

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

In the matter of the application of:

PRADER/SHALE CANYON WINERY LLC (PLN090365)

RESOLUTION NO. 11-024

Resolution by the Monterey County Planning
Commission:

1. Categorically exempt the project from environmental review pursuant to Section 15303 (a) of the CEQA Guidelines; and
- 2) Approve the Use Permit to establish an Agricultural Support facility for the processing of grapes grown on site into wine consisting of a Use Permit to convert existing 2,825 square foot accessory structure into an agricultural processing facility that will process approximately 4,000 to 5,000 cases of wine a year for (PLN090365) based on the findings and evidence and subject to the conditions of approval (**Exhibit 1**). PLN090365, Prader/Shale Canyon Winery LLC is located at 32930 Sycamore Flat Road Greenfield, Central Salinas Valley Area Plan (Assessor's Parcel Number: 419-411-023-000).

The Prader/Shale Canyon Winery LLC application (PLN090365) came on for public hearing before the Monterey County Planning Commission on June 8, 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:
 - the 2010 Monterey County General Plan
 - The Central Salinas Valley Area Plan
 - Monterey County 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 32930 Sycamore Flat Road, Greenfield within the Central Salinas Valley Area Plan. The parcels are zoned "R/G-10" or [(Rural Grazing Zoning District) with a 10 acre minimum], which allows the development and use of agricultural processing facilities. The project site is currently utilized and zoned for agricultural land uses.

- c) The current zoning for Assessor's Parcel Number 419-411-023-000 "R/G-10" or [(Rural Grazing Zoning District) with a 10 acre minimum].
- d) The project is consistent with the following 2010 Monterey County General Plan Land Use Designation for Rural Grazing Lands
 - o Goal AG-2 addresses Agricultural Support Facilities and is intended to "Provide opportunities to retain, develop, and expand those agriculture-related Enterprises and support uses essential to the continuing viability of the agricultural industry." Policies 2.1 through 2.3 allows for Agricultural Support Facilities in the Rural Grazing district. Policy
 - o Goal AG-3 addresses Routine and Ongoing agricultural operations and Policy AG-3.3 item c allows for the "preparation of product for market, and delivery of product to market.
 - o Goal AG-4 speaks to the County's support and policies to promote the continuation and economic viability of the agricultural industry and to achieve a balance of wine grape production with wine processing within the County.
 - o CSV-6.1 the project incorporates energy-efficient agricultural practices.
 - o Goal PS3.1 and PS- 3.2. Water Supply.
 - o Presently the agricultural property irrigates approximately 6,000 vines and maintains a residence.
 - o Existing water use is approximately 1,830,000 gallons for irrigation +109,500 gallons for the residence equaling 1,939,500 gallons per year.
 - o The use of 18,000 gallons of water for the winery proposal is negligible, representing (0.9280%) or an increase of a less than 1% in water usage.
 - o The 2010 General Plan EIR threshold expectation for artisan wineries producing 25,000 cases of wine per year would use 1.29 acre feet of water or 420,000 gallons of water. Therefore, the proposed project is within the estimated water use for the AWCP.
- e) The project is consistent with Title 21 per Section 21.32.050 M and Section 21.32.060 site development standards.
- f) The project planner conducted a site inspection on November 1, 2010 to verify that the project on the subject parcel conforms to the plans listed above.
- g) The project was not referred Land Use Advisory Committee (LUAC) for review because there is no LUAC for the Central Salinas Valley.
- 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 PLN090365.

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 Department;

Environmental Health Bureau and the 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) The project site is suitable for this use allowed with a use permit as provided under Section 21.32.050 M of the Monterey Zoning Ordinance Title 21.
- c) The project planner conducted a site inspection on November 1, 2010 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 PLN090365.

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 the South County Fire Protection District, Public Works Department, the Environmental Health Bureau, and the 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) Technical reports by outside traffic consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:
 - i. *Archeological Report*" (LIB080480) prepared by Mary Doane & Gary Breschini, Salinas, CA, August 15, 2008.
 - ii. *"Shale Canyon Vineyard Winery Traffic Study"* (LIB070159) prepared by Hatch Mott McDonald, PE and Traffic Engineers, Hollister, CA, August 17, 2010.
 - c) The site is located within an area identified as having "High" archaeological sensitivity. Therefore, an archaeological reconnaissance report was required in 2008 when the property owner developed the residence and attached accessory structure. The report was negative and concludes that there was no evidence of significant archaeological resources present at the building site. The County GIS indicated that the project site where the structure is located is not within 750 feet of a known archaeological resource.
 - d) The site is located in a relatively stable Seismic zone with Undetermined Hazard. A geotechnical report was required for the building permit (BP081327) that constructed the residence and accessory structure. Furthermore, because the project uses existing structures no additional geotechnical or geological reports because the original report did not identify additional hazards nor have any been documented.

