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**PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

REVISED

RESOLUTION NO. 97028

A.P. # 169-161-001-000

In the matter of the application of
Coastal Cypress Corp. (965157ZA)

FINDINGS AND DECISION

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, to allow a Use Permit for the construction of a 8,350 sq. ft. wine storage building; Design Approval to remodel existing single family dwelling approved by the Zoning Administrator on January 30, 1997, located on a portion of Lot C 10, James Meadow Tract, fronting on and southerly of Carmel Valley Road, 8940 Carmel Valley Road, Carmel Valley, came on regularly for hearing before the Planning Commission on April 30, 1997.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

1. **FINDING:** The proposed use of a wine storage building is consistent with the Greater Monterey Area Plan and the Carmel Valley Master Plan which designate the property as "Low Density Residential, 2.5 Acres/Unit" and is consistent with the Monterey County General Plan and with the policies of the Area Plan and the General Plan.

EVIDENCE: The text and policies of the Greater Monterey Peninsula Area Plan, the Carmel Valley Master Plan, and the Monterey County General Plan have been evaluated during the course of the review of this application. No conflict or inconsistencies with the text or the policies were found to exist.

2. **FINDING:** That the proposed wine storage building will not adversely impact traffic conditions in the area.

EVIDENCE: The proposed development would not result in additional traffic added to Carmel Valley Road. Construction of the proposed wine storage facility will allow for a net reduction of truck trips currently required for the transportation of wine to and from the existing winery.

EVIDENCE: The proposed project has been reviewed by the Monterey County Department of Public Works and there is no indication from that Department that the site is not suitable.

3. FINDING: The site is physically suitable for the proposed use.

EVIDENCE: The proposed wine storage building would be constructed in a flat site. Its construction would not require significant disturbance of the site.

EVIDENCE: The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department and Health Department. There has been no indication from those agencies that the site is not suitable.

4. FINDING: The conditions of approval are appropriate.

EVIDENCE: The conditions are based on the recommendations of the Mid Carmel Fire Protection District, the Monterey County Water Resources Agency, Monterey County Health Department and Monterey County Department of Public Works. The conditions incorporate the concerns and recommendations of those various agencies.

5. FINDING: That the subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the Title and any zoning violation abatement costs have been paid.

EVIDENCE: Staff verification of the Monterey County planning and Building Inspection Department's records indicate that no violations exist on the subject property.

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

EVIDENCE: No significant, unmitigable impacts have been identified as defined in the California Environmental Quality Act.

EVIDENCE: Findings 1 through 5 above.

DECISION

THEREFORE, it is the decision of said Planning Commission that said Negative Declaration be adopted and that said application be granted as shown on the attached sketch, subject to the following conditions:

1. This permit allows for the use of a wine storage building, truck circulation area, and a 14-space parking area 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. (Planning and Building Inspection)
2. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards or additional requirements are mandated by local jurisdictions or local subdivision requirements. (Mid Carmel Valley Fire District)
3. The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. (Mid Carmel Valley Fire District)
4. For residential 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 of curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. (Mid Carmel Valley Fire District)

5. Roadway turnarounds shall be required on driveways and dead-end roads in excess of 150 feet of surface length. Required turnarounds on access roadways 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 road. If a hammerhead/T is used, the top of the "T" shall be minimum of 60 feet in length. (Mid Carmel Valley Fire District)
6. Roadway turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end. (Mid Carmel Valley Fire District)
7. Driveways shall not be less than 12 feet wide unobstructed. 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. (Mid Carmel Valley Fire District)
8. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. (Mid Carmel Valley Fire District)
9. 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 that road. (Mid Carmel Valley Fire District)
10. Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. (Mid Carmel Valley Fire District)
11. Unobstructed vertical clearance shall not be less than 15 feet for all access roads. (Mid Carmel Valley Fire District)
12. Size of letters, numbers and symbols for addresses shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background color of the sign. (Mid Carmel Valley Fire District)

13. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance 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, and the address shall be visible and legible from the road on which the address is located. (Mid Carmel Valley Fire District)
14. Where a roadway provides access solely to a single commercial or industrial business, the address sign shall be placed at the nearest road intersection providing access to that site. (Mid Carmel Valley Fire District)
15. Remove flammable vegetation from within 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. (Mid Carmel Valley Fire District)
16. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for: *"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection."* (Mid Carmel Valley Fire District)
17. The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1993 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 - 1993. (Mid Carmel Valley Fire District)
18. All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface, shall require a minimum of Class B roof construction. (Mid Carmel Valley Fire District)

19. Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be Arabic, not Roman or written out in words. Address numbers posted shall be a minimum number height of 3 inches with a 3/8 inch stroke, and contrasting with the background colors of the sign. (Mid Carmel Valley Fire District)
20. If required, install left turn channelization on Carmel Valley Road at the existing driveway to the site including acceleration and deceleration tapers, subject to the approval of the Director of Public Works. (Public Works)
21. That the applicant pay the Carmel Valley Traffic Mitigation Fee as determined by the Department of Public Works. (Public Works)
22. That the parking and circulation plan be approved by the Director of Planning and Building Inspection. (Public Works & Planning and Building Inspection)
23. Connect the project to a septic system approved by the Director of Environmental health. Submit revised plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and the "Prohibitions" Section, Central Coast Basin Plan, Regional Water Quality Control Board. (Environmental Health)
24. Submit a plot plan to the Director of Environmental Health showing the location of the existing septic system that will be abandoned. Prior to obtaining a building permit, a permit for the septic system abandonment/replacement shall be obtained from the Monterey County Health Department. (Environmental Health)
25. Incorporate the use of low water use plumbing fixtures, drought tolerant landscaping, and a water efficient irrigation system, in accordance with County Water Resources Agency Ordinance #3539. (Water Resources Agency)

26. Prior to the issuance of a building permit, the applicant shall obtain from the Monterey County Water Resources Agency (MCWRA) proof of water availability on the property, in the form of two (2) approved Water Release Forms. One residential Water Release Form shall be required for the residence remodel, and one Commercial Water Release Form shall be required for the wine storage building. (Water Resources Agency)
27. That the design of all structures, signs and fences be approved by the Director of Planning and Building Inspection. The design of the building shall be such that there are no exterior lights or openings along the west side of the building. The height of the building shall not exceed 26.5 feet. (Planning and Building Inspection)
28. That the exterior colors and roofing material shall be subject to the approval of the Director of Planning and Building Inspection prior to final building permit sign off. (Planning and Building Inspection)
29. That the location of all structures, roads, utilities and development be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)
30. That all exterior design changes, including color changes associated with repainting and reroofing and including exterior lighting changes, be approved by the Director of Planning and Building Inspection. (Planning and Building Inspection)
31. Applicant comply with Chapter 21.58 (Regulations for Parking) of Title 21 of the Monterey County Code. (Planning and Building Inspection)
32. The site shall be landscaped. At least three weeks prior to occupancy, three copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A \$115 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, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation

of the plan. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. The landscaping plans shall incorporate berming to the west and north of the wine storage building and new parking areas to reduce the visibility and potential noise from the areas to properties on the west. Before occupancy, landscaping shall be installed. (Planning and Building Inspection)

33. That 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. (Planning and Building Inspection)
34. That all exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. That the applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (Planning and Building Inspection)
35. That a Grading Permit shall be required pursuant to the Monterey County Code relative to Grading, Chapter 16.08. (Planning and Building Inspection)
36. That 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 Planning and Building Inspection. (Planning and Building Inspection)
37. That the improvement and grading plans 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 Planning and Building Inspection. (Planning and Building Inspection)
38. That new utility and distribution lines shall be placed underground. (Planning and Building Inspection; Public Works)

39. The applicant shall comply with Chapter 18.44 of Monterey County Code pertaining to Residential, Commercial and Industrial Water Conservation Measures. (Planning and Building Inspection)
40. That the ^{use} approval of the design for remodeling the house is for the ~~house~~ of the house as a single family dwelling only. No public gatherings shall be conducted in the dwelling unless as provided for in the Zoning Ordinance. (Planning and Building Inspection)
41. There shall be no operation of forklifts between the hours of 10 p.m. and 7 a.m.. (Planning and Building Inspection)
42. The property owner agrees as a condition of the approval of this permit to defend at his sole expense any action brought against the County because of the approval of this permit. The property owner will reimburse the County for any court costs and attorneys' 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 any such action; but such participation shall not relieve applicant of his obligations under this condition. Said indemnification agreement shall be recorded upon demand of County Counsel or prior to the issuance of building permits or use of the property, whichever occurs first. (Planning and Building Inspection)
43. The applicant shall record a notice which states: "A permit (Resolution No. 97028) was approved by the Planning Commission for Assessor's Parcel Number 169-161-001-000 on April 30, 1997. The permit was granted subject to 43 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. (Planning and Building Inspection)

PASSED AND ADOPTED this 30th day of April, 1997, by the following vote:

AYES: Calcagno, Errea, Crane-Franks, Hawkins, Hennessy,
Hernandez, Diaz-Infante, Reaves
NOES: None
ABSENT: None
ABSTAIN: Pitt-Derdivanis, Lacy


SECRETARY

Copy of this decision mailed to applicant on MAY 22, 1997.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Monterey.

