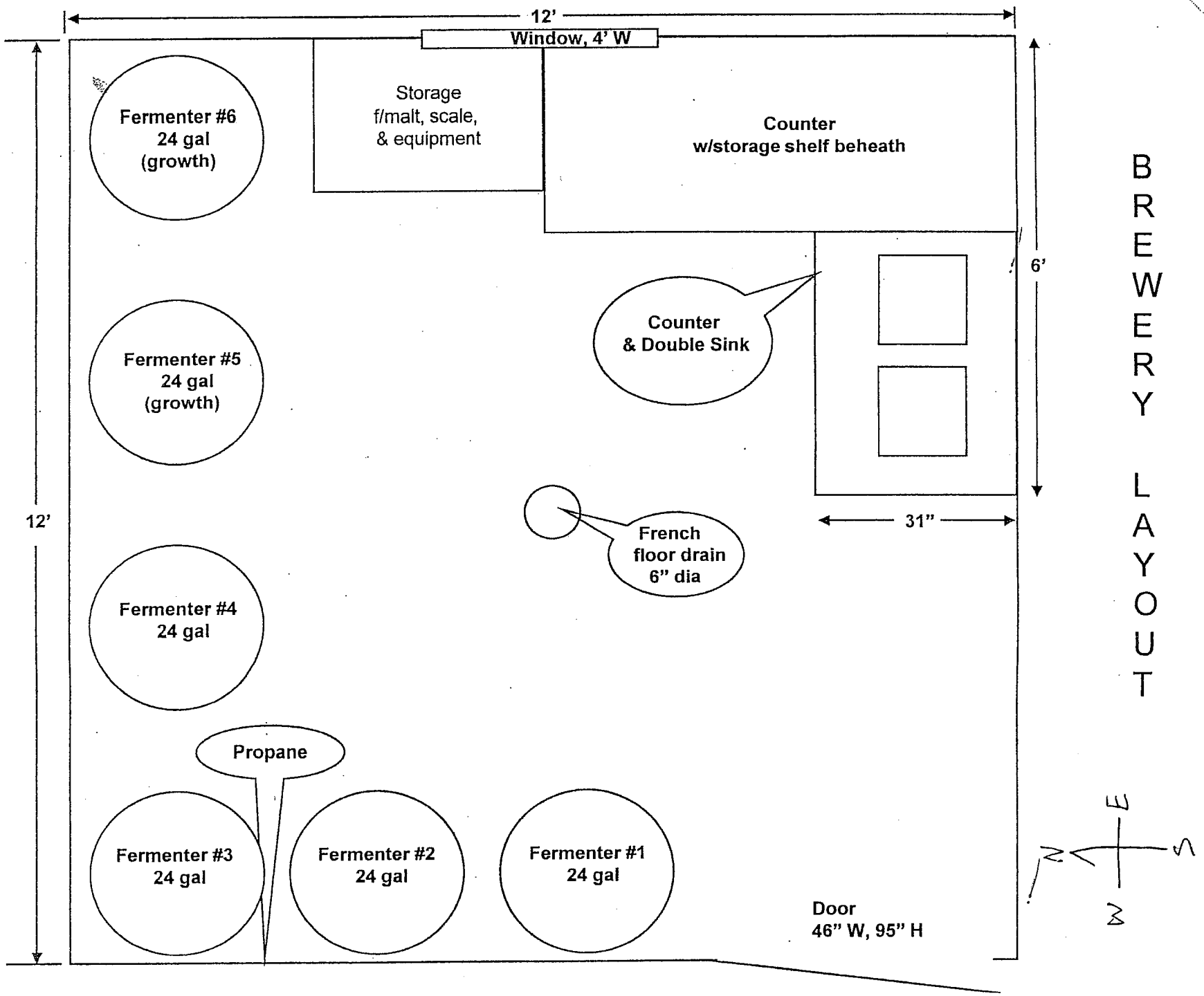
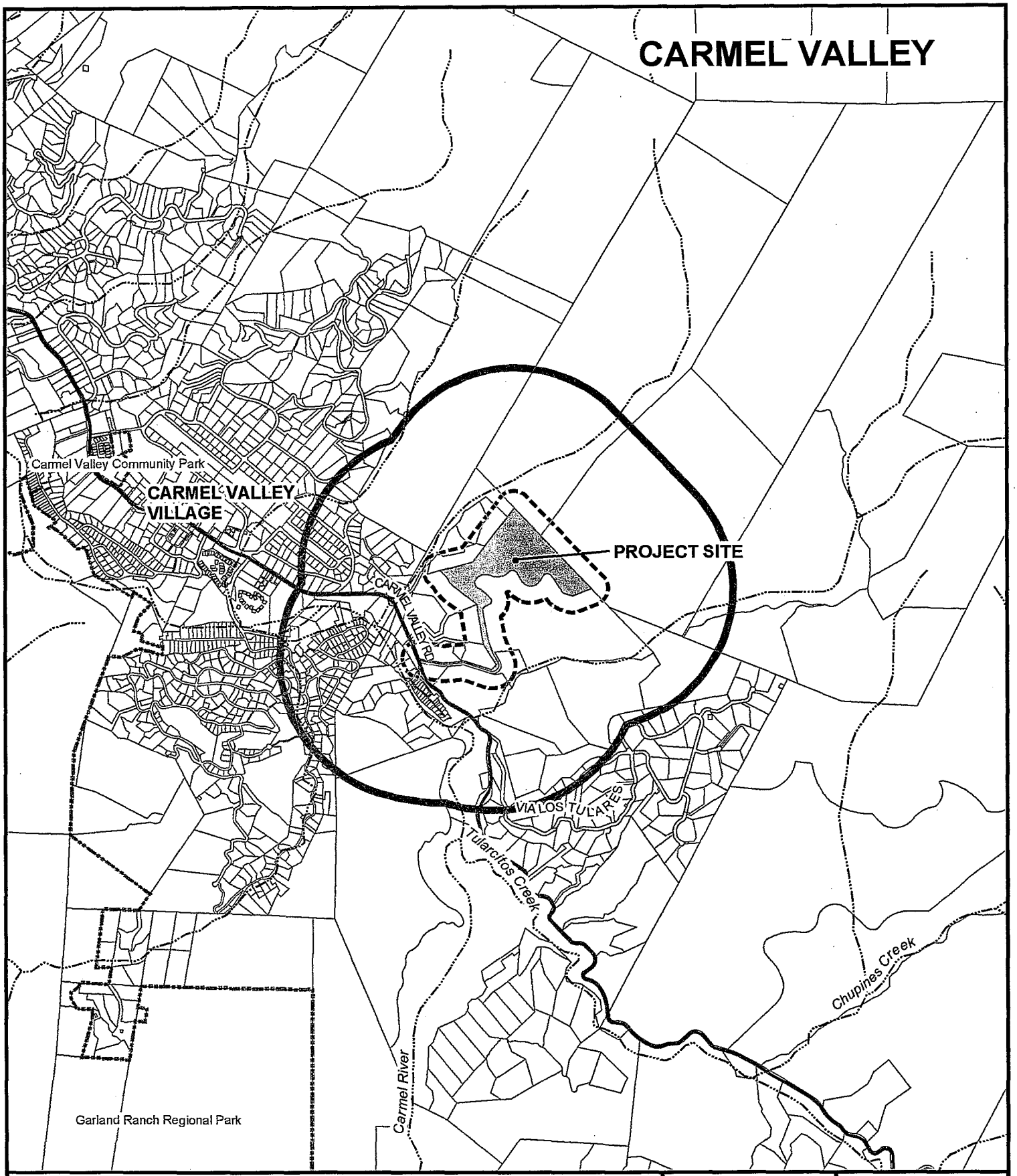
BREWERY LAYOUT





APPLICANT: HATFIELD & STONE

APN: 197-021-005-000 **FILE #** PLN090170

300' Limit 2500' Limit City Limits

N

0 2,000

Feet

MONTEREY COUNTY CALIFORNIA 1850