- e) The project will not be a visual impact when viewed from Arroyo Seco Road. The winery agricultural processing facility will utilize existing structures, located to the west and down sloped from Arroyo Seco Road, causing no visual impacts.
- f) The project will have sufficient parking. The required number of parking spaces for this project is 7, which includes the requirement for the existing single family residence that will remain on-site. The project is proposing a total number of 7 spaces, including one ADA accessible stall.
- g) The project will not change the current Level Of Service (LOS) for both Arroyo Seco Road and Sycamore Flat Road. The traffic report prepared for the project indicates that Arroyo Seco Road would continue to operate in a LOS A and Sycamore Flat Road will also continue to operate in a LOS C. Implementation of the project will not cause Arroyo Seco Road or Sycamore Flat Road to degrade to lower levels of service nor would it cause a significant addition to the daily traffic volumes on these two roads. Therefore, traffic impacts generated by this project, 4 annual average daily trips will have an insignificant impact on the roads.
- h) Staff conducted a site inspection on November 1, 2010 to verify that the site is suitable for this use.
- i) Preceding findings and supporting evidence for PLN090365

4. **FINDING:** **NO VIOLATIONS** - The subject property complies 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 November 1, 2010 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 PLN090365.

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 a categorically exempts the conversion of small structure from on use to another use.
 b) No biological issues were identified or protected plant vegetation due to the existing site disturbance on the subject property
 c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 1, 2010.
 d) See preceding findings 2, 3, 4 and supporting evidence.

6. **FINDING:** The decision on this project is appealable to the Board of Supervisors.
EVIDENCE: Sections 21.80.040 B. of the Monterey County (Zoning Ordinance) Title 21.

DECISION

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

- a) Exempt the project from environmental review pursuant to Section 15303 (a) of the CEQA Guidelines; and
- b) Approve the Use Permit to establish an Agricultural Support facility for the processing of grapes grown on site into wine consisting of a Use Permit to convert existing 2,825 square foot accessory structure into an agricultural processing facility that will process approximately 4,000 to 5,000 cases of wine a year. In general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this June 8, 2011 upon motion of Commissioner Brown, seconded by Commissioner Rochester, by the following vote:

AYES: Brown, Roberts, Rochester, Getzelman, Hert

NOES: Vandever, Mendez, Diehl, Padilla

ABSENT: Salazar

ABSTAIN: None



Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JUN 15 2011**

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 TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **JUN 25 2011**

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.

RESOLUTION 11-024 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: Prader/Shale Canyon Winery LLC
File No: PLN090365 APNs: 419-411-023-000
Approved by: Planning Commission Date: June 8, 2011