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

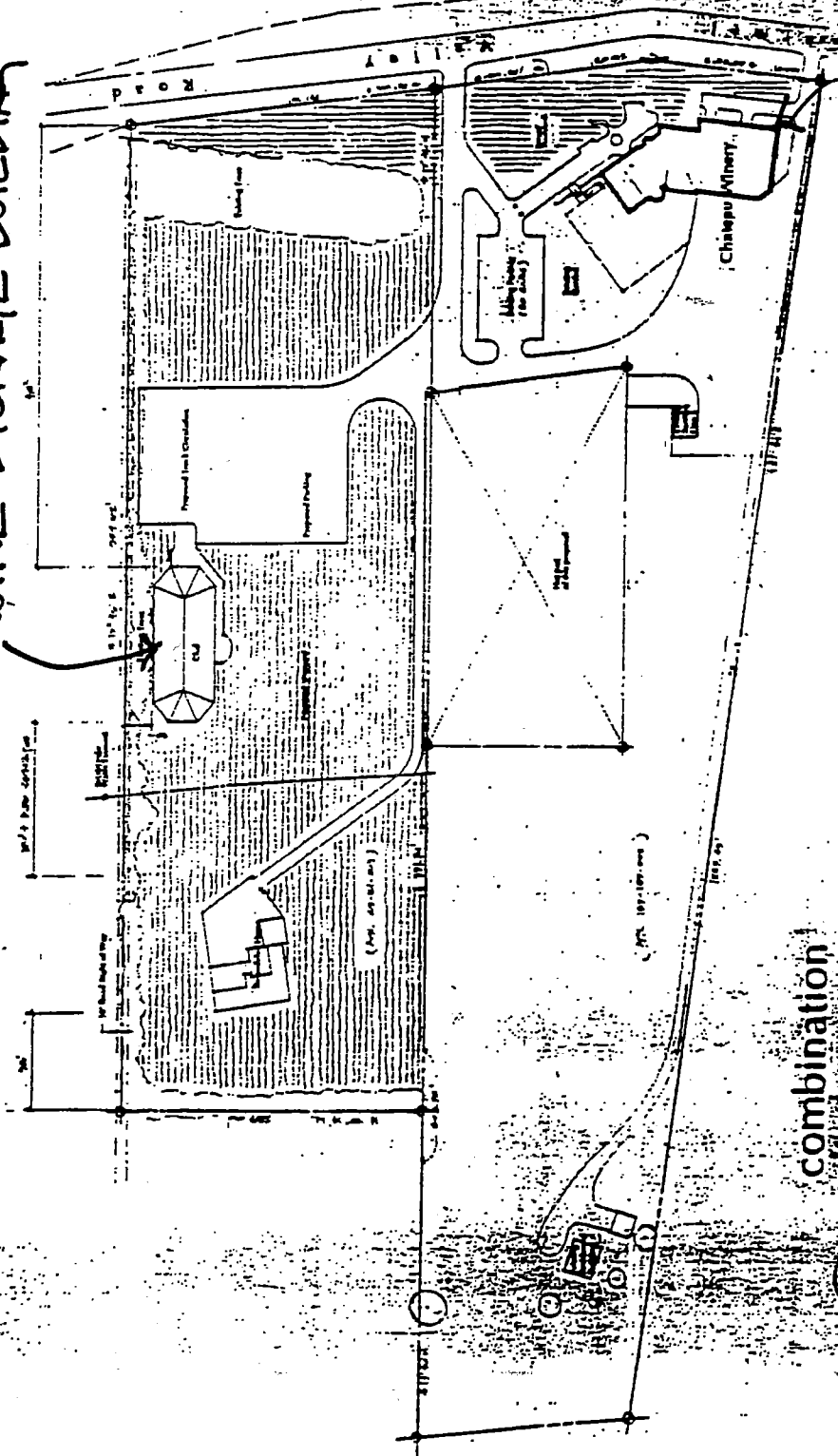
Issued:
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Approved:
Date:

Chateau Julien

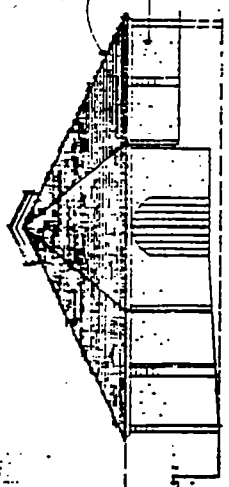
Sheet
of 4

WINE STORAGE BUILDING

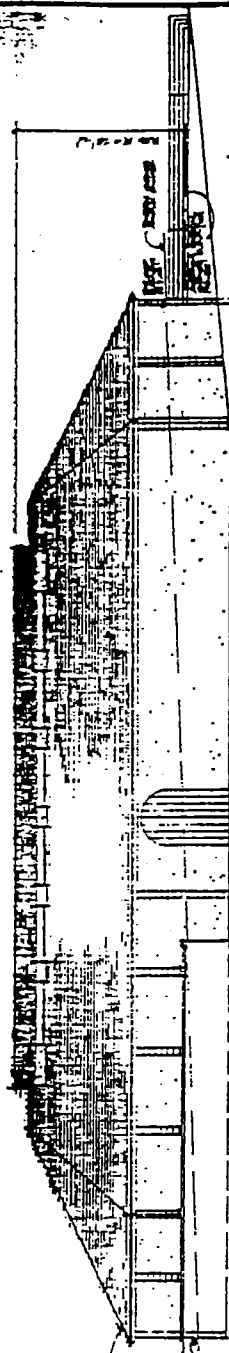
WINERY



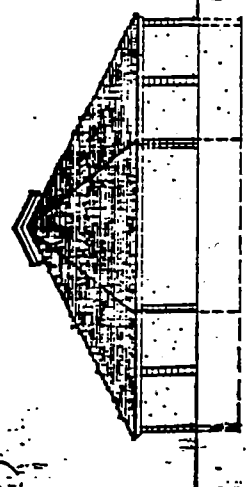
combination
site
plan



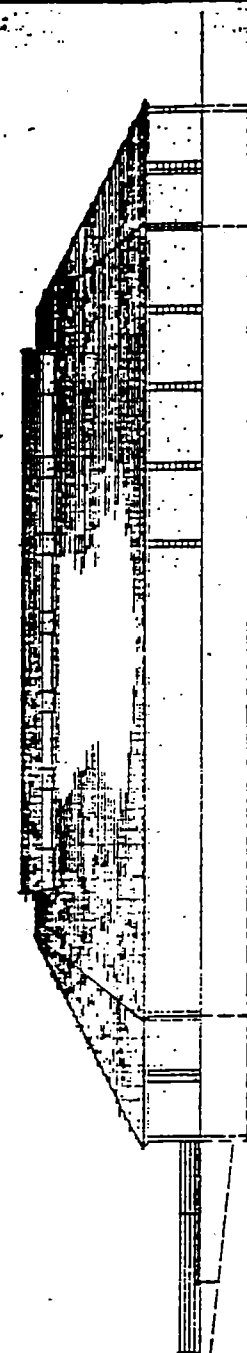