**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)
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Use Permit (PLN090365) will establish an Agricultural Support facility for the processing of grapes grown on site into wine consisting of a Use Permit to convert existing 2,825 square foot accessory structure into an agricultural processing facility that will process approximately 4,000 to 5,000 cases of wine a year. The project is located at 32930 Sycamore Flats Road, Greenfield, (Assessors Parcel Number 419-411-023-000) south of the intersection of Arroyo Seco Road and Sycamore Flats Road in the Central Salinas Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning Department)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 11-024) was approved by the Planning Commission for (Assessor's Parcel Number: 419-411-023-000. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the recordation of Record of Survey	
3.		PD032(A) - PERMIT EXPIRATION The permit shall be granted for a period of 3 years, to expire on May 12, 2014 unless use of the property or actual construction has begun within this period. (RMA – Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the <u>final/parcel</u>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)			map, whichever occurs first and as applicable	
5.		PDSP001 –NUMBER OF EMPLOYEES FOR WINE PRODUCTION (NON-STANDARD) The winery operation shall only employ one (1) full-time employee and a maximum of two (2) part-time employees. (RMA – Planning Department)	Adhere to conditions and uses specified in the permit	Owner/ Applicant	Ongoing	
6.		PDSP002 –NO PUBLIC EVENTS (NON-STANDARD) The following restrictions shall apply: <ul style="list-style-type: none"> o No onsite sales of wine o No wine tasting open to the public groups or tours o No public events (RMA - Planning Department)	Adhere to conditions and uses specified in the permit	Owner/ Applicant	Ongoing	
7.		PDSP003- SIGNS (NON-STANDARD) Any signs shall conform to Monterey County Code Section 21.60 <i>Regulations for Signs</i> related to location, size, color, and design. The signs shall be unobtrusive and attractive. (RMA - Planning Department)	Submit two copies of signage program and incorporate signs onto the building plans for the review and approval of the RMA - Planning Department.	Owner/ Applicant	Prior to the commence ment of use.	
			The signs shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Ongoing	
8.		PDSP004 –WATERING OF UNIMPROVED ROAD DURING THE HARVEST AND CRUSH PERIODS (NON-STANDARD)	Adhere to conditions and uses specified in the permit and General Development Plan	Owner/ Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		The property owner or operator of the agricultural processing facility will insure the watering of shared private roads during the harvest and crush periods, August 1 through October 31 prior to hauling in grapes. (RMA - Planning Department)				
RMA – Public Works Department						
9.		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)	Applicant shall pay Monterey County Building Services Department the traffic mitigation fee.	Owner/ Applicant	Prior to issuance of Building Permits	
RMA – Division of Environmental Health						
10.		EHSPD01 – ONSITE WASTEWATER Winery CRUSH WASTEWATER COLLECTION SYSTEM (NON STANDARD) Upon completion of the winery crush wastewater collection and holding system, submit an As-Built drawing to the Environmental Health Bureau. All Shale Canyon Winery operations and reuse of crush water must comply with the Small Winery Waiver pursuant to General Waste Discharge Requirements for Wineries, Order No. R3-2008-0018 by the Regional Water Quality Control Board (RWQCB). Maintain an active waiver from the RWQCB for the winery operations. (Environmental Health)	1. Submit an as-built drawing of the winery crush wastewater collection and holding system to the Environmental Health Bureau. 2. All Shale Canyon Winery operations and reuse of crush water must comply with the Small Winery Waiver from the RWQCB. 3. Maintain an active waiver from the RWQCB for the winery operations.		1. At time of comple- tion of the system installa- tion. 2. Contin- uous 3. Contin- uous	

END OF CONDITIONS

**WINERY
PROCESSING
FACILITY
IN AN EXISTING
BUILDING
32800 STICKANORE PLATS RD.
GREENFIELD, CA 95607
APN 419-411-023**

Investing / Operating

**THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS**

THE PAUL DOYLE PARTNERSHIP, LLP
235 Edwards Street
Berkeley, CA 94704
(415) 253-3768 FAX (415) 379-2493
PDA@PAULDOYLEPARTNERSHIP.COM

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

2000

DAY 1
TITLE SHEET

Abstract

A0.1

PROJECT DIRECTORY

PROJECT OWNER: PRADER ASSOCIATES
P.O. BOX 1504
BALTIMORE, MD 21202

PROJECT DESCRIPTION: WARE PROCESSING FACILITY IN AN EXISTING AGRICULTURAL ACCESSORY BUILDING

APN: 419-411-023
ZONING: RD710
SITE SIZE: 202 AC.

21:35 SF
PREDICTIONS

ADDITIONAL INFORMATION:

WATER SUPPLY.

SEWAGE DISPOSAL:
EXISTING ON-SITE SEPTIC TANK (2,500 GALLONS WITH PRIMARY AND EXPANSION LEACH FIELD).

[illegible]

[ΔΡΑΜΗ](#) [HOME](#)

1

TYPE OF CONSTRUCTION:	TYPE V-B
1. New construction	
2. Renovation	
3. Addition	
4. Alteration	
5. Other	

AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13

[illegible]

NOTES: BOLD TEXT WILL NOT BE CONNECTED TO PUBLICITY AT!

SHEET INDEX

NO.1	TITLE SHEET
A1.1	SITE PLAN
A1.2	SITE PLAN
A2.1	FLOOR PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	SECTION

IDENTITY CARD

VACUITY MAP

Location

EALING, CA 93802
 BR 11 434-1021

THE PAUL DAVIS PARTNERSHIP
2265 ELDONADO STREET
MONTEREY, CA 92040
(415) 373-2769 FAX (415) 373-7455
info@pdm.com

MATERIALS

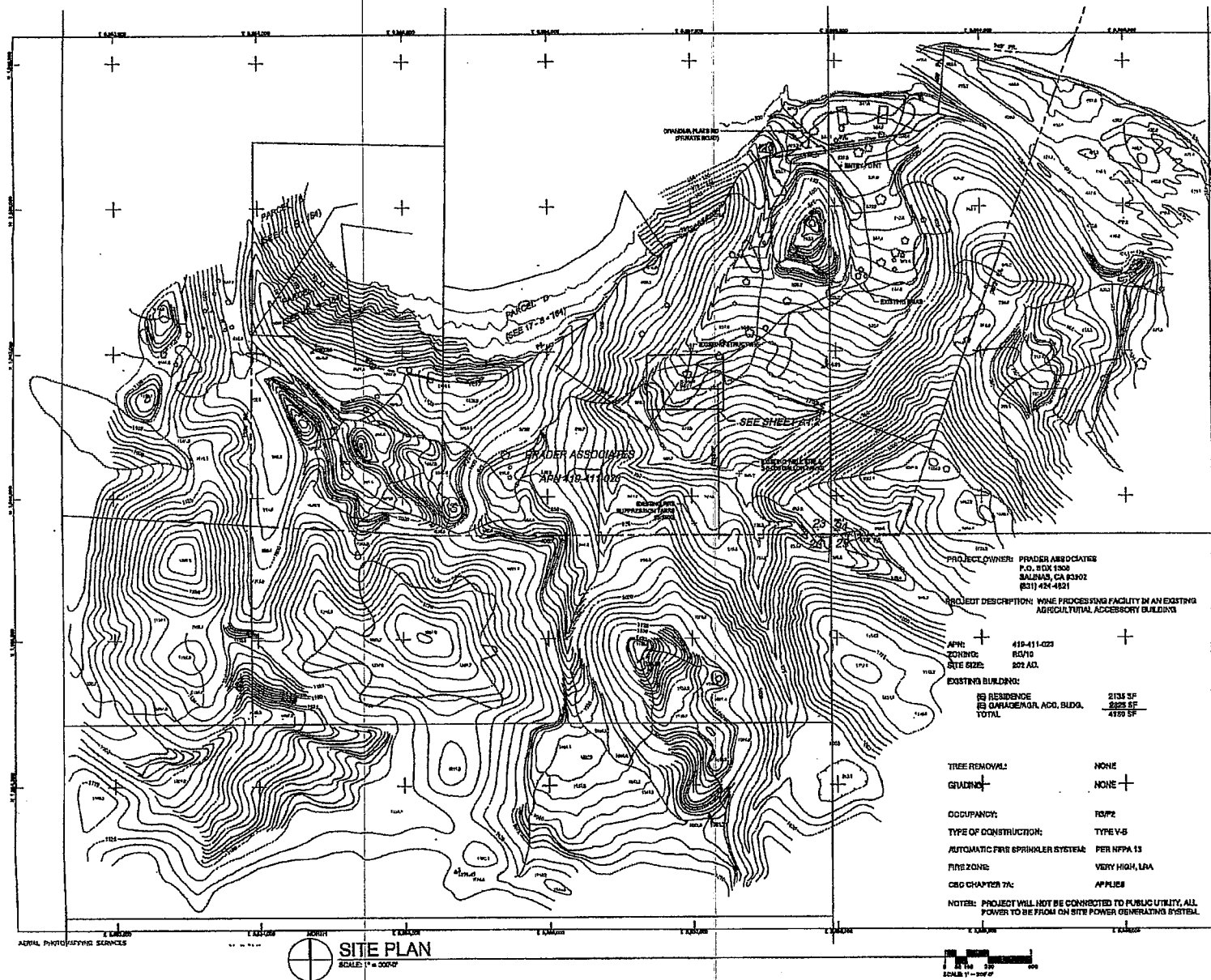
[illegible]

SYMBOLS

WILLIAM J. BARRY

WILLIAM J. BARRY

[illegible]



Project / Owner

WINERY PROCESSING FACILITY IN AN EXISTING BUILDING

32930 SYCAMORE PLATS RD.
GREENFIELD, CA 97927

APN 419-411-023

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
2112 Main Street
Emeryville, CA 94608
(925) 221-2288 FAX (925) 221-2288
CDALP@pauldavispartnership.com

Drawn By: OA
Drawing Title: 02010
Project Number: 0000

Revisions:

For use of these plans and specifications is restricted to the project and site shown. No part of these plans or specifications may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from the architect.