north elevation



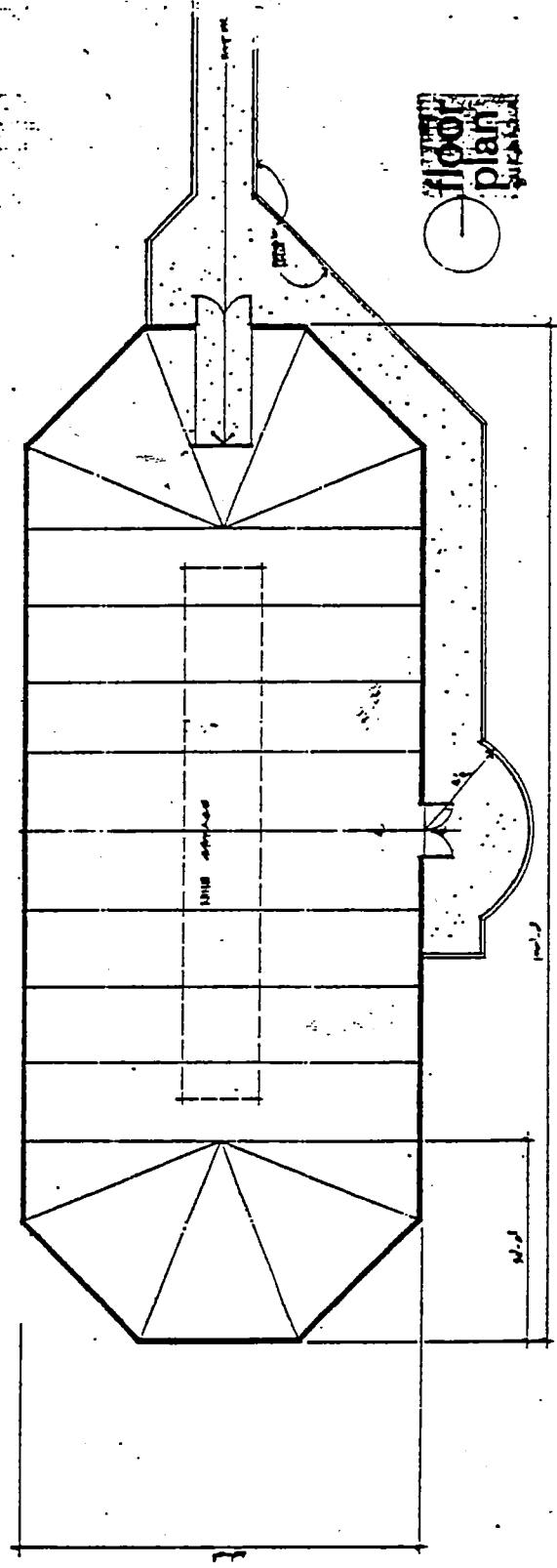
east elevation



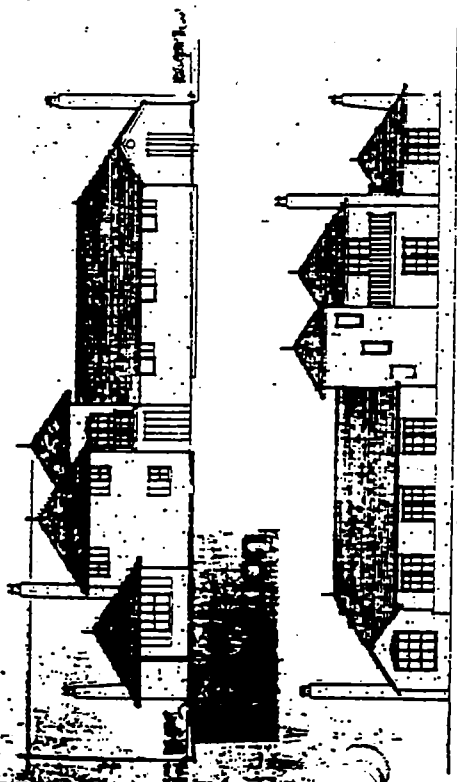
south elevation



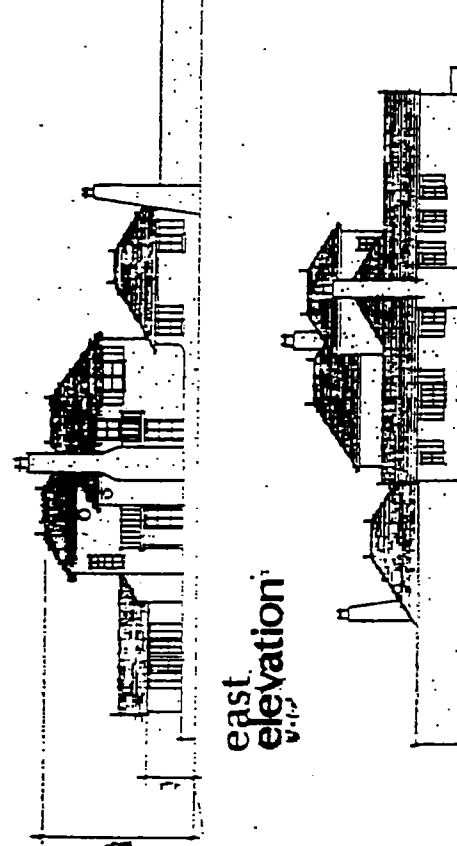
west elevation



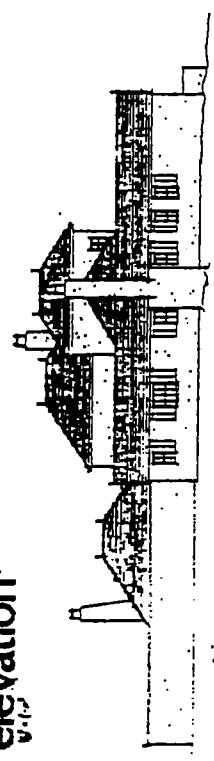
floor plan