Sheet Title
SITE PLAN

Sheet Number

A1.1

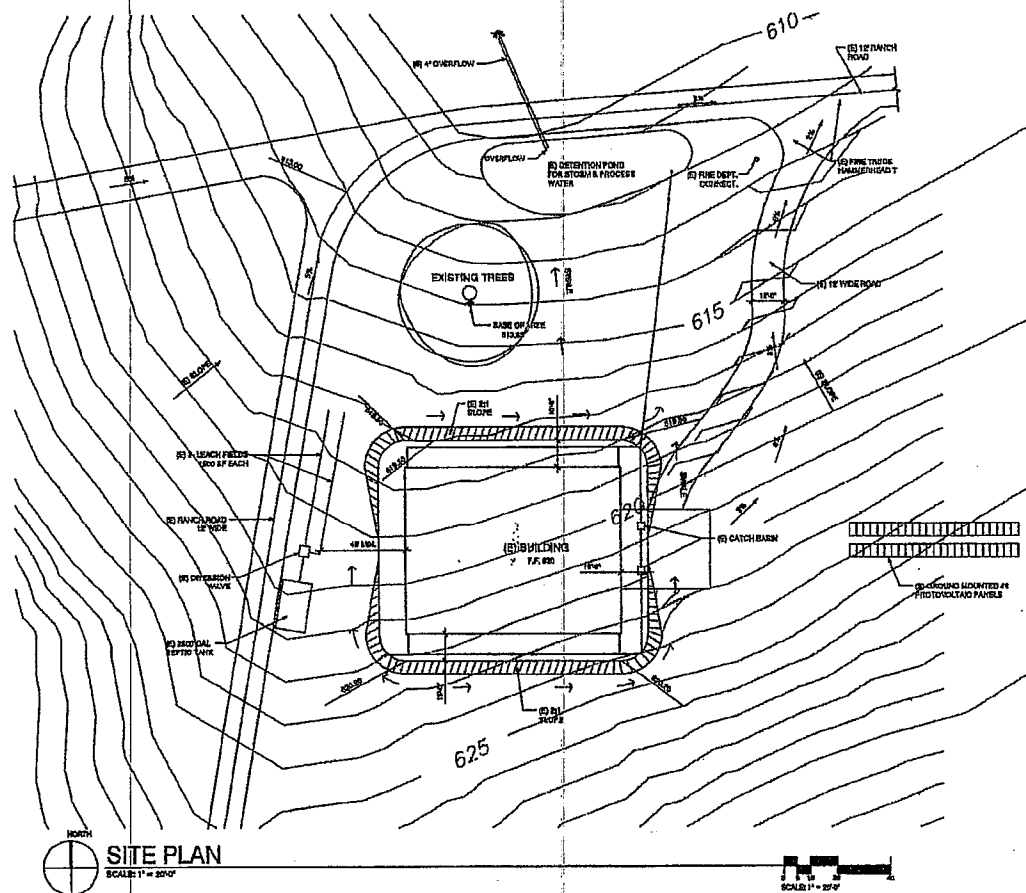
WINERY PROCESSING FACILITY IN AN EXISTING BUILDING

APN 419-411-023

The Pearl Davis Partnership, LLP
288 Colorado Street
Alhambra, CA 91803
661.273.3764 FAX 661.273-3819
EMAIL: info@pearldavis.com

The use of these funds will contribute to economic growth and development in the region and will be used to improve the living standards of the people. The Government is committed to ensuring that the funds are used in a transparent and accountable manner.

Final Number



**WINERY
PROCESSING
FACILITY
IN AN EXISTING
BUILDING**

APN 419-411-023

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

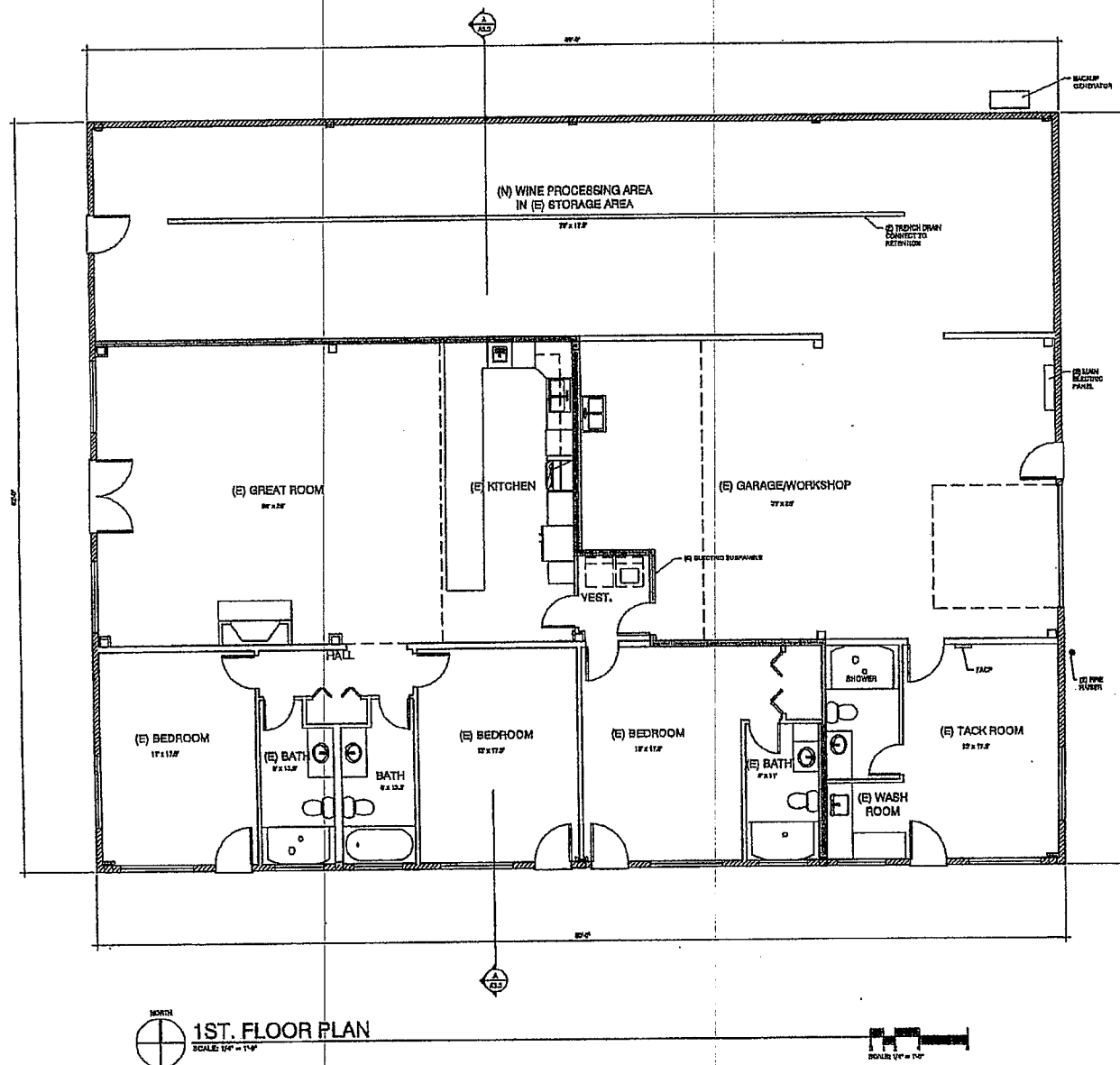
The Paul Davis Partnership, L.P.
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DMA #1, edward@edwardpartnership.com