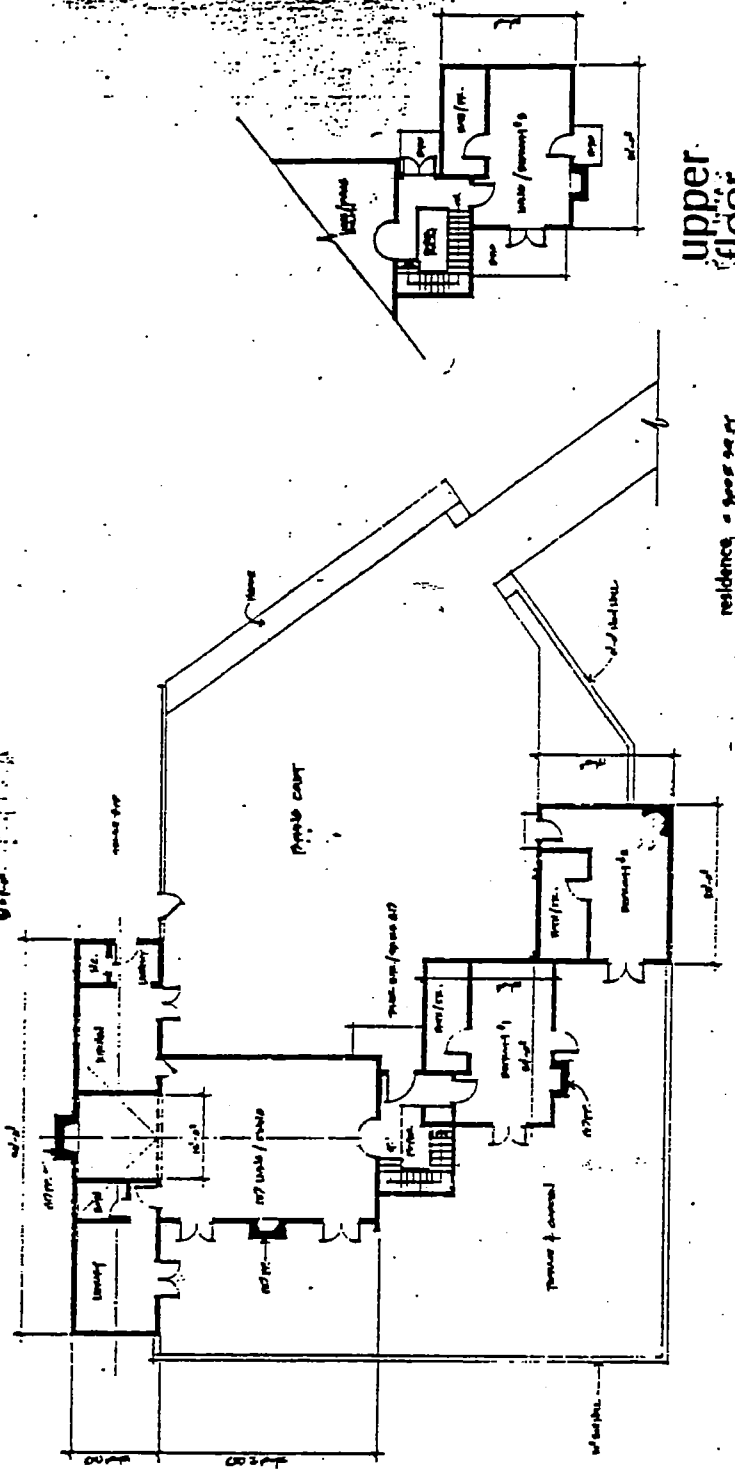
South elevation



East elevation



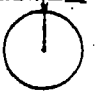
West elevation



Upper floor plan

residence - 4000 sq. ft.

floor plan



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