Real estate

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Sheet Number

A2.1



**WINERY
PROCESSING
FACILITY
IN AN EXISTING
BUILDING**

APN 419-411-023

**THE
PAUL DAVIS
PARTNERSHIP**
ARCHITECTS & PLANNERS

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DANIELA@porterandporter.com

Drawn By:	CLA
Drawing Date:	8/2/10
Project Number:	0808

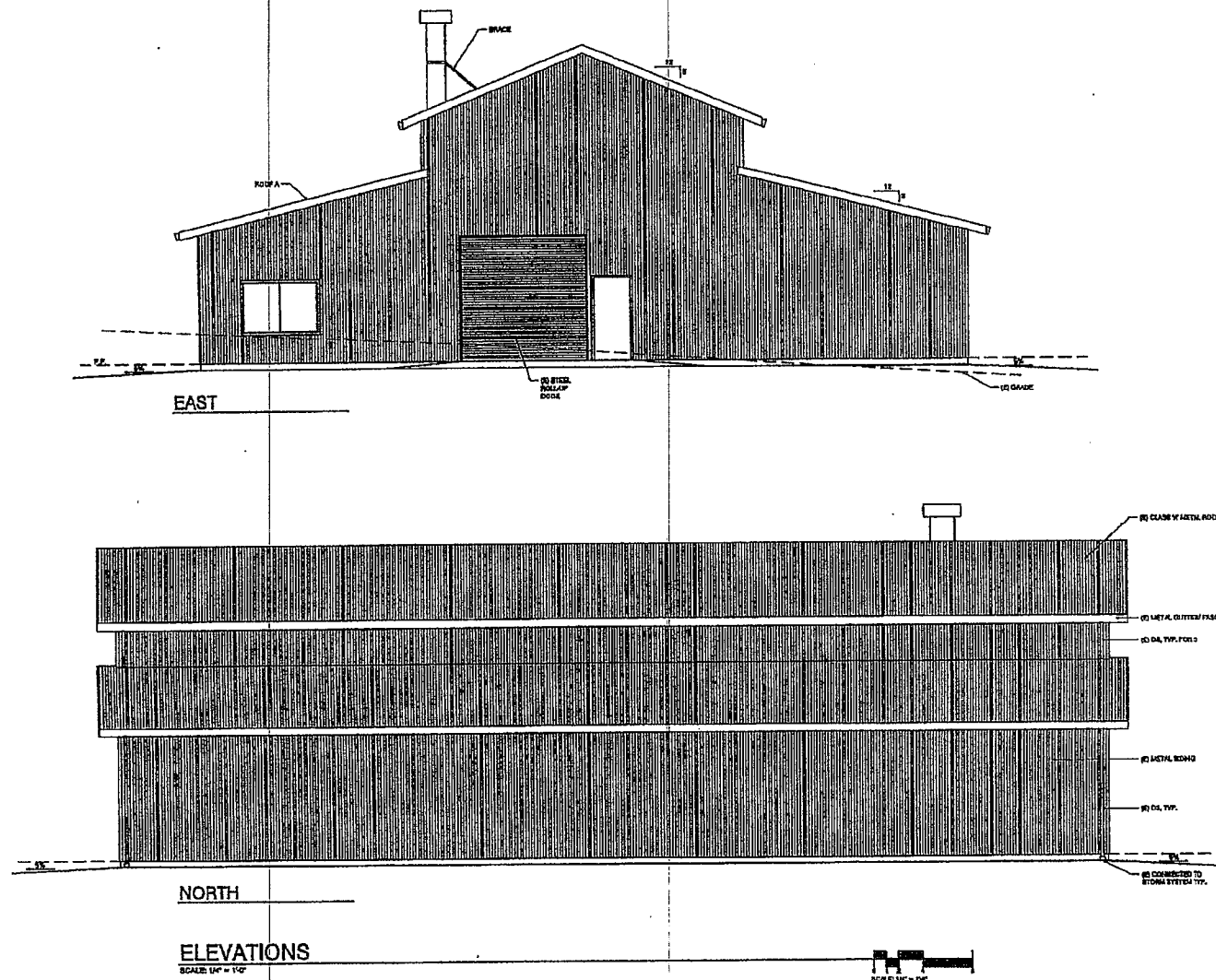
The text of these pages and insertions is restricted to the original and its slight rearrangement, and paragraph breaks to necessary extent to page one, second, paragraphs or sections by the material in whole or in part to paragraphs, from the text and insertions appearing with the original, and shall conform with their respective page and section of the manuscript of the certificate.

Sheet Title

ELEVATIONS

Start Number

A3.1



Project / 00101

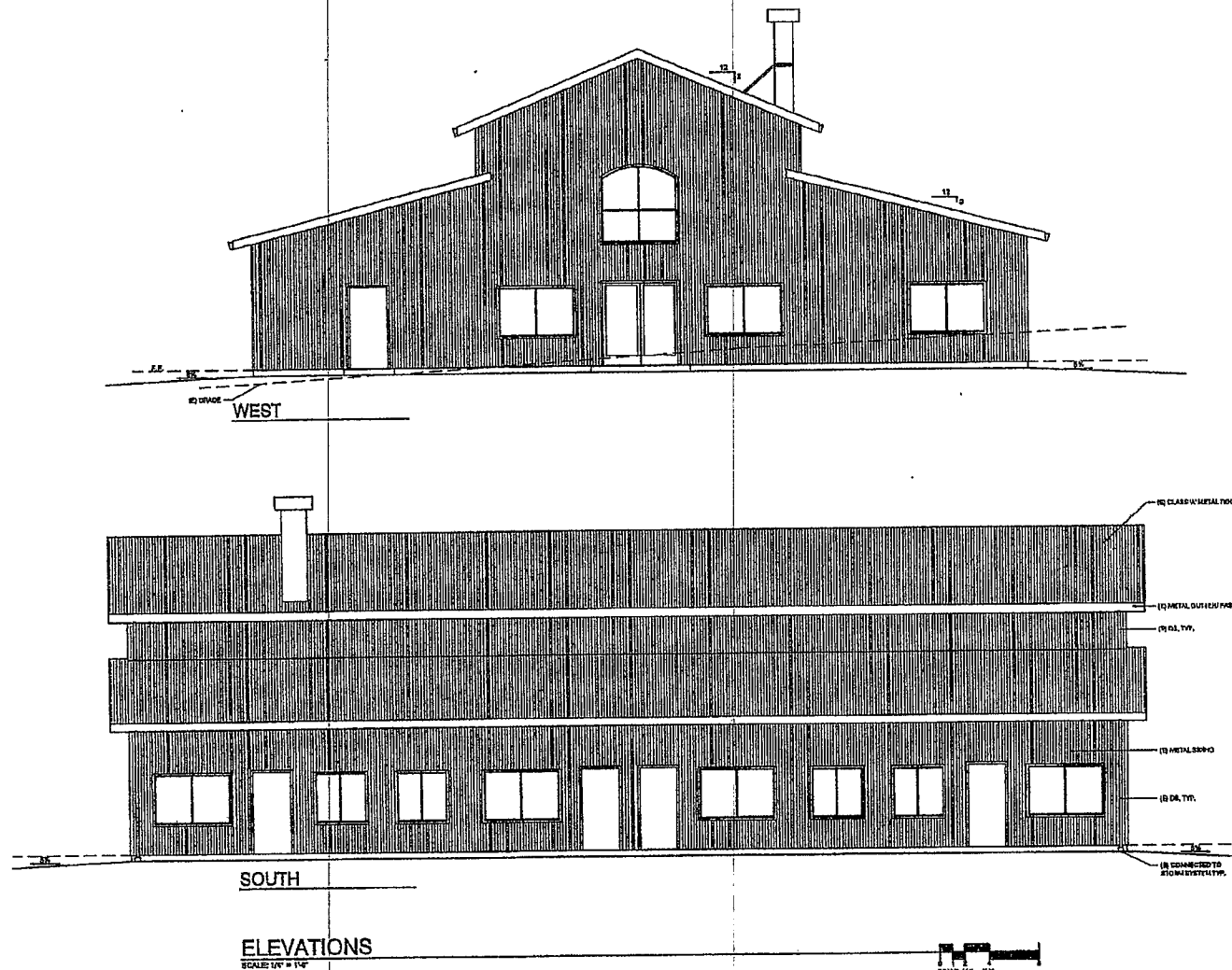
WINERY PROCESSING FACILITY IN AN EXISTING BUILDING

32030 SYCAMORE PLATS RD.
GREENFIELD, CA 95927

APN 419-411-023

THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

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Drawn By: SA
Drawing Date: 1/1/70
Project Number: 00101

Revisions:
1. 1/1/70 PLUM CHECK
2. 1/1/70

We are all about design and construction. We strive to create a building that is not only functional, but also a work of art. We are committed to the highest quality of work and to the satisfaction of our clients. We are a team of professionals who work together to create a building that is both beautiful and functional.

Sheet Title:
ELEVATIONS

Sheet Number

A3.2

Project / Owner:

**WINERY
PROCESSING
FACILITY
IN AN EXISTING
BUILDING**

22220 SYCAMORE FLATS RD.
ONEBAY RD., CA 92027

APN 419-411-023

**THE
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ARCHITECTS & PLANNERS

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Drawn By: CA
Drawing Date: 02/10
Project Number: 0006

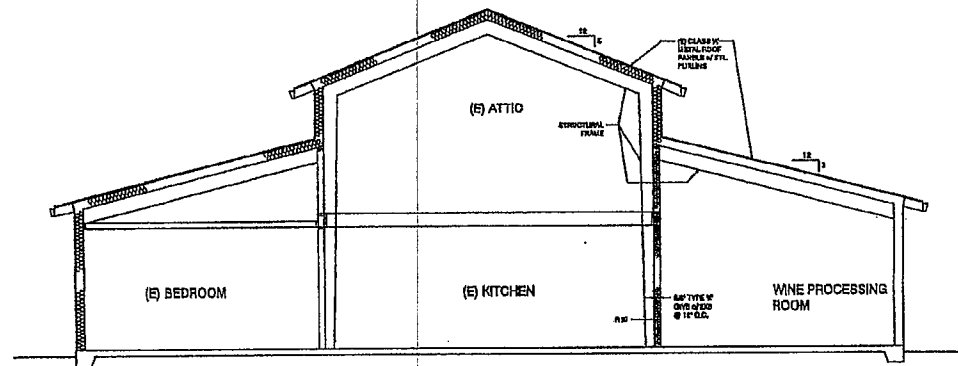
Architect

Set out of hand signs and notations to match
as indicated on the drawings. The drawings and
specifications are to be used for the purpose of
obtaining a permit to construct and for the
purpose of obtaining a building permit. The
drawings and specifications are not to be used
for any other purpose without the written
consent of the architect.

Sheet Title
SECTION

Sheet Number

A3.3



A SECTION
SCALE 1/4" = 1'-0"

